

City of Dawsonville
October 21, 2013
Regular Meeting of the Planning Commission

BJ Farley, Commission Chair, called the October 21, 2013 City of Dawsonville Planning Commission regular meeting to order at 5:05 p.m.

PRESENT: Planning Commission Members: B.J. Farley, Ken Breeden, Pam Bragg, and Richard Spaeth; Staff: Nalita Copeland, Planning & Zoning; Bonnie Warne, City Clerk; and concerned citizens of the City of Dawsonville and Dawson County.

INVOCATION AND PLEDGE: Pam Bragg gave the invocation and led the pledge.

NEXT MEETING DATE: BJ Farley announced that the next Planning Commission meeting is scheduled for Monday, November 18th, 2013 at 5:00pm at Dawsonville City Hall.

APPROVAL OF THE MINUTES: Ken Breeden motioned to approve the August 19th, 2013 Planning Commission minutes. Pam Bragg seconded. The minutes were approved unanimously.

PUBLIC HEARING:

OLD BUSINESS: The following hearings were heard by the Planning Commission:

ZA-03-13-46162: Mark Sosebee Realty LLC has requested to amend and restate the zoning map amendment for the 1.53 acres at TMP D05 024, located at 742 Hwy 9 North. Current zoning is R1. Applicant is amending and restating his request to rezone to HB (Highway Business) instead of CIR (Restricted Industrial Commercial District).

Michelle Battle, Attorney for Mark Sosebee and Gold Creek Foods, spoke in favor of the request and discussed the updated buffer plan that is required by the zoning ordinance.

Rhonda Whitmire, 908 Perimeter Road, spoke against the request and expressed her concerns.

Ken Breeden motioned to recommend approval of the ZA request, subject to stipulations (Exhibit A). Pam Bragg seconded the motion. The motion was unanimous.

ZA-07-13-001: Hi 5 Consulting LLC has requested a Zoning Map Amendment, upon annexation, for the 5.017 acres at TMP 091 038, located at 22 Thayer Ridge Dr. Current zoning in County is CHB. Applicant requests to rezone to AP (Annexed Property) upon annexation.

Applicants, Thayer Spencer and Nancy Twyman, spoke in favor of the request. No one spoke in opposition.

Ken Breeden motioned to recommend approval of the ZA request upon annexation. Richard Spaeth seconded the motion. The motion was unanimous.

PUBLIC HEARING:

NEW BUSINESS: None

ADJOURNMENT: With no further business, BJ Farley asked for a motion to adjourn. Ken Breeden motioned to adjourn; Pam Bragg seconded; Motion carried unanimously; Meeting was adjourned at 5:35 p.m.

Minutes approved this January 27, 2014 by the City of Dawsonville Planning Commission.



BJ Farley, Planning Commission Chair



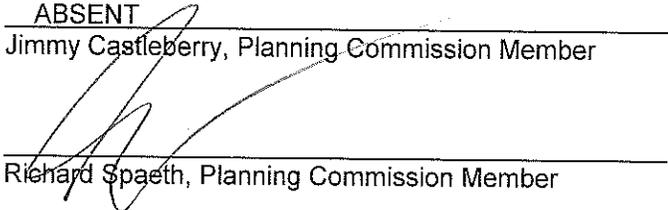
Pam Bragg, Planning Commission Vice-Chair



Ken Breeden, Planning Commission Member

ABSENT

Jimmy Castleberry, Planning Commission Member



Richard Spaeth, Planning Commission Member

Attested: 

Nalita Y. Copeland, Planning & Zoning



Planning Commission:
J.J. Farley, Chairperson
Sam Bragg, Vice Chairperson
Jimmy Castleberry
Ken Breeden
Richard Spaeth

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Bonnie Warne,
City Clerk
Nalita Y Copeland
Planning & Zoning Dept.

October 29, 2013

Dear Mayor and Council,

The following request was recommended for approval with stipulations by the City of Dawsonville Planning Commission at the October 21, 2013 Planning Commission Meeting held at City Hall:

ZA-03-13-46162: Mark Sosebee Realty LLC has requested to **amend and restate** the Zoning Map Amendment for the 1.53 acres at TMP D05 024, located at 742 Hwy 9 N. Current zoning is R-1. Applicant is amending and restating his request to rezone to HB (Highway Business) instead of CIR (Restricted Industrial Commercial District).

Stipulations

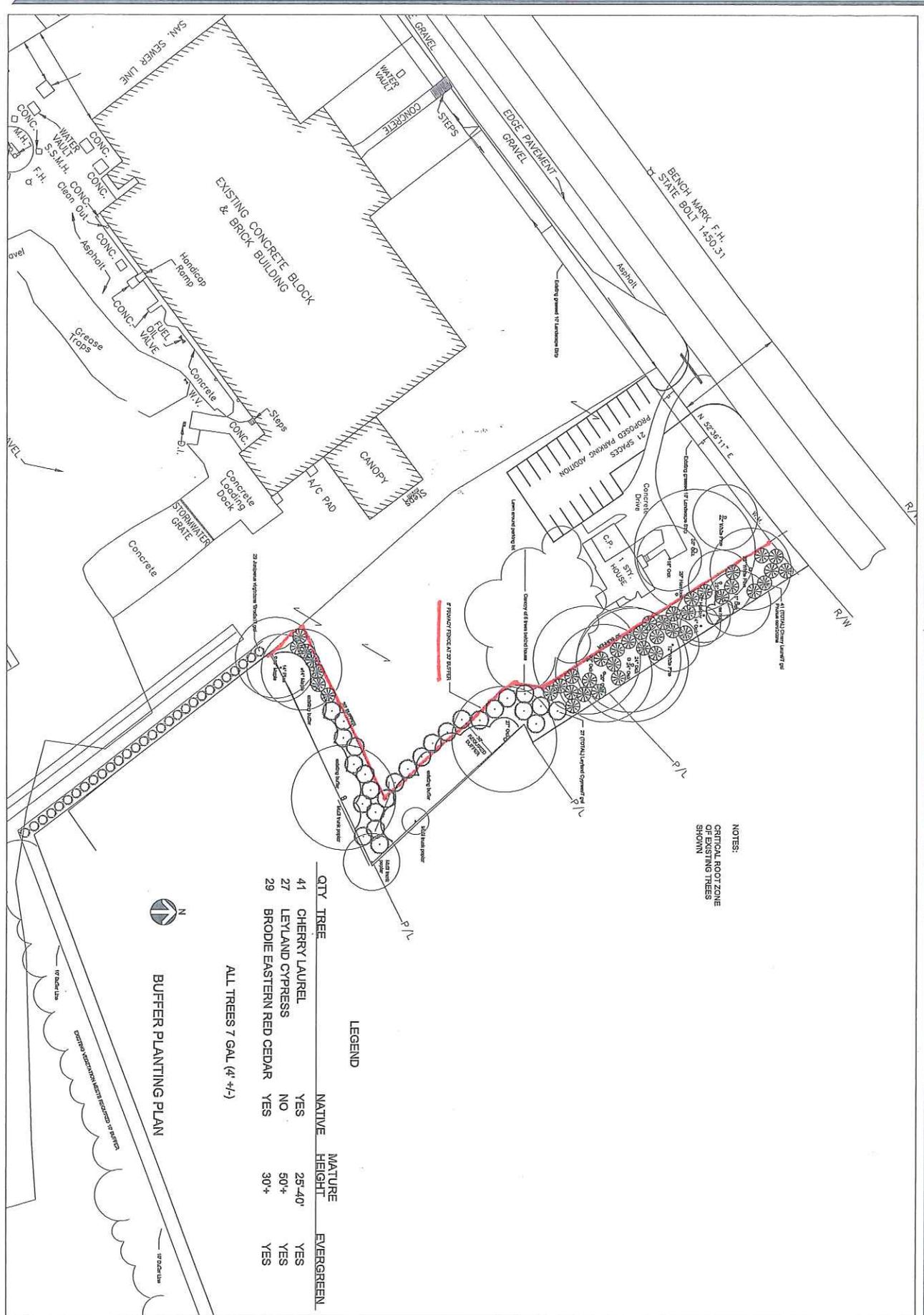
1. There shall be no commercial type vehicles on the property at any time. (This is not intended to mean an HVAC repair van, a garbage truck making a pick up, etc.)
2. The proposed 8 foot privacy fence shall be along the buffer line, NOT the property line and shall include the entire eastern border and the entire southern border; but shall not be erected closer than 5 feet from a public right of way or in such a manner as to obstruct vision or traffic on a public right of way. Exhibit A attached.
3. The buffer plan and fencing must be started immediately and must be completed within 12 months of the ZA's approval by City Council. If the approved buffer and fencing is not completed within 12 months, the HB zoning will be rescinded.
4. Any other improvements that are indicated on the landscape drawing, other than the buffer and fencing plan, are not included in this Zoning Amendment. Any other improvements will be considered upon submission of an application and plans. Exhibit A attached.

The request is ready to be heard by the Mayor and Council.

Respectfully,

Nalita Y. Copeland
City of Dawsonville
Planning and Zoning Dept.

Exhibit A Fence along inside of buffer



NOTES:
CRITICAL ROOT ZONE
OF EXISTING TREES
SHOWN

LEGEND

QTY	TREE	NATIVE	MATURE HEIGHT	EVERGREEN
41	CHERRY LAUREL	YES	25'-40'	YES
27	LEVYLAND CYPRESS	NO	50'+	YES
29	BRODIE EASTERN RED CEDAR	YES	30'+	YES

ALL TREES 7 GAL (4'-4'-)



BUFFER PLANTING PLAN

DRAWN SL CHECKED DATE JUNE 2013 SCALE 1"=30' SHEET 1/2	Sherry Lizottemaster plans, consultations 770-889-8896 P.O. Box 2445 Cumming, Georgia 30028		GOLD CREEK-DAWSONVILLE	REVISIONS BY August 2013 SL April 2013 SL Oct. 2013 SL
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