

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD JUNE 16, 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.

Emory Dooley gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; Neil Hornsey, District 4; Vice Chairman Emory Dooley, Chairman Appointee.

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

There will be a Planning Commission meeting will be held on July 21st, 2020.

Chairman Hamby asked for a motion to approve the minutes from the March 17th, 2020 minutes as prepared. Motion passed by a vote of 3-0. Dooley/Hornsey

Chairman Hamby asked for a motion to approve the agenda as prepared by staff. Motion passed by a vote of 3-0. Hornsey/Dooley

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 20-07 Charles Hobgood is requesting to vary from the Land Use Resolution Article IV, Section 406.C.2 (Rear setback when abutting a residential district is 50’).

Chairman Hamby asked if the applicant was present to speak to the application. Mr. Charles Hobgood of Cumming, GA, presented his request. He stated that he is wishing to construct an industrial building that would be within the setbacks when backing up to a residentially zoned parcel. He is in the business of constructing exhibition booths and is looking to move his business to Dawson County.

Chairman Hamby asked if there was anyone present to speak in favor of the application. There were none.

He then asked if there was anyone to speak in opposition of the application. There were none.

Chairman Hamby closed the board and asked for discussion by the Planning Commission.

Chairman Hamby asked for a motion.

Motion passed by a 3-0 to approve the request. Dooley/Hornsey

VR 20-09 Cliff Strickland is requesting to vary from the Dawson County Subdivision Regulations Article V, Section 504.2.1 (No more than five lots will be created from a parent tract within a five-year period) TMP 10-011-007 Hwy 136 East.

Chairman Hamby asked if the applicant was present to speak to the application. Cliff Strickland, currently of Cumming, GA presented his application. He stated that he and his wife purchased the property from his grandmother with the intentions of building his permanent residence. They were unaware that the parent parcel had already been split 5 times when they acquired it.

Chairman Hamby asked if there was anyone to speak in favor of the application. There was no one.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Donald Roberts of Dawsonville, GA approached the podium and stated that he wasn't opposed of the application, he merely had questions. He asked if the Strickland's were granted this variance would they be given the right to split the parcel again or if it would only be the split that they were requesting. He stated that he believed his father was involved when the initial zoning classes were introduced to the county. Chairman Hamby explained that any other splits of the parcel would require a variance as well. Mr. Roberts had no further objections or questions.

Chairman Hamby then closed the board for discussion.

Chairman Hamby then asked for a motion.

Motion passed by a 3-0 to approve the request. Hornsey/Dooley

Chairman Hamby then asked for an update from Planning and Development Director Jameson Kinley. Jameson stated that the Planning Department had been tasked to determine all of the previously zoned CPCD & RPC zoned parcels that had not been developed by the Planning Commission and Zoning Specialist, Harmony Gee, had created a presentation of those parcels.

The presentation listed a total 2 CPCDs, 3 Residential Planned Communities and 1 Mixed Use Village.

Chairman Hamby asked staff what was needed of the Planning Commission. Director Kinley stated that should it be the pleasure of the Commission they could vote to pass along the information to the Board of Commissioners for their review in possibly county initiating rezoning of the parcels.

Chairman Hamby asked for a motion and it was passed 3-0.

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

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date