

**DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD FEBRUARY 15, 2022  
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 Devon Cox, GIS Tech.

There will be a Planning Commission meeting will be held on March 15th, 2022.

Chairman Hamby asked for a motion to approve the minutes from the January 18th, 2022 minutes as prepared. Motion passed by a vote of 5-0. Maloney/Hornsey

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 5-0. 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 Variance:**

VR 22-01 Ron Wilson is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 side setback reductions. TMP L17-084 Athens Boat Club

Chairman Hamby asked if there was anyone to speak to the application. Mr. Wilson of Dawsonville, Georgia presented his request. Mr. Wilson stated that he is seeking a variance to build a primary residence. That the existing mobile home would be demolished and a new home constructed on 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 then asked for a motion. Motion was made to recommend approval of the request. 5-0 Maloney/Sanvi

VR 22-02 Daryoosh Roodehchi is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP 012-034 Eagle Ridge Rd.

Chairman Hamby asked if there was anyone to speak to the application. Daryoosh Roodehchi of Cumming, GA spoke on his own behalf. Mr. Roodehchi stated that he is in the process of purchasing the lot and to avoid extra costs of backfilling the lot and to avoid existing septic lines he needed to move the primary residence up 20'.

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. Tara Hardewick, Richard Matthews and Tracey Reagan all of Dawsonville, GA spoke in opposition citing concerns of parking in the street that is very narrow, emergency service vehicle access and setting a precedence.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby then asked for a motion. Motion to table the request until the March Planning Commission Meeting pending a site plan from the applicant showing the parking for his home and the previous variances approved for the road. Motion passed 4-0 1 abstention Hornsey/Maloney Hamby

#### **Application for Special Use:**

SU 22-01 Barkville Dog Rescue, Inc. is requesting a Special Use of a Dog Kennel on TMP 092-008 & 092-008-002 for the purpose of operating a dog rescue kennel.

Chairman Hamby asked if there was anyone to speak to the application. Kimberly Murphy of Dawsonville, GA presented her request. She stated that she wishes to open her rescue facility in Dawson County where she and her husband have recently relocated to. Ms. Murphy said that she has been in the rescue business since 2016 with the previous location being in Jasper and would like to build a barn looking structure approximately 5000 square feet and would not have more than 28 dogs at the time.

Chairman Hamby asked if there was anyone to speak in favor of the application. Karla Cobb of Acworth, GA and Roy Podolin of Alpharetta, GA spoke in favor of the organization and location.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Charles Pritchett, Stephen Pritchett, Mike Garcia, Cheryl Crane, Don Walton, Tom Chandler, Bill Matthews, Krista Johnson, Joan Gibbs, Greg Aushouse, Anton Dimidov all of Dawsonville, GA stated concerns ranging from: noise, animal waste runoff, safety of animals and residents of North Seed Tick, location of facility, and property values of surrounding homes and properties.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby then asked for a motion. Motion was made to recommend denial of the request. 4-0 1 Maholoney/Bennett Hamby

#### **Application for Rezoning:**

ZA 22-02 Mickey & Sarah Thomas is requesting to rezone TMP 111-024-003 & 111-024-002 from RSR to R-A for the purpose of down zoning the parcel.

Chairman Hamby asked if there was anyone to speak to the application. Mickey Thomas of Dawsonville, GA presented his request. He stated that he is seeking to down zone the parcel so that he can construct a guest

cottage for his father to move into. He has also recently purchased the additional acreage on the other side of his parcel as well.

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

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

Chairman Hamby then closed the Board to discussion.

Chairman Hamby then asked for a motion. Motion to recommend approval of the request. 4-0 1 abstention Sanvi/Hornsey Hamby

ZA 22-03 Blake Holbrook is requesting to rezone 1.5 acres of TMP 097-009 from R-A to RSR for the purpose of subdividing the parcel and building a primary residence.

Chairman Hamby asked if there was anyone to speak to the application. Blake Holbrook of Dawsonville, GA stated that his family purchased the land and he is seeking to parcel out 1.5 acres for the purposed of constructing his primary residence.

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

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

Chairman Hamby then closed the Board to discussion.

Chairman Hamby asked for a motion. Motion to recommend approval of the request. 4-0 1 abstention Hornsey/Bennett Hamby

Chairman Hamby asked for updated by Planning and Development staff. Zoning Specialist Harmony Gee stated that there are none at this time. Chairman Hamby asked about any upcoming ordinance updates to which Ms. Gee stated that in March they should see an amendment to the 400 Corridor Guidelines presented to them.

There being no further business to discuss, the meeting was adjourned at 6:58 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