December 16th, 2025
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; 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 November 18th, 2025 minutes as prepared. Motion passed by a vote of 3-0. (Hornsey/Townley)

Chairman Jason Hamby asked for a motion to approve the agenda, as presented by staff. Motion passed by a vote of 3-0. (Hornsey/Townley)

Chairman Jason Hamby announced the requirement that a *statement of disclosure of campaign contributions* of $250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

VA 25-23: Jill Lemacks, Anchor Signs, Inc., has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article IX, Section 129-224 (2). The applicant is requesting a variance to allow for the main wall sign of the store Sierra to be approximately 204 square feet instead of the required 180 square feet. The Subject property is located at 534 Marketplace Parkway, Suite 600, Dawsonville, GA 30534. The Property is zoned C-HB w/c (Commercial Highway Business with Conditions). (Parcel Number: 107 318 014)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Kristen Hamilton on behalf of Anchor Signs, 111 Woodstone Place. Mrs. Hamilton explained that the request was for their client Sierra and they are requesting the variance to stay complaint with the rest of the shopping center. She also stated it would only be approximately 30 square feet larger than the current regulations.

Chairman Jason Hamby asked if there was anyone to speak in favor of the application.
Chairman Jason Hamby asked if there was anyone to speak in opposition of the application.
Chairman Jason Hamby closed the public hearing for Board discussion.
Chairman Jason Hamby asked for a motion.
Motion to approve the request. Motion passed by a vote of 3-0. (Hornsey/Townley)

ZA 25-09: Nick Pesola with Davis Engineers has submitted a request to the proper authorities on behalf of Faith Durham for a Land Use Amendment to rezone 4.871 surveyed acres from RA (Residential Agriculture) to RRE (Residential Rural Estate). For the construction of a new single-family residence. The proposed rezoning is consistent with the Rural Living Future Land Use/Character Area Map. The subject property is located at 1293 New Bethel Church Road, Dawsonville, GA 30534 (Parcel Number: 102 030)

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Thomas Bottoms on behalf of Davis Engineers, 24 Dawson Village Way S. Mr. Bottoms explained that the property was currently under acreage for the RA zoning and the current acreage would be allowed in the RRE zoning.

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 of the rezoning. Motion passed by a vote of 3-0. (Hornsey/Townley)

ZA 25-10: Jim King has submitted an application to the proper authorities requesting a Land Use Amendment to rezone 5-acres of property currently zoned C-HB (Commercial Highway Business) to C-HI (highway business intensive), for construction of a new light industrial development. This property is located on the north side of Prominence Ct. near Kilough Church Rd. (Parcel: 113 044 014).

Chairman Jason Hamby asked if there was anyone present to speak on behalf of the application. Jim King, 131 Prominence Ct. Mr. King explained that the request is from C-HB to C-HI and the C-HI is cohesive with the character area and future land use.

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 of the rezoning. Motion passed by a vote of 3-0. (Hornsey/Townley)

There being no further business to discuss, the meeting was adjourned at 6:32 p.m.

Jason Hamby, Chairman

1-20-26
Date

Attest:

1-20-26
Date