

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

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

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

Staff present: Harmony Gee, Zoning Specialist and Sharon Farrell, Planning Director.

Chairman Hamby asked for a motion to approve the minutes from the August 15th, 2023 minutes as prepared. Motion passed by a vote of 5-0 Maloney/Sanvi

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 5-0. H o r n s e y / T o w n l e y

Chairman 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:**

VR 23-12 Neil & Robin Bennett is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-69 Table 3.2 setback reduction TMP 115 071 (Taylor Road)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Neil Bennett of Dawsonville, Georgia spoke on behalf of the application. Mr. Bennett stated that he wishes to build a residence for he and his son so that is close to his grandparents due to their declining health.

Chairman Hamby asked if there was anyone to speak in favor of the application. Chillos Smith of Dawsonville, Georgia spoke in favor of his grandson's request due to his previous health issues and the need for wanting him close by in case of emergencies.

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

Chairman Hamby asked for a motion.

Motion to approve the request passed 4-0 Maloney/Sanvi 1 abstention Hamby

ZA 23-07 Ben Trail is requesting to rezone 2.036 acres of TMP 102 030 from R-A (Residential Agriculture) to RSR (Residential Sub Rural). (New Bethel Church Road)

Chairman Hamby asked if there is anyone to speak on behalf of the application. Ben Trail of Dawsonville, Georgia stated that the current owner of the parcel needed to sell a portion of the larger tract so that she may move closer to her sons in Texas. Her husband passed away in December and she wants to be closer to family. Mr. Trail states that the current tenant of the home would be purchasing the home and barn.

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

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

Chairman Haby asked for a motion.

Motion to recommend approval of the request passed 4-0 Hornsey/Townley 1 abstention Hamby

**Public Hearing:**

Planning Director Sharon Farrell presented the update to the County's Comprehensive Plan explaining that the plan is updated every five years and there have been some additions to this year's update including a transportation study and the addition of character areas. Some of the questions raised were in regards to the Agriculture Homesteads limiting one home per twenty acres, sidewalks, medians, buffers and landscaping and the greenway and trail plan. Director Farrell stated that she would bring the concerns of the homesteads to the Board of Commissioners, address adding sidewalks and medians to the plan instead of leaving them in the corridor overlays and send the Planning Commission members a copy of the Greenway and Trail Plan that was adopted by the Board of Commissioners in 2021.

Chairman Hamby asked if there was anyone to speak in favor of the Comprehensive Plan. There was none.

Chairman Hamby asked if there was anyone to speak in opposition of the Comprehensive Plan. There was none.

At that the Public Hearing was closed.

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that the conclusion of the Comprehensive Plan and transmitting to the DCA is the goal of the department.

There being no further business to discuss, the meeting was adjourned at 6:26 p.m.

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Jason Hamby, Chairman

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Date

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Attest: Harmony Gee

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Date