

City of Dawsonville
June 16, 2008
Regular Meeting of the Planning Commission

Claire Sharp, Chairperson, called the June 16th 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, July 21, 2008 at Dawsonville City Hall.

Approval of the minutes: BJ Farley motioned to approve the January 28, 2008 Planning Commission minutes. Jimmy Castleberry seconded. The minutes were approved unanimously.

Old Business: No Old Business

New Business: Steve Holder presented a Draft Copy of the Historic District Design Guidelines created by the GMRDC for their review.

Public Hearing:

CA-05-2008-03: Michael Turner has applied for a Certificate of Appropriateness for 20 W First St, TMP D01-008 and 2 Shoal Creek Rd, TMP D01-007. The applicant has submitted a request for demolition of 2 existing buildings and new construction for a mixed use retail/office space.

Michael Turner spoke on his application with a Slide presentation. The motion to approve the certificate of appropriateness by BJ Farley / seconded by Ken Breeden.

VAR-4-08-1675: Neil Koelbl, The Knight Group Inc, has requested a front setback variance for 106 Homes in Red Hawk Ridge Subdivision located at TMP 092-020, off Burt Creek Rd.

Chris Knight of the Knight Group, Inc spoke of the variance request for a front setback for the remaining lots in Red Hawk Ridge Subdivision. Concerns were mentioned from the home owners on utilities and erosion problems. Motion to deny by Ken Breeden due to no hardship and for the company to work with staff on this/Seconded by Jimmy Castleberry.

ZA-5-08-1684: Ernie Elliott has requested a Zoning Map Amendment for 204.967 acres off Hwy. 183, Elliott Family Pkwy, TMP 069-006, 054-014, 068-007, 068-023, 068-046, 068-063, 068-064, 068-063.001, 068-063.002. Current zoning is RA; the applicant has requested a rezoning of LI (Light Industrial District) for proposed Light Industrial Park.

Tom Calkins, attorney for Ernie Elliott Inc. spoke on this application; 6 spoke in opposition of the approximate 25 in attendance. Motion to approve by Pam Bragg. Seconded by Ken Breeden with staff recommendation.

Adjournment: With no further business, Claire Sharp asked for a motion to adjourn. Pam Bragg motioned. Ken Breeden seconded. Motion carried unanimously; meeting adjourned at 8:22 p.m.

Minutes approved this 15th day of December 2008.

Claire Sharp, Chairperson

B.J. Farley, Vice-Chairperson

Ken Breeden

Jimmy Castleberry

Pam Bragg

Attested to by: _____
Bonnie Warne
Zoning Administrator