

September 20, 2022
DAWSON COUNTY PLANNING COMMISSION MEETING
DAWSON COUNTY GOVERNMENT CENTER

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Vice Chairman Neil Hornsey.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Hornsey.

Members present: John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4; Steve Sanvi, Chairman Appointee.

Staff present: Harmony Gee, Zoning Specialist.

Vice Chairman Hornsey asked for a motion to approve the minutes from the August 16th, 2022 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Bennett

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

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.

New Business:

Application for Variance.

VR 22-21 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309.C.3 Front, Side & Rear setback reductions. TMP L17 156 Sourwood Trail

Vice Chairman Hornsey 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 was removing a mobile home located in Athens Boat Club to build a stick built home and in order to accommodate the existing septic system, the home needed to be further up on the lot closer the road to avoid additional expenses.

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

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

Vice Chairman Hornsey then closed the public hearing for Board discussion.

Vice Chairman Hornsey asked for a motion. The Motion was made to approve the request as presented 4-0 Maloney/Bennett

VR 22-22 Al Posada is requesting to vary from the Dawson County Land Use Resolution Article III Section 309.C.3 Front & Side setback reductions. TMP L21-100-026 Crestline Drive

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Vice Chairman Hornsey asked if there was anyone present to speak to the application. Al Posada of Gainesville, Georgia spoke on behalf of the application. Mr. Posada stated that the lot that his clients have purchased in the Reserve and Marina Club is pie shaped with steep topography in the rear. To accommodate the home and driveway to avoid additional cost of back fill and retaining walls a variance is needed.

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

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

Vice Chairman Hornsey then closed the public hearing for Board discussion.

Vice Chairman Hornsey asked for a motion. The motion was made to approve the request as presented 4-0 Sanvi/Bennett

Vice Chairman Hornsey asked if there were any updates by Planning and Development. Zoning Specialist Harmony Gee shared that the County is still under a residential rezoning moratorium and there have been updates to Zoning Procedure Laws for the state of Georgia and that an update as to how variances are processed will be passed along to the Commission as soon as they become available.

There being no further business to discuss, the meeting was adjourned at 6:07 p.m.

Neil Hornsey, Vice Chairman

Date

Attest: Harmony Gee

Date