

**DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD NOVEMBER 17, 2020  
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.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; John Maloney, District 2; Vice Chairman Emory Dooley, Chairman Appointee and Tim Bennett, District 3.

Staff present: Harmony Gee, Zoning Administrator and Jameson Kinley, Planning Director

There will be a Planning Commission meeting will be held on December 15, 2020.

Chairman Hamby asked for a motion to approve the minutes from the October 20th, 2020 minutes as prepared. Motion passed by a vote of 3-0. Maloney/Dooley Bennett abstained

Chairman Hamby asked for a motion to approve the agenda as prepared by staff. Motion passed by a vote of 4-0. Dooley/Maloney

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.

**Old Business:**

Presentation of ZA 20-08 Fox Creek Properties, Inc. is requesting to rezone TMP 112-109, 104-065, 112-019, 112-013, 113-057-002, 112-018 from R-A, RPC, C-HB, CPCD, C-OI to Mixed Use Village for the purpose of developing a single family, multi-family, retain/commercial/office, and light industrial uses (GA 400 & Lumpkin Campground Rd.)

Chairman Hamby asked if there was someone to speak on behalf of the application. Bill Veringa of Roswell, Ga with Fox Creek spoke to the request. He stated that there were revisions to the buffers with increases, reduced the density to 1.78 units per acre, reduction in the Multi family area, Light industrial area was increased, a secondary entrance/exit was added, and Pod D was now age targeted.

Chairman Hamby asked the applicant if they were still agreeable to the previously presented stipulations in addition to the ones that were presented. He stated that they were.

The Board asked several questions regarding the size of the industrial space and the amount of the commercial space. Which the applicant answered.

Chairman Hamby then explained that the second public hearing will be heard at the Board of Commissioners meeting in December.

Chairman Hamby closed the Board for discussion.

Motion to approve the development with the stipulations presented in addition for the applicant to work with staff to form a timeline of development of the industrial and commercial components. 3-0 Maloney/Dooley Hamby abstained

Presentation of ZA 20-18 The Pacific Group, Inc. is requesting to rezoned TMP 106-053 & 106-052 from RS (Residential Suburban) to RS3 (Residential Suburban 3) for the purpose of developing 183 residential lot subdivision (Dawson Forest Rd.)

Chairman Hamby asked if there was someone to speak on behalf of application. Ray Cunliffe of Atlanta, GA spoke on behalf of the Pacific Group.

Mr. Cunliffe stated that they reduced the number of lots to 153; added an amenities area with pool, cabana and playground; increased undisturbed buffer to 150' around the North, West & South, a fence around the border of Country Crossing, and an additional \$500 per lot that is permitted. He also stated that those conditions would be in addition to the conditions that were presented at the previous meeting. Mr. Cunliffe stated that the concerns that were raised by the DRI will be addressed as well. A one-acre parcel has also been acquired to provide a 65' undisturbed buffer to the parcel who abuts the entrance.

Chairman Hamby then closed the board for discussion due to the public hearing for this request being held in October.

Chairman Hamby asked for a motion. Motion to deny the request passed 3-0. Maloney/Dooley 3-0 Hamby abstained

### **New Business:**

#### **Application for Rezoning:**

ZA 20-22 Jim King obo Piedmont Residential is requesting to rezone TMP 114-033-005 from R-A (Residential Agriculture) to RMF (Residential Multi-Family) for the purpose of developing 145 semi detached residential lot subdivision (Dawson Forest Road East)

Chairman Hamby asked if the applicant was present to speak to the application. Jim King of Dawsonville, GA spoke to the application. Mr. King stated that this parcel lies just behind Wal-Mart that fronts Dawson Forest Rd. to Hwy 53 E. He also stated that his client is purchasing the interior portion of the parcel to develop the RMF and that the outlying portion would be rezoned later to commercial. The main entrance would be off of Dawson Forest and offer connectivity to the commercial.

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.

Bruce Duncil, Hugh Stowers, Sabrina Needy, Ken Ruffner, Karen Brennan, John Livingstone, Joann Sheridan & India Hawkins all of Dawsonville, GA all stated concerns of strains on infrastructure, school over-crowding, traffic, the number of high-density developments, the need for "smarter growth", safety concerns in regards to emergency services shortage.

Mr. King then spoke to the concerns of the citizens. He stated the Land Use Plan was designed to keep growth along the 400 Corridor and to leave the rest of the county rural.

Concerns of the board were raised with the lack of knowing what the product would look like, how it would coordinate with the outparcels, and the future connectivity to the round about at Thompson Creek and Hwy 53.

Chairman Hamby asked for a motion.

Motion to deny was made by John Maloney but died due to a lack of a second.

Motion to recommend approval with the stipulation that communication between the applicant and developer about the future commercial development.

Director Jameson Kinley spoke to the board explaining that the application was only for the interior portion of the parcel and its request for Residential Multi-Family. No commercial or the exterior portion of the property was included in the request. That the desire of the Board to see the parcel of a more cohesive design would be better served by a CPCD zoning classification.

Dooley withdrew his motion of approval.

Motion made to deny the request was approved 3-0 1 abstention. Dooley/Maloney

VR 20-22 Jim King obo Piedmont Residential is requesting to vary from the Dawson County Land Use Resolution Article III, Section 308. C8.B Landscape & Open Space requirements. A buffer of at least 10' in width shall be provided and maintained around the entire exterior perimeter of the development (Dawson Forest Rd.)

Chairman Hamby asked if there was someone to speak to the application. Jim King stated that he originally believed that a buffer was necessary and that the deeper he read into the ordinance he did not believe that the variance was needed. He asked to withdraw the request.

Motion to accept withdrawal of the request was approved. 3-0 Dooley/Maloney 1 abstention

There being no further business to discuss, the meeting was adjourned at 7:27 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