

City of Dawsonville
January 22, 2007
Regular Meeting of the Planning Commission

Claire Sharp, chairperson, called the January 22nd 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, and 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: Ken Breeden 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, February 19, 2007 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. Ken Breeden seconded the motion. The approval of the minutes was unanimous.

B.J. Farley made a motion to approve the minutes of the regular meeting held on November 20, 2006. Ken Breeden seconded the motion. The vote was unanimous to approve.

Old Business: No Old Business

New Business: No New Business

Public Hearing:

CA-12-2006-01: Cheryl Hammond and Angie Smith have applied for a Certificate of Appropriateness for 23 Hwy. 9 North. The applicants submitted plans for exterior alterations to the building.

Angie Smith spoke on the application. Her family has acquired 23 Hwy. 9 N and would like to revitalize downtown / renovate the building to the pictures of the 1930-40's to attract retail business to the City. The Planning Department recommends approval.

B.J. Farley motioned to approve. Ken Breeden seconded the motion. Motion carried in favor to approve the Certificate of Appropriateness.

ZA-12-06-1438: RD Sharma Premium Investments has requested a Zoning Map Amendment for TMP 91-10 consisting of 54.84 acres, located at the corner of Hwy. 136 and 2160 Hwy. 9 North. Current use/zoning is CG/AG. Requested zoning is PUD (Planned Unit Development District). Applicant has also filed a petition to annex into the confines of the City of Dawsonville. (ANX-06-058)

Ken Trevor, representing Mr. Sharma, spoke on the application. It is the intent of Mr. Sharma to develop this property in a manner that is fitting with the existing zoning. The planning department of the City suggested a Village Activity Center per the future land use map, which is consistent with what Mr. Sharma wants to do and would be willing to meet those requirements of the Village Activity Center, with approx. 40 residential homes, no townhouses. The PUD submitted has 2 portions: retail and commercial, no candidates yet, the area will be researched for what best fits. The houses will be 2500-3000 sq. ft. with a restricted covenant and no more than 10% rental. Staff recommendation is approval with the following stipulations: Development shall follow guidelines set forth in the joint future land use plan adopted by the City of Dawsonville and Dawson County. This site is identified as a "Village Activity Center".

Ken Breeden moved to approve provided that the development be consistent with the staff letter of 1/12/2007 pertaining to the "Village Activity Center". B.J. Farley seconded the motion. Motion carried in favor to approve the zoning amendment with the stipulation for "Village Activity Center".

Postponement Request for ZA-11-06-1423: Gold Creel SL, LLC requested a postponement of the hearing from 1/22/2007 until 2/19/2007 to have time to address items outlines on the letter from the City.

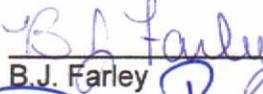
ZA-11-06-1423: Gold Creek SL, LLC has requested a Zoning Map Amendment for TMP 90-26 consisting of 61+/- acres, also known as One Gold Creek Drive. The applicant is requesting to amend the master plan.

Adjournment: There being no further business, Claire Sharp asked for a motion to adjourn. B.J. Farley motioned. Ken Breeden seconded the motion. The motion carried unanimously to adjourn. The meeting was adjourned at 7:20 p.m.

Minutes approved this 19th day of February, 2007.



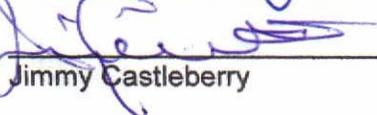
Claire Sharp



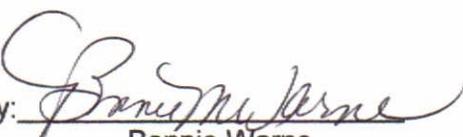
B.J. Farley



Ken Breeden / Duane Roof



Jimmy Castleberry

Attested to by: 

Bonnie Warne
Zoning Administrator