

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD MARCH 16, 2021
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.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4.

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

There will be a Planning Commission meeting will be held on April 20, 2021.

Chairman Hamby asked for a motion to approve the minutes from the February 16th, 2021 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Hornsey

Chairman Hamby asked if there were any amendments to the agenda. There were none. Motion passed by a vote of 4-0. Hornsey/Maloney

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 21-01 The Estate of Donald Seay is requesting to vary from the Dawson County Subdivision Regulations Article V, Section 504.2.1 (No more than 5 lots will be created from a parent tract within a five-year period) TMP 101-011 Hwy 136 E

Chairman Hamby asked if there was anyone to speak to the application. Deanna Toal of Dawsonville, Georgia spoke on behalf of the application. She stated that per her Father's will that he wished for his land to be divided amongst the five siblings (heirs).

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 closed the board for discussion. There was none.

Chairman Hamby asked for a motion. Motion to grant the variance was approved 3-0 Maloney/Hornsey 1 abstention Hamby

VR 21-02 SBG Services, LLC obo Miller's Ale House is requesting to vary from the Sign Ordinance Article IX, Section 300.A.1 TMP 114-030.

Chairman Hamby asked if there was anyone to speak on behalf of the application.

Matthew Foley for SBG Services, LLC from Johns Creek, GA spoke on behalf of the applicant. He explained that the new Miller's Ale House is requesting an additional wall sign for customers to know where to enter for to-go orders.

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 asked for a motion. Motion to grant the variance as presented was approved 3-0.

Hornsey/Maloney 1 abstention Hamby

VR 21-02 –SBG Services, LLC obo Miller's Ale House is requesting to vary from the Sign Ordinance Article IX Section 200.B For TMP 114 030

Matthew Foley for SBG Services, LLC from Johns Creek, GA spoke on behalf of the applicant. He explained that the new Miller's Ale House is requesting to changes to the monument sign requirements. He stated that the wrapping of brick or stone around the entire sign is difficult for maintenance and it will also look similar to the other signs in the area.

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 asked for a motion. Motion to grant the variance as presented was approved 3-0

Hornsey/Maloney 1 abstention Hamby

Application for rezoning:

ZA 21-04 Kyle Woody is requesting to rezone 1.5 acres of TMP 097-009 from R-A to RSR for the purpose of subdividing the parcel per RSR guidelines of the parent parcel and building a primary residence.

Chairman Hamby asked if there was anyone to speak to the application. Kyle Woody of Dawsonville, Georgia spoke to the application. He stated that he and his family purchased this tract of land several years ago and now he and his wife are wishing to build their primary residence.

Chairman Hamby then 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 board for discussion.

Chairman Hamby asked for a motion. Motion to recommend approval of the request was passed 3-0

Maloney/Hornsey 1 abstention Hamby

ZA 21-05 Corey Guthrie is requesting to rezone 6 acres of TMP 053-015 from R-A to RRE for the purpose of subdividing the parcel per RRE guidelines.

Chairman Hamby asked if there was someone to speak to the application. Corey Guthrie of Dawsonville, Georgia presented his application. He stated that he wishes to subdivide two houses onto two three-acre tracts. He stated that he is currently under contract on the property and has a person that is interested in purchasing the two homes but due to financing reasons the homes would have to be on separate parcels.

Chairman Hamby asked if there was anyone to speak in favor. There were none.

Chairman Hamby asked if there was anyone to speak in opposition. There were none.

Chairman Hamby closed the Board for discussion

Chairman Hamby asked for a motion. Motion to recommend approval passed 3-0 Hornsey/Maloney 1 abstention Hamby

ZA 21-06 Larry Bishop is requesting to rezone TMP 104-022 from R-A to RSR for the purpose of subdividing the parcel per RSR guidelines.

Chairman Hamby asked if there was anyone to speak to the application. Katie Moore of Dawsonville, GA presented the application on behalf of her father, Larry Bishop. She stated that the property is currently in her deceased grandmother's name and that the grandmother left 1 +/- acre to her father and 1 +/- acre to her uncle. Ms. Moore stated that she is currently living in her grandmother's home and will be purchasing it from her uncle.

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 board for discussion.

Chairman Hamby asked for a motion. Motion to approve passed 3-0Maloney/Hornsey 1 abstention Hamby

ZA 21-07 Jim King is requesting to rezone 14.3 acres of TMP 114-033-005 from R-A to C-HB for the purpose of building a retail/office/warehouse space.

Chairman Hamby asked if there was anyone to speak to the application. Jim King of Dawsonville, Ga spoke to the application. He stated that the last time the application was presented it was asked of the applicant to have a more comprehensive plan for the property and that he and the applicant have worked towards that but requested the Board to table both requests for thirty days due to a couple of small revisions to the plan. Chairman Hamby asked if both applications of ZA 21-07 & ZA 21-08 were requested to be tabled. Mr. King replied yes.

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 closed the board for discussion. Neil Hornsey asked Planning Director Jameson Kinley why the development was not being rezoned to Commercial Planned Community Development. Director Kinley explained that when we see a commercial component with a residential component, we do typically steer them towards that zoning classification but since both of these applications are being heard at the same time and both hinge on the other, they may be stipulated as such. John Maloney then asked that since this development touches the Hwy 53/Dawson Forest Intersection is there a project improvement that the developer could donate towards. Director Kinley gave an example of the Penler development that is located directly across the street from this proposed development donated funds towards the Round-A-Bout that is slated to go in. John Maloney then asked how that could be requested of this developer. Jim King stated that he had not been formally asked for that but his client would be willing to negotiate towards an improvement.

Chairman Hamby then asked for a motion. Motion to table request ZA 21-07 for 30 days was approved 3-0 Maloney/Hornsey 1 abstention Hamby

Chairman Hamby asked for a motion. Motion to table request ZA 21-08 for 30 days was approved 3-0 Hornsey/Maloney 1 abstention Hamby

Updates by Planning and Development were that the alcohol ordinance will be heard at the Board of Commissioners the following Thursday. A planner has also been hired and that the Board will begin to see more ordinance updates over the next few months. Chairman Hamby asked about the current zoning moratorium the county is under. Director Kinley stated that a study is being performed to put a “price tag” on each rooftop that is in the county to see the cost to Fire/EMS/Sherriff’s office.

There being no further business to discuss, the meeting was adjourned at 6:25 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date