

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD DECEMBER 17, 2019
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.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; Tim Bennett, District 3; Neil Hornsey, District 4; Vice Chairman Emory Dooley, Chairman Appointee.

Staff present: Harmony Gee, Zoning Administrator and Jameson Kinley, Planning Director

There will be a Planning Commission meeting will be held on January 21st, 2020.

Chairman Hamby asked for a motion to approve the minutes from the November 19th 2019 meeting as prepared. Motion passed 4-0 Dooley/Hornsey

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

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.

New Business:

Application for Variance:

VR 19-17 Michael Roberts is requesting to vary from the Land Use Resolution Article III, Section 307 A.3.a for an accessory structure shall be no larger than the footprint of the primary structure or ½ the gross square footage, whichever is greater for the construction of a garage/storage shed for TMP L13-078-001.

Chairman Hamby asked if the applicant was present to speak to the application. Michael Roberts came forward to speak. He stated that he is looking to build a garage to hold his antique cars that would be approximately 1200 square feet in size. Chairman Hamby asked where the garage would be located on the property. Mr. Roberts stated that he would have over 25' on all sides and he noted the original size was drawn bigger so that if he needed the extra square footage it would be there.

Chairman Hamby asked if there were any questions of the applicant. Neil Hornsey asked staff if the applicant could build the garage at 1280 square feet without a variance. Director Jameson Kinley explained to the board that if the applicant wanted to build a smaller structure as he stated on his application, a variance would not be necessary.

Chairman Hamby asked if there was anyone present to speak in favor of the application. Michael Ingram, of Dawsonville, GA spoke in favor of the application. He then asked if there was anyone to speak in opposition of the application. Neil Mullen of Dawsonville, GA spoke in opposition. He stated that he was “a bit confused” by the application. Mr. Mullen stated concerns of the height of the building, fear of property value decrease, noise, and losing sunset views.

Chairman Hamby closed the board and asked for discussion by the Planning Commission. Chairman Hamby asked if Neil Hornsey could give the square footage of the size that would be allowable without a variance. The total was 1280 square feet. Mr. Roberts came to the podium for rebuttal. He stated that the building would be 12’ tall and the total square footage of the building would be 1200 square feet.

Chairman Hamby asked for a motion.

Motion to deny the request passed by a 3-1 vote. Hornsey/Dooley (Chairman Hamby abstained)

VR 19-19 Harley Ray is requesting to vary from the Land Use Resolution Article III, Section 307 C.3 (front & side setback reduction) for the construction of a residence for TMP L21-100-027.

Harley Ray came forward to speak. He stated that he would like to have front setback reduced from 40’ to 30’ and on the right rear of the property from 10’ to 2’. Mr. Ray stated that his property is currently zoned VCR, a zoning classification that no longer exists. It requires a minimum of 16,000 square feet and his lot is 16,069 square feet with a very irregular shape. It goes from 96’ in the front to 50’ on the back by tapering. He stated that he has worked with an architect to find a home that fits his family’s needs but also fits the lot and has been unable to do so given the topography and shape of the lot. He went on to say that he would like for each of his children on the along with a spare bedroom on the main level so that his parents could have a place to stay when they visit. Mr. Ray went on to say that he and his wife had made several concessions in an attempt to work with the Land Use Resolution.

Chairman Hamby asked if there were any questions of the applicant, there were none. He then asked if there was anyone to speak in favor of the application, there were none. He asked if there was anyone to speak in opposition of the application, there were none.

Chairman Hamby closed the board for discussion. A motion for approval was made and to approve the request as presented. 4-0 Dooley/Hornsey

ZA 19-23 Tim Stowers is requesting a rezoning of 10.5 acres of property located at Harmony Church Road TMP 119-033 from R-A (Residential Agricultural) to RSR (Residential Sub-Rural).

Chairman Hamby asked if the applicant was present to speak to the application. Tim Stowers stated that he was the executor of his mother and father’s estate and was needing to divide the property so that it could be given to the heirs. He was unaware of the R-A zoning classification minimum lot size requirement and hence the need for rezoning the property.

Chairman Hamby asked if there were any questions for the applicant. There were none. Chairman Hamby asked if there was anyone to speak in favor of the application. There were none. He then asked if there was anyone there to speak in opposition of the application. There were none.

Chairman Hamby then closed the board for discussion.

Chairman Hamby asked for a motion. Motion to recommend approval for the rezoning request passed 4-0 Hornsey/Dooley

ZA 19-24 Michelle Taber is requesting a rezoning of 2.67 acres of property located at Frank Bruce TMP 092-071 from R-A (Residential Agriculture) to RSR (Residential Sub-Rural)

Chairman Hamby asked if the applicant was present to speak to the application. Nick Taber spoke on behalf of his wife, the applicant. Mr. Taber stated that he and his wife moved to this home 6 years ago when they were new to Dawson County. They have since moved into a different home but would like to divide the property at Frank Bruce Road and build an additional home so that it could be used for rental purposes.

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

Chairman Hamby closed the board for discussion. Motion to recommend approval for the request was passed 4-0 Dooley/Hornsey

The adoption of 2020 Planning Commission Meeting Schedule and Submittal Deadlines was approved as presented 4-0 Hornsey/Dooley

Public Hearing:

Land Use Resolution Update

Planning Director Jameson Kinley presented to the Board the update to the Land Use Resolution that the staff has been working on with Paige Hatley with Bill Ross and Associates. That this would also be the first of two updates, residential being the first with commercial coming in 2020. He stated that there had been two new zoning classifications added that would allow 2 & 3 homes per acre where public water and sewer were available that is very similar to our existing classification Residential Suburban. The need for this comes from not having a zoning classification from 1 unit per acre to 6 units per acre. Consolidated repetitive language into a use chart. Cleared up Additionally, language had been added regarding the Future Land Use Map. Changing language that mentioned a sole commissioner. Zoning Administrator Harmony Gee went over the use chart and the zoning classification setbacks.

Chairman Hamby then asked if there was any question for staff. Emory Dooley asked about properties that were currently zoned for one home per acre what kept those properties from being rezoned to the RS 2 & RS 3? Kinley explained that would be when we would rely on our Comprehensive plan and where water and sewer were available. Chairman Hamby then asked about the sunset clause on CPCD & RPC rezonings and if there were any plans to take a look at those. Kinley said that is something that staff has discussed but have not had a chance to tackle as of yet.

Chairman Hamby asked if there was anyone present to speak in favor of the Land Use Resolution.

Wendy Altman of Dawsonville, GA spoke with questions in regards to Residential Planned Community and Commercial Planned Community Developments that could be reverted if no activity by a developer

has been done within 2 years. Ms. Altman also asked if the county was using a master plan that would cap a certain percentage of residential and commercial green space.

Renee Duren of Dawsonville, GA spoke to the additions of the tables being a great addition. Ms. Duren then asked about Conservation Neighborhood and the lot sizes. Jameson Kinley explained that was found within our Subdivision Regulations which is a different document. She is concerned about the rural agriculture areas of the county. Ms. Duren mentioned that she would like to see a cost of community services survey performed. She also spoke to the language that would allow deviation from the Future Land Use Map and that she was not a fan of it. Ms. Duren stated that we should stick to the plan that we have in place. She would also like to see language added that would place a time limit on the time that an applicant could come back before the board.

Chairman Hamby asked if there was anyone else to speak on the Land Use Resolution. There was none. He then asked for a motion. Motion to recommend approval passed 4-0 Dooley/Hornsey

Updates by Planning and Development:

Chairman Hamby asked if there were any updates by the staff. There were none.

There being no further business to discuss, the meeting was adjourned at 6:52 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date