

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING HELD APRIL 20, 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.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4.

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

There will be a Planning Commission meeting will be held on May 18, 2021.

Chairman Hamby asked for a motion to approve the minutes from the March 16th, 2021 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Hornsey

Chairman Hamby asked if there were any amendments to the agenda. There were none. 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:**

ZA 21-07 Jim King is requesting to rezone 14.3 acres of TMP 114-033-005 from R-A to C-HB for the purpose of building a retail/office/warehouse space.

ZA 21-08 Jim King is requesting to rezone 30.48 acres of TMP 114-033-005 from R-A to RMF for the purpose of developing a 145 semi-attached residential neighborhood.

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

Jim King of Dawsonville, GA spoke to the application asking the Commission for the applications to be tabled for another 30 days due to the fact that a new application and site plan had been submitted for the commercial portion and that they would like for the zonings to be decisioned together.

Chairman Hamby asked for a motion. Motion to table both applications for 30 days passed. 4-0 Maloney/Hornsey

**New Business:**

Application for Variance:

VR 21-04 – Thomas & Leeann Harter is requesting to vary from the Dawson County Subdivision Regulations Article V, Section 504.2.1 (No more than five lots will be created from a parent tract within a five-year period) TMP 101-011-010 Hwy. 136 East.

Chairman Hamby asked if there was anyone to speak to the application. Thomas & Leeann Harter of Dawsonville, Georgia spoke on behalf of the application. They purchased the property with the goal of their children at some point moving to the property and building homes but at this time that is no time soon. They stated that there is an additional 13 acres that is adjacent to their parcel that they also own and wanted to gift “family” five acres because they will act as caregivers to their homestead and themselves when they get older.

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

VR 21-05 Kurt Trump is requesting to vary from the Dawson County Land Use Resolution Article III, Section 309.C3 front setback reduction from 40' to 20' to bring a non-conforming structure into compliance. TMP L17-189 Oak Grove Rd.

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

Kurt Trump of Dawsonville, GA spoke on behalf of the application. He explained that when he began remodeling the home that he extended the front porch and further encroached on the front setback and it caused him to have to apply for the variance.

Chairman Hamby asked if there was anyone to speak in favor of the application. Catherine Wright & Bill Maher of Dawsonville, GA both spoke in favor of the request stating that the improvements to the property will increase property values to the area.

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 was approved 3-0. Hornsey/Bennett 1 abstention Hamby

Application for rezoning:

ZA 21-09 Tim Hamby is requesting to TMP 106-051, 106-051-015, 106-051-014 from R-A & VCR to RSR for the purpose of subdividing the parcel per RSR standards.

Chairman Hamby asked if there was anyone to speak to the application. Tim Hamby of Dawsonville, Georgia spoke to the application. He stated that he wanted that he had part of the property sold and he wanted all of the parcels to be zoned the same so that he might develop the remaining acreage.

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 approval of the request was passed 3-0 Maloney/Hornsey 1 abstention Hamby

### **Public Hearings:**

Presentation of Dawson County Alcohol Ordinance Update presented by Planning Director Jameson Kinley.

Director Kinley stated that the ordinance had five major updates including: reordering of the sections, the addition of agribusiness, brown bagging section, procedural changes & the addition of a variance section.

Jim King of Dawsonville, GA spoke in favor of the alcohol ordinance update and suggested the ordinance be updated to allow for earlier alcohol sales to accommodate brunch sales for local restaurants.

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

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

Updates by Planning and Development were that the 400 & 53 Corridor Guidelines are to be returned to the department soon so that those can be heard by the Commission. Planning & Development Department is moving closer to the integration of our new computer system that allows for the submittal of permits and rezoning applications online.

There being no further business to discuss, the meeting was adjourned at 6:18 p.m.

\_\_\_\_\_  
Jason Hamby, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest: Harmony Gee

\_\_\_\_\_  
Date