

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, Chairman, District 1; John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4, Steve Sanvi, Chairman Appointee.

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

Chairman Hamby asked for a motion to approve the minutes from the April 19th, 2022 minutes as prepared. Motion passed by a vote of 4-0; one abstention by Chairman Hamby. Maloney/Hornsey. There will be a Planning Commission meeting held on June 21st, 2022.

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 5-0. Hornsey/Sanvi

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:

Application for Rezoning.

ZA 22-09 Continental 673 Fund, LLC is requesting to rezone TMP 114-020 from C-HB (Commercial Highway Business) to RMF (Residential Multi-Family) for the purposes of developing 113 units of multi-family residences. Located on Dawson Village Way and (S) Beartooth Parkway.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Gwen Wheeler of Menominee Falls, Wisconsin, spoke on behalf of the applicant and gave a Microsoft PowerPoint presentation of the proposed site plan of the development, proposed amenities, elevations of the structures and renderings of the home's floorplans.

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 public hearing for Board discussion. Site distance visibility concerns of Beartooth Parkway were raised by Tim Bennett. Parking, driveway lengths, and engineering concerns were raised by John Maloney. Steve Sanvi inquired if any comments were made by the Emergency Services Department, staff confirmed that the EMS staff did not provide review comments.

Chairman Hamby asked for a motion. The Motion was made to approve the request with the stipulation that a 25-foot separation between the face of the structure's garage and the curb or sidewalk face be provided; the motion passed 4- 0 1 abstention Hornsey/Maloney/Hamby.

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD APRIL 19, 2022
DAWSON COUNTY GOVERNMENT CENTER

Application for Rezoning.

ZA 22-12 David Cowart is requesting to rezone a portion of TMP 113-056 from R-A (Rural Agricultural) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards. The property is located on Kilough Church Road.

Chairman Hamby asked if there was anyone to speak to the application. Payton Anderson with Davis Engineering of Dawsonville, Georgia presented the request. He stated that the applicant is selling the parcel and a large piece of the parcel will be developed as a church while the smaller portion of the parcel will be sold and subdivided as single-family residential lots.

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 public hearing for Board discussion.

Chairman Hamby then asked for a motion. Motion was made to recommend approval of the request. 4-0 - 1 abstention Bennett/Sarvi- Hamby

Chairman Hamby asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that the month of May is Building Safety Month.

There being no further business to discuss, the meeting was adjourned at 6:40 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date