

JULY 19, 2022  
DAWSON COUNTY PLANNING COMMISSION MEETING  
DAWSON COUNTY GOVERNMENT CENTER

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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; 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 June 21st, 2022 minutes as prepared. Motion passed by a vote of 4-0. Hornsey/Bennett.

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 4-0. Sanvi/Hornsey

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 Variance.**

VR 22-15 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front & rear setback reductions. TMP L17-171 Huckleberry Lane

Chairman Hamby asked if there was anyone to speak on behalf of the application. James Callas of Dawsonville, Georgia, spoke on behalf of the application. He stated that his client purchased the home several years ago and wishes to construct a garage on an existing parking driveway. Mr. Callas stated that he wanted to bring the existing structure into compliance as well. Mr. Callas was unsure as to the exact date of construction of the home but knows that it was prior to zoning and setbacks being put into place by the County. Mr. Callas stated he would like to bring the home into compliance by asking for a variance for a 38' front (along ABC Hickory) 25' front (along Huckleberry) and a 15' side setback reductions.

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.

Chairman Hamby asked for a motion. The Motion was made to approve the request 3-0 Sanvi/Hornsey 1 abstention Hamby

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VR 22-16 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front & side setback reductions. TMP L17-061 Sunset Trail

Chairman Hamby asked if there was anyone present to speak to the application. James Callas of Dawsonville, Georgia spoke on behalf of the application. Mr. Callas stated that the current homeowner is seeking to make improvements to the home and is in need of a variance to accomplish those improvements along with bringing the existing structure into zoning compliance. Mr. Callas requested a front setback reduction of 39' a side setback reduction of 8' and a rear setback reduction of 16'.

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.

Chairman Hamby asked for a motion. The motion was made to approve the request 3-0 Hornsey/Bennett  
1 abstention Hamby

**Application for Special Use and Rezoning**

SU 22-02 Happy Dog Retreat, Inc. is requesting a Special Use to gain zoning compliance of TMP 070-005-001 for a pet boarding and kennel facility in a R-A zoning. Elliott Family Pkwy.

Chairman Hamby asked if there was anyone to speak to the application. Laura Manner, owner of the Happy Dog Retreat, Inc. of Dawsonville, Georgia spoke to her application. Ms. Manner stated that she is looking to expand upon her existing business and needs the Special Use permit to do so. She stated that she has been in business for several years and currently has the capacity to hold 70-75 dogs.

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.

The Board then asked the applicant if she was aware of the stipulations that the staff had suggested. Ms. Manner stated that she was given a copy of the staff report at the meeting and that she did have some concerns regarding some of them. After discussing the stipulations with the applicant and staff, Chairman Hamby asked for a motion.

A motion to recommend approval of the request with the following stipulations:

1. All animal service and confinement areas shall be in air conditioned.
2. The building shall be design and certified sound attenuated.

Passed 3-0 Hornsey/Sarvi 1 abstention Hamby

ZA 22-16 Noah & Rachel Behel is requesting to rezone TMP 092-047 & 092-047-001 from R-A (Residential Agriculture) to RSR (Residential Sub-Rural) for the purposes of subdividing the parcel to RSR standards. Hwy. 9 North

Chairman Hamby asked if there was anyone to speak on behalf of the application. Noah and Rachel Behel of Gainesville, Georgia spoke on their own behalf. Mr. & Mrs. Behel stated that they have

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purchased the parcel and are looking to build two residences on it for themselves and a sibling but to be able to do so the parcel needs to be rezoned so that it may be divided. The applicants stated that the parcels would be approximately 4.5 acres in size.

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.

A motion to recommend approval of the request was passed 3-0 Sanvi/Bennett 1 abstention Hamby

ZA 22-17 Fred Stowers is requesting to rezone TMP 111-036 from RSR (Residential Sub-Rural) to R-A (Residential Agriculture) for agricultural purposes. Stowers Creek Circle

Chairman Hamby asked if there was anyone to speak on behalf of the application. Fred Stowers of Dawsonville, Georgia spoke on his own behalf. Mr. Stowers stated that he was unaware of any zoning change to his parcel that it has always been used to agricultural purposes and wants the zoning to reflect that.

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.

A motion to recommend approval of the request passed 3-0 Hornsey/Bennett 1 abstention Hamby

ZA 22-18 Eastgate Holdings, LLC is requesting to rezone TMP 106-214 from R-A (Residential Sub-Rural) to C-IR (Commercial Industrial Restricted) for purposes of developing office/warehouse space. Lumpkin Campground Rd. South

Chairman Hamby asked if there was anyone to speak on behalf of the application. Dennis Gravitt of Cumming, Georgia spoke on his own behalf. Mr. Gravitt stated that he had purchased the property earlier this year and wishes to develop office space with warehouses. The applicant has a site plan but that could change to accommodate potential tenants should they need to. Chairman Hamby asked the applicant if he was aware of the proposed stipulations by staff to which Mr. Gravitt stated that he was. Chairman Hamby asked the applicant if he had any objections to the stipulations and Mr. Gravitt stated that he did not.

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.

A motion to recommend approval with the following stipulations:

1. Lumpkin Campground Road is a north-south oriented roadway classified by GDOT as a Major Collector. A traffic study is required prior to submission of a land disturbance permit.
2. Roadway entrances and improvements, including necessary acceleration and/or deceleration lane(s) and left/right turn lanes, shall be designed, installed, and maintained as approved by the state department of transportation, as applicable, or the director of engineering, in accordance with state or county requirements, as applicable and as may be amended from time to time.

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3. A minimum of ten (10) feet of additional right of way along Lumpkin Campground Road frontage that is necessary for future road expansion;
4. Loading and unloading areas shall not be located closer than 50 feet from the right-of-way of a public street.
5. A minimum fifteen-foot-wide landscape strip shall be required along all side and rear lot lines, except in cases where access areas are approved. The area surrounding the road entrance(s) to the site or area, front, side, and rear landscape strips, required parking lot landscaping, and all other required landscaping shall be designed and installed according to plans prepared by a professional landscape architect,
6. All landscape design shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers). All plant material must be Georgia native.
7. The developer shall employ a third-party erosion control monitoring firm for the project. The firm shall be responsible for inspection of construction sites and implementation of Stormwater and Erosion Control Ordinances.

Passed 3-0 Hornsey/Bennett 1 abstention Hamby

Chairman Hamby asked if there were any updates by Planning and Development. Director Sharon Farrell shared that the County is currently under a residential rezoning moratorium until at least August 4<sup>th</sup>, there are two larger development requests that will be heard at the next month's Planning Commission and that Zoning Specialist, Harmony Gee, received a promotion.

There being no further business to discuss, the meeting was adjourned at 6:28 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