

City of Dawsonville
August 28, 2006
Called Meeting of the Planning Commission

Claire Sharp, chairperson, called the August 28th City of Dawsonville Planning Commission called meeting to order at 7:00 p.m.

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

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, September 18th, 2006 at 7:00 p.m. at the City Hall in Dawsonville.

Approval of the minutes: B.J. Farley made a motion to approve the minutes of the regular meeting held on June 19th, 2006. Ken Breeden seconded the motion. The motion carried unanimously to approve the minutes.

Old Business: No Old Business

New Business: No New Business

Public Hearing:

An ordinance to amend the zoning ordinance of the City of Dawsonville, Georgia, to provide for an additional land use classification known as "AP" to provide for a mechanism to alter land use classifications, to provide for an effective date, and for other purposes.

Steve Holder, Planning Department Director, read the Purpose and Intent of the amendment:

The Annexed Property ("AP") district is intended to permit those landowners who petition to annex land into the corporate limits of the City of Dawsonville without changing the use of their land or the intensity of the use of their land upon annexation the option of maintaining the same land use performance standards upon the annexed property after annexation as were upon the land prior to annexation by virtue of the land performance standards of the County.

Steve explained that this allows the property owner to come in with the same zoning district (most of the County is AG) with a time frame, and they can leave it there for 12 months if they so choose. After that we would require that they come before this board and choose a City zoning category other than "AP", which they'd have 4 months to accomplish that, or the City could change it for them, or request that they be pulled back out of the City limits. The property owner could choose to come before the board immediately and ask for a zoning category change. Claire Sharp read Section 2200.1.5 (2b): If no rezoning is accomplished by the end of 16 months, the land shall automatically be converted from "AP" zoning to "R1" zoning.

Ken Breeden motioned to recommend approval of this zoning amendment. BJ Farley seconded the motion. Motion carried in favor to recommend approval of this zoning amendment to the Mayor and City Council.

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 7:10 p.m.

Minutes approved this 18th day of September, 2006.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested to by: _____
Bonnie Warne
Zoning Administrator