

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby.

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Jason Hamby, District 1 Chairman; Shelton Townley, District 3; and Neil Hornsey, District 4.

Staff present: Harmony Gee, Zoning Specialist and Sharon Farrell, Planning Director.

Chairman Hamby asked for a motion to approve the minutes from the June 20th, 2023 minutes as prepared. Motion passed by a vote of 3-0 Hornsey/Townley

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 3-0. H o r n s e y / T o w n l e y

Chairman Hamby announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

New Business:

VR 23-08 Century Communities is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-66 (4).d setback reduction TMP 113-092 (Crosby Square)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Arthur Smith of Dawsonville, Georgia and Jon Lyons of Norcross, Georgia spoke on behalf of the application. Mr. Smith stated that there are fifteen lots within the Crosby Square development that is affected by the architectural, cantilevered garage addition. He stated also that the encroachment was discovered by one of Dawson County's Building Inspectors. Chairman Hamby asked the applicants how far into development that they were when it was discovered to which Mr. Smith replied that the "development is almost completely done".

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 request. There was none.

Chairman Hamby asked for a motion.

Motion to approve the request passed 3-0 Hornsey/Townley

VR 23-09 Ken Stone is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 (3).c setback reduction TMP L10 019 (Blowing Rock Road)

Chairman Hamby asked if there was anyone to speak to the application. Dixon Sewell of Gainesville, Georgia spoke on behalf of Ken and Tiffany Stone. Mr. Sewell is the contractor for the Stone's. Mr. Sewell states that the Stone's purchased the property approximately ten years ago and wish to demolish

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the existing residence on the parcel and construct a new one. To accomplish this, they need a front setback variance of twenty-five feet so that the courtyard, side entry garage can fit on the lot. The garage will be ten feet off of the front property line once completed. Chairman Hamby asked if any of the previous structure will remain. Mr. Sewell stated that the entire residence will be demolished and a new septic system will also be installed.

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 closed the Board for discussion and asked for a motion. Motion to approve of request passed 3-0 Hornsey/Townley

ZA 23-06 Kimley-Horn obo Hybrid Properties and Investments, LLC is requesting to rezone 4.93 acres of TMP 113-098-001 & 113-053 from R-A (Residential Agriculture) to C-HB (Commercial Highway Business). (Georgia Highway 400)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Joshua Scoggins of Cumming, Georgia spoke on behalf of the application. Mr. Scoggins stated that the applicant proposes to build a medical office building that once completed could employ between forty-five to fifty-five employees. Mr. Scoggins stated that there is a specific user for this parcel but is unable to disclose them at this time due to confidentiality reasons but the County would be very happy to have them within the community.

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 for discussion and asked for a motion. Motion to approve the request with the stipulation of a medical office use only permitted passed 3-0 Hornsey/Townley

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that there is survey regarding future land use for the Comprehensive Plan currently on the County's website and encouraged everyone to take it so that their opinions can be heard. The transportation element along with the Lumpkin Campground Road study is nearing completion as well.

There being no further business to discuss, the meeting was adjourned at 6:28 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date