

City of Dawsonville
April 20, 2005
Meeting of the Planning Commission

Wayne Melton called the meeting to order at 7:00 p.m..

Roll Call: Those present were Council Members Wayne Melton, Claire Sharpe, BJ Farley, George Hanes and Margie Weaver, Steve Holder, Bonnie Warne and concerned citizens of the City of Dawsonville and Dawson County.

Invocation and Pledge: Margie Weaver gave the invocation and led the pledge.

Approval of the minutes: Margie Weaver made a motion to approve the minutes of the regular meeting held on February 16, 2005. George Hanes seconded the motion. The motion carried unanimously.

Old Business:

Discussion of Alternates: Wayne Melton posed a question to Steve Holder that if for an alternate if the City Council might alter the requirements just a bit to broaden the area that they may draw these people from. Steve asked for suggestions to take to the City Council. Wayne suggested: Dawson County resident. Wayne thinks there's a limited amount of people that have a business interest in the City just because of the size, also with being a home owner within the City you'll have a small pool. The City might try to advertise for alternates within the City, bring some people forward. The commission's not getting a real good response. Wayne apologized for last month to those people having to wait 30 days to come back to their hearing.

New Business:

Discussion of Meeting Dates: Wayne asked Steve if Wednesday's are just not good. Steve mentioned it's the Bible belt. Wayne stated that it is also the sports belt. Steve recommended the third Monday. Claire Sharpe made a motion to accept the third Monday at 7:00 p.m. George Hanes seconded the motion, the motion carried. Planning Commission will have their meetings on the third Monday starting in June at 7:00 p.m.

Public Hearings:

Zoning Amendment: ZA05-001/Annexation Petition 05-001 – Mark Sosebee

Mark Sosebee Realty made a request to annex/rezone 4.981 acres identified as TMP 92-80 located at 1054 Perimeter Road. Property currently zoned R1. Applicant request is for zoning category CIR. Industrial restriction. Wayne questioned Mark on the rental house that is not within an industrial restricted zoning. BJ Farley made a motion to keep the zoning as residential R1. George Hanes seconded the motion. The motion carried unanimously to keep the zoning at R1.

Zoning Amendment: ZA05-003/Annexation Petition 05-003 – Gloria Tatum

Gloria Tatum has filed a petition for annexation into the city limits of Dawsonville. This property consisting of 32 acres is located at the intersection of Perimeter Rd and Hwy. 9 s. The applicant is requesting a zoning change from RA to a combination of R3 and CHB. George Hanes made a motion to accept. BJ Farley seconded the motion. The motion carried unanimously.

Zoning Amendment: ZA04-005 – James Boone/Gold Creek Resort Assoc.

Gold Creek Resort Associates, LLC has made a request to rezone 9.31 acres identified as TMP90-70 located in Land Lots 171, 66 and 190 of the 4th District from CHB to PUD. Property is located on the east side of the entrance of Gold Creek Golf Resort and fronting Hwy. 136.

Wayne Melton asked for anyone not in favor to speak:

- Tony Collins – Gold Creek Homeowners Assoc.
- Terri Tragesser – Gold Creek Golf Club Homeowners Assoc. (handout)
- Jim Bohl – homeowner
- Norm Donald – homeowner
- Herb Burnsed – homeowner
- Mary Evans – Ladies Golf Assoc. @ Gold Creek
- Bill Gerspacher – homeowner
- Jeff Tablak – owner of Gold Creek
- Bob Tablak – owner of Gold Creek
- George Griffin – homeowner
- Charles Heusser – homeowner
- Martha Shaw – homeowner
- Marty Horn - homeowner

Those in favor of:

- Jim Boone – potential developer
- Paul Castell – potential developer

Wayne Melton asked for a motion to approve. George Hanes motioned. No second. Wayne Melton asked for a motion not to approve. Margie Weaver motioned. Claire Sharpe and BJ Farley seconded the motion. Motion carried not to approve.

There being no further business, Wayne Melton made a motion to adjourn. BJ Farley seconded the motion. Motion carried unanimously.

Minutes approved this 18th day of May, 2005.

Wayne Melton, Chairperson

B.J. Farley, Co-Chairperson

George Hanes

Claire Sharpe

Margie Weaver

Attested _____
Bonnie Warne
Administrative Tech for Planning & Zoning