

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD – MAY 21, 2019
DAWSON COUNTY GOVERNMENT CENTER – ASSEMBLY ROOM 2303
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**

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, District 1; John Maloney, District 2; Neil Hornsey, District 4; Vice Chairman Emory Dooley, Chairman Appointee.

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

There will be a Planning Commission meeting will be held on June 16th, 2019.

Chairman Hamby asked for a motion to approve the minutes from the April 16th, 2018 meeting. Motion passed by a vote of 4-0 to approve the minutes as prepared. Maloney/Dooley

Chairman Hamby asked for a motion to approve the agenda as prepared. Motion passed by a vote of 5-0. Hornsey/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:

None.

New Business:

VR 19-05-7 Star Financial, LLC is seeking to vary from the Land Use Resolution Article VI, Section 607.1.A a reduction of minimum required parking spaces for the construction of a patio.

Chairman Hamby asked the applicant, John Lovell to present his request. Mr. Lovell stated that he is asking for a reduction of the minimum number of parking places required by three to construct an outdoor patio.

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. John Maloney asked the applicant if there was substantial enough parking right now for the establishment to which the applicant replied that there was.

Chairman Hamby then asked for a motion. Motion passed 3-0 with Chairman Hamby abstaining. Hornsey/Maloney

ZA 19-06 PR Acquisitions, LLC is requesting a Residential Planned Community Master Plan and Zoning Condition update for TMP 107-013 pursuant to zoning case ZA 06-10.

Chairman Hamby asked the applicant, Michael Miller, to come forward. The applicant discussed the previous zoning conditions and the updates that he is seeking.

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. Sandra Kritikos of Dawsonville, GA spoke she said neither in opposition nor in favor of the application but had questions in regards to the previous zoning conditions that were presented. She stated that a zoning condition in regards to the construction of a fence at her property line was omitted. After discussion, Mr. Miller stated that he would be in contact with Ms. Kritikos to discuss the matter of the construction of the fence privately. Ms. Kritikos stated that she was not opposed to that.

Chairman Hamby closed the board for discussion.

Chairman Hamby asked for a motion. Motion to recommend approval of the rezoning request was made by John Maloney and seconded by Neil Hornsey.

The motion was approved 4-0.

ZA 19-07 Judd Hughes is requesting the rezoning of TMP 114 022 006 & 114 022 007 from R-A (residential agriculture) to RMF (residential multi-family) for the proposed use of 240 unit apartment development and associated amenities.

Chairman asked the applicant to come forward. Brian Metzler with Penler & Associates spoke on behalf of the applicant, Judd Hughes. Mr. Metzler stated that the firm that he works for is seeking to purchase the land from Mr. Hughes and his family for the purpose of constructing a 240 unit apartment development with associated amenities.

Chairman Hamby asked if there was anyone there to speak in favor of the application. There was none. Chairman Hamby asked if there was anyone there to speak in opposition of the application. Bob Parris and Kevin Dyer of Dawsonville, GA and Chris Harrell of Milton, GA spoke in opposition.

Chairman Hamby closed the board for discussion.

Chairman Hamby asked for a motion. Motion to recommend approval for the rezoning request was made by John Maloney and seconded by Neil Hornsey.

The motion was approved 3-0 with 1 abstention.

Public Hearing: None.

Updates by Planning and Development:

Chairman Hamby asked if there were any updates by the staff and Zoning Administrator Harmony Gee told the Board that for the month of June they will hear a sign variance request.

There being no further business to discuss, the meeting was adjourned at 6:48 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date