

City of Dawsonville
January 28, 2008
Regular Meeting of the Planning Commission

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

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

Invocation and Pledge: BJ 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 7:00 p.m. Monday, February 18, 2008 at Dawsonville City Hall.

Approval of the minutes: BJ Farley motioned to approve the November 19, 2007 Planning Commission minutes. Jimmy Castleberry seconded. The minutes were approved unanimously.

Old Business: No Old Business

New Business: Change of R3 minimum lot size to 100'X125'. Steve Holder presented to the Commission to consider having the Staff explore expanding our minimum lot size. The Planning Commission agreed to allow the Planning Dept. to move forward with exploring this.

Public Hearing:

VAR-12-07-1624: Heritage Park, LLC – Taylor Wallace, The Wallace Group – has requested a setback variance for a portion of TMP 082-021, 592 Hwy 53 West.

Taylor Wallace, The Wallace Group, spoke on his application for a 30' setback variance on a small portion of the property they're doing an independent/assistant living complex on. The request is due to the topography: impact on water buffers and extensive earthwork. The area, 196 linear feet, really only affects one property owner: Coleman's. The Coleman's have agreed on a landscape buffer. Steve Holder stated the Planning Staff recommends approval with a fence and landscaping as described in the attached letter. Claire Sharp recused from voting. Pam Bragg motioned to recommend approval of variance with the Planning Staff recommendation as attached. Ken Breeden seconded the motion. Motion carried unanimously.

ZA-12-07-1630: Robert Johnson of Foothills Development Corp. has requested a Zoning Map Amendment for 98 acres of TMP 090-026. Current zoning is CHB; the applicant has requested a rezoning of PUD (Planned Unit Development) for proposed single and multi-family residential / commercial development. **WITHDRAWAL LETTER faxed in by Steve Eiberger, President**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF DAWSONVILLE, GEORGIA, TO PROVIDE FOR REGULATIONS RELATED TO ANIMALS IN CERTAIN ZONING CATEGORIES, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

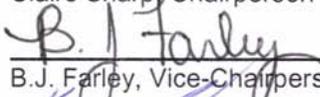
Steve Holder read Section 2 Definition and Section 3 – 902.2. These are changes that the City Council requested to be reviewed to this ordinance. After questions, this ordinance has been tabled for further information. Motion by BJ Farley and seconded by Jimmy Castleberry. Voted unanimously to table.

Adjournment: With no further business, Claire Sharp asked for a motion to adjourn. Ken Breeden motioned. Jimmy Castleberry seconded. Motion carried unanimously; meeting adjourned at 7:17 p.m.

Minutes approved this 16th day of June 2008.



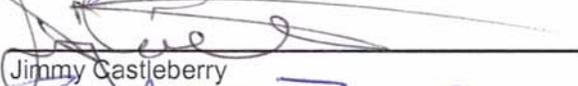
Claire Sharp, Chairperson



B.J. Farley, Vice-Chairperson



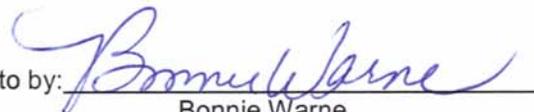
Ken Breeden



Jimmy Castleberry



Pam Bragg

Attested to by: 

Bonnie Warne
Zoning Administrator



Joe Lane Cox, Mayor

Members of Council:
Mike Sosebee
Jonathan Cox
Linda Grant
Mike Wilson

Kim Cornelison, City Clerk

Dana Miles, City Attorney

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January 15, 2008

Chairperson Sharpe
Dawsonville Planning Commission

Re; VAR-12-07-1264
Setback Variance for Heritage Park

The staff recommends approval of this request due to topography conditions. This will allow buffers and wetlands to be protected rather than mitigated.

The staff also recommends that a decorative fence made of similar materials of the building to be placed along the property line that requires the variance. Included in this same area, landscaping designed to shield views from either side of property.

Steve Holder

Steve Holder
Planning Director