

The Dawson County Planning Commission meeting was called to order at 6:03 p.m. by Vice Chairman Neil Hornsey.

Shelton Townley gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Hornsey.

Members present: Steve Sanvi, Chairman Appointee; Shelton Townley, District 3; and Neil Hornsey, District 4.

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

Vice Chairman Hornsey asked for a motion to approve the minutes from the May 16th, 2023 minutes as prepared. Motion passed by a vote of 3-0 Sanvi/Townley

Vice Chairman Hornsey asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 3-0. S a n v i / T o w n l e y

Vice Chairman Hornsey 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.

**Old Business:**

VR 23-04 Eric Kimpel is requesting to vary from the Dawson County Land Use Ordinance Article III Section 121-67 setback reduction. TMP L08-031 (Chestatee Point)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. The applicant, Eric Kumpel, stated that since the last meeting that he had met with his adjoining neighbor and they were able to come to an agreement in terms of the garage he is seeking to construct. Vice Chairman Hornsey stated that he had an email from the adjoining property owner that had been given to the Commission by staff.

Vice Chairman Hornsey asked for a motion.

Motion to approve of the request with the stipulations of a natural foliage border in perpetuity and no windows in the new garage wall facing 1047 Chestatee Point: passed 3-0 Sanvi/Townley

**New Business:**

VR 23-05 Jacob Reichel is requesting to vary from the Dawson County Subdivision Regulations Ordinance Section 133-115 B.1 subdividing a parcel more than 5 times in less than 5 years TMP 039-012-031 (Coward Road)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. Jacob Reichel of Dawsonville, Georgia spoke to his application. He stated that he and his wife bought property about a year and a half ago and are looking to build their home here. He purchased the land through a land loan and is needing to subdivide a portion of the parcel for the purpose of not financing all of the property in

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with his mortgage. Mr. Reichel stated that he purchased one of the Bohlayer properties.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the request. There was none.

Vice Chairman Hornsey asked for a motion.

Motion to approve the request passed 3-0 Sanvi/Townley

VR 23-06 Meritage Homes of Georgia, Inc. is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-66 front setback reduction TMP 106-054-001 (The Woods at Dawson)

Vice Chairman Hornsey asked if there was anyone to speak to the application. Curt Houpland of Alpharetta, Georgia spoke on behalf of Meritage Homes of Georgia, Inc. He stated that the development had made it through land development stage but was discovered when the building permits were pulled that what they thought was a side setback was considered a front setback by the County.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There was none.

Vice Chairman Hornsey closed the Board for discussion and asked for a motion. Motion to approve of request passed 3-0 Sanvi/Townley

VR 23-07 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L17-157 (Dogwood Drive)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. James Callas of Dawsonville, GA spoke to the application. Mr. Callas stated that he has demolished the majority of the previous residence that was on the parcel and the owner wanted to leave a portion of the garage. Mr. Callas will be building a new residence for the owners of the parcel. Due to the size of the lot in Athens Boat Club he is in need of a variance to the front and both sides.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There was none.

Vice Chairman Hornsey then closed the Board for discussion and asked for a motion. Motion to approve the request passed 3-0 Sanvi/Townley

SU 23-01 Shannon Elzey is requesting to a Special Use of TMP 079-019 to place a manufactured home on less than 5 acres in R-A (Residential Agriculture). (Tanner Hall Road)

Vice Chairman Hornsey stated that Staff had received a request earlier in the day to withdraw the application.

Vice Chairman Hornsey asked for a motion. Motion for the application to be withdrawn was passed 3-0 Sanvi/Townley

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ZA 23-04 Keith Mulkey obo Gladys Voyles is requesting to rezone 3.18 acres of TMP 039-011 from R-A (Residential Sub-Rural) to RSR (Residential Sub-Rural). (Kelly Bridge Road)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. Keith Mulkey of Dawsonville, GA spoke to the application. He stated that the portion of the parcel that he was requesting to be rezoned was a part of the Glennon Voyles estate. Mr. Voyles wife has since moved to Alabama to live with family due to her health. He plans on purchasing the larger portion of the property and due to the shape of the parcel for him to subdivide 5 acres it would make the larger portion of the parcel an odd shape and take away road frontage.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. Helen Heinle of Dawsonville, GA spoke of concerns of the parcel being subdivided further given the number of lots that have been or in the process of being developed around her due to the Bohlayer Estate sale. Ms. Heinle stated that she and neighbors had concerns of development and the impact on the water table, near by creeks and the loss of a rural feel to that portion of the County.

Vice Chairman Hornsey then closed the Board for discussion and asked for a motion. Motion to recommend approval of the rezoning to Rural Residential Estate instead of the requested Residential Sub-Rural was passed 3-0 Sanvi/Townley

ZA 23-05 Jim King is requesting to rezone 8.322 acres of TMP 106-057-002 from R-A (Residential Sub-Rural) to C-HB (Residential Sub-Rural). (Dawson Forest Road)

Vice Chairman Hornsey asked if there was anyone to speak to the application. Jim King of Dawsonville, GA spoke on behalf of the application. Mr. King stated that his client is requesting to rezone the parcel for the purpose of developing approximately 109,000 square feet of self-storage. The development would be located between what was formerly known as Char's Family Daycare and the residence of Marcus and Linda Crane who the developer is purchasing the property from. Mr. King stated that the developer was present as well and could go into further detail of the plans. Jeff Glover of Cumming, GA stated that he lives in Cumming but due to the immense amount growth there he preferred to have his business in Dawson County. He has been to many seminars and training classes to determine what he feels like would be the best fit for the type of storage facility that he would like to develop. Mr. Glover spoke to design, colors, and buffers as well.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. Salvador Cornejo of Dawsonville, GA spoke to say that he is neither for or against the request but did have some concerns to the proposed development that will back up to his parcel. Mr. Cornejo stated that he had concerns of light bleeding over onto his parcel and would request that the developer install a fence and some type of hedge or evergreen to help buffer the development.

Vice Chairman Hornsey then closed the Board for discussion and asked for a motion. Motion to recommend approval of the request with an additional buffer along the back portion of the development was approved 3-0 Townley/Sanvi

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that there is survey regarding future land use for the Comprehensive Plan currently on the County's website and encouraged everyone to take it so that their opinions can be heard.

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There being no further business to discuss, the meeting was adjourned at 6:58 p.m.

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Neil Hornsey, Vice Chairman

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Date

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Attest: Harmony Gee

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Date