

The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Vice Chairman Neil Hornsey.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Hornsey.

Members present: John Maloney, District 2; Tim Bennett, District 3; Neil Hornsey, District 4; Steve Sanvi, Chairman Appointee.

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

Vice Chairman Hornsey asked for a motion to approve the minutes from the September 20th, 2022 minutes as prepared. Motion passed by a vote of 4-0. Maloney/Sanvi

Vice Chairman Hornsey asked for a motion to approve the agenda with the change of hearing the rezoning request first due to the variance applicant not being present. Motion passed by a vote of 4-0. Bennett/Sanvi

Vice Chairman Hornsey 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 Rezoning:

ZA 22-22 Royce Flynn is requesting to rezone TMP 119-039 from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institutional) for the purpose of opening an office space.

Vice Chairman Hornsey asked if there was anyone to speak to the application. Royce Flynn of Dawsonville, Georgia spoke on his own behalf. Mr. Flynn states that he would like to open an office in the existing building and that it would be bringing the building into compliance due to the building never being used residentially. Tim Bennett stated that the building that he also could never remember a time where the building had not been as a commercial use even though it is zoned residential. Vice Chairman Hornsey asked the applicant if he had been made aware of the staff's proposed stipulations to which the applicant stated that he had. Mr. Flynn stated that he had a couple of pre application meetings with staff and a buffer of 15' was never mentioned to him. Director Sharon Farrell stated that she is waiting on additional information from Public Works in regards to the buffer and at the time of the meetings staff did not perform a thorough review of the plans that typically comes after the rezoning is complete.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There were none.

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

Vice Chairman Hornsey then closed the Board to discussion. Motion for approval of the request with the following stipulations passed by a vote of 4-0 Bennett/Sanvi

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Stipulations:

1. Office Use only – no retail sales or display.
2. All asphalt located within the road right of way and within the area of the minimum front building setback shall be removed.
3. Any expansion of the building footprint is limited to those changes required to meet commercial code.
4. A commercial driveway permit application will be required as part of the site plan review.
5. A ten (10) foot landscape buffer shall be planted and/or maintained along the frontage of the parcel. Supplemental plantings shall consist of evergreen trees, shrubs, or a combination native to the region. All trees planted shall be a minimum of six feet in height at the time of planting. All shrubs planted shall be a minimum of three feet in height at the time of planting.
6. This project will need to complete a Commercial Plan Review and permitting for the change of use.

Application for Variance.

VR 22-23 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309.C.3 Front setback reductions. TMP L17 177 ABC Hickory Trail

Vice Chairman Hornsey 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 was removing an existing porch for the addition of a family room.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There were none.

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

Vice Chairman Hornsey then closed the public hearing for Board discussion.

Vice Chairman Hornsey asked for a motion. The Motion was made to approve the request as presented 4-0 Maloney/Bennett

VR 22-25 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 309.C.4 Front, side and rear setback reductions. TMP L17 095 ABC Cornfield

Vice Chairman Hornsey asked if there was anyone present to speak to the application. James Callas of Dawsonville, Georgia spoke on behalf of the application. Mr. Callas stated that his client is looking to construct a carport on her parcel due to declining health.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There were none.

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

Vice Chairman Hornsey then closed the public hearing for Board discussion.

Vice Chairman Hornsey asked for a motion. The motion was made to approve the request as presented 4-0 Sanvi/Maloney

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Vice Chairman Hornsey asked if there were any updates by Planning and Development. Planning Director Farrell stated that the County is still under a residential rezoning moratorium until at least November 3rd.

There being no further business to discuss, the meeting was adjourned at 6:15 p.m.

Neil Hornsey, Vice Chairman

Date

Attest: Harmony Gee

Date