February 17, 2026
DAWSON COUNTY PLANNING COMMISSION MEETING
DAWSON COUNTY GOVERNMENT CENTER

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby

Neil Hornsby gave the invocation.

The Pledge of Allegiance was led by Chairman Jason Hamby.

Members present: Jason Hamby, District 1 Chairman; John Maloney, District 2; Shelton Townley, District 3; and Neil Hornsey, District 4 Vice Chairman.

Staff present: Leah Prichard (Zoning Administrator) Richard Batten (Planning Manager) and Richard Osborne (Director of Community Development)

Chairman Jason Hamby requested a motion to approve the minutes from the January 20, 2026 minutes as prepared. Motion passed by a vote of 4-0. (Hornsey/Townley)

Chairman Jason Hamby asked for a motion to approve the agenda, as presented by staff. Motion passed by a vote of 4-0. (Hornsey/Townley)

Chairman Jason Hamby announced the requirement of Disclosure
Rules for this Zoning Application: We will first hear from the applicant. We will then hear from those speaking in favor of the application, followed by those speaking in opposition. Each individual wishing to address the Board will be allotted three (3) minutes in accordance with the zoning regulations. All speakers are required to sign in and state their name and address for the record. Speakers must address the Planning Commission and no other members of the public. Any individual speaking in favor of or in opposition to an application who has made campaign contributions in excess of $250.00 to any local elected official is required to complete a Disclosure of Campaign Contribution Form.

New Business:

VA 25-28: Brian Barton with NLO Pools has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III Chapter 121-72. The applicant is requesting a 15-foot reduction from the required 20-foot rear setback, to remain no less than 5 feet from the rear property lines, for the construction of a new pool. The subject property is currently zoned RPC (Residential Planned Community) and located at 207 River Overlook Road, Dawsonville, GA 30534 (Parcel L02 020)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Elijah Bowers, 174 Trillium Trail Pendergrass, GA 30041. Mr. Bowers explained that the request was for the rear setback for the construction of a new pool, He also stated that the applicant has now purchased the property behind them but wanted to move forward with the variance request.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. There were none. Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Jason Hamby closed the public hearing for Board discussion.
Chairman Jason Hamby asked for a motion. Motion to approve the request was passed 3-0 (Maloney/Hornsey)

VA 25-29: David Savula has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III Chapter 121-67 (3) c.2.. The applicant is requesting a 8 -foot reduction from the required 15 -foot side setback, to remain no less than 7 feet from both side property lines, for the construction of a new home. The subject property is currently zoned VCR (Vacation Cottage Restricted) and located at 111 Longview Street, Dawsonville, GA 30534 (Parcel L17 024).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Raymond Smith, Cumming, Ga 30041. Mr. Smith explained he is the builder for the applicant, Mr. Smith explained that the property currently has a delipidated home on the property that sits 2 feet from the property line. By granting the variance it would actually improve the curb appeal of the neighborhood.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. There were none.
Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. There were none.
Chairman Jason Hamby closed the public hearing for Board discussion.
Chairman Jason Hamby asked for a motion.
Motion to approve the request was passed. Motion passed by a vote of 3-0. (Hornsey/Townley)

ZA 25-12: Dylan Lee with Precision United has submitted a request to the proper authorities for a Land Use Amendment to rezone 8.84 surveyed acres from RA (Residential Agriculture) to C-RB (Rural Business). To allow for a proposed development for self -storage facility. The proposed rezoning is consistent with the Lanier Future Land Use/Character Area Map. They are also requesting a special use to allow for mini-warehousing. The subject property is located at Dawson Forest Road East, Dawsonville, GA 30534 (behind the Walmart) (Parcel Number: 114 050)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Dylan Lee, Cleveland, GA 30528. Mr. Lee explained that the request is for the construction for a self-storage facility. He also stated that they are not requesting any variances and plan to follow the code for the C-RB zoning as well as any overlay requirements. Mr. Lee wanted to clarify that this project is still within the design face and the concept plan may change going forward. Mr. Lee also stated that there will be a right turning lane added the entrance off of Dawson Forest Road East.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Jason Hamby closed the public hearing for Board discussion.

Chairman Jason Hamby asked for a motion.

Motion to recommend approval to the Board of Commissioners was passed. Motion passed by a vote of 3-0. (Hornsey/Townley)

Public Hearings:

The Department of Community Development will present proposed Text Amendments to the Dawson County Code of Ordinances for proposed clarification, addition, or deletion for matters related to the following sections of the county code of ordinances:

- Chapter 6 (Alcohol Licensing)
- Chapter 30 (Business Licensing)
- Chapter 42 (Street Naming and Numbering)
- Chapter 121 (Land Use) related to business licensing and building setbacks

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Richard Osborne (Dawson County Community Development Director) explained over the las six months staff has been working on an Ordinance update to Chapter 6 (Alcohol Licensing), Chapter 30 (Business Licensing), Chapter 42 (Street Naming and Numbering), Chapter 121 (Land Use) related to business licensing and building setbacks. Mr. Osborne stated that this item will go before the Board of Commissioners on their Work Session on March 5th and the voting session March 19th.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Jason Hamby asked if there was anyone to speak in opposition of the application. There were none.

Chairman Jason Hamby closed the public hearing for Board discussion.

Chairman Jason Hamby asked for a motion.

Motion to recommend approval to the Board of Commissioners was passed. Motion passed by a vote of 3-0. (Maloney/Townley)

There being no further business to discuss, the meeting was adjourned at 6:23p.m.

Jason Hamby, Chairman — Date: 3-17-2026

Attest: — Date: 3-17-26