

**City of Dawsonville**  
**August 17, 2015**  
**Regular Meeting of the Planning Commission**

BJ Farley, Commission Chair, called the August 17, 2015 City of Dawsonville Planning Commission regular meeting to order at 5:02 p.m.

**Present:** Planning Commission Members: BJ Farley, Steve Sanvi, Pam Bragg, and Ken Breeden were all present; Staff present: Nalita Copeland, Planning & Zoning; Bonnie Warne, City Clerk; Dana Miles, City Attorney, and Jason Power, City Councilman; also present were the applicants and various members of the community.

**Invocation and Pledge:** Jason Power gave the invocation and led the pledge.

**Next Meeting Date:** BJ Farley announced that the next Planning Commission meeting is scheduled for Monday, September 21, 2015 at 5:00pm at Dawsonville City Hall.

**Approval of the Minutes:** Ken Breeden motioned to approve the March 16, 2015 Planning Commission minutes. Pam Bragg seconded the motion. The minutes were approved unanimously.

**Old Business:** There was no old business.

**New Business:** The following hearings were heard by the Planning Commission:

**Public Hearings:**

- 1.) **VAR-2015-C5-00062:** Joe Funderburk, with Anchor Sign Inc., on behalf of Dollar Tree, has requested a variance for the total square footage of their sign to be installed at 59 Main Street, Suite 110B; TMP D04 020 005.

This request was withdrawn by the applicant on July 29, 2015.

- 2.) **VAR-2015-C5-00063:** Matthew Bennett, with LCG Residential LLC, has requested a building setback variance for 35 Kestrel Court West; Lot 133 in Red Hawk Ridge; TMP 092 020 136.

Ken Breeden motioned to grant the request; Steve Sanvi seconded the motion; all were in favor.

- 3.) **ZA-2015-C6-00014:** John and Joanie Weaver have requested a zoning amendment for Tract A of TMP 091 010 002 located at the intersection of HWY 9 N and HWY 136 E, from PUD (Planned Unit Development) to HB (Highway Business).

Pam Bragg motioned to approve the request; Ken Breeden seconded the motion; all were in favor.

- 4.) **ZA-2015-C6-00015:** John and Joanie Weaver have requested a zoning amendment for Tract B of TMP 091 010 002 located at the intersection of HWY 9 N and HWY 136 E, from PUD (Planned Unit Development) to RA (Restricted Agriculture).

Ken Breeden motioned to approve the request; Pam Bragg seconded the motion; all were in favor.

- 5.) **VAR-2015-C6-00016:** James Michael Gaddis has requested a building setbacks variance for 112 Gaddis Lane, TMP D04 005.

James Michael Gaddis spoke in favor of the request. Attorney Dana Miles advised the Planning Commission that the variance could not be granted until the two non conforming uses on the property (mobile home and non permitted shed that sits on the property line) had been corrected or removed. Steve Sanvi made a motion to table the variance decision until Mr. Gaddis had corrected the non conforming uses; Ken Breeden seconded the motion; all were in favor.

**Adjournment:** With no further business, Commission Chair Farley asked for a motion to adjourn. Pam Bragg motioned to adjourn; Ken Breeden seconded; Motion carried unanimously; Adjournment at 5:25 p.m.

Minutes approved this September 21, 2015.

  
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BJ Farley, Planning Commission Chair

  
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Steve Sanvi, Planning Commission Member

  
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Pam Bragg, Planning Commission Vice-Chair

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Vacant

  
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Ken Breeden, Planning Commission Member

Attested   
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Nalita Y. Copeland, Planning & Zoning