

City of Dawsonville
November 20, 2006
Regular Meeting of the Planning Commission

Claire Sharp, chairperson, called the November 20th 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, and Duane Roof for Ken Breeden (Jimmy Castleberry was absent), 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, December 18, 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 September 18, 2006. Duane Roof abstained from the vote due to not being at this meeting. The approval of the minutes was postponed until the next meeting.

Old Business: No Old Business

New Business:

2007 Planning Commission Meeting Calendar – B. J. Farley motioned to approve the 2007 calendar. Duane Roof seconded the motion to approve. Motion carried to approve the 2007 Planning Commission meeting calendar.

Updated Zoning Map and Zoning Ordinance Amendment "AP" – Claire Sharp stated that the City Council has approved them, and these are for the Planning Commissions records.

Public Hearing:

VAR-10-06-1415: Geolmage, Ben Trail for Phelan Properties, Inc, Kim Phelan has requested a variance for 141 Sandberg Way, Lot 30 of Stonewall Subdivision located off Perimeter Road at the D.C. High School. Request is for a 3.48 foot setback variance.

Michael Kline spoke on behalf of Phelan Properties for all 3 variances. There are 6 house plans in the subdivision. The 3 lots up for a variance are small lots, so to keep from having the same house plans 3 or 4 houses in a row, a couple of feet are needed on a couple of lots to make it work. Claire Sharp read that the planning department recommends approval. Steve Holder, Planning Department, stated that this does not affect the distance between houses, this merely brings this lot 3 ½' closer to the street, a portion of the house. It will not affect setbacks or codes we have pertaining to the distance between structures. B.J. Farley noted that this would take away from the front yard. Claire Sharp inquired if this also applies to the other 2 lots, which Mr. Holder stated it did.

B.J. Farley motioned to approve for Lot 30 the 3.48' setback variance. Duane Roof seconded the motion. Motion carried in favor to approve the variance for Lot 30.

VAR-10-06-1416: Geolmage, Ben Trail for Phelan Properties, Inc, Kim Phelan has requested a variance for 83 Sandberg Way, Lot 34 of Stonewall Subdivision located off Perimeter Road at the D.C. High School. Request is for a 5.10 foot setback variance.

In this case it would be better to move the house closer to the rear property, because the building on lot 36 is existing and there will be 54.65' between building structures.

Duane Roof motioned to approve the variance for Lot 34. B.J. Farley seconded the motion. Motion carried in favor to approve the 5.10' setback variance for Lot 34.

VAR-10-06-1417: Geolmage, Ben Trail for Phelan Properties, Inc, Kim Phelan has requested a variance, for 61 Sandberg Way, Lot 35 of Stonewall Subdivision located off Perimeter Road at the D.C. High School. Request is for a 3.04 & 2.96 foot setback variance for the garage, 1.05 foot variance for the porch and 2.19 foot variance for building corner. In this case it would be better to move the house closer to the road because the building on lot 36 is existing, and there will be 14.27' between building structures.

Duane Roof inquired to Steve Holder, Planning Dept. on the recommendation, which says that the houses may not be closer than 15' and this variance says 14.27' between structures. Mr. Holder answered that the setbacks are 7' under the old regulations.

B.J. Farley motioned to approve the variances for Lot 35. Duane Roof seconded the motion. Motion carried in favor to approve the variances as listed for Lot 35.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. Duane Roof motioned. B.J. Farley seconded the motion. Motion carried unanimously to adjourn. The meeting was adjourned at 7:25 p.m.

Minutes approved this 22nd day of January, 2007.

Claire Sharp

B.J. Farley

Ken Breeden / Duane Roof

Jimmy Castleberry

Attested to by: _____
Bonnie Warne
Zoning Administrator