

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD NOVEMBER 17, 2020
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; Vice Chairman Emory Dooley, Chairman Appointee; 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 January 19, 2021.

Chairman Hamby asked for a motion to approve the minutes from the October 20th, 2020 minutes as prepared. Motion passed by a vote of 4-0. Dooley/Maloney Hornsey abstained

Chairman Hamby asked for a motion to approve the agenda as prepared by staff. Motion passed by a vote of 5-0. 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 Variance:

VR 20-24 – Lloyd Freeman obo Lighthouse Baptist Church is requesting to vary from the Dawson County Land Use Resolution Article IV, Section 400.A front setback reduction from required 40' to 20' for the construction of a structure. TMP 112-020-001 (Harmony Church Rd.)

Chairman Hamby asked if the applicant was present to speak to the application. Lloyd Freeman of Dawsonville, GA spoke to the application. Mr. Freeman stated that due to the topography of the land where the church is looking to place a new structure for their school, they will need a variance into the front setback that fronts Grant Road.

Chairman Hamby asked the applicant about the structure regarding size and building materials. Mr. Freeman describe the building as a steel building (that matches the existing church structure) with a concrete mezzanine.

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 approve the application. Motion passed 3-0 1 abstention Maloney/Hornsey Hamby abstained.

ZA 20-21 George Butler as agent for owners is requesting to rezone TMP 097-099 from R-A (Residential Agriculture) to RS2 (Residential Suburban 2) for the purpose of developing 194 residential lot subdivision (Dawson Forest Road East)

Chairman Hamby asked if there was someone to speak to the application. Mr. George Butler of Dahlonega, GA spoke to the application on behalf of the owners of the property. Mr. Butler presented a history of the property and stated he had met with the Superintendent of Dawson County Schools and the Parks, Damon Gibbs and Rec. Director, Matt Payne in regards to a passive park that the school would have access to that the County could be listed as a trustee.

John Maloney brought up concerns with the proximity of the entrance to Blacks Mill Elementary and the access to the school through the neighborhood. He had experience in Alpharetta with a similar neighborhood and parents using the neighborhood to drop off their children instead of waiting in the drop off line.

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.

Tyler Carpenter & Kurt Krattinger both of Dawsonville, GA stated concerns of density, traffic, crime issues, safety concerns regarding the parks, and environmental concerns (sewer crossing the land).

Chairman Hamby closed the Board for discussion. The Board discussed the lack of price point and the density differences between RPC and RS2/RS3.

Chairman Hamby asked for a motion. Emory Dooley made a motion for approval with the stipulations presented by the applicant. Motion died for lack of a second.

Chairman Hamby asked for a motion. Motion for denial passed 3-1 with 1 abstention. Hornsey/Maloney Hamby abstained.

ZA 20-23 Miles, Hansford & Tallant, LLC is requesting to rezone TMP 113-044-006 from C-OI (Commercial Office Institutional) to C-HI (Commercial Highway Intensive) for the purpose of developing a garden center (Prominence Court & Kilough Church Rd)

Chairman Hamby asked if there was anyone to speak to the application. Johnathan Beard of Cumming, GA with Miles, Hansford & Tallant LLC spoke on behalf of the application. He stated that the applicant is seeking to rezone from C-OI to C-HI for the proposed use of a garden center and landscape supply store. The approximate size of the building would be 5,000 square feet with a gravel lot housing the garden statues and landscape supplies. Chairman Hamby asked about the driveways into the parcel. Mr. Beard stated that there was one existing from Prominence Court and the other is proposed off of Kilough Church Road. John Maloney asked the distance from the intersection of GA 400 and Kilough Church Road. Mr. Beard stated per the site plan it was 109'. Mr. Maloney stated that he was not a fan of entrances that close to intersections.

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 4-0 1 abstention Hornsey/Dooley

There being no further business to discuss, the meeting was adjourned at 7:03 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date