

**City of Dawsonville**  
**February 8, 2016**  
**Regular Meeting of the Planning Commission**

BJ Farley, Commission Chair, called the February 8, 2016 City of Dawsonville Planning Commission regular meeting to order at 5:02 p.m.

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

**Invocation and Pledge:** Steve Sanvi gave the invocation and led the pledge.

**Announcement:** BJ Farley announced that the 2016 Planning Commission meetings will be held on the second Monday of each month at 5:00pm here at City Hall.

**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, March 14, 2016 at 5:00pm at Dawsonville City Hall.

**Approval of the Minutes:** Ken Breeden motioned to approve the October 19, 2015 Planning Commission minutes. Pam Bragg seconded the motion. The minutes were approved unanimously.

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

**New Business:** Public Hearings:

**ZA-2016-C6-00077:** Sidney A. Manning has requested a zoning amendment for TMP D01 009.001 located at 66 Hwy 53 West, from INST (Institutional District) to HB (Highway Business).

Sidney Manning was present to present his request; no one spoke in opposition. Following the presentation and discussion, Pam Bragg motioned to recommend approval; Steve Sanvi seconded; all were in favor of the request.

**ZA-2016-C6-00074:** Timothy Smith has requested a zoning amendment for TMP 084 003 and 084 002 located at 1470 Hwy 9 South and 271 JC Burt Road, from R1 (Restricted Single Family Residential) to R-3 (Single Family Residential).

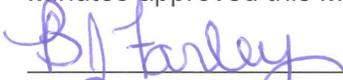
John Lester, with LCG Residential, presented the request; Michael Hill spoke in opposition. Following discussion, Ken Breeden motioned to recommend approval, Steve Sanvi seconded; all were in favor.

**VAR-2016-C6-00075:** Timothy Smith has requested a front set back variance for TMP 084 003 and 084 002 located at 1470 Hwy 9 South and 271 JC Burt Road. Variance will allow for more useable rear yards and reduce foundation costs so developer may continue to provide affordable housing.

John Lester, with LCG Residential, presented the request. Following discussion, Ken Breeden motioned to approve the 5 foot variance, upon approval of ZA -2016-C6-00074; Pam Bragg seconded; all were in favor.

**Adjournment:** With no further business, Commission Chair Farley asked for a motion to adjourn. Steve Sanvi motioned to adjourn; Pam Bragg seconded; Motion carried unanimously; Adjournment at 5:42 p.m.

Minutes approved this March 14, 2016.

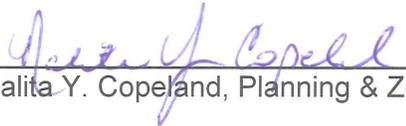
  
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BJ Farley, Planning Commission Chair

  
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Pam Bragg, Planning Commission Vice-Chair

  
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Stan Worley, Planning Commissioner

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Ken Breeden, Planning Commissioner

  
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Steve Sanvi, Planning Commissioner

Attested   
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Nalita Y. Copeland, Planning & Zoning