

City of Dawsonville
February 19, 2007
Regular Meeting of the Planning Commission

Claire Sharp, chairperson, called the February 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, Duane Roof, alternate, (absent Pam Bragg), 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, March 19, 2007 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 January 22, 2007. Jimmy Castleberry seconded the motion. The approval of the minutes was unanimous.

Old Business: No Old Business

New Business: No New Business

Public Hearing:

VAR-1-07-1465: Jeffrey Davis has requested a special exception variance to place a new mobile home on TMP 092B-008 consisting of 1.5 acres, known as 557 Hwy. 9 N.

Jeffrey Davis spoke on his application to temporarily place a new doublewide on the back of his grandmother's parcel to take care of her.

B.J. Farley motioned to approve. Jimmy Castleberry seconded the motion. Motion carried in favor to approve the variance.

ZA-1-07-1466: Don Stephens, BYSTE Inc. has requested a Zoning Map Amendment for TMP 093-031 consisting of 1 acre, located at the corner of Hwy. 53 East and Perimeter Road. Current zoning is R-2. Requested zoning is HB (Highway Business District). Applicant has also filed a petition to annex into the confines of the City of Dawsonville. (ANX-07-001)

Don Stephens, owner, asked that his one acre lot at the corner of Hwy. 53 and Perimeter Rd. be rezoned to set up a restaurant, possibly Waffle House, and will pay the expense to run sewer to his parcel.

Duane Roof motioned to approve with the stipulation that the exterior materials be similar to the Waffle House facility at State Bridge and Hwy. 400. Jimmy Castleberry seconded the motion. Motion carried in favor to approve with stipulations.

ZA-11-06-1423: Gold Creek SL, LLC has requested a Zoning Map Amendment for TMP 90-26 consisting of 61+/- acres, also known as One Gold Creek Drive. The applicant is requesting to amend the master plan.

4 individuals spoke in favor of this request: Joey Homans, counsel for the Tablaks handed out and spoke of a constitutional objection letter (Exhibit A). Jeff Tablak, co-owner of Gold Creek, provided a hand out and read it aloud. (Exhibit B). Doug Sherrill, surveyor, and Bob Tablak, co-owner of Gold Creek, also spoke on the proposed master plan change.

Approximately 18 individuals spoke in opposition to this request. The concerns presented by the public included:

- They have zoning to build 30 townhomes at the clubhouse, but nothing has been done
- There are problems with the City now on graywater; they're not fulfilling their commitments to the City
- The building plan shows the garage doors open to the front; no houses are like that now
- Density: They'll double the number of lots and homes, that's a significant impact
- Many of those homes will be smaller and on smaller lots
- There are traffic concerns now and are putting in speed breakers; they're plan will add 3-4 more intersections
- Don't know what the impact will be with Southern Catholic College, who proposes to have up to 3,000 students attending at one time
- Concerns about the impervious surfaces
- Reducing the golf course from 27 to 18 holes and made it inferior to most golf courses in the area because it's a hodge podge of holes left
- It is going to reduce not enhance property values
- It is going to take away many views, it will be of the backs of other houses not of the lake, wooded areas or golf holes
- Environmental concerns about the lakes and streams, some of them are protected
- Impact on the school system
- Tearing up the roads and lots to put in sewer lines to get to the development area in the center of Gold Creek
- Need HOA and Architectural Control Committee involved in house design
- The National Fire Code requires houses to be 50 ft apart or fire rated for 1 hour
- The National Building Code states: only 32 houses in an inlet without a secondary exit
- No DOT, EPA, Corp of Engineers approval sought
- The availability of sewer for this development
- Each HOA has a different plan, they aren't the same, and they are different than the one shown at this meeting
- Economic viability to sell the houses
- They do not have a covenant at this time

Steve Holder gave the staff recommendation: Due to the nature of information and the lack of and the vagueness of it, we would recommend denial at this time. The Planning Commission spoke on the application: Duane Roof – Looking at this plan and setting aside the issues about Fire Codes, we understand they will have to meet the requirements of all the agencies. But from a planning perspective, Gold Creek seemed to have evolved in a less than straight forward direction from it's initial Master Plan with the college coming on board and now this. I think that if someone were planning a PUD development like this from scratch, that the townhomes, there very well may be a place for townhomes in this development, but they might be clustered in one area not interspersed with the rest of the homes. When I look at this plan and I see the little pieces all over the place, and I understand why they've done that, but I also understand that the

people have bought into this community and have invested their life savings on a Master Plan that they thought at the time was what this plan was going to be. And from a planning perspective, I think it's a very awkward layout that the developer has come up with. I have a lot of concerns about that and that's something I don't think it can be remedied by setbacks or sewer issues or even fire issues. BJ Farley – I feel there's insufficient information regarding a lot of things: EPD, Sewer Availability, HOA, we're told one time that its going to be with Gold Creek, now it's changing. I understand that you project it's going to be baby boomers, but you cannot do that. I'd like to see written information before I can make a decision. Jimmy Castleberry – I would like to see more on the sewer, graywater and runoff of it, and who's maintaining the stormwater at this time up there with your lakes, you seem not to know. Also the future growth of the college, you know the college is not going to stand still with enrollment, so there has to be a study there, we have to know what the whole impact is going to be, not just on what houses you're going to put in. And the fire codes too. If we passed this tonight and the houses are supposed to be 50 ft. apart to meet fire codes and you show us where they are going to be 25-30 ft, then we're in the wrong. I don't have enough on it and I think there needs to be more studies on it. Claire Sharp – I appreciate your presentation, it was well laid out. I do have an issue, since I'm in the real estate business also, even though the County and City are separate entities, I've had to go before the County. For a developer to come into Dawson County or even Dawsonville, you have to have studies done previous to your application and I think L. Tully does an excellent job in her demanding of having these be done before they go before the board. And I think you all are capable of getting these done and presenting them to the home owners and also the City officials. And I think that we probably should just take a little more time and accomplish these tasks.

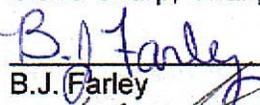
Duane Roof motioned to deny the application. Jimmy Castleberry seconded the motion. Motion carried unanimously to deny recommendation to the City Council.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. B.J. Farley motioned. Duane Roof seconded the motion. The motion carried unanimously to adjourn. The meeting was adjourned at 9:15 p.m.

Minutes approved this 19th day of March, 2007.



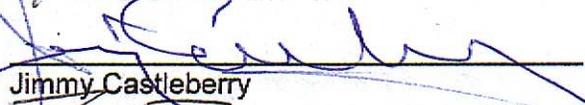
Claire Sharp, Chairperson



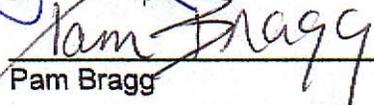
B.J. Farley



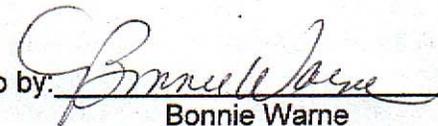
Ken Breeden / Duane Roof



Jimmy Castleberry



Pam Bragg

Attested to by: 

Bonnie Warne
Zoning Administrator