

**City of Dawsonville**  
**January 26, 2009**  
**Regular Meeting of the Planning Commission**

Claire Sharp, Chairperson, called the January 26<sup>th</sup> City of Dawsonville Planning Commission regular meeting to order at 7:00 p.m.

**Roll Call:** Present were Planning Commission Members: Claire Sharp, B.J. Farley, Pam Bragg, Jimmy Castleberry, and Duane Roof, City of Dawsonville Planning Dept.: Steve Holder and Bonnie Warne, City Council Members Jonathan Cox and Linda Grant and concerned citizens of the City of Dawsonville and Dawson County. Ken Breeden was absent but replaced with his alternate.

**Invocation and Pledge:** Pam Bragg gave the invocation and led the pledge.

**Announcement of the Next Meeting Date:** Claire Sharp announced that the next Planning Commission meeting is scheduled for 7:00 p.m. Monday, March 16, 2009 at Dawsonville City Hall.

**Approval of the minutes:** BJ Farley motioned to approve the December 15, 2008 Planning Commission minutes. Jimmy Castleberry seconded. The minutes were approved unanimously.

**Old Business:** Zoning Amendment Application tabled at the December 15, 2008 meeting.

**Public Hearing:**

Claire Sharp requested to hear comments that are new information/comments on this project with 30 minutes time limit per side. Kevin Tallant will time and commented that while we request to receive a priority of new information that we are not restricting anybody's desire to comment within the 30 minutes time period.

**ZA-11-08-1763:** Jeremy Porter has requested a Zoning Map Amendment for 152.139 acres off Duck Thurmond Road, TMP 070-049. Current zoning is R1; the applicant has requested a rezoning of CIR (Restricted Industrial District) for proposed country club motorsports complex.

Jeremy Porter spoke on this application with a power point presentation of the AMP project (in the file). Jeremy stated that this is a benefit to the community, and that they have implemented 50 acres of a 152 acre track in sound abatement ( $\frac{1}{3}$  of the property), and they do not want to disrupt the local community.

4 others spoke in favor of the AMP zoning map amendment application:

- o Michael Griffith (Dawson County resident that lives on Elliott Family Pkwy & AMP founding member)
  - He's proud that Dawsonville's been given the opportunity to have a world class venue as a destination point, that Dawsonville truly was part of the beginning of motorsports in the south.
- o Charlie Auvermann (Exec Director of Development Auth of Dawson County) provided a handout
  - Unemployment is up in Dawson County and the Local Sales Tax revenue is down. This project doesn't cost the City upfront hardly any money at all – has the potential to generate a rather significant amount of tax revenue for the County and the City.
- o Steve Caldwell (Dawson County resident that did a door to door survey on this project)
  - Collected 181 signatures in about 3 days from the community on his time in support (a copy not provided for the file).
- o Jason Witzke (one of the founding members of AMP from Jonescreek/Duluth GA)
  - Spoke of the difference between a driving course and a racetrack and the misperceptions of the community and that it is not NASCAR that holds racing events.

5 spoke of concerns or in opposition, 2 with power point presentations (in the file).

- o Richard Wingate, attorney for Dr. & Mrs. Hamryka who live across from this proposed project

- Stated that the proposed project is an isolated industrial commercial island development in a wholly rural area of Dawsonville and Dawson County
- It is totally inconsistent with the Comprehensive Plan and will destroy natural resources
- It could result in a nuisance and inverse condemnation if approved, with the resulting noise pollution will have a massive adverse impact on their businesses and will result in an unquestionable economic loss to them.
- Scott Walker Smith, runs a consulting firm in Atlanta metro area since 1992
  - Concerned about the noise levels stated in the brochure at 103 Db, EPA recommends 55 Db
- Cindy Brookshire (Dawson County resident – President of Citizens for Dawson group website)
  - Requested a licensed acoustical plan by an expert
  - Requested a financial disclosure and a performance bond as a guarantee if the project fails
- Loren Mitchell (Dawson County resident) presented a power point presentation
  - Several similar motorsports parks were shown from NJ, Chicago, and TX with quotes from letters from property owners around other tracks on the effects on the community
  - Mentioned the concerns of Health and Safety with the noise exposure
- Richard Scharf (Dawson County resident) presented a power point presentation
  - Concerned about (1) revenue production, and (2) environmental Health & Safety (noise)

Steve Holder read the Planning Department staff recommendation on this project (attached).

Chairperson Claire Sharp asked for a motion. Jimmy Castleberry voted to recommend approval. Pam Bragg voted in favor. BJ Farley and Duane Roof voted against. Claire Sharp broke the tie with a recommendation to approve with all the special stipulations that are required and proposed by the Planning Director and add a couple. Her suggested stipulations were to have a professional sound study completed as soon as possible and have all the plans submitted at least one week ahead of the City Council meeting for them to study. The vote on the amended stipulations was motioned and carried by Pam Bragg/Jimmy Castleberry.

Chair Clair Sharpe stated that tonight's vote does not necessarily mean that this has passed; it has to go before the City Council. This is just a recommendation to the City Council.

**New Business:** No Old Business.

**Adjournment:** With no further business, Claire Sharp asked for a motion to adjourn. Pam Bragg motioned. Jimmy Castleberry seconded. Motion carried unanimously; meeting adjourned at 9:00 p.m.

Minutes approved this 16<sup>th</sup> day of March 2009.

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Claire Sharp, Chairperson

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B.J. Farley, Vice-Chairperson

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Ken Breedon

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Jimmy Castleberry

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Pam Bragg

Attested to by: \_\_\_\_\_  
Bonnie Warne  
Zoning Administrator