

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: John Maloney, District 2; 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 November 15th, 2022 minutes as prepared. Motion passed by a vote of 3-0 Hornsey/Maloney

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 3-0. 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.

Old Business:

Application for Rezoning:

ZA 22-27 Miles, Hansford & Tallant, LLC obo Darsit Patel is requesting to rezone TMP 093-034 from RSR (Residential Sub-Rural) to C-RB (Commercial Rural Business) for the purpose of developing a gas station and convenience store.

Chairman Hamby stated that staff has received a request to withdrawal the application.

New Business:

ZA 22-28 Daniel Vargas-Hernandez is requesting to rezone TMP 095-146 from C-HB (Commercial Highway Business) to C-HI (Commercial Highway Intensive) for the purpose of moving his landscape and roll off dumpster businesses to the vacant property.

Chairman Hamby asked if there was anyone to speak on behalf of the application. David Leffew of Dahlonga, Georgia spoke on behalf of Mr. Vargas-Hernandez. Mr. Leffew said that he and Mr. Vargas-Hernandez are business partners and are seeking to move their two businesses that are currently located in Forsyth County to Dawson County. He stated that they own a landscaping business and roll-off dumpsters. He has installed a privacy fence around a portion of the property in efforts to shield adjacent property owners from his parcel. Mr. Leffew stated that the parcel adjacent to him is zoned commercial and that any equipment and supplies would be stored in a storage shed on site.

Chairman Hamby asked if the applicant was aware that when the parcel was originally zoned to a commercial designation that there were stipulations laying out that the design of the structure would

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need to be residential in look and that any parking and entrance to the parcel would need to be off of Clifton Drive. The applicant stated that he was unaware of such stipulations.

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.

David Stewart, Sandy Reece, Timothy Honea, Michelle Stewart and Art Peters all of Dawsonville, Georgia expressed opposition to the proposed use citing concerns of traffic, decrease of property values, a commercial use in a residential neighborhood, water run-off from the development of the site, and the location of the driveway and conflicts with truck traffic.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to recommend denial passed 2-0 1 abstention Maloney/Hornsey Hamby

Public Hearing:

Planning Director Sharon Farrell presented the Board with updates to the Land Use Resolution that staff and legal have been working on collectively over the past several months. She explained that there are updates to processes and certain sections that were vague in nature.

Neil Hornsey pointed out a section of the document that raised concerns for him regarding lighting plans that require engineered stamps. Director Farrell stated that she would work on the language of that section before it is heard by the Board of Commissioners. The update of this document and the update to the Impact Fee schedule hinges on the lifting of the moratorium.

Chairman Hamby asked for a motion. Motion to recommend approval of the Land Use amendments passed 3-0 Maloney/Hornsey

Chairman Hamby asked for updates by Planning & Development. Planning Director Sharon Farrell stated that the department has worked diligently on the Land Use update and continues to work with other department heads in regards to the impact fee study and that the department is fully staffed again.

There being no further business to discuss, the meeting was adjourned at 6:46 p.m.

Jason Hamby, Vice Chairman

Date

Attest: Harmony Gee

Date