

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, District 1 Chairman; John Maloney, District 2; Shelton Townley, District 3 and Neil Hornsey, District 4. Staff present: Harmony Gee and Sharon Farrell.

Chairman Hamby requested a motion to approve the minutes from the February 20, 2024 minutes as prepared. Motion passed by a vote of 4-0 Maloney/Hornsey

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 / T o w n l e y

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 24-04 Donald Rogers is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L21 100 031 (Crestline Drive)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Donald Rogers of Gainesville, Georgia spoke to their application. He stated the topography of the lot was challenging and cannot accommodate a previously approved administrative variance house plan.

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 approve the variance was passed 3-0 Maloney/Hornsey 1 abstention Hamby

ZA 24-01 Jim King obo Dawson Forest Owner, LLC is requesting to amend the site plan and zoning stipulations for the Dawson Crossroads Development TMP 114-031.

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 stated that his client is seeking to amend a previously approved master plan and zoning approval stipulation from 2014. He stated that his client wished to construct 42 townhomes instead of the apartments that were approved on the master plan and remove the stipulation requiring a second entrance/exit that connects to World Wide Drive. Steve West of Alpharetta, GA also spoke to the application as a representative of Halpern Development. He stated that the apartments were sold after the first phase of construction and that the current owner does not wish to construct apartments.

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.

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD APRIL 16, 2024
DAWSON COUNTY GOVERNMENT CENTER

Chairman Hamby asked for a motion.

Motion to recommend approval of the request with the following stipulations was approved 3-0.
Maloney/Townley 1 abstention Hamby.

Stipulations:

1. Dumpster use and dumpster service backing into an access road conflict with delivery and tractor-trailers servicing the rear of the commercial development
2. Future residents cannot access rear delivery of commercial development
3. Backing vehicles that are using the rear of the restaurant's service door
4. Pedestrian accessibility
5. Deeded perpetual access easement across the commercial development
6. The development shall be accessed through Dawson Avenue.

Updates by Planning and Development:

Planning and Development Director Sharon Farrell stated that the department processed 106 single family residential permits in the month of March and that the department continues to stay busy.

There being no further business to discuss, the meeting was adjourned at 6:22 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date