

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD AUGUST 18, 2020
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; Vice Chairman Emory Dooley, Chairman Appointee.

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

There will be a Planning Commission meeting will be held on September 15th, 2020.

Chairman Hamby asked for a motion to approve the minutes from the July 21st, 2020 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Hornsey 1 abstention/Hamby

Chairman Hamby asked for a motion to approve the agenda as prepared by staff. Motion passed by a vote of 5-0. Dooley/Hornsey

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 Special Use:

SU 20-01 Scott Adamson is requesting a Special Use Permit for a Dog Kennels located at TMP 106-051-017. (Dawson Forest Road East)

Chairman Hamby asked if the applicant was present to speak to the application. Mrs. Selena Adamson of Dawsonville, GA, presented her request. She stated that she is requesting a special use to obtain a business license. She stated that she would like to do the kenneling in phases. The first phase would be housed out of her home, the second would be out of the in-law suite on her property, and the third phase would be the construction of a barn type structure in her pasture.

Chairman Hamby asked if the applicant was on a septic system at this time and she replied that they were. He stated that with kennels comes wash downs of the kennels and the run-off would go into the septic system.

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

He then asked if there was anyone to speak in opposition of the application.

Tim Hamby of Dawsonville, GA spoke in opposition of the application. He states that he owns the property that surrounds the parcel on three sides, with a home behind the purposed kennel that his father lives in. He stated that he is concerned with negative effects that the kennel would have on what his future plans are with his property. He stated that a petition had been circulated around the neighborhoods Paddock Place and

Dawson Junction. Mr. Hamby also stated that where the applicant is looking for further expansion into the pasture is directly beside where he would like to build a home in the future. He states that the applicant also already has 9 dogs living at the home it is hard to have conversations outside of the home due to the noise.

In addition to Mr. Hamby, Savannah Mathis, Angela Long, Deborah Revetti, Bethany Miller, Mark Long, and Doug Hughes all stated concerns of : noise, smell, safety of children and pets should the animals get out of the kennels, decrease in property values, concerns of their homes resell ability.

Chairman Hamby closed the board and asked for discussion by the Planning Commission.

Emory Dooley states that he had concerns with the size of the lot and what the applicant is seeking to do with expansion possibilities. He went on to say that the location is also concerning with it being in a highly residential area.

Motion passed by a 5-0 to recommend denial of the request. Dooley/Maloney

Application for Variance:

VR 20-16 – Brian Weaver is requesting to vary from the Dawson County Land Use Resolution Article III, Section 309 C.3 front setback reduction from required 40’ to 38’ for the construction of a primary residence. TMP L16-137 Shadow Lane.

Chairman Hamby asked if the applicant was present to speak to the application. Brian and Carmen Weaver, of Cumming, GA presented the application. Mr. Weaver stated that the property is located on the lake and has a difficult topography due to a ravine that runs through the center of the parcel. The setbacks and the right of way have changed over the years as well decreasing the buildable space for a home even more.

Chairman Hamby asked if there was anyone to speak in favor of the application. There was no one.

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 then asked for a motion.

Motion passed by a 5-0 to approve the request. Maloney/Hornsey

Application for Rezoning:

ZA 20-06 Victor Vazemiller is requesting to rezone 4.001 acres TMP 098-027-009 from R-A to RSR for the purpose of subdividing the property. (Goodson Road)

Chairman Hamby asked if the applicant was present to speak to the application. David Vazemiller of Suwanee, GA presented the application. He stated his father currently has the parcel for sale and he is seeking to have it rezoned on behalf of the purchasers of the property. There are two separate buyers for each of the parcels.

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 passed by a 5-0 vote to recommend approval of the request. Hornsey/Dooley

ZA 20-07 Jim King obo Tri-Mark 400, LLC is requesting a CPCD Zoning Stipulation Amendment for TMP 107-319, 107-319-005, 107-319-004, 107-319-002 to remove the age restriction on residential units within the currently zoned CPCD parcels. (Blue Ridge Pkwy)

Chairman Hamby asked if the applicant was present to speak to the application. Jim King of Dawsonville, GA spoke on the owner's behalf. He states that the CPCD was previously approved for a senior living development and the letter of intent included an age restriction that the applicant is now seeking to have removed due to market restrictions.

Chairman Hamby ask 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.

Neil Hornsey asked Planning Director Jameson Kinley regarding the removal of stipulation #2 of the previous zoning approval. Director Kinley stated that the removal of that stipulation was recommended by our legal council so that any change of intent should be presented to the Planning Commission and Board of Commissioners.

Chairman Hamby asked for a motion.

Motion passed by a 5-0 vote to approve the request. Maloney/Dooley

ZA 20-08 Fox Creek Properties, Inc. is requesting to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002, 112-018 from R-A, RPC, C-HB, CPCD, C-OI to Mixed Use Village for the purpose of developing single family, multi-family, retail/commercial/office, hotel, and light industrial uses. (GA 400 & Lumpkin Campground Rd.)

Chairman Hamby asked if the applicant was present to speak on behalf of the application. Kenneth Wood of Peachtree Corners, GA and Bill Veringa of Roswell, GA presented for the applicant, Fox Creek Properties. Kenneth Wood presented a Power Point presentation going over the intended uses. He stated that Fox Creek is looking to purchase the property contingent on the rezoning.

Chairman Hamby asked about phasing of the project. Mr. Wood stated that the road network would be important to the development so that the phasing could be more feasible. Chairman Hamby then stated that in the past developments have come through where the commercial was to be developed after the residential had been completed and that was never done leaving the residential portion without the commercial. Chairman Hamby asked if the developer would be opposed to a timeline stipulation for the commercial development so that that does not occur with this development. Mr. Veringa stated that he would not be able to commit to a timeline due to the market dictation of the development.

John Maloney asked if the applicant was in any way associated with the previous applicant. They stated that they were not. John Maloney then stated that he would also like to see the development not to be pad graded. He also asked about a traffic study and the possibility of additional traffic study being stipulated to go along

with the phasing of the development. The developer is looking to begin the traffic study after the Planning Commission meeting.

Neil Hornsey asked about the details surrounding the fire station. Mr. Wood stated that the land would be donated to the county. Access from Grant Road to the development in regards to the Fire Department codes was also addressed by Planning Director, Jameson Kinley. He stated that at this point it is merely concept and that would be addressed later on should the development be approved at the second time that the development would be presented to the Board.

Open space was addressed by Neil Hornsey and the amount that was purposed by the developer. They stated that they are committed to the 54% remaining at that amount.

Tim Bennett asked about the Light Industrial being developed at this time. The developer stated that it is a very early stage at this point but it is something that is being discussed. Tim Bennett also stated that something needed to be done with the property he was unsure if this was it, but it was in need of development at some point.

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.

Hugh Stowers, Jr., Bruce _____, Keith Pagel, and Beth Martin all of Dawsonville, GA were in opposition of the request stating the following concerns: water quality, infrastructure, traffic, jobs for locals that is a higher wage than retail, water & sewer capacity, power increase, the stress on local landfills, stress on local emergency services and sheriff's office, increase of students into the school system, small business concerns, property value concerns, guarantees of the light industrial being developed, number of homes to be developed, storm water management, the scale of the development, noise, and density.

Christine Pratt of Dawsonville, GA submitted a written statement by her daughter to be read. She stated concerns of traffic, emergency services and an influx of growth.

Chairman Hamby then closed the board for discussion.

Chairman Hamby asked Planning Director Jameson Kinley as the development stands currently zoned how many homes could be developed. He replied that he did not have an exact number but could get the number to them. Going over each of the uses and what is currently allowed.

Emory Dooley asked about the total number of units and the applicant was asked to speak further to that. Mr. Wood stated the density had decreased since the application.

Neil Hornsey stated that he believed that this was a better proposal of what was presented last spring.

Emory Dooley stated that he would like to see more stipulations in regards to the Light Industrial.

Motion passed by a 5-0 vote to table the request until the October Planning Commission for additional information. Hornsey/Maloney

Chairman Hamby then asked for an update from Planning and Development Director Jameson Kinley. There were none.

There being no further business to discuss, the meeting was adjourned at 7:51 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date