

City of Dawsonville
June 19, 2006
Meeting of the Planning Commission

Claire Sharp, chairperson, called the June 19th 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, Jimmy Castleberry, Ken Breeden, 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, July 17th, 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 May 15th, 2006. Jimmy Castleberry seconded the motion. The motion carried unanimously to approve the minutes.

Old Business: No Old Business

New Business: No New Business

Public Hearing:

VAR-5-06-1329: Lazzara, LLC has requested a Variance for TMP 093-014 consisting of 4.3 acres located off Hwy. 9 South. The applicant has requested a lot size width reduction from 28 ft. to 20 ft. on 10 of the 20 lots, and a setback variance from 30 ft. to 25 ft. on all lots.

Steve Lazzara was present to speak of his application. This property was originally zoned multi-family for up to 20 apartments on the 4.3 acres. This preliminary site plan shows 20 townhouses, 2000 sq. ft., 3 bedroom, 2 bath, each with a garage, 20' x 50'. A setback variance is needed to make the townhouses fit in aesthetically. The units will be nicer not smaller. B.J. Farley asked of pricing. Mr. Lazzara answered that comparable pricing was around \$150,000. The setback off the road will be 38'-40', which makes nice green space with trees in the front of the house and back yard with landscaping. Ken Breeden asked if they will agree to the stipulations of the Planning Department:

- Sidewalks be included that lead to Hwy. 9
- Storm water detention/ treatment systems abide by new standards set forth in Etowah Habitat Conservation Plan
- All necessary easements to be recorded as required by Water & Sewer Department

Mr. Lazzara agreed to these stipulations. Claire Sharp asked how many easements there will be. Mr. Holder replied that this will be for all with the future growth. The Planning Department recommends approval with these above stipulations.

B.J. Farley motioned to approve this variance request. Ken Breeden seconded the motion. Jimmy Castleberry asked to be excused from the vote due to owning adjacent property. Motion carried in favor to approve the setback variance with the stipulations.

ZA-5-06-1330: R. Neil Koelbl, The Knight Group, Inc. has requested a Zoning Map Amendment for TMP 092-111 consisting of approx. 1.44 acres, also known as 139 Elliott Court. The current zoning for this property is R-1 (Single Family Residential District), the applicant has requested R-3 (Multiple Family Residential District).

Jay Knight, President of The Knight Group, Jonesboro, GA, was present to speak of this application. They are developing the Red Hawk Ridge Subdivision. This is a vacant property with a burned house, which they would clean up and take care of the demolition of. The rest of the subdivision is already R3, so this will be consistent, if acquired; they will make 2 residential lots with 1 house on each lot. No entrance off of Elliott Court. The overall average of this 52 acre tract has less than 3 houses per acre. Steve Blanchard brought up that this property was approved in the original plans. Mr. Holder replied that it was pending annexation and zoning, and this is the first step for this property. The rest is already in the City. Judy Brandon questioned if traffic will be on Elliott Court from the subdivision. No, they have their own road. And will there be severe slopes? No, it will be graded. The Planning Department recommends approval of this request from R1-R3.

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

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 7:15 p.m.

Minutes approved this 28th day of August, 2006.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested to by: _____
Bonnie Warne
Zoning Administrator