

**City of Dawsonville**  
**October 17, 2005**  
**Meeting of the Planning Commission**

Claire Sharp called the meeting to order at 7:01 p.m.

**Roll Call:** Those present were Planning Commission Members: Claire Sharp, B.J. Farley and Jimmy Castleberry, Planning Commission Alternates Linda Grant and Duane Roof, City of Dawsonville Planning Department 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 Monday, November 21<sup>st</sup>, 2005 at 7:00 p.m. at City Hall.

**Approval of the minutes:** BJ Farley made a motion to approve the minutes of the regular meeting held on June 20, 2005. Linda Grant seconded the motion. The motion carried unanimously.

**Old Business:** The signing of the Resolution for the City of Dawsonville Planning Commission: an attendance policy for each Planning Commission Member, that was approved unanimously at the June 20<sup>th</sup>, 2005 Planning Commission Meeting which was inadvertently neglected to be signed.

**New Business: Public Hearings - Rezone Requests:**

Claire Sharp announced that D-1 Development Assoc. LLP has requested to postpone their rezone request ZA-7-05-1129. The rezone request will be rescheduled for the City of Dawsonville Planning Commission Meeting on November 21<sup>st</sup>, 2005 at 7:00 p.m. at City Hall.

ZA-9-05-1172: The City of Dawsonville has requested a Zoning Map Amendment for TMP D4-20 consisting of 37.81 acres located in land lots 444 - 443 of the 4<sup>th</sup> District. The property is located at 415 Hwy. 53 East. The current zoning for the property is: CHB (Commercial Business Highway) and LI (Light Industrial District) and the requested zoning is: PUD (Planned Unit Development District).

Duane Roof excused himself from this portion because he is working on this plan, but would answer any questions.

Steve Holder spoke on behalf of the City of Dawsonville for the requested zoning map amendment. Steve showed on the preliminary site plan map the track of land that is undeveloped and parking lot area that the City is designating as an urban redevelopment area. The City set up a plan and guidelines, which the developers will have to follow. The goal is to have a plan that extends all the way to the

historic downtown, allowing possible grants and low interest loans for business owners to rebuild the core of businesses that started and supported the City of Dawsonville. It helps them to build their business. They are the main character of the general plan; the small business owner.

Fannie Mae Anderson and Jeannette Maddox voiced their concerns as to why they received a public notice letter and how this affects their property located at 56 Allen Street and 82 Allen Street. Steve Holder answered that the map shows the boundary that this rezone affects and their homes are outside the area, so their zoning will stay the same.

Steve Holder stated that many live in town with everything close. This concept will continue to provide this if you want to live there shop there. Claire Sharpe mentioned that this does propose sidewalks. In response to the expressed concern by Bessie Harben that the sidewalks will be close to the door of Jeanette Maddox and Fannie Mae Anderson, Steve Holder replied that the sidewalks will be up to the property owner to allow.

Claire Sharpe asked for a motion. BJ Farley motioned to approve the zoning to PUD. Jimmy Castleberry seconded the motion. The motion carried unanimously.

**Adjournment:** There being no further business, Claire Sharp asked for a motion to adjourn. Linda Grant motioned. Jimmy Castleberry seconded the motion. Motion carried unanimously. Meeting was adjourned at 7:25 p.m.

Minutes approved this 21<sup>st</sup> day of November, 2005.

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Claire Sharp

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B.J. Farley

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Margie Weaver

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Ken Breeden

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Jimmy Castleberry

Attested \_\_\_\_\_

Bonnie Warne  
Planning & Zoning Tech