

**City of Dawsonville
December 19, 2005
Meeting of the Planning Commission**

Claire Sharp called the December 19th City of Dawsonville Planning Commission meeting to order at 7:02 p.m.

Roll Call: Those present were Planning Commission Members: Claire Sharp, B.J. Farley and Jimmy Castleberry, City of Dawsonville Planning Department Steve Holder and Bonnie Warne and concerned citizens of the City of Dawsonville and Dawson County.

Invocation and Pledge: B. J. 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 Monday, January 23rd, 2006 at 7:00 p.m. at the City Hall in Dawsonville.

Approval of the minutes: B.J. Farley made a motion to approve the minutes of the regular meeting held on November 21st, 2005. Jimmy Castleberry seconded the motion. The motion carried unanimously to approve the minutes.

Old Business: No old business.

New Business:

Public Hearings - Rezone Requests:

ZA-110-05-1212: Perimeter Commons, LLC has requested a Zoning Map Amendment for TMP 93-41 and 42 consisting of 15.88 acres located in land lots 56 and 511 of the 4th District, 1st Section of Dawson County, also known as 2201 Perimeter Road. The current zoning for this property is R1 (Residential Single Family Restricted), the applicant has requested R3 (Multiple Family Residential District).

Dan Centofanti, owner of Mill Creek Environmental Services, spoke on behalf of the zoning request. The conceptual plan is for a 95 residential development with pool facilities. The homes/townhomes will have approx. 1200 sq. ft., 3 bedrooms and range from \$120's - \$140's. Mr. Centofanti stated that this is a good location where Perimeter Bypass begins and that they are interested in the City sewer services, with a proposed lift station.

The Planning Department recommends approval of the zoning amendment to R3 with the stipulation that the site plan is for conceptual only, development must meet current regulations. This request will be presented at the Jan. 9th City Council Meeting along with their annexation request. B.J. Farley made a motion to accept the conceptual plan as submitted. Jimmy Castleberry seconded the motion. The vote was unanimous in favor of the request.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. B.J. Farley motioned. Jimmy Castleberry seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:18 p.m.

Minutes approved this 27th day of February, 2006.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested _____
Bonnie Warne
Zoning Administrator