

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING HELD JUNE 15, 2021**  
**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.

John Maloney 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 Jameson Kinley, Planning Director

There will be a Planning Commission meeting will be held on July 20th, 2021.

Chairman Hamby asked for a motion to approve the minutes from the May 18th, 2021 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Sanvi

Chairman Hamby asked for a motion to approve the agenda as presented by staff. There were no amendments. 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.

**New Business:**

Application for Variance:

VR 21-08 Paul Stowers is requesting to vary from the Dawson County Land Use Resolution Article Section 319 Table 3.2 side setback reduction from 20' to 10' for the purpose of constructing a barn. TMP 103-044 Seed Tick Rd.

Chairman Hamby asked if there was anyone to speak to the application. Paul Stowers of Dawsonville, Georgia spoke on behalf of the application. He stated that he was building a barn for his little girl as a tact room. He stated that it was 24'x36' in size. Mr. Stowers stated that he came to realize that he needed a permit and variance for the barn when a stop work order was issued.

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 closed the board for discussion. There was none.

Chairman Hamby asked for a motion. Motion to grant the variance was approved 3-0 Maloney/Hornsey 1 abstention Hamby

### **Application for Special Use:**

SU 21-02 Robert Garner is requesting a Special Use of TMP 078-001-002 for the purpose of placing a mobile home on less than 5 acres in a R-A zoning.

Chairman Hamby asked if there was anyone to speak on behalf of the application.

Robert Garner of Dawsonville, GA spoke on behalf of the application. He explained that he is seeking to move in a mobile home onto the property due to the cost of building supplies.

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 asked for a motion. Motion to grant the variance as presented by staff with the following stipulations:

1. The mobile home shall be placed on a permanent foundation
2. The mobile home shall be skirted with concrete, concrete block or brick
3. The power meter shall be placed on the structure and not on a separate pole.
4. The square footage shall be at least 1,200 square feet.
5. Varying façade to include offsets
6. Windows shall be trimmed and have shutters.

The motion was approved 3-0. Maloney/Hornsey 1 abstention Hamby

Application for rezoning:

ZA 21-12 Martin Labaca is requesting to rezone TMP 076-126 from RSR to R-A for the purpose of down zoning the parcel.

Chairman Hamby asked if there was anyone to speak to the application. Martin Labaca of Alpharetta, Georgia spoke to the application. He stated that he has purchased the property for the purpose of building a home but due to the soil it would not support a septic system. He is looking to build a storage building for the purpose of storing his cars, tools, boat. Mr. Labaca stated that he would fence the property for security purposes.

Chairman Hamby then 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 asked for a motion. Motion to recommend denial of the request was made by John Maloney died for lack of a second. After further discussion a motion to recommend denial passed 3-0 Hornsey/Maloney 1 abstention Hamby

Updates by Planning and Development. Planning Director Kinley stated that the department was working with the Long Range Planning Committee on the Comprehensive Plan and the Commission should see the 400/53 Corridor in the next month for a public hearing.

There being no further business to discuss, the meeting was adjourned at 6:23 p.m.

---

Jason Hamby, Chairman

---

Date

---

Attest: Harmony Gee

---

Date