

City of Dawsonville
March 20, 2006
Meeting of the Planning Commission

Claire Sharp, chairperson, called the March 20th City of Dawsonville Planning Commission regular meeting to order at 7:01 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: Jimmy Castleberry 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, April 17th, 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 February 27th, 2006. Jimmy Castleberry seconded the motion. The motion carried unanimously to approve the minutes.

Old Business: Claire Sharp announced that the City Council approved the Historic Preservation Study to be done by Bryan Flower with the GMRDC with support from the DDA (Downtown Development Authority).

New Business: No New Business

Public Hearings:

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).

Dida Spicer, applicant/owner, spoke of the rezoning the property to Office which she stated would match the surrounding properties zoning, and she would like to hook up to the sewer. The Planning Department recommends approval of the rezone request.

B.J. Farley motioned to approve the request to rezone the property to Office District. Jimmy Castleberry seconded the motion. The vote to approve was unanimous.

ZA-2-06-1267: Gold Creek SL, LLC has requested a Zoning Map Amendment for TMP 90-26 consisting of 6.98 acres, also known as One Gold Creek Dr. The current zoning for this property is CHB (Commercial Highway Business); the applicant has requested PUD (Planned Unit Development).

Jeff Tablak, co-owner, handed out an information package on this request. Mr. J. Tablak stated that the typical buyer would be an empty nester with low or no load on

schools. Mr. J. Tablak mentioned that the Gold Creek Homeowners and Southern Catholic College have voiced no concerns directly to them. There will be no impact on the golf holes. 32 units / 16 buildings with 2 units are planned. Ken Breeden inquired if this was like a duplex. Mr. J. Tablak answered that the units will share a common wall. The setbacks are per PUD guidelines; the Clubhouse already exists, with plans of more tennis courts and a new pool – available for all. Claire Sharp inquired about sewer tap purchases. Mr. J. Tablak replied that they have spoken with the City to purchase the sewer taps after the rezone approval and spoke with Etowah on the water availability. Sherman Day, 7 Gold Creek Dr., President of Gold Creek Homeowners Association (HOA), stated that there is no opposition from the homeowners. David Gergacz, 356 Gold Bullion Dr. E. asked how this relates to the master plan shown at the HOA with any changes to the golf course. Jimmy Castleberry asked for this map. Mr. J. Tablak said that it was only a Conceptual Plan at the HOA Mtg. Feb. 28th, that they are not making any changes to the golf course. B.J. Farley inquired about price range. Mr. J. Tablak replied: high \$300 – high \$400. Ken Breeden asked of the view for these homeowners. Bob Tablak responded that there is one lake view and the rest golf course view, and they would let the homeowners know if there are any changes. The Planning Department: no recommendation at this time.

Jimmy Castleberry motioned to table this decision requesting more information and a chance to look over the area. B.J. Farley seconded the motion. Motion carried to table the rezone request until the next meeting. Steve Holder recommended a work session before the next meeting and that he'd be glad to collect any questions in writing that need addressed. A work session was agreed on.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. Ken Breeden motioned. Jimmy Castleberry seconded the motion. Motion carried unanimously. The meeting was adjourned at 7:30 p.m.

Minutes approved this 17th day of April, 2006.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested _____

Bonnie Warne
Zoning Administrator