August 19, 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; John Maloney, District 2; Shelton Townley, District 3; and Neil Hornsey, District 4 Vice Chairman; District 5 Steve Sanvi.

Staff present: Priscilla Coley (Planning Manager), Richard Osborne (Director of Community Development), and Leah Prichard (Zoning Administrator).

Chairman Jason Hamby requested a motion to approve the minutes from the July 15, 2025 minutes as prepared. Motion passed by a vote of 4-0. (Sanvi/Maloney)

Chairman Jason Hamby stated there was an error in the agenda. Item "I" was listed as "Adjournment" but should have been "Planning Updates." He also noted a request to amend the agenda order, moving VA 25-14 before VA 25-13. Chairman Jason Hamby asked for a motion to approve the agenda as presented by staff.
Motion passed by a vote of 4-0. (Hornsey/Maloney)

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 25-14: Scott Williams 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. The applicant requests a 5-foot reduction from the required 10-foot side setback, to remain no less than 5 feet from the west side property for the construction of a one-car detached garage. The subject property is currently zoned VCR (Vacation Cottage Restricted) and located at 64 Old Friendship Ln., Dawsonville, GA 30534 (Parcel L16 017).

Chairman Jason Hamby asked if there was anyone to speak on behalf of the application.
Scott Williams, of 64 Old Friendship LN., Dawsonville GA 30534 spoke to the application. Mr. Williams explained that the request was for the west side setback reduction in order to allow him to build the one-car garage. He stated his home is located on a small lake lot that only currently has an attached one-car garage. He stated the location of the structure was really his only option because of where his septic tank and current field line is (back of the house) and his back up field line is located within the front of the house.

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 Board for discussion. No concerns were expressed.

Chairman Jason Hamby asked for a motion.
Motion to approve the request was passed 4-0 (Maloney/Sanvi)

Prior to calling VA 25-13 to present their case Chairman Jason Hamby disclosed that he owns property adjoining the applicant's property. He recused himself to keep from having any conflict of interest.

Chairman Jason Hamby then asked Neil Hornsey to please take the chair.

VA 25-13: Craig Stansberry, Dawsonville Holdings EN LLC, has filed an application with the appropriate authorities seeking relief from the requirements of the Dawson County Land Development Code, Article III Chapter 133-61 (Public accessibility to roads), 133-62 (Privately maintained streets or roads) & Chapter 22-26 (Fire flows – Minimum requirements). The applicant requests complete exemption from the requirements of each section for the development of a subdivision on an approximately 190-acre surveyed portion of Parcel 078 009. The subject property is currently zoned RA (Residential Agricultural).

Vice Chairman Neil Hornsey asked if there was anyone to speak on behalf of the application.
Dusty Lowman (Registered Surveyor), of 9013 Elliott Family Parkway, Dawsonville GA 30534. Mr. Lowman stated that the owner intends to sell 190 acres at this time, with plans to eventually sell the entire property of approximately 1,135.04 acres. He stated that the proposal consists of large lots, each over 5 acres, with many exceeding 15 acres. He further noted that the lots would be sold gradually, with no homebuilder secured for each lot, and that they are intended to be rural estate lots with custom homes constructed over time.
Vice Chairman Hornsey asked "how many lots are actually proposed" "not including the five that are already recorded"
Mr. Lowman stated there are a total of 13 but minus the 5 already there are 8 lots proposed.
Vice Chairman Hornsey asked if the variance request was for the 190 acres or the 1,135 acres.
Mr. Lowman stated it was for a surveyed 190 acres portion that is still part of the entire parcel.
Mr. Lowman stated right now this is what they are wanting to do, but in the future, there will be more things to come.
Mr. John Maloney asked that the plan down the road is it will all be liquidated.
Mr. Lowman stated that is correct.
Mr. John Maloney asked, do you have any idea what he wants to do with the rest of it.
Mr. Lowman stated to liquidate it and to continue to sell it to whomever wants to buy it.

Vice Chairman Hornsey asked is there will be houses built or just lots.
Mr. Lowan stated that the intention is for small farms.
Vice Chairman Neil Hornsey asked if there was anyone to speak in favor of the application. There were none.
Vice Chairman Neil Hornsey asked if there was anyone to speak in opposition of the application.

Terry Bradley, of 448 Dollar Rd., Dawsonville GA 30534, spoke in opposition to the application. Mrs. Bradley stated that she was concerned not only with the current proposal but also with future plans to further subdivide the property into numerous lots. She expressed worries about the impact such development could have on well water supply/water table and the adequacy of road access to serve additional homes.

Steve Haney, of 525 Dollar Rd. Dawsonville GA 30534, spoke in opposition to the application. Mr. Haney stated that the addition of many vehicles associated with new homes could place a significant burden on the existing public gravel roads, which are not designed to accommodate heavy traffic. Mr. Haney stated that this could lead to increased maintenance needs, safety concerns, and a decline in overall road conditions.

Lynn Campbell, of 353 Red Hawk Dr., Dawsonville GA 30534, spoke in opposition to the application. Ms. Campbell stated that she was concerned about multiple new homes not being on public water related to potential disasters such as fires.

Cassie Byrum, of 600 Dollar Rd, Dawsonville GA 30534, spoke in opposition to the application. She stated that she was concerned about the impact of additional development in the area, noting that it could alter the rural character of the community. She also expressed concern about increased traffic that would result from the subdivision, stating that existing roads may not be adequate to safely handle the additional volume of vehicles. In addition, Ms. Burnham raised concerns about the potential introduction of municipal water to the area, noting that it could lead to additional costs and higher bills for residents.

Patty Peterson, of 611 Dollar Rd., Dawsonville GA 30534, spoke in opposition to the application. She stated that she was concerned about the amount of growth the proposal would bring to the area and felt that the addition of numerous new houses would negatively impact the rural character/wild life of the community. Mrs. Peterson expressed that the pace and scale of development could overwhelm existing road ways and change the nature of the surrounding neighborhood.

Jeri Ward, of 375 Dollar Rd., Dawsonville GA 30534, spoke against the application. Ms. Ward stated that she was concerned about well water table that her and her family have lost water a few times this year because of it. Adding more homes would impact the water table tremendously. She also had concerns with environmental/creek concerns, traffic concerns, drainage concerns, and too much growth in the area. Ms. Ward asked, on behalf of her family, that if the application was approved that she would request that the applicant install a solid privacy fence along her family's shared property line (Ward family west property line of parcels 078 004 002 and 078 016).

Vice Chairman Hornsey closed the public hearing portion for Board discussion.
Mr. John Maloney stated that even privately maintained roads had to be held to a certain standard and that standard is for a reason. Mr. Maloney noted that there were multiple items requested that could have a significant impact on the rural infrastructure of the area.
Vice Chairman Hornsey asked for a motion.
Motion to deny the request was passed 3-0 (Maloney/Sanvi)

Neil Hornsey turned the chair back to Chairman Jason Hamby.

Planning Update:

Growth Management Survey was live on the Dawson County Website from 06/02/2025 to 07/23/2025. Growth Management Survey with online submittal instructions was mailed with Dawson County's Annual Tax Notices of Assessments on 06/13/2025. Community Development Director Richard Osborne summarized the Growth Management Survey results.

Public Hearings:

Presenting proposed Text Amendments to the Dawson County Code of Ordinances (Growth Management).

Community Development Director Richard Osborne went over the details of Text Amendment to the Dawson County Code of Ordinances.

Chairman Jason Hamby opened the public hearing and asked if there was anyone to speak or ask questions.

Tony Bradly, of 448 Dollar Rd., Dawsonville GA 30534. Stated that he agrees with the ordinance change to slow down the growth.

Ruby Daniel, of 28 Pine Knoll Dr., Dawsonville GA 30534, She stated that she had concerns with all of the growth and that she helped with some of the code changes. She stated that growth is going to come no matter what we just need to figure out how to slow it and make our community happy, and to look for developers that are going to respect our community.

Jeri Ward, of 375 Dollar Rd., Dawsonville GA 30534, was concerned with some of the wording to be careful for no loopholes.

Chairman Jason Hamby asked if there was anyone else who would like to speak or ask questions.
There was not.
Chairman Jason Hamby closed the public hearing for Board discussion.
Chairman Jason Hamby asked for a motion.
Motion to recommend approval of the request to the Board of Commissioners was passed 4-0 (Maloney/Sanvi)

There being no further business to discuss, the meeting was adjourned at 7:13p.m.

X _____ 9-16-25
Jason Hamby Date
Chairman

X _____ 9-16-25
Attest Date