

City of Dawsonville
September 18, 2006
Regular Meeting of the Planning Commission

Claire Sharp, chairperson, called the September 18th 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: 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, October 16th, 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 called meeting held on August 28th, 2006. Ken Breeden seconded the motion. The motion carried unanimously to approve the minutes.

Old Business: No Old Business

New Business: Comprehensive Planning Meeting on Monday, September 25, 2006 at 7:00 p.m. at Dawsonville City Hall. We do encourage all to participate; we need as much community input as possible to make this a complete document so it gets everybody's feed back from all walks of life in town. This will be the City's first Comprehensive Plan alone; it's always been a joint effort with the County. It's not totally separate, the City did agree on a future land use map two years ago which we are working from that document. This gives us more opportunities for the details that a City needs that a County does not.

Public Hearing:

VAR-8-06-1377: T. R. Reece, Rainhill Development, LLC has requested a variance for Rainhill Subdivision located off Perimeter Road. The applicant has requested a front setback reduction from 30 ft. to 20 ft. on the remaining 99 of the 115 lots.

T.R. Reece, Rainhill Subdivision, was present to speak of his application. He stated that the way the engineers laid out the subdivision they made a few mistakes in their calculation. There are certain areas of the subdivision causing problems with swells and some other water issues, and some modular walls in place that because of the grid system that has to go in to support these modular walls, it moved the walls from where they located them on the drawings, which puts them very close to the back of the building pads. And 2 retention ponds the way it was engineered and the way it had to go in, have the top of the slope of the ponds right at the building pads. On these particular lots Mr. Reece stated that a 10 ft. variance is needed to get the houses moved forward enough to be able to give some space there and also work water problems out and just closeness to the houses to the walls so he can get some backyard space and some fencing in those areas. Mr. Reece wrote up a list of 22 lots that absolutely need the 10 ft. variance on. He'd like to have a blanket of 10 overall but will live with the 5 that's been recommended by the Planning Dept. staff. Ken Breeden asked if Mr. Reece was kind of modifying or amending his request or maybe

requesting in 2 options. The amended option is the 22 lots with 20 ft. setbacks and the remaining lots with 25 ft. setbacks. The recommendation given to the Planning Commission was based on the original proposal of the entire subdivision go to 20 ft. and the staff recommendation stated that a setback variance of 25 ft. is more appropriate for developments within the City.

Steve Holder, Planning Dept. stated that a house location plan could be done because of some issues on the backside with drainage areas. Staff would need Mr. Reece's list of lots for consideration with his signature and the planning commissioner's signatures on it along with a revised final plat which shows all setbacks.

Ken Breeden motioned to approve the 25 ft. lot setback requirement for the subdivision with the provision that up to an additional 5 ft. could be provided upon approval of the staff because of considerations and topography and so forth for lots 38-44, 54-55, 59-65, 72-77 and the amenity area. BJ Farley seconded the motion. Motion carried in favor to approve the 25 ft. setback variance with stipulations.

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 to adjourn. The meeting was adjourned at 7:45 p.m.

Minutes approved this 22nd day of January, 2007.

Claire Sharp

B.J. Farley

Ken Breeden

Jimmy Castleberry

Attested to by: _____
Bonnie Warne
Zoning Administrator

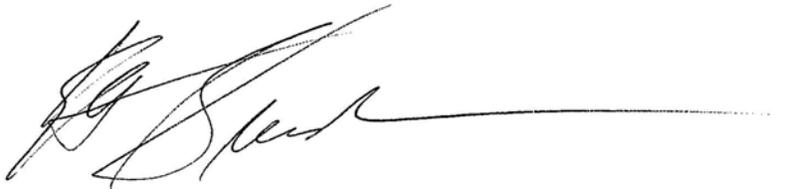
lots needing 10' variance

38-44

54-~~55~~ / 59-65

72-77

22 plus Amenity
Area

 9/18/06

James Harg 9/18/06

B.J. Farley 9/18/06

 09/18/06