

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Vice Chairman Neil Hornsey.

John Maloney gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Hornsey.

Members present: John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4, Steve Sanvi, Chairman Appointee.

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

There will be a Planning Commission meeting held on May 17th, 2022.

Vice Chairman Hornsey asked for a motion to approve the minutes from the March 15th, 2022 minutes as prepared. Motion passed by a vote of 3-0. Maloney/Sanvi

Vice Chairman Hornsey asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 4-0. Maloney/Sanvi

Vice Chairman Hornsey 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 21-18 & SU 21-05 Benjamin Smith is requesting to down zone the parcel from RSR to R-A and a Special Use for a temporary sawmill. TMP 102-040 Patience Way. The request was tabled from the September 21st 2021 Planning Commission meeting without a public hearing.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Benjamin Smith of Dawsonville, GA spoke to his request. He stated that he and his wife purchased the property with the intentions of building their primary residence while using a small sawmill to mill a portion of the lumber on the parcel so that it may be used for flooring in their new barn to be constructed on the land.

John Maloney asked the applicant if he was aware of the stipulations that were suggested by staff to which Mr. Smith stated that he was not. Mr. Maloney then read over the stipulations:

- Sawmill shall not interfere with the quiet use and enjoyment of the outside environment of neighboring property owner's Operational hours shall be between the hours of 8 a.m. and 8 p.m. Monday thru Friday, 10 a.m. to 6 p.m. Saturdays and Sundays.
- Sawmill shall not be operated for more than 4 hours on Saturday and Sunday
- Sawmill shall not be operated after dark
- Lumber produced by the sawmill shall not be used for structural materials in the construction of the applicant's single-family residence but may be used as hardwood flooring or other decorative elements

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

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There was

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none.

Vice Chairman Hornsey then asked for a motion.

Motion for approval with the staff recommended stipulations passed 4-0 Maloney/Sarvi

ZA 22-04 Fox Creek Properties, Inc. is requesting to rezone TMP 112-109, 104-065, 112- 019, 112-013, 113-057-002, and 112-018 from R-A, RPC, C-HB, CPCD, C-OI to Mixed Use Village for the purpose of developing single family, multi-family, retail/commercial/office, and light industrial uses. (GA 400 & Lumpkin Campground Rd.) Vice Chairman Hornsey state that the first public hearing for this request was heard on March 15th 2022 and the second hearing would be heard at the May 19th Board of Commissioners meeting.

Vice Chairman Hornsey asked if there was anyone to speak to the application and any changes to the plan since the last meeting. Kenneth Wood of Peachtree Corners, GA stated that he represented the applicant. Mr. Wood stated that a follow up community meeting was held at the request of the Planning Commission at the March meeting and several concerns had been addressed along with questions of citizens answered. Some of which were traffic concerns, the taxes that will be brought into the county, impact fees for the project, and buffers. Mr. Wood was told by Planning Director Sharon Farrell that any new presentation will need to be presented to the Board of Commissioners at the May 19th meeting but could speak to what was discussed at the community meeting.

Mr. Wood stated that the proposed development would generate approximately \$5 million per year in tax revenue for the County. Impact fees would be approximately \$10 million for the proposed development (\$7 million to Etowah Water and Sewer Authority with the remaining \$3 million to the County). There were five proposed stipulations that the developer had agreed upon which were:

1. The section of the property to the north and east of the Savannah Trace neighborhood as shown on the Zoning Site Plan shall have a 200' undisturbed buffer and an additional 50' replanted landscape buffer.
2. The emergency vehicle access area that ties into the Savannah Trace neighborhood is permitted to disturb the 250' combined buffer and landscape area for purposes of construction and fencing.
3. A five foot in height (5) black vinyl, chain link fence shall be installed along the north and east border of Savannah Trace along the subject property line.
4. The single-family detached lots that border the 250' combined buffer and landscape area of Savannah Trace shall not be permitted to encroach or construct any improvements within the 250' buffer and landscape area. This restriction shall apply to the residential homeowner's association in addition to the individual lot owners.
5. The emergency access exit into Savannah Trace (located at the northern border of Savannah Trace along the subject property line) shall have a gate with a Knox box with Fire Department emergency access. The gate shall have cart access for residents of Savannah Trace subdivision

Mr. Wood then discussed the traffic changes to Lumpkin Campground Road and Georgia Highway 400 that would be addressed with the proposed development. The phases to the development and the timeline that they would follow, the trail/path system within the development and how they connect. The Board asked questions in regards to the access to access and if Brights Way is private or publicly maintained, if the developers had met with Georgia Department of Transportation to discuss access and traffic changes along Hwy 400 and GA 53

Bill Evans of Atlanta, GA, owner of the development company, spoke to the Commission of the portion of residential that will be developed in the first phases. He stated that the apartments (residential multi-family)

would be developed first. That he believes “that we are fixing to have another recession” and it could happen within the next three years. Mr. Evans preferred that the traffic studies be linked to the impacts of the developments instead of a yearly basis.

Vice Chairman Hornsey closed the Board for discussion. Vice

Chairman Hornsey asked for a motion.

Motion to recommend approval of the request with the developer approved five stipulations along with the following three stipulations:

6. Land leveling and grading activity cannot commence without an approved associated land development plan. No pad grading, without approved plans for a specific project.
7. The plan dated 2022 is conceptual in regards to the implementation and management of entry and exit points driveways, entrances or exits, and throat depths.
8. A traffic study update will be performed at the completion of the individual PODs or on an annual basis as determined necessary by the Dawson County Engineer, or designee

Was approved 3-1 Maloney/Sanvi

New Business:

Application for Variance:

VR 22-08 Caren Martin is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP 012-017 Eagle Ridge Rd.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Caren Martin of Suwanee, GA spoke on behalf of the application. Ms. Martin stated that she is seeking to build her primary residence but to accommodate the layout of the land and her house plan she needs a variance. Ms. Martin also asked if she would be able to request an additional 10' or more at the suggestion of her builder. Vice Chairman Hornsey deferred the question to Planning & Development Director Sharon Farrell to which she replied that she would not be able to request the additional encroachment due to the advertising of her original request.

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

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

Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion to approve the request as applied was passed 4-0 Sanvi/Maloney

VR 22-09 Andrew Eckert is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP L21-055 Lake Circle.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Andrew Eckert of Dawsonville, GA presented his request. He stated that he is need of a variance to accommodate a detached two-car garage. Mr. Eckert stated that he is unable to use the garage that was built with the home due to the position of it.

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

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

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Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion was made to recommend approval of the request.
4-0 Bennett/Sanvi

VR 22-10 Joseph Byess is requesting to vary from the Dawson County Land Use Resolution Article III Section 319 Table 3.2 side setback reductions. TMP 051-049 Hwy 136 West

Vice Chairman Hornsey asked if there was anyone to speak to the application. Joe Byess of Dawsonville, GA spoke on behalf of his application. Mr. Byess states that he wishes to construct a storage building. The location of the proposed building requires a variance due to other locations on his parcel would require grading and the removal of several large trees. He has spoken to his surrounding property owners and none of which had any objections to his request.

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

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

Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion was made to recommend approval of the request.
Motion passed 4-0 Maloney/Sanvi

Application for Rezoning:

ZA 22-10 George & Phyliss Robinson is requesting to rezone TMP 088-001 & 087-004 from RSR to R-A for the purpose of down zoning the parcel for agricultural purposes.

Vice Chairman Hornsey asked if there was anyone to speak to the application. George and Phyliss Robinson of Dawsonville, GA spoke on behalf of their application. Mr. Robinson stated that they purchased property (3 lots) two years ago. Their long-term intent is to have a multi-generational farm. Presently, they grow micro-greens in a small greenhouse but would like to expand into larger raised beds and gardens.

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

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

Vice Chairman Hornsey then closed the Board to discussion.

Vice Chairman Hornsey then asked for a motion. Motion to recommend approval passed. 4-0 Maloney/Sanvi

ZA 22-11 Tyler Burt is requesting to rezone Two (2) acres of TMP 068-014 from R-A (Residential Agriculture) to RSRMM (Residential Sub Rural Manufactured Moved) for the purpose of subdividing the parcel to RSRMM standards.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Tyler Burt of Dawsonville, GA stated that he recently sold his home and "it's time to get back home". The parcel belongs to his aunt who has no children and is unable to care for the larger in size fields. He seeks to build his home on the 7.2-acre portion leaving his aunt's portion in zoning compliance if approved.

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

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

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Vice Chairman Hornsey then closed the Board to discussion.

Vice Chairman Hornsey asked for a motion. Motion to recommend approval of the request. 4-0
Sanvi/Bennett

Public Hearing:

Comprehensive Plan Minor Update with the second public hearing being held on April 21st at the Board of Commissioners Meeting.

Planning Director Sharon Farrell presented the minor update to the Comprehensive Plan stating that the new zoning classifications of RS 2 & RS 3 along with Commercial Highway Intensive were added to the Land Use Resolution and needed to be reflected within the Comprehensive Plan.

Vice Chairman Hornsey then opened the Public Hearing.

No one spoke in favor or opposition of the update.

Vice Chairman Hornsey closed the Public Hearing.

Motion to recommend approval of the update as presented 4-0 Maloney/Sanvi

Land Use Resolution Update with the second hearing being held on April 21st at the Board of Commissioners meeting.

Planning Director Sharon Farrell presented the section of the Land Use Resolution section 121-69 Residential Agricultural/Residential Exurban highlighting that the phrase "unless a variance is granted" was omitted from that section.

Vice Chairman Hornsey opened the public hearing and asked if there was anyone to speak in favor or opposition of the Land Use Resolution update. There was none.

Vice Chairman Hornsey then closed the Board for discussion.

Vice Chairman Hornsey then asked for a motion. Motion to recommend approval was passed 4-0
Maloney/Sanvi

Subdivision Regulations Update with the second public hearing being held April 21st at the Board of Commissioners meeting.

Planning Director Sharon Farrell presented an update to the Subdivision Regulations that would allow for a family density lot size variance to be reviewed at the staff level instead of coming to a public hearing.

Vice Chairman Hornsey then opened the public hearing. No one spoke in favor or opposition of the update.

Vice Chairman Hornsey closed the public hearing and asked for a motion. Motion to recommend approval was passed 4-0 Sanvi/Maloney

Vice Chairman Hornsey asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that May is Building Safety Month.

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There being no further business to discuss, the meeting was adjourned at 6:51 p.m.

Neil Hornsey, Vice Chairman

Date

Attest: Harmony Gee

Date