

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD SEPTEMBER 15, 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.

Emory Dooley gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; John Maloney, District 2; 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 October 20th, 2020.

Chairman Hamby asked for a motion to approve the minutes from the August 18th, 2020 minutes as prepared. Motion passed by a vote of 4-0. Dooley/Maloney

Chairman Hamby asked for a motion to approve the agenda as prepared by staff. Motion passed by a vote of 4-0. Hornsey/Dooley

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 Variance:

VR 20-18– Harold Wolfe Co. is requesting to vary from the Dawson County Land Use Resolution Article VI, Section 602.C front setback reduction from required 40' to 0' for the construction of awnings over vacuum area. TMP 114-004-003 (Dawson Forest Rd).

Chairman Hamby asked if the applicant was present to speak to the application. Mr. Mark Oltjenbruns of Woodstock, GA presented the request on behalf of the applicant. He stated that he is requesting a zero setback for the construction of metal framed awnings to cover existing vacuum stations to protect customers from the elements. He presented the Board with photos of the awnings and how it would look at the location.

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. There were none.

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

Motion passed by a 4-0 to approve of the request. Maloney/Dooley

Application for Rezoning:

ZA 20-09 Eagle Commercial, LLC. is requesting to rezone TMP 094-022-001 from RSR to RMF for the purpose of bringing existing structures into zoning compliance. (Hwy 53 E & Gravitt Dr.)

Chairman Hamby asked if the applicant was present to speak to the application. Rex Gravitt of Gainesville, GA presented the application. He stated his business partner and himself had purchased the property in 2018 and renovated the properties. They are now fully occupied. Mr. Gravitt stated that they are not looking to expand they need to be in compliance for insurance purposes. If any major catastrophic were to happen to the property they would be unable to rebuild due to being out of zoning compliance.

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 4-0 vote to recommend approval of the request. Maloney/Hornsey

ZA 20-10 Athena Reynolds is requesting to rezone TMP 040-009 from R-A to RSRMM for the purpose of subdividing the parcel to build a primary residence. (Coward Rd.)

Chairman Hamby asked if the applicant was present to speak to the application. Athena Reynolds of Dawsonville, GA spoke on her own behalf. Ms. Reynolds said that she is seeking to rezone the property rezoned so that in the event she is unable to qualify for a traditional mortgage that she would like to move a mobile home so that she can move her mother in with her and her family since her mother's mobile home is in disrepair. She states that her mother has 3 children and in the event of her death the property would not be divided equally as it is currently zoned.

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.

Chairman Hamby asked for a motion.

Motion passed by a 4-0 vote to approve the request. Dooley/Hornsey

ZA 20-11 Cameron Koch is requesting to rezone TMP 076-040 from R-A to RSR for the purpose of subdividing the parcel to build a primary residence. (Kelly Bridge Rd.)

Chairman Hamby asked if the applicant was present to speak on behalf of the application. Cameron Koch of Cumming, GA presented for the application. Mr. Koch stated that he is in the process of purchasing the property and for him to be able to build his home (approx. 2400 square feet in size) on the 1.77 acre parcel, the parcel will need to be rezoned.

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.

Motion passed by a 4-0 vote to recommend approval of the request. Maloney/Dooley

ZA 20-12 Heather Hensley is requesting to rezone TMP 033-016-001 from R-A to R-AC for the purpose of bringing a deeded subdivided parcel into compliance to build a primary residence. (Afton Rd.)

Chairman Hamby asked if the applicant was present to speak to the application. Heather Hensley of Marble Hill, GA spoke on her own behalf. She stated that her grandmother gifted her the property and her father is in the process of building the 2500 square foot residence (approximate) on the existing parcel. She is seeking to be zoning compliant.

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

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

Chairman Hamby then closed the board to discussion.

Motion passed by a 4-0 vote to recommend approval of the request. Dooley/Hornsey

ZA 20-13 Mitchell Mullins is requesting to rezone TMP 037-026-006 from R-A to R-AC for the purpose of bringing a deeded, subdivided parcel into compliance to build a primary residence. (Coward Rd.)

Chairman Hamby asked if the applicant was present to speak to the application. Mitchell Mullins of Resaca, GA spoke on his own behalf. He stated that he purchased the 2-acre property in 2018 with the intentions of building his primary residence on the property but due to financial reasons that was postponed until this year. When he began the permitting process is when he discovered his parcel was not in zoning compliance.

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.

Motion passed by a 4-0 vote to recommend approval of the request. Hornsey/Maloney

ZA 20-14 Miles, Hansford & Tallant is requesting to rezone TMP 115-001 from R-A to C-IR for the purpose of constructing an office space with a warehouse. (Carlisle Rd.)

Chairman Hamby asked if the applicant was present to speak to the application. Ethan Underwood of Miles, Hansford & Tallant presented the application. Mr. Underwood presented a power point presentation showing the site and what the applicant is seeking to construct on the parcel. Mr. Underwood stated that the applicant is willing to have a 50' rear setback with 35' being undisturbed buffer.

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.

Motion passed to recommend approval of the request with the presented stipulation of a 50' rear setback with 35' of that being undisturbed. 4-0 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 6:29 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date