

**DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD OCTOBER 19, 2021  
DAWSON COUNTY GOVERNMENT CENTER – ASSEMBLY ROOM 2303  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**

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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: Chairman Jason Hamby, District 1; John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4; Steve Sanvi, Chairman Appointee.

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

There will be a Planning Commission meeting will be held on November 16, 2021.

Chairman Hamby asked for a motion to approve the minutes from the September 21st, 2021 minutes as prepared. Motion passed by a vote of 5-0. Maloney/Hornsey

Chairman Hamby asked for a motion to approve the agenda as presented by staff. There was one amendment, with the removal of item number 4. Motion passed by a vote of 5-0. Maloney/Hornsey

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 21-16 Georgia 400 Hospitality, LLC. is requesting to vary from the Dawson County Sign Ordinance Article IX Section 200 D.1 signs shall be ground mounted and wrapped in brick or stone. TMP 115-128 Bethel Drive  
Chairman Hamby asked if there was anyone to speak to the application. Planning Director Sharon Farrell presented the request due to the applicant not being present. Ms. Farrell stated that she was seeking to bring an existing sign into compliance due to the fact that the sign was constructed prior to a permit and review being completed. The monument sign does have the required brick or stone but the stone does not encase the sign per the ordinance. It was asked by Chairman Hamby if there was any reason other than cost as to why the sign could not follow the ordinance in which Director Farrell stated that the applicant disclosed in the application that it was per the Holiday Inn specifications.

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

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

Chairman Hamby closed the board for discussion.

Chairman Hamby asked for a motion. Motion to recommend approval of the ordinance update was approved 4-0 1 Hornsey/Maloney abstention Hamby

VR 21-17 Dustin Masters is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front setback reductions. TMP L17-109 Athens Boat Club

Chairman Hamby asked if there was anyone to speak to the application. Dustin Masters of Dawsonville, GA presented his request for variance.

Mr. Masters stated that the parcel that is requesting a variance to the front setback for the construction of his residence. He states that he and his wife purchased a lot in Athens Boat Club and that many of the homes in that neighborhood have required variances.

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 then asked for a motion. Motion was made to approve the variance as requested. 4-0 1 abstention Hamby Maloney/Sanvi

VR 21-19 Miles, Hansford & Tallant is requesting to vary from the Dawson County Land Use Resolution Article VI Section 603 C.3 Access requirements, Article VI, Section 607.e to allow 100% of parking to be located offsite TMP 106-075-014 Marketplace Pkwy

Chairman Hamby asked if there was anyone to speak to the application. Ethan Underwood of Miles, Hansford & Tallant presented the request.

Mr. Underwood stated that with him was Mr. Cianci of COR Properties who was seeking to purchase a small out parcel from Kroger and construct a retail/restaurant building. That all of the parking would be within the Kroger development and not on the parcel in which the building would be constructed. Mr. Underwood also explained that he was unsure if the variance for the street abutment was necessary.

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 the variance as presented was passed 4-0 1 abstention Hamby Sanvi/Hornsey

**Application for Rezoning and Special Use:**

ZA 21-18 Benjamin Smith is requesting to rezone TMP 102-040 from RSR (Residential Sub-Rural) to R-A (Residential Agriculture).

SU 21-05 Benjamin Smith is requesting a Special Use permit of 102-040 of a temporary saw mill in a R-A zoned parcel.

Chairman Hamby reminded the Board that this item will need to be tabled at the advice of Legal.

Chairman Hamby asked for a motion to table the request indefinitely. Hornsey/Maloney 5-0

ZA 21-19 Tony Singleton is requesting to rezone TMP 094-053 from RSR (Residential Sub-Rural) to RSRMM (Residential Sub-Rural Manufactured Moved)

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

Tony Singleton of Dawsonville, GA presented his request stating the parcel was left to him by his Mother and Father. He wanted to move a manufactured home onto the parcel for his daughter. Mr. Singleton stated at this time there are existing mobile homes on the parcel and at one time an additional mobile home that has since been demolished. The home that he is seeking to move onto the parcel for his daughter would be close to one of the former sites.

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.

Chairman Hamby asked for a motion. Motion to recommend approval passed 4-0 1 abstention Hamby Hornsey/Maloney

ZA 21-20 Michael Watkins is requesting to rezone TMP 009-002 from R-A (Residential Agriculture) to C-HB (Commercial Highway Business) for the purpose of operating an outdoor gun range. Hwy 52  
SU 21-06 Michael Watkins is requesting a Special Use permit to operate an outdoor gun range within a C-HB zoned parcel.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Michael Watkins of Dawsonville, GA spoke to his application.

Mr. Watkins stated that he is former Law Enforcement and would like to rezone his parcel so that he may open an outdoor gun range with simulating rounds. In the past would go o different ranges and offer this training but would like to open a facility on his parcel.

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. Russ Dickson of Gainesville, GA; Dany Wyler, Francie Chambers, Martin Nony, TJ Chambers, Tim Jackovitch of Ellijay, GA; and Edmund Burke of Roswell, GA spoke of the following concerns: noise, safety, proximity to homes, creek crossing, traffic, future expansion and decrease in property values.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion. Motion to recommend denial passed 4-0 1 abstention Hamby Hornsey/Maloney

ZA 21-21 Jim King is requesting to rezone TMP 098-015, 098-016-001, 098-016-002 from R-A (Residential Agriculture) to RS-3 (Residential Suburban 3) for the purpose of developing a 379-lot subdivision. Hwy 9 S/Goodson Rd.

VR 21-08 Jim King is requesting a variance to the Dawson County Subdivision Regulations Article X Section 1003.D minimum lot width reduction. TMP 098-015, 098-016-001, 098-016-002

Chairman Hamby asked if there was anyone to speak on behalf of the application. Corey Guthrie of Dawsonville, GA spoke to the rezoning and variance requests. He stated that Mr. King was out of town.

Mr. Guthrie gave a brief history of the parcels and the proposed use of a RS3 with 379 units within the development with a conservation use. The entrance to the development would be off of Dawson Forest Road due to topographical issues with trying to exit onto Highway 9.

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. Jessica Scott, Jamie Harper, Glenda Smith, Mary Rogers, Maryelli Gardner & Wayne Smith of Dawsonville, GA spoke to the following concerns: traffic, strain on infrastructure, school populations, the number of approved developments on Dawson Forest currently in development, the lack of information in regards to the development (price point and exteriors), septic/sewer issues. Linda Mahler of Cumming, GA spoke to concerns of the development having rentals.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby then asked for a motion. Motion to recommend denial of the rezoning request was approved 4-0 1 abstention Hamby Hornsey/Maloney Motion to recommend denial of the variance request was approved 4-0 1 abstention Hamby Maloney/Hornsey

**2022 Planning Commission Meeting Schedule and Submittal Deadlines:**

Zoning Specialist Harmony Gee presented the Board the schedule in which the applications for rezoning/variances would be accepted and heard by the Planning Commission. Staff kept with the second Friday of the month by noon for submittal and the 3<sup>rd</sup> Tuesday of the month for the meetings.

Chairman Hamby asked for a motion. Motion to accept the dates was passed 5-0 Hornsey/Sanvi

Chairman Hamby asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that there are several ordinances that are in the process of being updated.

There being no further business to discuss, the meeting was adjourned at 7:55 p.m.

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Jason Hamby, Chairman

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Date

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Attest: Harmony Gee

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Date