

**DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD – AUGUST 20, 2019  
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.

Emory Dooley gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby; Tim Bennett, District 3; Neil Hornsey, District 4; Vice Chairman Emory Dooley, Chairman Appointee.

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

The next Planning Commission meeting will be held on September 17th, 2019.

Chairman Hamby asked for a motion to approve the minutes from the July 16th, 2019 meeting. Motion passed by a vote of 4-0 to approve the minutes as prepared. Dooley/Hornsey

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

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:**

None.

**New Business:**

**Application for Variance:**

**VR 19-09:** Landon White obo Olive Garden is requesting to vary from the Sign Ordinance Article IX Section 300.A.1 For TMP 114 030. Chairman Hamby asked if there was anyone there to present this variance. There was no one present, to speak on behalf of the request.

A motion was made to table the request to give the applicant a chance to arrive. Motion passed 4/0 Dooley/Hornsey

**Application for Rezoning:**

**ZA 19-11:** Chestatee, LLC is requesting the rezone of TMP 104 063 of RSR (residential sub-rural) to R-A (residential agriculture) per the approval of their Special Event Business License.

Mr. Chairman asked if the applicant would come forward. Mr. Fred Stowers stated that he was the applicant and in order to open a seasonal corn maze, the property was stipulated by the Board of

Commissioners approval of their Special Event Business License the property had to be rezoned from RSR to R-A.

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

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

Chairman Hamby closed the board for discussion.

Chairman Hamby asked for a motion. Motion passed 4-0. Dooley/Hornsey

ZA 19-12 –Jan Butterworth is requesting the rezone of TMP 037 037 R-A (residential agriculture) to RSR (residential sub-rural).

Chairman Hamby asked if the applicant was present and if they would come forward. Ms. Jan Butterworth came forward.

Chairman Hamby asked if there was anyone there to speak in favor of the application other than the applicant, there were none.

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

Chairman Hamby closed the board for discussion.

Chairman Hamby then asked for a motion. Motion passed 4-0 Hornsey/Dooley

ZA 19-13 Jim King obo Charles Turner is requesting the rezone of TMP 107 319 007 CPCD (Commercial Planned Community Development) to C-HB (Commercial Highway Business). Mr. Chairman asked if the applicant or his representative would come forward and no one was present to speak on behalf of the application.

Chairman Hamby stated that the request could be heard or could be tabled. A motion was made to table the request until after the variance hearing at the end of the meeting. Motion passed 4-0. Hornsey/Dooley

ZA 19-14 –Miles Hansford & Tallant, LLC is requesting the rezone of TMP L05 040, L05 041, L05 097 RSR (Residential Sub-Rural) & C-HB (Commercial Highway Business) to C-HB (Commercial Highway Business).

Chairman Hamby asked the applicant to come forward. Ethan Underwood with Miles, Hansford and Tallant came forward.

Mr. Underwood presented a PowerPoint presentation and stated that they had also met with neighbors to discuss the project and grading that it would require. Mr. Underwood also discussed landscaping and zoning conditions that they and adjoining property owners would like addressed.

Chairman Hamby then asked if there was anyone that would like to speak in favor of the application. Terrence Sicillia and Tim Costley, both of Dawsonville, Georgia spoke in favor.

Chairman Hamby asked if there was anyone there to speak in opposition of the application. David Picklesimer of Dawsonville, Georgia spoke in opposition of the application.

Chairman Hamby closed the board for discussion.

Motion for denial was made by Emory Dooley. There was no second.

Motion for approval was made by Neil Hornsey. There was no second.

Motion for denial was made by Emory Dooley. There was no second.

Motion for approval with the conditions stated along with an additional buffer to 40 feet on the side of the project that adjoins the residence of Ms. Dills and the vinyl coated chain link fence. Hornsey/Bennett 2-1-1

VR 19-09: Landon White obo Olive Garden is requesting to vary from the Sign Ordinance Article IX Section 300.A.1 For TMP 114 030. Chairman Hamby asked if there was anyone there to present this variance.

Mr. Landon White spoke for the applicant. Mr. White gave the board artist renderings of the requested sign.

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.

Motion for approval. Motion passed 4-0 Hornsey/Dooley

ZA 19-13 Jim King obo Charles Turner is requesting the rezone of TMP 107 319 007 CPCD (Commercial Planned Community Development) to C-HB (Commercial Highway Business).

No one was present. Chairman Hamby asked the pleasure of the board. Neil Hornsey stated that it might should be tabled but asked Planning Director, Jameson Kinley for any additional information. Director Kinley stated that he could not speak for the applicant but did give a background of the parcel.

Chairman Hamby read the letter of intent from the applicant and then closed the board for discussion.

Motion for approval passed 4-0 Hornsey/Dooley

**Public Hearing:** Fee Schedule Update by Planning Director Jameson Kinley.

Director Kinley provided the commission stated that he was tasked by the Board of Commissioners to be more in line with our surrounding counties. He stated that the fee schedule had not been updated since

2001. Director Kinley stated that the reason it is before the Planning Commission is due to the fact that the fees are located within the Land Use Resolution and he is seeking to have it as a separate fee schedule.

**Updates by Planning and Development:**

3 re-zonings and 1 variance application will be heard next month. Including Etowah Village and a county- initiated rezoning/stipulations update to Riley Place.

There being no further business to discuss, the meeting was adjourned at 7:08 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