

City of Dawsonville
February 27, 2006
Meeting of the Planning Commission

Claire Sharp, chairperson, called the February 27th City of Dawsonville Planning Commission regular meeting to order at 7:00 p.m.

Roll Call: Those present were Planning Commission Members: Claire Sharp, B.J. Farley, Ken Breeden 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 Jimmy Castleberry led the pledge.

Announcement of the Next Meeting Date: Claire Sharp announced that the next Planning Commission meeting is scheduled for Monday, March 20th, 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 December 19, 2005. Jimmy Castleberry seconded the motion. The motion carried unanimously to approve the minutes.

Old Business: No old business.

New Business: Claire Sharp asked for the presentation by Bryan Flower from the Georgia Mountains Regional Development Center (GMRDC) on the Historic District Design Guidelines and Preservation Ordinance. Mr. Flower stated that the proposed project by the GMRDC is to rework the design guidelines by doing a preservation study for the downtown area. The study is a document that the Planning Commission can use to help with the progress for the downtown on maintaining the historic character, and to help identify areas of need. This is a good planning tool that works with the comprehensive plan and is tied in with the design guidelines, which has several omissions, to further explain and clarify some points. The main focus is the downtown area, because of the urban center coming. Claire Sharp asked about the timeframe. Mr. Flower said that the project should take approximately 6 months from the start date to complete, and will involve public hearings, field work, publishing the report and helping with the implementation process, if this is something that interests the planning commission. Steve Holder referred to the proposal handout on the cost of the study which is \$6000 that would need to be requested from the City Council. Claire Sharp asked if the cost can be split with the (DDA) Downtown Development Authority. Steve stated that it could be requested when presented at the City Council meeting. Ken Breeden made a motion to recommend approval of the project cost. B.J. Farley seconded the motion. The vote was unanimous in favor of the study.

Public Hearings:

To amend Article 10, R-3 Multiple-Family Residential District, of the City of Dawsonville Land Use & Zoning Ordinance to provide separate categories for medium and high density

zoning districts into R-3, Single Family Residential District and R-6, Multiple Family Residential District.

Steve Holder, City of Dawsonville Planning Director, stated that currently in this zoning category, an applicant has a choice of 6 units per acre or 3, and once agreed upon that zoning, if not site plan specific, that can change without coming back before the planning commission. Also, while working on the Future Land Use map, that consultant recommended that we come up with a new category to split these. The split separates the components that fall into medium or high density; the language doesn't change, and we only pulled out permitted uses that pertained to each. The one requested change is in the R-3 district, the minimum square footage for a house in the current zoning is 1200', and we are requesting it to go to 1300'.

B.J. Farley made a motion to approve with Steve's recommendation to 1300" and to amend Article 10 of the Zoning Ordinance. Ken Breeden seconded the motion. The vote was unanimous in favor of the request. Motion carried.

ZA-2-06-1258: Dida Spicer has requested a Zoning Map Amendment for TMP 93-73 consisting of 0.684 acres, also known as 868 Hwy. 9 South. The current zoning for this property is R-1 (Restricted Single-Family Residential District); the applicant has requested O (Office District)

The applicant was not present. B.J. Farley motioned to table the application. Ken Breeden seconded the motion. The vote was unanimous to table the request until the next meeting on March 20th.

ZA-2-06-1259: Frontier Real Estate Group, LLC has requested a Zoning Map Amendment for TMP 93-048 and 049 consisting of 37 acres. The current zoning for TMP 93-048 is R-3 (Multiple-Family Residential District) and TMP 93-049 is R-1 (Restricted Single-Family Residential District); the applicant has requested PUD (Planned Unit Development District).

Isidore Gould spoke on behalf of the Frontier Real Estate Group. The project is 37 acres, 2 parcels, at the corner of Perimeter Rd. and Hwy. 9 S. This is an opportunity to bring in retail space, a community amenity area with green space and single family detached residences 1800-2400 sq. ft. homes, with connectivity to encourage walking through sidewalks between retail and the community. All single family detached homes, no town homes. The commercial/retail area is 50,000 sq. ft., about a 4 acre site, 190 parking spaces. Amenities include: Jr. Olympic size pool and a cabana. There will be a mandatory home owners association. A traffic signal will be at the corner of Hwy. 9 and Perimeter Rd. Commercial will be up before 2 years.

The Planning Department recommends approval of the zoning amendment to PUD with the following stipulations:

- A community transportation plan submitted to be approved by the Planning Commission (sidewalks as required and walking trails if applicable)
- Stormwater management plan, including areas affected downstream
- Lot 54 appears to not meet front setbacks, allow 5 feet variation from regulation
- Retention ponds to be fenced and landscaped for screening.

- Extend water and sewer lines to property lines as requested by water and sewer department.
- Include sidewalks along Highway 9 in permit to GDOT

Claire Sharp read each of these stipulations, and Isidore Gould agreed upon each one.

Jimmy Castleberry excused himself from voting due to having property adjacent to this area. Ken Breeden made a motion to rezoning with the stipulations. B.J. Farley seconded the motion. The vote was unanimous in favor of the request and to uphold the stipulations.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. Ken Breeden motioned. B.J. Farley seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:35 p.m.

Minutes approved this 20th day of March, 2006.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested _____
Bonnie Warne
Zoning Administrator