

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD – DECEMBER 18, 2018
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 January 15th, 2019.

Chairman Hamby asked for a motion to approve the minutes from the November 20th, 2018 meeting. Motion passed by a vote of 4-0 to approve the minutes as prepared. Hornsey/Maloney

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

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:

VR 18-09 – Don and Bonnie Hunt have made a request to vary from the Land Use Resolution for their residence located at TMP L13 063 that is zoned VCR (Vacation Cottage Restricted) with the side building setbacks from 10' to 2' on the left and right side of their property for a new residence to be constructed.

Chairman Hamby asked if anyone was there to speak on behalf of the variance and Bonnie Hunt, the owner came to the podium. She explained that she no longer needed the variance of 8' on either side only 5'. The owner of the property to the left of her residence had concerns and they signed a legal document stating that they could build 5' from the property line on that side. She stated that she would like more if she could get it.

Chairman Hamby asked if there was anyone to speak in favor or opposition of the application. Mr. & Mrs. Adamson spoke from the audience and stated that they were in favor and not opposed.

Chairman Hamby asked for discussion by the Planning Commission. Commissioner Hornsey asked to speak to the applicant in regards to the application. He suggested that since a legal document had been signed by the owner and the neighbor to the left to build 5' from the line and the owner to the right had no issues with the new home being 2' off the property line that the variance be worded that way.

Chairman Hamby asked for a motion.

Motion passed by a vote of 4-0 to approve the variance with stipulations of 5' from the left side and 2' from the right. Hornsey/Dooley

New Business:

Application for Rezoning:

ZA 18-07 – John and Rachel Senter has made a request for a rezoning subject to County Commission approval. They are seeking to down zone the current zoning of RSRMM (Residential Sub-Rural Manufactured/Moved) to R-A (Residential Agricultural/Residential Exurban) for the purpose of building a barn on their property prior to their primary residence. The subject property is located at TMP 095 150 002 & 095 150 013.

Chairman Hamby asked if there was anyone to speak in favor or opposition of the application.

Chairman Hamby asked for discussion by the Planning Commission.

Chairman Hamby asked for a motion.

Motion passed by a vote of 4-0 to approve the re-zoning as applied. Maloney/Dooley

Application for Variance:

VR 18-12 – Nick Patel has made a request to vary from the Land Use Resolution, Article IV, Section 402.C.2, to build a canopy that would be 20' from the front property line instead of the required 60'. The property is located on TMP 119 032 and is zoned CCB (Commercial Community Business).

Chairman Hamby asked if anyone was there to speak on behalf of the application and Jason Davis from Davis Engineering spoke for his client, Nick Patel. He stated that the store has been there for many years in the capacity as a convenience store and his client would like to add gas pumps.

Chairman Hamby asked for discussion by the Planning Commission. Commissioner Maloney asked Mr. Davis if traffic would be an issue to which he replied that the 3 way stop signs were placed many years before adjacent to the property should not cause any issues.

Chairman Hamby asked for a motion.

Motion passed by a 4-0 to approve the request. Hornsey/Maloney

Public Hearing: none

Updates by Planning and Development:

Chairman Hamby asked if there were any updates by the staff. There were none. Chairman Hamby then asked if there had been any administrative variances done. Jameson Kinley spoke to the administrative variance that was approved December 17th for Samantha Graves. He stated that she had inherited property from her mother's estate and an existing barn was within the setbacks. The variance was approved with no opposition.

There being no further business to discuss, the meeting was adjourned at 6:18 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date