

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD SEPTEMBER 21, 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.

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; 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 October 19, 2021.

Chairman Hamby asked for a motion to approve the minutes from the August 17th, 2021 minutes as prepared. Motion passed by a vote of 4-0. Bennett/Hornsey

Chairman Hamby asked for a motion to approve the agenda as presented by staff. There were no amendments. Motion passed by a vote of 4-0. Bennett/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 21-13 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309 C.3 front and rear setback reductions. TMP L17-159 Athens Boat Club

Chairman Hamby asked if there was anyone to speak to the application. James Callas of Dawsonville, Ga presented his request. Mr. Callas stated that he was seeking to bring an existing non-conforming structure into compliance while also requesting a front setback reduction variance request for an addition. Mr. Callas stated that when Athens Boat Club was developed there were no zoning regulations and the lot sizes are very small and now when a citizen wants to do any property improvements it requires a variance.

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 3-0 1 Hornsey/Sanvi abstention Hamby

VR 21-15 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308 C.6.B driveway width increase from 10' to 20'. TMP 114-033-005 Dawson Forest Rd.

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

Mr. King stated that the parcel that is requesting a variance is the same parcel that was seen by the Planning Commission a couple of months ago. He stated the Board of Commissioners stipulated that the zoning have a two car garage and to do so, it requires a variance to the Land Use Resolution.

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. 3-0 1 abstention Hamby Hornsey/Bennett

Application for Special Use:

SU 21-03 Wayne Mulkey is requesting a Special Use of TMP 037-035 for the purpose of placing a mobile home on less than 5 acres in a R-A zoning.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Kimberly Ray of Dawsonville, GA spoke on behalf of her father, Wayne Mulkey, who is requesting the Special Use.

Ms. Ray states that currently she is living in a camper on the parcel and because of her poor health she is seeking a more permanent residence.

Chairman Hamby asked the applicant if she was aware of the stipulations that had been suggested by staff. She stated that she was not but her father had been working more closely with the Planning Office and that he was more familiar with what was being asked. Chairman Hamby stated the home would require a permanent foundation and for the power meter to be attached to the residence. Ms. Ray stated that would not be a problem.

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 passed 3-0 1 Hamby Sanvi/Hornsey

SU 21-04 Jackie Townley is requesting a Special Use of TMP L18 068 for the purpose of placing a temporary saw mill in a R-A zoning.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jackie Townley of Dawsonville, GA spoke on his on behalf. Mr. Townley stated that he was unaware that he needed to have a permit to have a sawmill on his parcel until he was informed by the County. He stated that the sawmill is a

hobby that will be used to make boards for floor boards for a trailer and boards for a corral. Chairman Hamby asked Mr. Townley if the use of the sawmill would be used for any other use other than personal use.

Neil Hornsey asked when Mr. Townley he started using the sawmill and he stated approximately a month and a half. Steve Sanvi asked how far off of the property line the sawmill sat and Mr. Townley stated approximately 25 feet off of the line. Tim Bennett asked the applicant approximately how many logs he could mill in the course of an hour. Mr. Townley replied about 2-3 if there was an additional person helping.

Chairman Hamby asked if there was anyone to speak in favor of the application. Jimmy Hamby of Dawsonville, GA spoke in favor of the application stating that he had no issues with the sawmill and he lives close by.

Chairman Hamby asked if there was anyone to speak in opposition of the sawmill. James Brewer (spoke on behalf of several homeowners), Sandra Sigmund, Kelley Wiedon, Vera Basler, Cindy Rich & Ed Jester all spoke in opposition citing concerns of noise, decrease in property values, run off into the lake (pollution), and traffic on War Hill Road.

Chairman Hamby then closed the Board for discussion. Neil Hornsey stated that the temporary sawmill was a special use that is limited to one year. After asking the applicant about the location of the mill and the amount of time it was being used Neil Hornsey had no other questions. Steve Sanvi looked to the noise ordinance for hours of operation. Tim Bennett stated that Mr. Townley's residence and business have been at the location since before zoning regulations were put into place and if he meets the noise ordinance that temporary saw mills are allowed in the zoning classification.

Chairman Hamby asked for a motion. Motion was made for recommendation of approval with the condition that the time frame is from June 2021 to June 2022 and no commercial trucks to be used. Motion passed 3-0 1 abstention Hamby Hornsey/Sanvi

Presentation of ZA 21-15 Miles Hansford & Tallant, LLC obo Sawnee Electric Membership Corp. is requesting to rezone and the special use of a semi-public services of TMP 115-004, 115-005, 115-005-001, 115-006, 115-007, and 115-008 from R-A & C-HB to C-IR for the purposes of developing approximately 171,900 square feet of semi-public use.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Ethan Underwood of Cumming, GA spoke on behalf of the applicant Sawnee EMC.

Mr. Underwood stated that Ryan Satterfield of Sawnee EMC was also present to help answer any questions. Sawnee EMC is looking to move a portion of their staging area to Dawsonville. An office, storage of transformers, vehicles, and poles will be housed at this location. Mr. Satterfield stated that Sawnee wants to be a good steward within Dawson County.

Chairman Hamby asked if there was anyone to speak in favor of the application. Helen Robinson of Dawsonville, GA spoke in favor of the application.

Chairman Hamby asked if there was anyone to speak in opposition of the application. Helen Robinson spoke in opposition of the application stating that she has had issues in the past with ASPLUNDH trucks on Carlisle Road with traffic concerns.

Chairman Hamby then closed the Board for discussion.

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

ZA 21-16 Jim King is requesting to rezone TMP 107-259 from R-A (Residential Agriculture) to RMF (Residential Multi-Family) for the purpose of developing a 48 townhome community.

Chairman Hamby asked if there was anyone to speak on behalf of the application. Jim King of Dawsonville, GA spoke on behalf of the application. He states that his client is looking to develop a 48 unit townhome community off of Lee Castleberry. Chairman Hamby asked Mr. King if his client would be willing to improve Lee Castleberry Road up to this development. He stated that he would have to discuss that and get back to the board with that information. The owner of the parcel, Ms. Rhonda Rucker of Dawsonville stated that she had been told that the County will be upgrading the road with the addition of a round-about at the end of Lee Castleberry and widening the road. Mr. Stark of Atlanta, GA, the developer, is looking to add deceleration lanes in front of the property as an improvement.

Chairman Hamby asked if there was anyone to speak in favor of the application. Robert Edwards of Dawsonville, GA spoke in favor of the application but did state that he had concerns regarding drainage from the development onto his parcel.

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

Chairman Hamby closed the board for discussion.

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

VR 21-14 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308.C.6.B the width of driveway.

Chairman Hamby asked Jim King to speak to the variance request that accompanied the rezoning request.

Mr. King stated that the Land Use Resolution limited the width of the driveway.

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 3-0 1 abstention Hamby Sanvi/Bennett

Chairman Hamby asked for updated by Planning and Development staff. Zoning Specialist Harmony Gee gave a brief introduction of new Planning Director Sharon Farrell. Ms. Farrell stated that she was excited to work with Dawson County after leaving Forsyth County.

There being no further business to discuss, the meeting was adjourned at 7:17 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date