

City of Dawsonville
April 17, 2006
Meeting of the Planning Commission

Claire Sharp, chairperson, called the April 17th City of Dawsonville Planning Commission regular meeting to order at 7:00 p.m.

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

Invocation and Pledge: B.J. Farley 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, May 15th, 2006 at 7:00 p.m. at the City Hall in Dawsonville.

Approval of the minutes: Ken Breeden made a motion to approve the minutes of the regular meeting held on March 20th, 2006. B.J. Farley seconded the motion. The motion carried unanimously to approve the minutes.

Old Business: No Old Business

New Business: B.J. Farley commented on what a good job Bonnie & Steve do for the Planning Commission. Planning Commission agreed unanimously.

Public Hearings:

Zoning Ordinance Amendment : AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO AMEND AND PROVIDE FOR ADDITIONAL RESIDENTIAL ZONING CLASSIFICATIONS AND REGULATIONS, TO PROVIDE FOR HEALTH, SAFETY, MORALITY, AND WELFARE RELATED LIMITATIONS ON DENSITY AND BUILDINGS IN RESIDENTIAL ZONING DISTRICTS, TO ADD DEFINITIONS RELATED TO SAME, TO PROVIDE FOR AN APPLICATION WITHDRAWAL PROCEDURE, TO PROVIDE FOR A POSTPONEMENT PROCEDURE, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

Steve Holder, Planning Director, stated that this was discussed two meetings ago by the Planning Commission. This is the final written document, by the attorney, to amend the zoning ordinance. This is to change the residential district R3, add the residential district R6, and to provide us with a postponement clause for applicants. In the past, we didn't have regulations on postponing and it costs to advertise and to have a meeting, so this will have regulations and guidelines to help with that. Terri Tragesser inquired about the R6 district. Mr. Holder answered that previously R3 allowed detached housing at 3 units/acre or townhomes and condos at 6 units/acre and once approved could pick either one. We couldn't plan on the density. This will separate into R3 at 3 units/acre and R6 will be the higher density at 6 units/acre. The Planning Dept. recommends the request.

Ken Breeden motioned to recommend approval of the zoning ordinance amendment. Jimmy Castleberry seconded the motion. Motion carried unanimously.

ZA-2-06-1267: Gold Creek SL, LLC has requested a Zoning Map Amendment for TMP 90-26 consisting of 6.98 acres, also known as One Gold Creek Dr. The current zoning is CHB (Commercial Highway Business); the applicant has requested PUD (Planned Unit Development).

Jeffrey Tablak, Gold Creek co-owner, was present for the application. Jimmy Castleberry questioned whether they'll stick with the Master Plan submitted in 2003. Mr. Tablak replied that there are less units than on the Master Plan in that area, yes they'll stick to the Master Plan. B.J. Farley inquired that the amenities area is small and if there'll be enough parking, and is there parking behind the units? Mr. Tablak answered that there's parking in the garages and guests park in the parking lot: no street parking issues. Ken Breeden mentioned that their conceptual plan does not show the garages and a lot of parking. Mr. Tablak replied that every unit has a garage. 4 bedroom units have an external garage and 3 bedroom units have a garage under it (terrace level), and currently there are about 300 parking spaces and only 110 are needed for a full club. Claire Sharp remarked that the information given to the Planning Commission is a conceptual drawing, which is subject to change; she asked Mr. Tablak if he would be willing to work hand in hand with the planning department of the City if any changes were made in the plan and if it could be made a stipulation. Jeff Tablak answered that if they stayed inside the restrictions of the PUD, which would be a great guideline to follow. BJ Farley asked if the typical buyer is an empty nester, why are the units 3 or 4 bedrooms. Mr. Tablak stated that it is for the baby boomers market, to have room for the children and grandchildren. BJ & Claire inquired of possible investors: investment property (college students) or rental property. Mr. Tablak did not think the price point of the units is necessarily investment property for the college students. Sherman Day (Gold Creek Home Owners Association) stated that any rental property must be approved by the HOA. Ken B. asked if the intent was that this ultimately be a part of the Gold Creek HOA and HOA Covenant. Jeff agreed and stated that they'd work with the covenants of the HOA. Sherman Day also stated that the HOA voiced no concerns on this front part area (its not part of the golf course). The planning department recommends approval; it follows the master plan of November 2003.

Ken Breeden motioned to recommend approval of this zoning request with provisions relating to the final plat being consistent with the master plan and that the parking reflected in the final plans and specs be approved by the Planning Dept. Staff as consistent with the needs of the property. B.J. Farley seconded the motion. Motion carried unanimously to recommend approval with provisions to the City Council.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. Ken Breeden motioned. Jimmy Castleberry seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:25 p.m.

Minutes approved this 15th day of May, 2006.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested _____

Bonnie Warne
Zoning Administrator