

**DAWSON COUNTY PLANNING COMMISSION**  
**MEETING HELD MAY 18, 2021**  
**DAWSON COUNTY GOVERNMENT CENTER – ASSEMBLY ROOM 2303**  
**25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**

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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; Steve Sanvi, Chairman Appointee.

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

There will be a Planning Commission meeting will be held on June 15th, 2021.

Chairman Hamby asked for a motion to approve the minutes from the April 20th, 2021 minutes as prepared. Motion passed by a vote of 5-0. Maloney/Hornsey

Chairman Hamby asked if there were any amendments to the agenda. There were none. Motion passed by a vote of 5-0. Bennett/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.

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

Jim King of Dawsonville, GA spoke to the application. He asked the Commission if the application could be withdrawn due to an updated application being submitted that would be heard later in the meeting.

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

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

Chairman Hamby closed the Board to discussion.

Motion for the application to be withdrawn was approved 5-0 Hornsey/Bennett

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.

Planning Director Kinley addressed the board stating that since the request for the Multi-Family zoning and ZA 21-11 application neighbor each other that it would be best if the applications were heard together.

Chairman Hamby asked Mr. King if he would be opposed to that. Mr. King stated that he was not.

Chairman Hamby then asked the Board if they were opposed to amending the agenda so that the applications could be heard together. They were not.

Chairman Hamby then asked for a motion to amend the agenda.

Motion to amend the agenda so that ZA 21-08 & ZA 21-11 could be heard together passed 5-0. Maloney/Hornsey

**New Business:**

Application for Variance:

VR 21-06 Ruth Stevens is requesting to vary from the Dawson County Land Use Resolution Article III, Section 309 C.3 front setback reduction from 40' to 17' for the purpose of constructing an accessory structure TMP L06 065 Toto Drive.

Chairman Hamby asked if there was anyone to speak to the application. Ron Ash of Dawsonville, Georgia spoke on behalf of the application. He stated that the property is located on the lake and due to the steep grade of the lot that the best spot without grading would be 17' off of the road. Mr. Ash stated that it would be a metal building with garage doors.

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 4-0 Maloney/Hornsey 1 abstention Hamby

VR 21-07 Jerry Sutton obo Development & Construction Services, Inc. is requesting to vary from the Dawson County Land Use Resolution Article IV, Section 400 A front setback reduction from 100' to 65' for the purpose of constructing a patio TMP 114 004 004 Hwy 400 S.

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

Jerry Sutton of Alpharetta, GA spoke on behalf of the application. He explained that he is seeking to convert the former Ruby Tuesday into a Wild Wing Café. He stated that the proposed patio that they are looking to add encroaches into the setback and will be approximately 1200 square feet in size.

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 grant the variance as presented was approved 4-0. Maloney/Hornsey 1 abstention Hamby

Application for rezoning:

ZA 21-10 Chip Green is requesting to rezone TMP 104-062 & 104-061 from C-HB to Commercial Highway Intensive for the purpose of opening a landscape supply. (GA 53 East & Gober Rd.)

Chairman Hamby asked if there was anyone to speak to the application. Chip Green of Gainesville, Georgia spoke to the application. He stated that he has purchased the property for the purpose of relocating his established landscape supply business that is located at the top of Gober Hill off of Hwy 53. He would be using Gober Rd. as the entrance to his business along with demolishing the existing home that is on the parcel.

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 4-0  
Maloney/Hornsey 1 abstention Hamby

ZA 21-11 Jim King is requesting to rezone 23.11 acres of TMP 114-033-005, 114-018 & 114-033-001, 114-046-001 from R-A & C-CB 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 on behalf of the application. He stated that the out lying parcels would be used for office/warehouse flex space. He further explained that the interior of the development would be semi-detached homes. Mr. King stated that at earlier meetings it was asked of his client to contribute towards the expense of the round-a-bout that is being constructed at the intersection of Dawson Forest Rd. and Highway 53. His client feels if the round-a-bout is already being developed that he could construct a left-turn lane along his development and that would not only serve the development but the County as well. He was also asked about connectivity within the development. The developer would be willing to provide a greenway up to the Dawson Forest Apartments. Mr. King reviewed the recommendations made by staff and did have comments in regards to the number of curb cuts along Dawson Forest. He states that the development will need three as opposed to two. 20' planted buffer separating the commercial and the residential portions. Mr. King stated that the fronts of the commercial portion will not front the retail instead of abutting. The developer also took issue with the staff suggestions of providing a "play area" and amenities area because they are gearing this development towards single, working class people, not families. Mr. King stated that he wanted to address the additional parking needs that staff had made comments in regards to. A variance will be needed to provided 2 car garages and 20' wide drives and that will be heard at a later time should the application be approved and would remedy the need for additional parking.

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

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

Chairman Hamby closed the board for discussion.

Motion to approve ZA 21-11 with the conditions presented by staff in addition to the locations of curb cuts (limit of 3 three or to be determined by a traffic study) to be determined by a traffic study. Motion passed 4-0  
Maloney/Sanvi 1 abstention Hamby

Chairman Hamby asked for a motion in regards to ZA 21-08 the Residential Multi-Family portion of the development.

Motion to approve with the conditions presented by staff passed 4-0 Maloney/Hornsey 1 abstention Hamby

Updates by Planning and Development. Planning Director Kinley stated that the Comprehensive Plan would be heard by the Board of Commissioners the upcoming Thursday with a need to update the Comprehensive Plan and move towards character areas. The Long-Range Planning Committee will also be kicking off their meetings again the following week. Neil Hornsey asked if there was an update as to when the study would be returned with the information regarding the cost of each zoning classification. Director Kinley stated that there was not an estimated date but staff had returned all information as requested.

There being no further business to discuss, the meeting was adjourned at 6:36 p.m.

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Jason Hamby, Chairman

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Date

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Attest: Harmony Gee

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Date