

**City of Dawsonville**  
**May 21, 2007**  
**Regular Meeting of the Planning Commission**

Claire Sharp, chairperson, called the May 21<sup>st</sup> 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, Pam Bragg, Jimmy Castleberry and Ken Breeden, City of Dawsonville Planning Department: Bonnie Warne, and concerned citizens of the City of Dawsonville and Dawson County. Steve Holder was absent.

**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 7:00 p.m. on Monday, June 18, 2007 at the Dawsonville City Hall.

**Approval of the minutes:** B.J. Farley motioned to approve the minutes of the regular meeting held on April 16, 2007. Jimmy Castleberry seconded the motion. The approval of the minutes was a unanimous vote.

**Old Business:** Follow-up on the minimum lot size addressed at the March 2007 meeting. Steve Holder is working with the local RDC (Regional Development Center) and Urban Forest Council to gather information before a request is made to amend the land use and zoning ordinance, so we will not address this until next month.

**New Business:** No New Business

**Public Hearing:**

VAR-4-07-1524: Layla Harris, Howser Mill Homes, LLC has requested a variance for TMP 092B-025-025 consisting of 0.247 acres, known as 271 Mill Stone Drive, Lot 25 of Howser Mill Subdivision located off Howser Mill Rd.

Layla Harris, Howser Mill Homes, LLC, spoke on behalf of the variance. The house is already complete and it is over the building line by 2.8', which wasn't caught until the final survey stage. The house plan was changed from a basement to a slab, so the footing board must have been moved. The planning staff recommends approval to reduce the building line from 25' to 22.2'

B.J. Farley motioned to approve the staff recommendation to reduce the building line to 22.2'. Ken Breeden seconded. Motion carried unanimously in favor to approve the variance request.

ZA-4-07-1526: Avery Homes, Inc. has requested a Zoning Map Amendment for TMP D02-01 currently zoned R-3R, TMP D02-02 currently zoned R2 and TMP 083-38-02 currently zoned R3, consisting of 15+ acres off Maple Street S. The applicant requested R6 (Multiple Family Residential District) to construct 92 town homes.

Scott Avery, Avery Homes, Inc., spoke on behalf of the zoning application. The request is to rezone 15.402 acres to R6 for 92 town homes - 1200 sq. ft., 2-story with no garage. 2 acres will be designated to the City of Dawsonville. Sidewalks along the road and decell lanes will be on both entrances and exits. Currently there is not an amenities package, but will be willing to

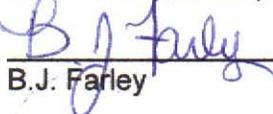
consider it. Residents that spoke against the application were: Carl Hosea, Laurel McKenzie, John McPherson, Cathy Posey Cox, Warren Mitchel and Frank Craft. Concerns addressed were: vehicle traffic/traffic impact study, property values, already dodging children playing on skateboards/on sidewalks, acres deeded to City in the back corner, abandoned Palmour St., school impact/don't want trailer classrooms, emergency services issues/impact, need speed breakers, handicap/visitor parking, wastewater run-off, too much growth/too dense, and water pressure. In response to the opposition, Tabb Bowen replied for Avery Homes that they would be willing to get more documentation, like a letter from the fire marshal, superintendent from the school and the sewer plant for the next meeting to find if it is a viable development.

B.J. Farley motioned to table this until more information can be provided. Ken Breeden seconded the motion that we take them up on the offer to do a traffic study and cover the other issues recorded at a future meeting with the necessary information. Motion carried unanimously in favor to table the zoning amendment request until the next meeting.

**Adjournment:** There being no further business, Claire Sharp asked for a motion to adjourn. Ken Breeden motioned. B.J. Farley seconded. The motion to adjourn carried unanimously. The meeting was adjourned at 7:35 p.m.

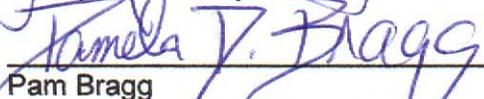
Minutes approved this 16<sup>th</sup> day of July, 2007.

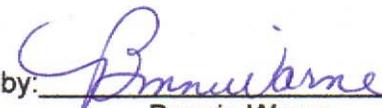
  
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Claire Sharp, Chairperson

  
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B.J. Farley

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Ken Breeden

  
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Jimmy Castleberry

  
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Pam Bragg

Attested to by:   
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Bonnie Warne  
Zoning Administrator