

**DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD – APRIL 16, 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.

Tim Bennett gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Chairman Jason Hamby, District 1; John Maloney, District 2; Tim Bennett, District 3; 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 May 21st, 2019.

Chairman Hamby asked for a motion to approve the minutes from the March 19th, 2018 meeting. Motion passed by a vote of 5-0 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 5-0. Hornsey/Dooley

Chairman Hamby asked for a motion to limit the time for speakers at 5 minutes per speaker due to the amount of people present. Motion passed 5-0. Maloney/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:**

None.

**New Business:**

ZA 19-03-Linda Dunlavy on behalf of Etowah Water & Sewer Authority is requesting a rezoning of portion of property located at TMP 087-001 from R-A (Residential Agricultural) to RPC (Residential Planned Community). The development would consist of 288+/- lots with 78% to remain in open space.

Chairman Hamby asked the applicant to come forward. Linda Dunlavy who is General Council for Etowah Water and Sewer Authority presented a power point presentation going over the proposed development. She stated that Etowah has owned approximately 900 acres for over 20 years and no longer has a use for the 305 acres that they are seeking to rezone. The portion of the tract is located south of the Etowah River. Future Land Use Map has the property designated as Residential Planned Community. Ms. Dunlavy stated that their situation is different than most rezonings that the board sees by that they are seeking the rezone to enhance the marketability of the property so that it can be sold to a developer. She said that the concept would be to cluster the homes south of the river and leaving all of the land north as

open space. They also would like to limit the number of homes to no more than 288 and the minimum lot size to 5500 square feet based on other residential planned communities within Dawson County. There would be no access to the community off of State Route 9. The only access would be from Dawson Forest Road. Amenities would be included within the community as well. A traffic study was completed and concluded that the GDOT improvements would help with traffic flow with the installation of the double round-a-bout at Dawson Forest Road and Highway 9.

Chairman Hamby asked the board if there were any questions of the applicant. Neil Hornsey asked about the amount of open space percentage. Ms. Dunlavy stated that incorrect calculations were made and the actual percentage of open space was less than the stated 78% but would like a zoning condition that the open space be no less than 50%. Planning Commissioner Hornsey asked the applicant if they would be ok with leaving the property north of the river as undisturbed and she replied that they would be. No further questions of the applicant were asked at that time.

Chairman Hamby asked if there was anyone there to speak in favor of the application. There were none. He then asked if there was anyone there to speak in opposition. Hugh Stowers, Bill Hess, Travis Bradley, Patrick Urrutia all of Dawsonville, Ga spoke in opposition stating traffic, school system and environmental concerns.

Ms. Dunlavy was then given a chance to rebut the comments that were given in opposition. She stated that the development would be geared towards existing residences of the county due to the close proximity to Riverview Elementary School and Dawson County Middle School. She stated that heavy state and federal regulations would be a priority in keeping the river pristine and providing good, clean water to the citizens of Dawson County.

Chairman Hamby closed the board for discussion.

Planning Commissioner John Maloney asked if the applicant would be open to walkability with sidewalks from the community to the neighboring schools. Ms. Dunlavy stated that they were willing for the zoning condition be added for sidewalks to connect the neighborhood to the schools but that there would be sidewalks within the community.

Chairman Hamby asked Planning Director Jameson Kinley about Residential Planned Communities being site plan specific and with this particular rezoning request that was not the case. He replied that he did not feel like it was necessary due to many of the buffers/lot sizes being covered once the land is platted and comes for plan review.

Chairman Hamby then asked for a motion. John Maloney made a motion for approval with the stipulations laid out by staff along with walkability to the schools from the community. There was not a second. Neil Hornsey then made a motion to approve with the stipulations made by staff, the walkability with sidewalks to the schools made by John Maloney and additionally for the property to remain undisturbed north of the river seconded by John Maloney. Motion passed 4-0.

ZA 19-05 Dawson Village Partners is requesting a rezoning of property located at TMP 112 019, 113 057 002, 112 109, 104 065, 104 028, 104 029, 112 018, 104 027, and 111 024 001 from C-HB (Commercial

Highway Business), R-A (Residential Agricultural), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development), and C-OI (Commercial Office/Institution) to Mixed Use Village.

Chairman Hamby asked the applicant to come forward. Shawn Adams of Anderson, Carr & Tate spoke on behalf of the applicant. Mr. Adams gave a power point presentation going over the proposed development and all that it entailed including the retail, residential, CCRC unit and convention center/hotel and the time frames that they would be build out in. Lamar Wakefield then spoke on the retail portion of the development. Mr. Wakefield and his firm planned and developed the Avalon in Alpharetta and The Battery at SunTrust Park. Corey Guthrie then spoke to the traffic/engineering portion of the development. In conclusion of the applicant's presentation Mr. Adams spoke to the impact study that was completed for the development going over the tax assessment, tax digest, the millage rates, and jobs both for construction of the development and the jobs that would be available at completion.

Chairman Hamby asked the applicant if he planned on keeping the project or sale it. Mr. Adams replied that he planned on keeping the development. Chairman Hamby then asked about the Historic Chinese garden and the development that would surround it. Mr. Adams stated that Mr. Pan created and designed a garden that has record tourists in St. Louis, MO and he would stay within that style and design. John Maloney then asked about the parkway that would run the length of the development. Corey Guthrie replied that the intent is for the parkway to be a spine for the development and provide mobility within the development. Neil Hornsey asked the applicant about the scale of the development and how the size was determined. Mr. Wakefield offered the answer that the property already has several of the zonings needed for the development but to thrive residential of different housing types were needed. Tim Bennett then asked about the phasing of the project. Mr. Adams stated that it would be approximately 10 year build out with residential portion beginning around year 8. If there is success then it could possibly be sooner.

The Chairman then went over the stipulations presented by staff. Corey Guthrie had a question regarding the stipulation of the 100 ft. buffer and the development if that began from the property line or the structure. Chairman Hamby stated the property line. John Maloney also asked if the applicant if they would be alright with no mass grading. Only grading pod by pod and Mr. Guthrie said that would be fine. He also asked the applicant to do traffic studies at the completion of each phase. Mr. Guthrie agreed.

Chairman Hamby asked if there was anyone there to speak in favor of the application. Mike Garcia, Tony Passarello and Dr. Larry Anderson of Dawsonville, GA, Gina Johnson of Big Canoe, GA, Geoff Kosky of Atlanta, GA spoke in favor of the application. Renee Durren, Katherine Kane, Josh Dyer, Hugh Stowers, Vanessa Hutchings, Tammy Robinson, Allison Caldwell, Patrick Urrutia, Heidi Behrman, Johnny Burt, Todd Behrman, Morgan Jo Voyles, Jancie Wiety, Kelly Weichard, Tracey Burnette, Doug Powell, Beth Martin, Janet Turner and Anden Dimidoff all of Dawsonville, GA spoke in opposition siting traffic, environmental, school system, living wage jobs, crime and losing our small town concerns.

Chairman Hamby then offered a rebuttal to the applicant. Mr. Adams addressed the concerns for jobs, concerns for the youth, housing concerns and changes to the site plan. Mr. Guthrie then addressed the storm water, traffic and flood plain concerns.

Chairman Hamby closed the board for discussion. John Maloney had a question about the building of the fire station within the development and Mr. Paul Frickey, County Attorney answered that we are unable to collect impact fees that goes towards the fire department from the development in addition to stipulating the developer pay for the cost of the fire station as well. Emory Dooley stated that he believed that this development would change the face of the county and is not the direction that he would like to see the county go that direction in addition to the density. He stated that he did not want to see us turn into our neighbors to the south. John Maloney stated that he was concerned that he was concerned if this development of this scaled was turned down what the alternative would be. Emory Dooley stated that he didn't believe that the county was ready for this size of this development. Tim Bennett stated that as being a lifelong resident of the county and he knows that growth cannot be stopped but needs to be controlled. That the development would be great but it would need to be stipulated. Neil Hornsey stated his concerns for the residences across the Etowah River and Chairman Hamby agreed.

Chairman Hamby asked for a motion. Motion to deny the rezoning request was made by Emory Dooley and seconded by Neil Hornsey.

The motion was denied 3-2.

A brief recess was given.

**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 May they will hear a Master plan update in addition to 2 other cases.

There being no further business to discuss, the meeting was adjourned at 9:03 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