

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

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

Chairman Hamby asked for a motion to approve the minutes from the February 21st, 2023 minutes as prepared. Motion passed by a vote of 5-0 Sanvi/Hornsey

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 / M a l o n 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 23-01 Zane Smith is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-76 Table 3.2 side setback reduction. TMP 105-147 Grizzle Farm Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Zane Smith of Dawsonville, Georgia spoke on his own behalf. Mr. Smith stated that he had hired a contractor who told him that he would not need a permit and the barn was constructed 15' off of his side property line. He later came to permit the structure and discovered that he needed a variance.

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 asked for a motion.

Motion to approve the variance passed 4-0 Hornsey/Maloney

VR 23-02 Jaclyn Haynes is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-76 Table 3.2 front setback reduction. TMP 029-107 Mountain View Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jaclyn Haynes of Cumming, Georgia spoke on her own behalf. Ms. Haynes stated that she had marked her property lines several months prior to the permitting of the manufactured home being moved in and between that time, the stakes were moved or removed. She permitted the manufactured home through Bob's Family Housing who moved the home in. After an inspection it was discovered that the home was too close to

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the front property line. Ms. Haynes stated that no utilities have been attached as of yet.

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. Janice Hayes of Dawsonville, Georgia stated concerns of the short yard and future families moving and the dangers it could pose to them. She also stated concerns of future road expansion that would bring the home even closer to the road.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve the variance passed 4-0 Hornsey/Maloney

VR 23-03 Outback Steakhouse of Florida, LLC is requesting to vary from the Dawson County Sign Ordinance Article IX Section 129-224 allowable number of wall signs. TMP 114-030-004

Chairman Hamby asked if there was anyone to speak on behalf of the application. Craig Barclay & Ken Mercer of Powder Springs, Georgia spoke to the application. Mr. Barclay stated that the company has recently undergone updated branding to their buildings and this would be the second one in the state of Georgia with this marketing material of the backlit map of Australia and the addition of a wall sign on all right of way facing facades.

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 asked for a motion.

Motion to recommend approval of the variance request passed 4-0 Maloney/Sarvi

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that the final draft of the Land Use Resolution will be heard at the April 6<sup>th</sup> Board of Commissioners Voting Session.

There being no further business to discuss, the meeting was adjourned at 6:19 p.m.

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Jason Hamby, Vice Chairman

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Date

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Attest: Harmony Gee

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Date