

City of Dawsonville
August 20, 2007
Regular Meeting of the Planning Commission

Claire Sharp, chairperson, called the August 20th City of Dawsonville Planning Commission regular meeting to order at 7:05 p.m.

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

Invocation and Pledge: Pam Bragg 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 7:00 p.m. on Monday, September 17, 2007 at the Dawsonville City Hall.

Approval of the minutes: B.J. Farley motioned to approve the minutes of the regular meeting held on July 16, 2007. Ken Breeden seconded the motion. The approval of the minutes was a unanimous vote.

Old Business: No Old Business

New Business: No New Business

Public Hearing:

CA-7-2007-02: Russell Marcotte has applied for a Certificate of Appropriateness for 55 HWY 53 West, TMP D01-016. Photos were submitted for exterior alterations to this historic building built in the 1950 era. Russell Marcotte was present to answer questions on his application and of the plans of exterior alterations to this building. Ken Breeden motioned to approve this Certificate of Appropriateness. B.J. Farley seconded the motion. Motion carried unanimously.

ZA-7-07-1580: Rory Puckett and Todd Carter of Puckett & Carter Properties, LLC have requested a Zoning Map Amendment for TMP D03-033, consisting of 1 acre, also known as 82 Allen Street. The current zoning is R-3; the applicant has requested PUD (Planned Unit Development). Todd Carter spoke on behalf of the application. There currently are no specific plans, but in the future plans on commercial office space. Steve Holder mentioned that the PUD will amend the current site plan for the 30+ tract behind this location, and will have to adhere to those specifications. Ken Breeden motioned to recommend approval of this Zoning Amendment. Pam Bragg seconded the motion. Motion carried unanimously.

ZA-6-07-1556: Avery Homes, Inc. has requested a Zoning Map Amendment for TMP D02-01 currently zoned R-3R, TMP D02-02 currently zoned R2 and TMP 083-38-082 currently zoned R3, consisting of 15+ acres off Maple Street South. The applicant has requested R6 (Multiple Family Residential District) to construct a 92 unit multi-family active adult 55+ community.

Tabb Bowen, spoke on behalf of the zoning application. (Powerpoint presentation) A handout was given out of the traffic study proposal being performed by SEI (Southeastern Engineering, Inc.), and the acceptance to proceed by Avery Homes (Attached). Completion by Sep. 6, 2007. Covenants were submitted. Photos of other similar projects were shown. Storage units may be

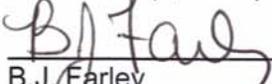
part of the amenities and put beside the pavilion. Residents that spoke against the application were: Terri Tragesser, Warren Mitchel, Frank Craft and Alison Smit. Concerns addressed were: No traffic impact study, storm water runoff on a primarily paved surface, water absorption, other subdivisions priced at \$170,000 – what's unique for 55+, room for community center / storage units, green space, enough water/sewer, reduce density, complete conceptual plan. Tabb Bowen responded that they will work with all departments, if less units need built - ok. The clubhouse will be built first with a model home. Covenants will be enforced – no children under age 18.

B.J. Farley motioned to recommend approval of this zoning amendment application and conceptual. Ken Breeden seconded the motion verifying that the City Council will read over the covenant. Motion carried unanimously in favor to recommend approval of the zoning amendment request to R-6.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. Ken Breeden motioned. B.J. Farley seconded. The motion to adjourn carried unanimously. The meeting was adjourned at 8:15 p.m.

Minutes approved this 17th day of September, 2007.

Claire Sharp, Chairperson



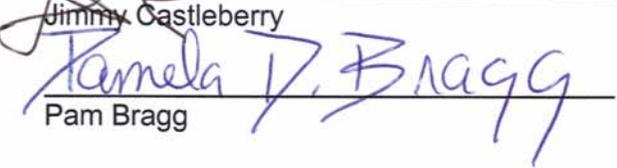
B.J. Farley



Ken Breeden



Jimmy Castleberry



Pam Bragg

Attested to by:



Bonnie Warne

Zoning Administrator