

February 21, 2023
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 Chairman Jason Hamby.

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Steve Sanvi, Chairman Appointee; Shelton Townley, District 3; Neil Hornsey, District 4; and Jason Hamby, District 1 Chairman.

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

Chairman Hamby asked for a motion to approve the minutes from the December 20th, 2022 minutes as prepared. Motion passed by a vote of 4-0 Hornsey/Sanvi

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 4-0. 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:

VR 22-28 Danny Lankford obo Tire Discounters is requesting to vary from the Dawson County Sign Ordinance Article IX Section 129-224 allowable wall sign area increase. TMP 114-030-003

Chairman Hamby asked if there was anyone to speak on behalf of the application. Danny Lankford of Decatur, Georgia spoke on behalf of the applicant. Mr. Lankford said that due to the topography of the lot to the rear it made it difficult to see the structure from Dawson Forest and the internal streets and his client was requesting additional square footage for the sign.

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 3-0 Hornsey/Sanvi

VR 22-30 Nick Taber is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-76 Table 3.2 front setback reduction. TMP 092-071 Frank Bruce Road

Chairman Hamby asked if there was anyone to speak on behalf of the application. Nick Taber of Dawsonville, Georgia spoke on his own behalf. Mr. Taber stated that he purchased the property in 2018 or 2019 approximately and had it rezoned so that the lot could be subdivided for the construction of a single family residence. There was a misunderstanding as to where the Right of Way and property lines were when construction began. The home was placed even with the adjacent parcel which was

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constructed prior to zoning.

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.

Bob Thomas, John Woodward & Fran Blakey all of Dawsonville, Georgia spoke in opposition stating concerns of setting a precedence, cars backing into a "busy thoroughfare" from the driveway, and additional growth on the road.

Chairman Hamby then closed the Board for discussion.

Chairman Hamby asked for a motion.

Motion to approve passed 2-1 Hornsey/Sarvi

SU 22-03 Karen Mason is requesting a Special Use to place a manufactured home on less than 5 acres in a Residential Agriculture zoned parcel. TMP 056-053 Summerour Vale

Chairman Hamby asked if there was anyone to speak on behalf of the application. Karen Mason of Gainesville, Georgia spoke on her own behalf. She stated that the land had been in her family for many years and she was wanting to move a new three-bedroom two bathroom manufactured home onto the parcel.

Chairman Hamby asked if there was anyone to speak in favor of the application. Mattie Summerour of Conley, Georgia, aunt of the applicant and owner of the parcel, stated that she is in favor of her niece having a home on the parcel.

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 passed 3-0 Sarvi/Hornsey

ZA 22-29 Miles, Hansford & Tallant, LLC is requesting to rezone TMP L15-116-004 from R-A (Residential Agriculture) to R-AC (Residential Agriculture Corrective).

VR 22-29 Miles, Hansford & Tallant, LLC is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-76 Table 3.2 minimum lot width requirement. TMP L15-116-004 Dogwood Lane

Chairman Hamby asked if there was anyone to speak on behalf of the application. Bryceson Mercer of Cumming, Georgia spoke to the application. He stated that the lot was a part of an estate that was subdivided many years ago. He was asking the Board to rezone to R-AC so that a single-family residence could be constructed. In addition to the rezoning request a variance was needed for compliance due to the lot not meeting minimum requirements.

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 recommend approval of the rezoning request passed 3-0 Hornsey/Sarvi

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Motion to recommend approval of the variance request passed 3-0 Hornsey/Sanvi

ZA 22-30 Sharon Jennings is requesting to rezone TMP 085-092-002 from RSR (Residential Sub-Rural) to RSRMM (Residential Sub-Rural Manufactured/Moved) for the purpose of placing a manufactured home on the parcel. Hwy 9 South

Chairman Hamby asked if there was anyone to speak on behalf of the application. Sharon Jennings of Dawsonville, Georgia spoke on her own behalf. She stated that she inherited the parcel from her mother's estate and wanted to build a home but due to the cost of construction they had to look at other options. She is currently living with her sister and wanted a home of her own. Ms. Jennings has a new manufactured home picked out that would be placed on the parcel.

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 recommend approval of the request passed. 3-0 Hornsey/Sanvi

Election of Planning Commission officers for the current year was held.

Chairman Hamby asked for a nomination of Chairman.

Steve Sanvi nominated Jason Hamby for Chairman. Motion was seconded by Neil Hornsey. Motion passed 3-0 for Jason Hamby to remain Chairman for 2023.

Steve Sanvi nominated Neil Hornsey for Vice Chairman. Motion was seconded by Shelton Townley. Motion passed 3-0 for Neil Hornsey to remain Vice Chairman for 2023.

Chairman Hamby stated that the position of Secretary is traditionally held by a member of staff. Neil Hornsey made a motion of Harmony Gee for Secretary. Motion was seconded by Steve Sanvi. Motion passed 4-0 for Harmony Gee to be Planning Commission Secretary.

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that work continues on the Impact Fee schedule and that should be wrapped up in March. The County is still under a moratorium for certain zoning classes until May.

There being no further business to discuss, the meeting was adjourned at 6:45 p.m.

Jason Hamby, Vice Chairman

Date

Attest: Harmony Gee

Date