

**City of Dawsonville
November 21, 2005
Meeting of the Planning Commission**

Claire Sharp called the November 21st City of Dawsonville Planning Commission meeting to order at 7:04 p.m.

Roll Call: Those present were Planning Commission Members: Claire Sharp, B.J. Farley and Ken Breeden, Planning Commission Alternate Linda Grant, City of Dawsonville Planning Department Steve Holder and Bonnie Warne and concerned citizens of the City of Dawsonville and Dawson County.

Invocation and Pledge: Ken Breeden 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 Monday, December 19th, 2005 at 7:00 p.m. at City Hall.

Approval of the minutes: B.J. Farley made a motion to approve the minutes of the regular meeting held on October 17, 2005. Ken Breeden seconded the motion. The motion carried unanimously.

Old Business: Claire Sharp announced that the Rezone Request ZA-7-05-1129 for D-1 Development Assoc. has been withdrawn.

New Business: 2006 Planning Commission Monthly Meeting Schedule
B.J. Farley made a motion to approve the schedule for the 2006 Planning Commission Meetings. The motion was seconded by Linda Grant. The motion was carried in favor unanimously (5-0).

Public Hearings - Rezone Requests:

ZA-10-05-1198: Burt's Crossing Investments, LLC has requested a Zoning Map Amendment for TMP 93-56 consisting of 1.424 acres, also known as 150 J.C Burt Road. The current zoning for this property is R1 (Residential Single Family Restricted), the applicant has requested R3 (Multiple Family Residential District).

Glen Horn, developer, spoke on behalf of the zoning request. The plan is to subdivide the land into 3 units as in Burts Crossing II. Debra Vaughn spoke against the proposed request. The Planning Department recommends approval of the zoning amendment to R3. This request will be presented at the Dec. 5th City Council Meeting along with their annexation request. Ken Breeden made a motion to approve. Linda Grant seconded the motion. The vote was unanimous in favor (5-0) of the request.

ZA-10-05-1206: Perimeter Stonewall, LLC has requested a Zoning Map Amendment for TMP 93-24, 25 consisting of 2.70 acres, also known as 1606 Perimeter Road. The current zoning for this property is RA (Residential Agricultural), the applicant has requested R3 (Multiple Family Residential District).

Rob Barnett, managing partner, spoke on behalf of the request. 26 town homes are proposed in this area across from the high school. It will be gated with private driveways and a price range in the mid \$100's. Steve Holder of the Planning Department recommended approval with the stipulation of a 6 ft. fence around 3 sides (rear and both sides). No one spoke against the request. B.J. Farley made a motion to approve with the stated stipulation by the Planning Department. Linda Grant seconded the motion. The vote carried unanimously (5-0) in favor to approve.

Public Hearing - Variance Request:

VAR-10-05-1207: Perimeter Stonewall, LLC has requested a Variance for TMP 93-24, 25 consisting of 2.70 acres, also known as 1606 Perimeter Road. The applicant has requested a reduction in lot size from 28' x 100' to 24' x 100'.

Rob Barnett, managing partner, presented the variance request to reduce the lot size which will not reduce the size of the town homes. The Planning Department recommends approval of the request. No one spoke against the variance request. Steve Holder informed the Planning Commission that this vote is binding and does not go before the City Council Meeting. Ken Breeden made a motion to approve. B.J. Farley seconded the motion. The vote carried unanimously (5-0) in favor to approve the variance request.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. Ken Breeden motioned. B.J. Farley seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:42 p.m.

Minutes approved this 19th day of December, 2005.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested _____
Bonnie Warne
Planning & Zoning Tech