

**DAWSON COUNTY PLANNING COMMISSION
MEETING HELD – FEBRUARY 19, 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 March 19th, 2019.

Chairman Hamby asked for a motion to approve the minutes from the January 15th, 2018 meeting. Motion passed by a vote of 4-0 to approve the minutes as prepared. Dooley/Maloney

Chairman Hamby asked for a motion to approve the agenda as prepared with the addition of the election of officers prior to the public hearing portion of the meeting. Motion passed by a vote of 4-0. Dooley/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:

Application for Variance:

ZA 19-01 – Dawson Cherokee Capital, LLC made a request to rezone from RSR (Residential Sub Rural) to RPC (Residential Planned Community). This property is located on TMP 041 007.

Chairman Hamby asked if anyone was there to speak on behalf of the application and Jim King and Corey Guthrie both of Dawsonville spoke for the developer in favor of the rezoning. Chairman Hamby then asked if there was anyone there to speak in opposition. The following people spoke in opposition: Faison Bohlayer, Teresa Fitts, Martene Carleton, Jadd Carleton, Helen Heinkle, Daniel Haynes, Mallory Herman, Deena Castleberry, Cathy Hill, Miranda Satterfield, David Clukie, and Mike Bray of Dawsonville and Patsy Jordan of Ball Ground.

Chairman Hamby asked for discussion by the Planning Commission. Chairman Hamby stated that the Planning Commission is a recommending board and the final decision would be made by the Board of Commissioners meeting on March 21st. John Maloney brought up the traffic concerns and asked if the

developer would be open to an additional traffic study being completed after the fourth phase of the development which Corey Gutherie stated that they would not be opposed. Emory Dooley stated that he is not a fan of high density and that the tax revenue off of 1,000 one million dollar homes would better suit the county better than 1,000 \$300,000 homes.

Chairman Hamby asked for a motion. Dooley/Maloney

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

ZA 19-02 – Jerry Fouts has made a request for rezoning subject to County Commission approval. He is seeking to change the current zoning of R-A (Residential Agriculture) to C-HB (Commercial Highway Business) for the construction of a mini storage facility with 48 units. The subject property is located at TMP 081 007.

Chairman Hamby asked if anyone was there to speak on behalf of the application and the applicant, Jerry Fouts of Dawsonville spoke on his behalf. Chairman Hamby informed Mr. Fouts that staff recommended denial based on the Future Land Use Map. Chairman asked if there was anyone was there to speak in opposition: Skip Pape, Mary Poole and Betty Klise all of Dawsonville spoke in opposition.

Chairman asked for discussion.

Chairman Hamby asked for a motion. Maloney/Hornsey

Motion passed 4-1 to deny to the request.

Public Hearing: none

Updates by Planning and Development:

Chairman Hamby asked if there were any updates by the staff.

Jameson Kinley stated that the Planning Department has been tasked by the Board of Commissioners to update the Land Use Resolution.

There being no further business to discuss, the meeting was adjourned at 8:44 p.m.

Jason Hamby, Chairman

Date

Attest: Harmony Gee

Date