

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD MARCH 15, 2022
DAWSON COUNTY GOVERNMENT CENTER – ASSEMBLY ROOM 2303
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**

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: Chairman Jason Hamby, District 1; John Maloney, District 2; Neil Hornsey, District 4, Steve Sanvi, Chairman Appointee.

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

There will be a Planning Commission meeting will be held on April 19th, 2022.

Chairman Hamby asked for a motion to approve the minutes from the February 15th, 2022 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Hornsey

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

Chairman Hamby made an announcement of the required statement of disclosure of campaign contributions of \$250 or more in order to speak in favor or opposition to any application.

Old Business:

Application for Variance:

VR 22-02 Daryoosh Roodehchi is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP 012-034 Eagle Ridge Rd.

Chairman Hamby explained that there would not be a Public Hearing in regards to the request due to the fact that it was held at the previous Planning Commission in February and additional information was needed and provided by staff.

Chairman Hamby then asked for a motion. Motion was made to recommend approval of the request. 3-0 1 abstention Maloney/Sanvi Hamby

New Business:

Application for Variance:

VR 22-03 Les Brinson is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP 012-048 Eagle Ridge Rd.

Chairman Hamby asked if there was anyone to speak to the application. Frances Small of Dawsonville, GA spoke on behalf of the application. Ms. Small stated that she has an existing residence and due to having water run off issues with the previous structure her architect suggested the new garage be moved up closer to the property line to accommodate.

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

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

Chairman Hamby then closed the Board for discussion.

Chairman Hamby then asked for a motion. Motion to approve the request as presented was passed 3-0 1 abstention Maloney/Sanvi Hamby

VR 22-04 Michelle Taber is requesting to vary from the Dawson County Land Use Resolution Article III Section 319 Table 3.2 front setback reductions. TMP 092-071 Frank Bruce Rd.

Chairman Hamby asked if there was anyone to speak to the application. Nick Taber of Dawsonville, GA presented his request. He stated that he is need of a variance to accommodate an error that was made by mistake. Mr. Taber stated that the when the site plan was submitted to Planning the home was lined up with the adjacent home that was existing to this parcel. That the underground plumbing has been laid and that the mistake was caught by the Building Inspector.

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. Bill Thomas of Dawsonville, GA spoke in opposition of the request stating that he had concerns of safety with cars pulling out of the proposed home onto Frank Bruce Road with such a short driveway.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby then asked for a motion. Motion was made to recommend denial of the request. 3-0 1 Maloney/Hornsey Hamby

VR 22-05 Kathleen Woodruff is requesting to vary from the Dawson County Land Use Resolution Article IV Section 602.C (setback reductions) & Section 607.1.A. (parking spaces) TMP 114-032-003 Northside Dawson Dr.

Chairman Hamby asked if there was anyone to speak to the application. Kathleen Woodruff of Monroe, GA spoke on behalf of the application. Ms. Woodruff stated that Doctors Kelly & Michael Dasinger have purchased the property and to accommodate parking and required buffers a variance is needed to accomplish that.

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

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

Chairman Hamby then closed the Board for discussion.

Chairman Hamby then asked for a motion. Motion was made to recommend approval of the request. Motion passed 3-0 1 abstention Hornsey/Sanvi Hamby

Application for Rezoning:

ZA 22-04 Fox Creek Properties, Inc. is requesting to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002, 112-018 from R-A, RPC, C-HB, CPCD, C-OI to Mixed Use Village for the purpose of developing

single family, multi-family, retail/commercial/office, and light industrial uses. (GA 400 & Lumpkin Campground Rd.)

Chairman Hamby asked if there was anyone to speak to the application. Kenneth Wood of Peachtree Corners, GA spoke on behalf of the application. Giving a power point presentation with the proposed layout of the request along with traffic improvements.

Chairman Hamby asked if there was anyone to speak in favor of the application. Randy Wells of Dawsonville, GA stated that he is in favor of smart growth and is in favor of the plan that was submitted along with the request.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Michael Cochran, Walter Lewis, Micah Wilkerson, Jessica Scott, Tim Wimberly, Aimee Park, David Muldoon, Lee Strickland, Tom Torre, Richard Ray, Deanna Dickinson, Graham Ehmann, Dana Peters, Jordan McKague, Kay Wiechard, Carrie Kuhn, & Phil Torre all of Dawsonville, GA stated concerns ranging from: lack of capable infrastructure, strain on Public Safety and Emergency Services, influx of students into the school system, wildlife displacement, runoff into the creeks/Etowah River, traffic concerns, too much growth for a small county, crime, lack of buffers to existing residential homes, noise and the lack of “fit” within the county.

Chairman Hamby then closed the Board to discussion. After much discussion amongst the Board Members it was suggested to the applicant that a community input meeting be held to include the citizens that were in attendance so that concerns could be addressed.

Chairman Hamby then asked for a motion. Motion to recommend a public meeting and tabling the request until the next meeting passed. 3-0 1 abstention Maloney/Sanvi Hamby

ZA 22-05 Darryl Strayhorn is requesting to rezone TMP 057-006 from R-A (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of subdividing a two-acre parcel for a single-family residence. Hwy 53 West

Chairman Hamby asked if there was anyone to speak to the application. Darryl Strayhorn of Dawsonville, GA stated that he purchased the property a couple of years ago and wanted to gift his daughter a portion on it so that she can either build or move in a home depending on financing.

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 Hamby then closed the Board to discussion.

Chairman Hamby asked for a motion. Motion to recommend approval of the request. 3-0 1 abstention Maloney/Sanvi Hamby

ZA 22-06 Jim King is requesting to rezone TMP 113-044-013 from C-HB (Commercial Highway Business) to C-IR (Commercial Industrial Restricted) for the purpose of developing an office/warehouse. Lumpkin Campground Rd. North

VR 22-06 Jim King is requesting to vary from the Dawson County Land Use Resolution Article IV Section 407.C.2 (buffer reduction)

VR 22-07 Jim King is requesting to vary from the Dawson County Land Use Resolution Article VI Section 607.1.A (decrease in parking requirement).

Chairman Hamby asked if there was anyone to speak to the application. Jim King of Dawsonville, GA presented the request for the rezoning and variance. Mr. King stated that the request is very similar to the request that was heard a couple of months prior for the parcel directly beside this one for an office with flew space and a variance to the number of parking places and a buffer to the residentially zoned parcel adjacent.

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

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

Chairman Hamby then closed the Board for discussion.

Chairman Hamby asked for a motion. Motion to recommend approval of the requests as presented. 3-0 1 abstention Hornsey/Sanvi Hamby

ZA 22-07 Andrew Grogan is requesting to rezone TMP 069-006-003 from R-A (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel to RSR standards. Kathy Lane

Chairman Hamby asked if there was anyone to speak on behalf of the application. Andrew Grogan of Cumming, GA presented his request. He states that he had purchased the property and wishes to subdivide the parcel into five lots to build single-family residences upon.

Chairman Hamby asked if there was anyone to speak in favor of the application. Karla Burel of Cumming, GA stated that she is Mr. Grogan's business partner and was in favor of the request. That they would be constructing, nice homes with higher end finishes to bring tax value to the area.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Brad Fogle, Sally Brooks and Donald Brooks of Dawsonville, GA spoke to concerns of road quality/condition and additional traffic.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby asked for a motion. Motion to recommend denial of the request. 3-0 1 abstention Maloney/Sanvi Hamby

ZA 22-08 Carol Gauss is requesting to rezone 4.75 acres of TMP 110-030-002 from R-A (Residential Agriculture) to RRE (Residential Rural Estate) for the purpose of subdividing the parcel to RRE standards. Etowah River Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim Pierce of Dahlonega, GA stated that the owner of the parcel is seeking to sell this portion and does not want to subdivide the parcel into a five-acre tract due to very recently replacing a pasture fence that serves as a property line.

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 Hamby then closed the Board to discussion.

Chairman Hamby asked for a motion. Motion to recommend approval as presented. 3-0 1 abstention Maloney/Sanvi Hamby

Public Hearing:

Alternate Architectural Designs within the 400 Corridor.

Planning Director Sharon Farrell presented the update to the 400 Corridor Guidelines stating that alternatives to facades would be allowed with a variance application to allow such businesses as a Cracker Barrel, Bass Pro Shop or REI that does not meet the existing criteria of brick and stone requirements.

Chairman Hamby then opened the Public Hearing.

No one spoke in favor or opposition of the update.

Chairman Hamby closed the Public Hearing and asked staff what was needed. Director Farrell stated that a recommendation to the Board of Commissioners would be needed.

Motion to recommend approval of the update as presented 3-0 1 abstention Sanvi/Maloney Hamby

Chairman Hamby asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that more ordinance updates would be brought to the Commission.

There being no further business to discuss, the meeting was adjourned at 8:14 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date