

**DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD – MARCH 19, 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, 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 April 16th, 2019.

Chairman Hamby asked for a motion to approve the minutes from the February 19th, 2018 meeting. Motion passed by a vote of 4-0 to approve the minutes as prepared. Hornsey/Dooley

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:**

None.

**New Business:**

**Application for Variance:**

VR 19-02- Amber Popphan is requesting a variance to the Land Use Resolution Section 309.A.1. Manufactured housing and mobile homes are allowed on tracts of land five (5) acres or more and are conditionally allowed with approval of the Planning Commission and the Board of Commissioners on tracts of land under five (5) acres.

Chairman Hamby asked if anyone was there to speak on behalf of the application and Amber Popphan stated that she was. She stated that she has family that lives on the road and it was financially perfect for her to put a mobile home on the property.

Chairman Hamby asked for discussion and there was none.

Chairman Hamby asked for a motion. Dooley/Hornsey

Motion passed by a 5-0 to approve the request.

Application for variance and rezoning:

VR 19-03- Landbridge Development, LLC is requesting a variance to the Land Use Resolution Article III, Section #306.F.7 Maximum Units per Building-No more than twelve (12) units shall be permitted to form any one single building.

Gary Hammond with Landbridge Development, LLC spoke on behalf on the application. He stated that it is more cost efficient to build them 16 units per structure but by abiding by the Land Use Resolution at 12 units per structure would not be a deal breaker. He stated that this is workforce housing and the rent would be from \$800-\$1000 per month per unit. Amenities would include a business center, playground, barbeque picnic area, wellness center, and community center with garden to educate the residents about healthy eating.

Mike Lowery of Dunwoody, Georgia who represents Brand Real Estate Services and the owner of the property, Mr. Sembler spoke in favor of the application stating it would be an ideal fit for the surroundings.

Chairman asked for discussion.

Tim Bennett stated that doing the math previous projects done by the developer 2011 7 out of 12 did not meet the 16 unit buildout that was being requested. John Maloney then asked Planning Director Jameson Kinley if by approving this variance if a precedence would be set for other variances. Jameson stated that the Future Land Use Map would need to be updated if approved for rezoning but would not set a precedence for variances.

Chairman Hamby asked for a motion. Maloney/Hornsey

Motion did not pass 2-3 to approve to the request.

Chairman Hamby asked for a motion for denial. Dooley/Bennett

Motion passed 3-2 to deny the request of variance.

ZA 19-04 – Landbridge Development, LLC is requesting a rezoning of property located at TMP 113 085 from C-HB (Commercial Highway Business) to Residential Multi Family. The development would consist of 80 units, 5 2-story Buildings (16-Unit Each) with Community Building.

Chairman Hamby asked the applicant to come forward again to add anything that was not said at the variance application hearing. Mr. Hammond stated that there are other multi-family complexes within Dawson County and the fire department was able to find a way to service them at certain heights, since this was a concern raised, the owner of the development would be Landbridge Development, LLC. For 30 years due to state incentives.

Chairman Hamby asked if there was anyone to speak in favor of this application and Mr. Mike Lowery of Dunwoody, Georgia representing the owner of the property Mr. Sembler wanted to emphasize that Mr. Sembler strongly favors the rezoning.

Chairman asked for discussion by the board.

A motion to approve the rezoning with the stipulation that the development be limited to 80 units.  
Hornsey/Maloney

Motion failed to pass. 2-3

Chairman asked for a motion to deny. Dooley/Bennett 3-2

Application for Rezoning:

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 Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development), and C-OI (Commercial Office/Institution) to Mixed Use Village.

Jim King of Dawsonville spoke on behalf of the applicant asking for the application to be tabled until the April Planning Commission meeting.

Motion to table Bennett/Hornsey

Motion passed 5-0

Land Use Resolution Amendments presented by Planning Director Jameson Kinley. The first of the 2 updates that were drafted by our attorneys would be:

- A. In Article III, Section 309 R-A Residential Agricultural/Residential Exurban, by deleting subsection 309(B)(1) in its entirety and replacing it with the following:

“1. Residential subdivisions where lots are less than five (5) acres in size. Notwithstanding the foregoing, this prohibition shall not prevent a “subdivision” resulting in the creation of exactly two lots from the original lot that is subdivided.”

- B. In Article III, Section 309 R-A Residential Agricultural/Residential Exurban, by deleting subsection 209(C)(1) in its entirety and replacing it with the following:

“1. Minimum lot size: 1.5 acres or such size as determined to be necessary for the protection of public health, safety and welfare by the Dawson County Health Department, whichever is greater. Notwithstanding the foregoing, the minimum lot size for residential subdivisions shall be five (5) acres unless the subdivision constitutes the subdivision of a single parcel into exactly two (2) parcels.

Minimum lot width at building line: 175 feet.

Minimum depth: 200 feet.”

The second update is deleting Article VI, Section 606 Non-conforming Uses, by deleting subsection 606 (F) in its entirety.

Chairman Hamby asked if there was anyone in attendance to speak in favor of the changes. Bill Looper of Dawsonville, Georgia spoke in favor of the change to the R-A zoning so that he can gift his grandson a smaller parcel than 5 acres so that he can build a home on 2 acres.

Chairman asked for a motion to approve the Land Use Resolution Update. Dooley/Maloney

Motion passed 5-0.

**Updates by Planning and Development:**

Chairman Hamby asked if there were any updates by the staff and there were none.

There being no further business to discuss, the meeting was adjourned at 6:42 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