

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; John Maloney, District 2; 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 September 19th, 2023 minutes as prepared. Motion passed by a vote of 3-0 Maloney/Hornsey

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 / M a l o n 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 23-13 Mike & Pam Nitzken is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L13 060 (Ruby Lane)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Pam Nitzken of Roswell, Georgia spoke on behalf of the application. Ms. Nitzken stated that they are seeking to remodel the home that was built in the 70's and make it more accessible inside and out and needed a side variance to accomplish this.

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 Maloney/Hornsey

**Public Hearing:**

Planning Director Sharon Farrell presented the County's Comprehensive Plan explaining that the plan has been heard by the Planning Commission and also the Board of Commissioners. It was then sent to the Georgia Mountain Regional Commission (GMRC) for review. The Comprehensive Plan has been accepted by the GMRC and Department of Community Affairs. Chairman Hamby asked if the documents requested by the Planning Commission were sent to which Planning Director Farrell replied that the trail documents had been sent to the Planning Commission. Chairman Hamby then asked about the update to the lot size in the Agriculture Conservation District had been updated. Planning

DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD SEPTEMBER 17, 2023  
DAWSON COUNTY GOVERNMENT CENTER

Director Farrell stated that the lot size has remained the same at 20 acres. Chairman Hamby then opened the Public Hearing. There was no one to speak in favor or opposition of the Plan.

At that the Public Hearing was closed.

Chairman Hamby asked for a motion.

Motion to recommend approval of the Comprehensive Plan with the adjustment of the lot size requirement to be one home per five acres in the Agriculture Conservation District passed 3-0.  
Hornsey/Maloney

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that the conclusion of the Comprehensive Plan and transmitting to the DCA is the goal of the department. She also plans on updating other ordinances now that the Comprehensive Plan is winding to a close.

There being no further business to discuss, the meeting was adjourned at 6:12 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