

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; John Maloney, District 2; 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 April 18th, 2023 minutes as prepared. Motion passed by a vote of 4-0 Hornsey/Maloney

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

Old Business:

ZA 23-02 Albert Anderson obo Red Oak Sanitation is requesting to rezone TMP 106-079, 106-060-001, 106-076, 106-077 from R-A (Residential Agriculture) and C-HB (Commercial Highway Business) to C-IR (Commercial Industrial Restricted) for the purpose a transfer station. (Evans Circle)

Chairman Hamby asked if there was anyone to speak on behalf of the application. The applicant or any representative was not present for the public hearing. Chairman Hamby asked staff to present the application so that the public hearing could proceed. Planning Director Sharon Farrell presented the request. She stated that it would be considered expanding on a non-conforming use which is why there was a need for rezoning and that staff was not in favor of the request given the area in which it is located.

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 asked for a motion.

Motion to recommend denial of the request passed 3-0 Maloney/Sanvi 1 abstention Hamby

New Business:

VR 23-04 Eric Kimpel is requesting to vary from the Dawson County Land Use Ordinance Article III Section 121-67 setback reduction. TMP L08-031 (Chestatee Point).

Chairman Hamby asked if there was anyone to speak on behalf of the application. Eric Kumpel of Dawsonville, Georgia spoke to his application. He stated that he and his family moved to the area about

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD May 16, 2023
DAWSON COUNTY GOVERNMENT CENTER

a year and a half ago and they need a place to park their vehicles in a covered space. They had done renderings of the proposed structure and that it be approximately four feet off of the property line instead of the requested two feet.

Chairman Hamby asked if there was anyone to speak in favor of the application. Jeff McLean of Dawsonville, Georgia stated that he lives a few doors down from the applicant and he has been impressed with the upgrades that Mr. Kumpel has done thus far with the property and feels like he has improved property values with those changes.

Chairman Hamby asked if there was anyone to speak in opposition of the request. Nicholas Tomias of Dawsonville, Georgia stated that he was not really in favor or opposition but wanted additional information. He stated that he closed on the parcel directly beside Mr. Kumpel (where the garage is proposed to go) just that morning and would like to be a good neighbor but just wanted more information about Mr. Kumpel's proposal. Mr. Kumpel addressed the Board and stated that he too wanted to be a good neighbor and would not be opposed to giving Mr. Tomias additional time to review what he is seeking to do and asked the Board for the request to be tabled until the next meeting.

Chairman Hamby asked for a motion. Motion to table the request until the June meeting passed 3-0 Sanvi/Hornsey 1 abstention Hamby.

ZA 23-03 Charmion Morris is requesting to rezone 3.04 acres of TMP 085-077 from RSR (Residential Sub-Rural) to RSRMM (Residential Sub-Rural Manufactured/Moved). (Jenkins Road)

Chairman Hamby asked if there was anyone to speak to the application. Charmion Morris of Dawsonville, Georgia spoke to the application. She states that she has three acres located off of Jenkins Road and she is seeking to build a home on one of the acres to help take care of her aging parents whose health has deteriorated over the past few years. Her parent's home will remain on one of the parcels with the third remaining vacant. The home that she is seeking to build will be approximately 1200 square feet in size.

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 closed the Board for discussion and asked for a motion. Motion to recommend approval of the request passed 3-0 Maloney/Hornsey 1 abstention Hamby

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that there is survey regarding transportation on the County website and encouraged everyone to take a few moments to submit it. That the Future Land Use Survey will be coming in the next couple of weeks and then Comprehensive Plan meetings will follow that.

There being no further business to discuss, the meeting was adjourned at 6:19 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date