

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; Steve Sanvi, Chairman Appointee; and Neil Hornsey, District 4.

Staff present: Harmony Gee, Zoning Specialist and Lacey Edwards, Developmental Service Representative.

Chairman Hamby asked for a motion to approve the minutes from the October 17th, 2023 minutes as prepared. Motion passed by a vote of 3-0 Hornsey/Sanvi

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 / S a n v i

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:

SU 23-03 Michael Byrum requests an amendment to setback requirements of a Special Use Permit issued in 2021 for Tax Map Parcel 078-001-002 in the R-A (Residential Agriculture) district, located on Dollar Road.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Michael Bynum of Dawsonville, Georgia spoke on behalf of the application. Mr. Bynum stated the parcel was previously approved for a mobile home on less than five acres and one of the stipulations was that the home be placed three hundred feet from the right of way. The added cost for his septic system (due to the location of being in between two valleys) having to be pumped up hill and the additional clearing of trees cost the applicant is requesting to reduce the setback to one hundred feet from the right of way.

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 recommend approval the request passed 3-0 Sanvi/Hornsey

VR 23-14 Cameron Benvenuto is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L12 050 (Sunrise Court)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Cameron Benvenuto of Dawsonville, Georgia spoke on behalf of his application. Mr. Benvenuto stated that he is seeking a

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variance to the sides and rear setbacks for the construction of a new residence that would be more conducive for his family.

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. Tim Radigan, Carey Singley, and Mary Tritt all of Dawsonville spoke against. Mr. Radigan stated that he felt that it was "more of an architectural problem and not a setback problem" and that Mr. Benvenuto could alter his house plans to accommodate the lot instead of asking for a variance. Mr. Radigan noted that the Home Owner's Association covenants stated that homes within the neighborhood must meet county setbacks. Mr. Singley stated that his property backs up to the subject parcel and that there is an existing patio and fence/retaining wall that encroaches upon his property line and he was not in favor of any further encroachments. Ms. Tritt said that she had purchased the parcel to the rear of Mr. Benvenuto's in 1984 and would offer to sell him a portion of her property to accommodate the proposed home.

Mr. Benvenuto was given an opportunity for rebuttal of the concerns. He explained that he is unable to move the proposed home further to the front due to the existing septic lines but did offer to remove the retaining wall.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve the variance was passed 3-0 Sanvi/Hornsey

VR 23-15 Roberta or Dale Heady is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L10 079 (Overlook Circle)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Roberta and Dale Heady of Dawsonville, Georgia spoke on behalf of their application. They stated that they are needing a variance to the side setback requirements to accommodate a fire escape that will come off of a bedroom.

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 Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve the variance as requested was passed 3-0 Hornsey/Sanvi

VR 23-16 Wolf Creek Homes is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L03 024 (Holly Drive)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Bill Finesilver of Dahlonega, Georgia representing Wolf Creek Homes spoke on behalf of the application. Mr. Finesilver stated that there was a previous home on the parcel that was constructed prior to zoning and it was located within the setbacks in addition to a detached garage that was much closer to the property line than the proposed residence.

Chairman Hamby asked if there was anyone to speak in favor of the application. Dale Smart of Dawsonville, Georgia stated that he was neither in opposition or in favor of the request. He has met the applicants and thinks that they will "be fine neighbors".

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Chairman Hamby then closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve the request was approved 3-0 Hornsey/Sanvi

VR 23-17 Sanford McAllister obo Waffle House is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-170 increase to the number of required parking spaces TMP 107-318-023 (Marketplace Blvd)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Walter Barineau of Norcross, Georgia spoke on behalf of the application. Mr. Barineau stated that there are two other Waffle House restaurants that are approximately a mile away that have more than the allowable parking spaces existing. He explained that to be able to accommodate staff and patrons the extra spaces are necessary to keep either of them from having to park offsite and walk to the restaurant.

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 Board for discussion.

Motion for approval of the request passed 3-0 Sanvi/Hornsey

Submittal deadlines and meeting dates was presented by Zoning Specialist Harmony Gee. She stated that the meeting dates would remain the third Tuesday of every month as they have for past several years.

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

Chairman Hamby asked if there was anyone to speak in opposition of the calendar. There was none.

Chairman Hamby asked for a motion.

Motion to accept the submittal deadline calendar as presented was passed 3-0 Hornsey/Sanvi

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

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date