

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD NOVEMBER 16, 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; Steve Sanvi, Chairman Appointee.

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

There will be a Planning Commission meeting will be held on December 21, 2021.

Chairman Hamby asked for a motion to approve the minutes from the October 19th, 2021 minutes as prepared. Motion passed by a vote of 4-0. Sanvi/Hornsey

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 4-0. 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 Special Use and Variance:

SU 21-07 Greg Spence obo Verizon Wireless is requesting a Special Use of TMP 049 001 for the purpose of placing a telecommunications tower. Hwy 52 E

VR 21-19 Greg Spence obo Verizon Wireless is requesting a variance to the Dawson County Land Use Resolution Article IV Section 410 F.4

Chairman Hamby asked if there was anyone to speak on behalf of the application. David Kirk of Atlanta, Georgia and Greg Spence of Savannah, Georgia spoke on behalf of Verizon Wireless and gave a power point presentation laying out the request for the special use and need for a variance.

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

Chairman Hamby asked if there was anyone to speak in opposition of the variance.

John Hutcheson of Dahlonga, Georgia; Joel Crotzer, Larry Koller, Shane Turner, Greg Long and Michael Bilby all of Dawsonville, Georgia all spoke in opposition of the request siting concerns of: decrease in property values, impairment of the scenic views, and disrupt rural way of life.

Chairman Hamby closed the board for discussion.

A point was brought up to see if it were possible to move the tower further back so that the variance would not be necessary. Mr. Spence and Mr. Kirk stated that they would look into the logistics of that move.

Chairman Hamby asked for a motion. Motion to recommend deny the request for Special Use was passed 3-0 Hornsey/Sanvi 1 abstention Hamby

Chairman Hamby asked for a motion in regards to the variance request. Motion to recommend denial of the variance request was passed 3-0 Sanvi/Hornsey 1 abstention Hamby

Application for Rezoning:

ZA 21-22 Redo Properties, LLC is requesting to rezone TMP 094-044 from RSR to RMF for the purpose of bringing a non-conforming use into zoning compliance. Reeves Road

Chairman Hamby asked if there was anyone to speak to the application. Mr. Gravitt was not present at the hearing. Sharon Farrell, Planning Director presented the request.

Ms. Farrell stated that this is currently a non-conforming use and that rezoning the parcel would bring the property into zoning compliance.

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 approve the variance as requested. 3-0 1 abstention Hamby Sanvi/Bennett

ZA 21-23 Stanley Hood is requesting to rezone TMP 088-108-001 from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of subdividing the parcel into two parcels. Hwy 9 South

Chairman Hamby asked if there was anyone to speak to the application. Mr. Hood was not present at the hearing.

Planning Commissioner Hornsey asked if staff was aware as to why the applicants were not present to which staff replied that they did not know.

Chairman Hamby asked the Board if they would like to hear the request or table it until the December meeting. Motion to table the request until the December meeting was passed 3-0 1 abstention Hornsey/Sanvi Hamby

Chairman Hamby asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that there is to be a joint meeting between the Long Range Planning Committee and the Board of Commissioners the next day to discuss several items.

There being no further business to discuss, the meeting was adjourned at 6:48 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date