

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; Steve Sanvi, Chairman Appointee; John Maloney, District 2; Shelton Townley, District 3 and Neil Hornsey, District 4. Staff present: Harmony Gee.

Chairman Hamby requested a motion to approve the minutes from the November 21, 2023 minutes as prepared. Motion passed by a vote of 5-0 Hornsey/Maloney

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 5-0. Maloney / Townley

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:

Election of Planning Commission Officers. Chairman Hamby asked for a nomination for Chairman.

Jason Hamby was nominated as Chairman. Motion passed 4-0 Hornsey/Maloney

Neil Horney was nominated as Vice Chairman. Motion passed 4-0 Maloney/Sanvi

Harmony Gee was nominated as Secretary. Motion passed 5-0 Hornsey/Sanvi

VR 23-18 Christopher and Angela Baptiste is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L21 100 006 (Crestline Drive)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Angela & Christopher Baptiste of Sugar Hill, Georgia spoke to their application. Stating that the contractor that was hired to construct the home did not call for a site staking inspection and continued with construction. It was not until after the contractor had been fired and inspections were called in did, they realize that the home was built 2.5 feet into the building setback. Chairman Hamby asked for clarification on the encroachment measurement. He said that the application indicated that the home was 2.5 from the property line instead of 2.5 into the setback. The homeowner stated that the home is 7.5 feet from the property line. Chairman Hamby also asked the applicant what percentage they were of completion. The applicant stated that the home is 85% complete.

Chairman Hamby asked if there was anyone to speak in favor of the application. Guy Gagne of Dawsonville, GA stated that he is an adjoining property owner and is in favor of the application. That the home has been under construction for some time and that they are looking forward to the Baptiste's completing their home and joining the community.

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

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve the variance was passed 4-0 Sanvi/Hornsey

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD FEBRUARY 20, 2024
DAWSON COUNTY GOVERNMENT CENTER

ZA 23-08 Chief Construction Management, LLC is requesting to rezone 79.88 acres of TMP 054-015 from R-A (Residential Agriculture) to C-IR (Commercial Industrial Restricted). (Marvin Styles Road)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Tim Satterfield of Dawsonville, GA, spoke on behalf of the application. He stated that his client is seeking to construct additional hangars, approximately 54,000 square feet in total, over several different buildings located at the end of Marvin Styles Road and the end of the existing runway. Mr. Satterfield stated that the additional hangars could potentially bring in higher-paying jobs. He is unsure when construction will begin and wanted to reiterate that the hangars are for private use and not commercial. Mr. Satterfield said that his client would agree to bring Marvin Styles Road up to the County standards, either gravel or paved.

Chairman Hamby asked if there was anyone to speak in favor of the application. Kevin Herritt and Terrence Sicilia, both of Dawsonville, Georgia, spoke of the economic benefits the development would bring to the County and the importance of industry to a local community.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Kathy Beech, John Frady, Bradley Fogle, Wendell Gilreath, Nick Tatum, and Rachel Ewald, all of Dawsonville, Georgia, listed concerns of the possibility of larger aircraft landing, noise and air traffic concerns, diminishment of rural living, the potential of additional growth around the airport, and the size of the parcel being rezoned.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to recommend approval of the request with the following stipulations was approved 4-0. Maloney/Sanvi.

Stipulations:

1. Marvin Styles Road shall be brought up to County standards specified by Public Works
2. The zoning shall only allow the hangars submitted on the proposed site plan to be developed.

Public Hearing:

Presentation of Amendment of Land Use Resolution for the addition of an Entertainment District.

Kevin Herritt, with the Chamber of Commerce, presented the addition of the Entertainment District to the Land Use Resolution, which would allow for the creation of an Entertainment District for the outlet mall. Mr. Herritt stated that the creation of the district would allow for additional crowds and activities to take place at the mall with the addition of restaurants and shops. "It would be the only district of its kind within the Land Use" and based upon the City of Woodstock's ordinance. The Entertainment District would allow small concerts and festivals during certain times as well.

Chairman Hamby asked if the portion that was included in the Planning Commission packets is all of the ordinance or if there would be more to it. Mr. Herritt explained that the portion included was only the portion that effected the Land Use Resolution, that there will be other ordinances that will be amended to accommodate and a stand-alone ordinance as well.

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

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

Chairman asked for a motion. Motion to recommend approval of the Land Use Resolution Amendment for the addition of an Entertainment District passed 4-0 Hornsey/Maloney

There being no further business to discuss, the meeting was adjourned at 7:03 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date