

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD JANUARY 19, 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; 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 February 16, 2021.

Chairman Hamby asked for a motion to approve the minutes from the December 15th, 2020 minutes as prepared. Motion passed by a vote of 3-0. Hornsey/Bennett

Chairman Hamby asked if there were any amendments to the agenda. Removal of ZA 20-27 due to an error on the advertisement and the addition of election of officers was added. Motion passed by a vote of 3-0. Hornsey/Bennett

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 Rezoning:

Presentation of ZA 20-24 Dawsonville Gun Range, Inc. rezone TMP 113-017 from RSRMM to C-HB for the purpose of developing a gun range.

Chairman Hamby asked if the applicant was present to speak to the application. The applicant was not present. Planning Director Jameson Kinley presented the application.

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 to approve the application. Motion passed 3-0 Hornsey/Bennett

Presentation of ZA 20-25 Fall Leaf Residential, LLC rezone TMP 085-016 from RSR to RS3 for the purpose of developing a 141-lot conservation neighborhood

Chairman Hamby asked if there was someone to speak to the application. Tommy Barnes of Atlanta, Georgia presented the application on behalf of the applicant. He stated that the property is unique to the request because there are few parcels within the county that qualify for the RS3 requirements of water and sewer. He also stated that there would be a landscaped entrance that the Homeowners Association would be responsible.

Chairman Hamby asked the applicant if Fall Leaf was looking to retain ownership of the development and the applicant stated he did not know. Neil Hornsey asked the applicant about amenities to which he replied the amenities would be passive.

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

Chairman Hamby asked if there was anyone to speak in opposition. Brenda Johnston, Donald Brown, Renee Livingstone, India Hawkins, Joanne Sheridan, Joey Bearden, Larry Grant, & John Livingstone all of Dawsonville, GA spoke to concerns of density, traffic, inconsistency of the character of the area, recharge area, lack of conformance with the Future Land Use map, school capacity, noise, wildlife displacement and infrastructure concerns.

Chairman Hamby closed the Board for discussion. Neil Hornsey stated that the development seemed too dense for the area and that it was created to be along the 400 Corridor. Tim Bennett brought up the traffic concerns.

Chairman Hamby asked for a motion. Motion for denial passed 3-0 Hornsey/Bennett

Presentation of ZA 20-26 Jim King obo Jerry & Jackie Townley rezone 2.731 acres of TMP 115-044 from R-A to RSR for the purpose of subdividing the parcel to RSR guidelines.

Chairman Hamby asked if there was anyone to speak to the application. Jim King of Dawsonville, GA presented the application on behalf of the owners. Mr. King stated that the owners wished to subdivide the parcel into a parcel less than 5 acres in accordance to the RSR guidelines. He also stated that the Future Land Use Map had the parcel designated as RSR and there would be no further structures added to the parcel.

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 passed 3-0 Hornsey/Bennett

Public Hearing:

Presentation of Land Use Resolution Update of Residential Planned Community Language.

Planning Director Jameson Kinley presented to the Board a change in language within the Residential Planned Community zoning classification language regarding private roads. After giving a brief history of the classification, he read the language that would be affected.

In Article III, Section 315. RPC Residential Planned Community, by deleting subsection 315(K)(1), 315(K)(2), and 315(K)(3) in their entirety and renumbering accordingly.

Chairman Hamby then opened the Public Hearing. Jim King of Dawsonville, GA spoke in favor of the change in language while John Livingstone of Dawsonville, GA spoke in opposition.

Chairman Hamby then closed the Public Hearing for the Board to discuss.

Chairman Hamby asked for a motion. Motion to recommend approval of the language change was approved 3-0 Hornsey/Bennett

Chairman Hamby then stated in January the Planning Commission elects officers.

Jason Hamby nominated as Chairman by Tim Bennett. Motion passed 2-0 1 abstention (Hamby) Bennett/Hornsey

Neil Hornsey nominated as Vice-Chairman by Tim Bennett. Motion passed 2-0 1 abstention (Hornsey) Bennett/Hamby

Jameson Kinley nominated as Secretary by Neil Hornsey. Motion passed 3-0 Hornsey/Bennett

There being no further business to discuss, the meeting was adjourned at 7:05 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date