

City of Dawsonville
August 19, 2013
Regular Meeting of the Planning Commission

BJ Farley, Commission Chair, called the August 19, 2013 City of Dawsonville Planning Commission regular meeting to order at 5:05 p.m.

PRESENT: Planning Commission Members: B.J. Farley, Ken Breeden, and Richard Spaeth; Staff: Nalita Copeland, Planning & Zoning; Bonnie Warne, City Clerk; and concerned citizens of the City of Dawsonville and Dawson County.

INVOCATION AND PLEDGE: B. J. Farley gave the invocation and led the pledge.

NEXT MEETING DATE: BJ Farley announced that the next Planning Commission meeting is scheduled for Monday, September 16th, 2013 at 5:00pm at Dawsonville City Hall.

APPROVAL OF THE MINUTES: Ken Breeden motioned to approve the July 15th, 2013 Planning Commission minutes. Richard Spaeth seconded. The minutes were approved unanimously.

PUBLIC HEARING:

OLD BUSINESS: The following hearings were heard by the Planning Commission:

ZA-03-13-46162: Mark Sosebee Realty has requested a zoning map amendment (with a petition for annexation) for the 1.53 acres at TMP D05 024, located at 742 Hwy 9 North. Current zoning is R1. Applicant is amending and restating his request to rezone to HB (Highway Business) instead of CIR (Restricted Industrial Commercial District).

Michelle Battle, Attorney for Mark Sosebee and Gold Creek Foods, spoke in favor of the request and referred to the landscape plan that was submitted to the Planning Commission prior to this meeting.

Rhonda Whitmire, 908 Perimeter Road, read a letter on behalf of her neighbors, the Sibert-Scarborough household of 922 Perimeter Road, who are also opposed to the zoning request. Mrs. Whitmire asked that everything possible be done to preserve the residents' quality of life.

Billy Singleton, 960 Perimeter Road, spoke and stated that he was satisfied with the fence that has been erected next to his property, but that he is concerned for his neighbors and is opposed on their behalf.

Dawson Whitmire, 908 Perimeter Road, spoke in opposition of the request. He does not want the business any closer to his home.

The Commission discussed their concerns with the landscape plan. The proposed landscape plan, as submitted, is not in compliance with the City's ordinance. The applicant is to work with staff and Mayor to bring the landscape buffer plan into compliance with the City's buffer ordinance requirements. Richard Spaeth made a motion that the zoning request be deferred until the plan shows the actual design that includes the construction of the fence as well as landscaping that mitigates the issues and beautifies all the properties. Ken Breeden seconded the motion. Motion approved unanimously.

CA 01-2013-07: Danny Brock has applied for a Certificate of Appropriateness in the Historic District of Dawsonville at 33 Hwy 9 S, TMP # D03 043. The applicant has submitted plans for the addition of awnings on the front of the building

Ken Breeden made a motion to approve the Certificate of Appropriateness; Richard Spaeth seconded the motion; Motion approved unanimously.

PUBLIC HEARING:

NEW BUSINESS: The following hearings were heard by the Planning Commission:

VAR 7-13-50925: Keith Porter, on behalf of The Dawson County Board of Education, has requested a Variance for the height and electronic message of their sign to be located at 28 Main St; TMP D04 020.002.

Ken Breeden motioned to approve the variance; Richard Spaeth seconded; Motion approved unanimously.

ZA-07-13-227: Karen McCord and Curtis Anderson have requested a Zoning Map Amendment, upon annexation, for the 24.95 acres at TMP 093 047, located at 796 Hwy 53 East. Current zoning in County is RSR. Applicant requests to rezone to R1 (Single Family Residential District) upon annexation.

Ken Breeden recommended approval of the request; Richard Spaeth seconded; Motion approved unanimously.

ZA-07-13-226: Harold and Karen McCord have requested a Zoning Map Amendment, upon annexation, for the 2.64 acres at TMP 093 044, located at 2120 Perimeter Rd. Current zoning in County is RSR. Applicant requests to rezone to R1 (Single Family Residential District) upon annexation.

Ken Breeden recommended approval of the request; Richard Spaeth seconded; Motion approved unanimously.

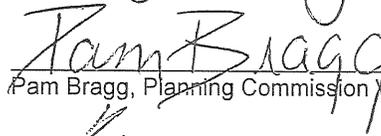
ZA-07-13-001: Hi 5 Consulting LLC has requested a Zoning Map Amendment, upon annexation, for the 5.017 acres at TMP 091 038, located at 22 Thayer Ridge Dr. Current zoning in County is CHB. Applicant requests to rezone to AP (Annexed Property) upon annexation.

The annexation for this parcel was tabled by the City Council, therefore the Zoning Amendment Request may not move forward at this time. Richard Spaeth motioned to table the request; Ken Breeden seconded; Motion approved unanimously.

ADJOURNMENT: With no further business, BJ Farley asked for a motion to adjourn. Ken Breeden motioned to adjourn; Richard Spaeth seconded; Motion carried unanimously; Meeting was adjourned at 6.03 p.m.

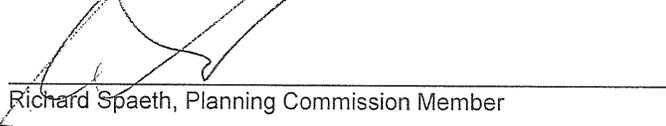
Minutes approved this October 21, 2013 by the City of Dawsonville Planning Commission.

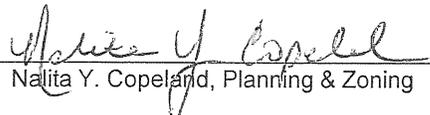

BJ Farley, Planning Commission Chair


Pam Bragg, Planning Commission Vice-Chair


Ken Breeden, Planning Commission Member

ABSENT
Jimmy Castleberry, Planning Commission Member


Richard Spaeth, Planning Commission Member

Attested: 
Nalita Y. Copeland, Planning & Zoning

DAWSONVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

After consideration of the application of

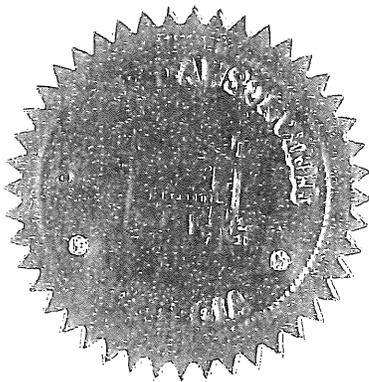
Danny Brock, 33 Hwy 9 South

and review of the drawings and plans submitted in support thereof, this Commission finds that the project as proposed would have an appropriate effect on the aesthetic, historic, or architectural significance of the historic district of Dawsonville.

The Dawsonville Historic Preservation Commission hereby approves the application as submitted. The applicant may proceed with the proposed project in conformance with the below-stated requirements:

1. Adherence to the Secretary of the Interior's "Standards for Rehabilitation".
2. Adherence to the proposed plans, drawings and supporting documentation submitted with the application.
3. Compliance with all applicable building, signage and zoning ordinances.

This 19th day of August, 20 13



Historic Preservation Commission
City of Dawsonville, Georgia.

B. J. Farley
Chairperson

Project Number 007

Certificate Number CA-01-2013-07