

JUNE 21, 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 Chairman Jason Hamby.

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

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

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

It was announced that there will be a Planning Commission meeting held on July 19th, 2022.

Chairman Hamby asked for a motion to approve the minutes from the May 17th, 2022 minutes as prepared. Motion passed by a vote of 3-0. Sanvi/Hornsey.

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 3-0. Hornsey/Sanvi

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:

Application for Variance.

VR 22-13 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 for setback reductions. TMP L10-073 Lake Terrace

Chairman Hamby 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 purchased the home several years ago and the structure, as is, encroaches into the front setback. Mr. Callas was unsure as to the exact date of construction of the home but knows that it was prior to zoning and setbacks being put into place by the County. The owner now would like to construct a garage and add a porch along the front of the home. Mr. Callas explained to the Board that he would like to bring the home into compliance by asking for a variance for a 23' front and 6' side setback reduction.

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 public hearing for Board discussion.

Chairman Hamby asked for a motion. The Motion was made to approve the request 3-0.Hornsey/Sanvi

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Application for Rezoning.

ZA 22-14 Brian and Diana Lunsford is requesting to rezone TMP 038-00-001 from R-A to RRE for the purposes of subdividing the parcel to RRE standards. Hobert Styles Rd.

Chairman Hamby asked if there was anyone to speak to the application. Brian and Diana Lunsford of Cumming, Georgia spoke on their own behalf. Mr. Lunsford stated that what he and his wife purchased the property at the end of 2021 and they would like to have a "family compound" at some point but as the parcel is currently zoned it would not allow them to give their three children smaller parcels they would like and would also put a tax burden upon the children that Mr. & Mrs. Lunsford would prefer to bear themselves.

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. There was none.

Chairman Hamby then closed the public hearing for Board discussion.

Chairman Hamby then asked for a motion. Motion was made to recommend approval of the request. 3-0 Hornsey/Sarvi

Chairman Hamby asked for updated by Planning and Development staff. Planning Director Sharon Farrell stated that the Commission will be hearing two DRI applications in the month of August and that she is looking to schedule training for the Board and its alternates for the month of September.

There being no further business to discuss, the meeting was adjourned at 6:10 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date