City of Dawsonville
October 15, 2007
Regular Meeting of the Planning Commission

B.J. Farley, vice-chairperson, called the October 15th City of Dawsonville Planning Commission regular meeting to order at 7:01 p.m.

Roll Call: Present were Planning Commission Members: B.J. Farley, Pam Bragg, Ken Breeden and Jimmy Castleberry, City of Dawsonville Planning Dept.: Steve Holder and Bonnie Warne, and concerned citizens of the City of Dawsonville and Dawson County. Claire Sharp was absent.

Invocation and Pledge: Steve Holder gave the invocation and led the pledge.

Announcement of the Next Meeting Date: B.J. Farley announced that the next Planning Commission meeting is scheduled for 7:00 p.m. on Monday, November 19, 2007 at the Dawsonville City Hall.

Approval of the minutes: Ken Breeden motioned to approve the August 20, 2007 Planning Commission minutes. Jimmy Castleberry seconded. The minutes were approved unanimously.

Old Business: No Old Business

New Business: No New Business

Public Hearing:

ZA-6-07-1555: Gilbert Meredith has requested a Zoning Map Amendment for TMP 090-003, 3.001 consisting of 85.588 acres off Burt Creek Road. Current zoning is RA; the applicant has requested a rezoning of R-2 (Single Family Residential District) for future development of 145 lots, upon annexation ANX-07-005.

Gil Meredith spoke on his application to rezone to R-2. Steve Holder stated the Planning Staff recommendation (as attached) Ken Breeden motioned to recommend approval of this Zoning Amendment with the stipulation to follow the Planning Staff recommendation attached. Jimmy Castleberry seconded the motion. Motion carried unanimously.

Adjournment: With no further business, B.J. Farley asked for a motion to adjourn. Jimmy Castleberry motioned. Ken Breeden seconded. Motion carried unanimously. The meeting adjourned at 7:17 p.m.

Minutes approved this 19th day of November, 2007.

Claire Sharp, Chairperson

B.J. Farley, Vice-Chairperson

Ken Breeden

Jimmy Castleberry

Pam Bragg

Attested to by: _____
Bonnie Warne
Zoning Administrator

Planning Commission:
Claire Sharp, Chairperson
B. J. Farley, Vice Chairperson
Jimmy Castleberry
Ken Breeden
Pam Bragg

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Steve Holder
Planning Director

Bonnie Warne
Zoning Administrator

October 3, 2007

To: Chairperson Claire Sharp
Dawsonville Planning Commissioners

Re: ZA-6-07-1555

The planning staff recommends granting the applicants request for this zoning amendment with the following stipulations;

- Street improvements along Burt Creek road meet city regulations.
- Sewer service plan include but not limited to all current regulations including installation of reuse system as described by the City of Dawsonville.
- Density calculations to consider buffers and wetlands on property.
- Lots sizes to vary as to provide a variety of housing types and sizes.
- Provide a tree preservation plan to preserve and replace any trees removed per city specifications.
- Provide proof of approval for street entering from Lumpkin County.

Steve Holder

Steve Holder

Planning Director
City of Dawsonville