

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD FEBRUARY 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; John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4.

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

There will be a Planning Commission meeting will be held on March 16, 2021.

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

Chairman Hamby asked if there were any amendments to the agenda. There were none. Motion passed by a vote of 4-0. Maloney/Hornsey

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:

SU 21-01 Candie Parkey is requesting a Special Use of TMP 067-005 for the purpose of placing a second mobile home on 5 acres in a R-A zoning.

Chairman Hamby asked if the applicant was present to speak to the application. The applicant was present. Ms. Parkey stated that she is requesting a mobile home be placed on the same parcel that her mother's mobile home currently sits due to her declining health and the need for someone to help her.

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 recommend approval of the application. Motion passed 3-0 Maloney/Hornsey 1 abstention Hamby

Application for rezoning:

ZA 20-27 Dawson County is requesting to rezone TMP 113-011 & 113-092 from C-HB to RMF & C-HB for the purpose of developing a commercial component and multi-family dwellings.

Chairman Hamby asked if there was anyone to speak to the application. Planning Director Jameson Kinley spoke to the application and presented a power point presentation stating the application was previously heard by the Planning Commission and Board of Commissioners which was denied. Director Kinley read the proposed stipulations that would be attached to the request should the approved.

John Maloney stated that he would like to see more pedestrian connectivity within the development so as to not to have issues in the future.

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 for approval passed with the following stipulations:

1. The Development shall be constructed substantially in compliance with the Site Plan attached as "Exhibit A".
2. Owner shall construct a left-turn lane from the end of the existing turn lane at SR 53 along the property frontage to the northernmost property line of this development prior to the issuance of the first Certificate of Occupancy for the Residential Development.
3. The road connecting Lumpkin Campground Rd. to Prestige Lane shall be constructed, completed, and open for passage prior to the issuance of the first Certificate of Occupancy for the Residential Development, and shall be built to County Standards. This road shall be dedicated to Dawson County no sooner than at the completion of the "vertical" construction of the Commercial Development.
4. Development as a "Pad Ready" Site of the 5.36 +/- acre Commercial Development (the "Commercial Development") shown on the Site Plan shall be commenced and proceed simultaneously and continuously with the commencement of the development of the 20 +/- acre Residential Development (the "Residential Development") shown on the Site Plan and must be completed as a Pad Ready Site at or before the issuance of 60 Certificates of Occupancy for the Residential Development. For purposes of this Stipulation, "Pad Ready" shall mean completion of grading to flat and immediate availability of water and sewer connections.
5. Upon the issuance of 60 Certificates of Occupancy for the Residential Development, actual "vertical" construction must commence on the Commercial Development before any additional Certificates of Occupancy will be issued for Residential Development.
6. Owner shall dedicate an additional 20' of right-of-way along the entire frontage of Lumpkin Campground Rd. and SR 53 prior to the issuance of the first Certificate of Occupancy.
7. Study to include pedestrian amenities.

3-0 Maloney/Hornsey 1 abstention Hamby

ZA 21-01 Lucas Ray is requesting to rezone TMP 104 032 from R-A to RSRMM for the purpose of subdividing the parcel per RSRMM guidelines.

Chairman Hamby asked if there was someone to speak to the application. Lucas Ray of Dawsonville, Georgia presented his application. He stated that his oldest son is looking to build a house but due to the cost of that was not a feasible option. That a mobile home is the option that they decided would be a better financial decision for them. Mr. Ray stated that the mobile home has been selected and it would be 8-10 months until the home is completed so that it can be moved in.

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

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

Chairman Hamby closed the Board for discussion

Chairman Hamby asked for a motion. Motion to recommend approval passed 3-0 Hornsey/Maloney 1 abstention Hamby

ZA 21-02 Alex Myers is requesting to rezone TMP 113-093-001 from R-A to C-IR for the purpose of relocating an existing transfer station and constructing a new facility

Chairman Hamby asked if there was anyone to speak to the application. Alex Myers of Dawsonville, GA presented the application on behalf of the owners, 400 Waste & Scrap. Mr. Myers stated that the owners wished to expand their business due to the good fortune of their business reaching near capacity. Mr. Myers stated that the request would be for approximately 7 acres of a larger parcel from R-A to C-IR and that it does fall in line with the future land use map. Mr. Myers presented a power point presentation showing where the proposed new facility would be located.

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 asked for a motion. Motion to approve passed 3-0 Hornsey/Maloney 1 abstention Hamby

ZA 21-03 Jim King is requesting to rezone TMP 096-036 from R-A to RSR for the purpose of subdividing the parcel per RSR standards.

Chairman Hamby asked if there was anyone to speak to the application. Jim King of Dawsonville, Ga spoke to the application. He states that Mr. & Mrs. Plemmons is seeking to rezone 8.75 acres at the corner of Hugh Stowers and Thompson Rd. for the purpose of subdividing the parcel into 5 lots and building their primary residence on one of the parcels. Mr. King passed around photos of the types of homes that Mr. Plemmons is looking to build on the parcels that would be in the \$400-\$500k range. Mr. King stated that Mr. Plemmons had also spoken to his neighbors in regards to maintaining as many of the trees as possible.

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. Hugh Stowers, Jr. & Karen Smith both of Dawsonville, GA spoke to concerns of residential growth concerns, and erosion and flooding issues that already plague the parcel.

Chairman Hamby closed the board for discussion. John Maloney asked Jim King about the possibility of a study to help mitigate the storm water run-off. Mr. King stated that the proposed 5 houses would be about 1% of the run off that the issue is existing. The developer could place some rip rap dams to help with the run off.

Chairman Hamby then asked for a motion. Motion for approval with the stipulation that a study be performed to mitigate the water. Motion died for lack of a second.

Jim King stated that the property owner could, as it stood, go in and build chicken houses, a barn and a 10,000 square foot house with no approval.

Chairman Hamby asked for a motion. Motion for approval with the stipulation of a hydrology study to be performed with the results to be given to Public Works was made by Neil Hornsey and subsequently withdrawn.

Chairman Hamby asked for a motion for approval with a hydrology study to be performed to determine and mitigate the water run off to the adjacent properties. Maloney/Hornsey Motion passed 2-1 1 abstention Hamby

There were no updates by Planning and Development.

There being no further business to discuss, the meeting was adjourned at 6:56 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date