

City of Dawsonville
March 19, 2007
Regular Meeting of the Planning Commission

Claire Sharp, chairperson, called the March 19th 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, Jimmy Castleberry, Ken Breeden, Pam Bragg, 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, April 16, 2007 at 7:00 p.m. at the City Hall in Dawsonville.

Approval of the minutes: Ken Breeden made a motion to approve the minutes of the regular meeting held on February 19, 2007. Jimmy Castleberry seconded the motion. The approval of the minutes was unanimous.

Old Business: No Old Business

New Business: Introduction and welcome Pam Bragg to the Planning Commission

Steve Holder, City of Dawsonville Planning Director, addressed the Planning Commission on information from the Urban Forest Council to reconsider our minimum lot size. We require a lot size of 7500' or more, which is forcing developers to clear more land, which means take out more trees. If we take that requirement out all together and they build a lot size to match the product they plan sell, we encourage them to save some of the forest land that's there. They clear less land. They put in fewer streets, shorter running feet of streets, shorter infrastructure, and it would help to save some of the trees when they mass grade these lots. Density and setbacks will stay the same. Some research will be done from our local RDC (Regional Development Center) to assist us.

Public Hearing:

VAR-2-07-1488: R. Neil Koelbl, The Knight Group, Inc. has requested a lot width reduction variance on Lot 14 of Red Hawk Ridge Subdivision located off Burt Creek Road at TMP 092-020 consisting of 25.21+/- acres.

Neil Koelbl spoke on the application. The request is to reduce the building lot line on lot 14 by 10 feet, from 75' to 65', but all of the other setbacks stay the same: side 10', front 30', and rear 20'. The minimum lot size is 7,500 sq. ft., which Lot 14 will be 8,102 sq. ft. The reason all of the lot change was due to the creek buffer area. The Planning Department staff recommends approval for this variance request for a building lot line width reduction from 75' to 65' for lot 14.

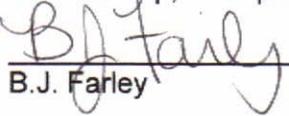
B.J. Farley motioned to approve. Ken Breeden seconded the motion. Motion carried unanimously in favor to approve the variance.

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

Minutes approved this 16th day of April, 2007.



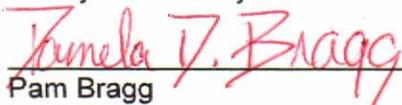
Claire Sharp, Chairperson



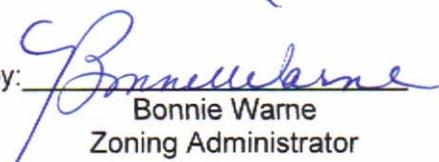
B.J. Farley

Ken Breeden

Jimmy Castleberry



Pam Bragg

Attested to by: 
Bonnie Warne
Zoning Administrator