

City of Dawsonville
July 16, 2007
Regular Meeting of the Planning Commission

Claire Sharp, chairperson, called the July 16th City of Dawsonville Planning Commission regular meeting to order at 7:02 p.m.

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

Invocation and Pledge: Jimmy Castleberry 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, August 20, 2007 at the Dawsonville City Hall.

Approval of the minutes: Jimmy Castleberry motioned to approve the minutes of the regular meeting held on May 21, 2007. B.J. Farley seconded the motion. The approval of the minutes was a unanimous vote.

Old Business: No Old Business

New Business: No New Business

Public Hearing:

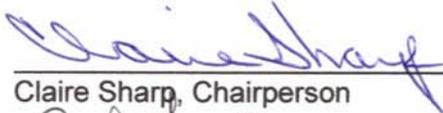
ZA-6-07-1556: Avery Homes, Inc. has requested a Zoning Map Amendment for TMP D02-01 currently zoned R-3R, TMP D02-02 currently zoned R2 and TMP 083-38-082 currently zoned R3, consisting of 15.402 acres off Maple Street South. The applicant has requested R6 (Multiple Family Residential District) to construct 92 homes.

Tabb Bowen, spoke on behalf of the zoning application. The request is to rezone 15.402 acres to R-6 for 92 town homes for an age restricted community 55+ with 1000 sq. ft./unit (one-story ranch style cottages) with a garage and parking pad on the side. There will be a covenant (a summary of the restrictive covenants was handed out – exhibit A), a clubhouse - approx. 30'x40', walking trails and 2 entrances. Residents that spoke against the application were: Carl Hosea, Warren Mitchel, Alison Smit (provided a handout on Active Adult Living – exhibit B), John McPherson, and Terri Tragesser. Concerns addressed were: traffic study/problem – 55+ don't quit driving, covenant details, green space and natural spring area, storm water retention/water runoff and drainage, parking issue, sidewalks, 1000 sq. ft house = \$150-\$180,000 is expensive, change from master site plan need variances – it's a premature plan/generic, market study, density, long term aging and wheelchair accessibility. Tabb Bowen responded that the storm runoff will be addressed in the engineer pack to meet City and GA requirements. A traffic study wasn't done due to reduced traffic and no school activity impact.

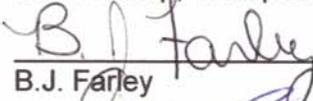
B.J. Farley motioned to table this until more information can be provided. Jimmy Castleberry seconded the motion. Info: Architectural designs, covenants completed, traffic study/impact, storm water retention (runoff/drainage). Motion carried unanimously in favor to table the zoning amendment request until the next meeting.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. B. J. Farley motioned. Jimmy Castleberry seconded. The motion to adjourn carried unanimously. The meeting was adjourned at 7:50 p.m.

Minutes approved this 20th day of August, 2007.



Claire Sharp, Chairperson

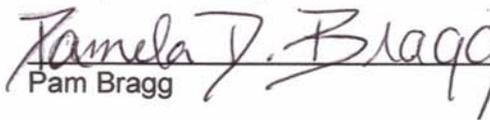


B.J. Farley

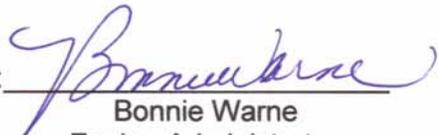


Ken Breeden

Jimmy Castleberry



Pam Bragg

Attested to by: 

Bonnie Warne
Zoning Administrator