

AGENDA  
City of Dawsonville Planning Commission Regular Meeting  
Monday, September 10, 2018 @ 5:30 pm

Call the Meeting to Order  
Roll Call  
Invocation and Pledge

Approval of the Agenda

1. Approval of today's agenda.

Approval of the Minutes:

2. Approve the minutes of the City of Dawsonville Planning Commission regular meeting held on August 6, 2018.

Old Business: None

New Business: Public Hearing

3. ZA C8-00199: Hardeman Communities Inc. has requested a PUD site plan change for TMP 083 026, located at 128 Creekstone Drive, consisting of 48.48 acres. Hearing Dates: Planning Commission – September 10, 2018 and City Council – September 24, 2018

Announcement: The next meeting date for the Planning Commission is scheduled for Monday, October 8, 2018 @ 5:30pm

Adjournment

**City of Dawsonville**  
**August 6, 2018**  
**Planning Commission Regular Meeting**

Commission Chair Beth Duncan called the August 6, 2018 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

**Present:** Planning Commission Members present: Beth Duncan, John Walden, Steve Sanvi, and Mike Hornsby. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Dana Miles. Councilman Phillips was present as well.

**Invocation and Pledge:** Mike Hornsby gave the invocation and led the pledge.

**Approval of the Agenda:** John Walden motioned to approve today's agenda; Mike Hornsby seconded the motion; all were in favor 3/0.

**Approval of the Minutes:** Mike Hornsby motioned to approve the July 9, 2018 Planning Commission Meeting minutes; John Walden seconded the motion. The minutes were unanimously approved 3/0.

Steve Sanvi motioned to approve the July 9, 2018 Planning Commission Executive Session minutes; John Walden seconded the motion. The minutes were unanimously approved 3/0.

**Old Business: None**

**New Business: Public Hearing**

At 5:35 p.m. John Walden motioned to open the public hearing for VAR-C8-00176; Mike Hornsby seconded; all were in favor 3/0.

VAR-C8-00176: Nancy Q. Yost has requested a rear building setback variance for TMP 092B 013 023, located at 177 McGregor Lane.

Planning Director Robbie Irvin presented the request and recommended approval. Ms. Nancy Yost spoke in favor of her request. No one spoke in opposition.

At 5:40 p.m. Mike Hornsby motioned to close the public hearing for VAR-C8-00176; Steve Sanvi seconded; all were in favor 3/0.

Steve Sanvi made a motion to approve VAR-C8-00176 with all setback encroachments as shown on "As Built Plat # 18-201" (Exhibit A); John Walden seconded; all were in favor 3/0.

**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, September 10, 2018 at 5:30 p.m. at Dawsonville City Hall.

**Adjournment:** With no further business, Mike Hornsby motioned to adjourn; John Walden seconded; Motion carried unanimously 3/0. Meeting adjourned at 5:41 p.m.

Minutes approved this September 10, 2018

\_\_\_\_\_  
Beth Duncan, Chairman

\_\_\_\_\_  
John Walden, Co-chairman

\_\_\_\_\_  
Ken Breeden, Commissioner

\_\_\_\_\_  
Steve Sanvi, Commissioner

\_\_\_\_\_  
Mike Hornsby, Commissioner

Attested \_\_\_\_\_  
Nalita Y. Copeland, Zoning Administrator



August 27, 2018

To: Ms. Beth Duncan, Chair  
& City of Dawsonville Planning Commission

Re: Staff Recommendation; Creekstone Phase 2 site plan revision

Ms. Duncan and Commission,

Hardeman Communities, Inc., on behalf of the property owner Eibel L.L.P. requests an amendment of the site plan for Creekstone Phase 2. This property is located on TMP # 083-026 and is zoned PUD.

The current conditions are as follows:

Total density = 114 (64 detached single-family homes & 50 town homes)

The applicant wishes to amend which would result in the following conditions:

New total density = 114 (87 detached single-family homes & 27 town homes)

The reduction of number of townhomes will allow for an enlargement of the townhome width from 21' to 32' allowing for a 2-car garage and main level lifestyle dwellings. Additional open space between units will also occur.

The change in the overall density of Phase 2 will be zero.

The Planning and Zoning staff would recommend **approval**.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin  
Planning Director, City of Dawsonville



August 14, 2018

City of Dawsonville  
Attn: Planning & Zoning  
415 Highway 53 E., Ste 100  
Dawsonville, GA 30534

**Letter of Intent: 128 Creekstone Lane, Dawsonville GA (Parcel # 083\_026) – “Creekstone Phase 2”**

To Whom It May Concern:

Hardeman Communities, Inc., on behalf of the property owner Eibel L.L.P., requests an amendment to the existing zoning for:

- Property Address: 128 Creekstone Lane, Dawsonville, GA 30534
- Parcel # 083\_026
- Land Lots: 437, 448, 505
- Existing Zoning: PUD
  - o Total density = 114
    - 64 detached single-family homes
    - 50 town homes

Requested change:

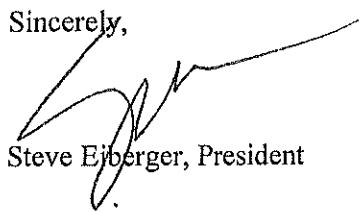
- Total density = 114
  - o 87 detached single-family homes
  - o 27 town homes

Reason for requested change:

Enlarging the townhome width from 21' to 32' will allow for a 2-car garage rather than single car and a main level lifestyle dwelling, which will result in higher price points and a faster sell-out. The balance of density as single-family detached homes to be the same lot size and setbacks as Creekstone Phase 1. There will be no change to the total density as part of this amended zoning request.

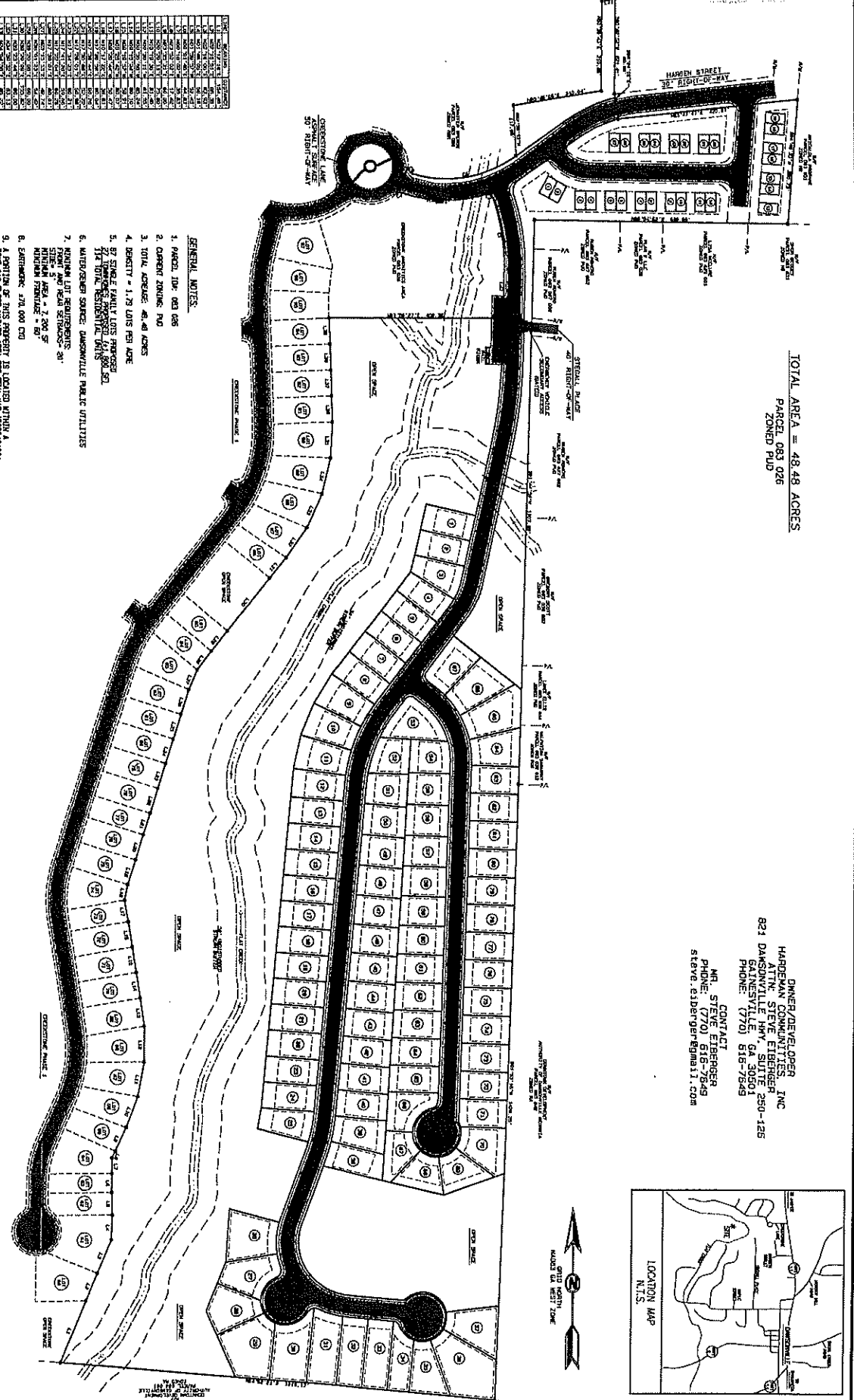
Thank you for your time and consideration.

Sincerely,



Steve Eiberger, President

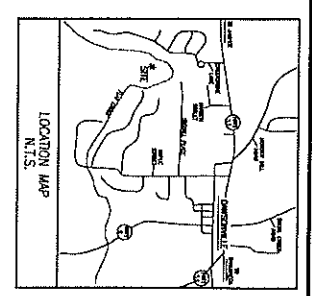
NO.	DATE	DESCRIPTION
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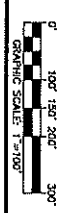
TOTAL AREA = 48.48 ACRES  
 PARCEL 083 026  
 ZONED PUD

OWNER/DEVELOPER  
 HARRISMAN COMMUNITIES, INC.  
 827 DAWSONVILLE HWY. SUITE 250-125  
 GAINESVILLE, GA 30601  
 PHONE: (770) 618-7549

CONTACT  
 MR. STEVE EIDERBERGER  
 PHONE: (770) 618-7549  
 steve.eiderberger@gmail.com



- GENERAL NOTES:**
1. PARCEL 100' 000 008
  2. CURRENT ZONING: PUD
  3. TOTAL ACRES: 48.48 ACRES
  4. DENSITY = 11.70 LOTS PER ACRE
  5. 97 SINGLE FAMILY LOTS PROPOSED
  6. 114 TOTAL RESIDENTIAL UNITS
  7. WATER/SANITARY SERVICE: DAWSONVILLE PUBLIC UTILITIES
  8. WASTEWATER TREATMENT: 30' MINIMUM FRONT YARD SETBACKS
  9. SEWERAGE: 30' MINIMUM FRONT YARD SETBACKS
  10. ERECTION OF THIS PROPERTY IS LIMITED TO 100% OF THE PERMITTED DEVELOPMENT FROM THE CITY OF DAWSONVILLE
  11. THE CITY OF DAWSONVILLE HAS REVIEWED AND APPROVED THIS PLAN
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PRELIMINARY SITE PLAN FOR:  
**CREEKSTONE SUBDIVISION**  
**PHASE 2**  
 LAND LOTS 87, 88 & 808  
 14TH DISTRICT, 1ST SECTION  
 CITY OF DAWSONVILLE  
 DAWSON COUNTY, GEORGIA

REVISION	DATE	DESCRIPTION
1	8-2-16	CONCEPTUAL PLAN FOR ZONING MODIFICATION
2		SUBMITTED TO CITY FOR REVIEW
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PROJECT NO. 2016-267

SHEET NO. 1 OF 1

DATE: 8-2-16

CHECKED BY: JMD

DESIGNED BY: JMD

SCALE: AS SHOWN

**Davis**  
 ENGINEERS & ARCHITECTS  
 133 PEARSONS COURT  
 DAWSONVILLE, GA 30634  
 PHONE: (770) 618-7549  
 FAX: (770) 618-7549  
 davis@engineers.com



**City of Dawsonville**  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Zoning Amendment  
 Application**

Request # ZA-18-00199 Date: 8-14-2018

Applicant Name(s): Hardeman Communities, Inc.

Address: 1000 Old Dawsonville Rd Ste 220 Dawsonville City: Dawsonville State: GA Zip: 30534

Phone: \_\_\_\_\_ Cell Phone: 770 616 7645

E-Mail info@hardemancommunities.com

Property Address: 128 Creekstone Lane

Tax Map # \_\_\_\_\_ Parcel # 083026 Current Zoning\*\*: PUD

Land Lot(s): 433,448,505 District: 14 Section: 1

Subdivision Name: Creekstone Lot # \_\_\_\_\_

Acres: 48.48 Current Use of Property: \_\_\_\_\_

Has a past Request of Rezone of this property been made before? N If yes, provide ZA # \_\_\_\_\_

The applicant request: Phase 2 Site plan change

Rezoning to zoning category: \_\_\_\_\_  Special Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: \_\_\_\_\_

If Residential: # of lots proposed 87 Minimum lot size proposed 7,200 <sup>sq ft</sup> (Include Concept Plan)

Is an Amenity area proposed No, if yes, what \_\_\_\_\_

If Commercial: Total Building area proposed \_\_\_\_\_ (Include Concept Plan)

Existing Utilities: (readily available at road frontage)  Water  Sewer  Electric  Natural Gas

Proposed Utilities: (developer intends to provide) \_\_\_\_\_ Water \_\_\_\_\_ Sewer \_\_\_\_\_ Electric \_\_\_\_\_ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Creekstone Ln Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]  
 Signature of Applicant

8/15/18  
 Date

<b>Office Use Only</b>			
Date Completed Application Rec'd	<u>8/16/18</u>	Amount Paid \$	<u>500</u> Check # <u>1776</u> /Cash
Date of Planning Commission Meeting	<u>9/10/18</u>	Dates Advertised:	<u>8/20 + 8/27</u>
Date of City Council Meeting	<u>9/20/18</u>	Dates Advertised:	
Rescheduled	YES NO	Date:	Rescheduled for next Meeting:
Approved by Planning Commission:	YES NO	Approved by City Council:	YES NO



**City of Dawsonville**  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Zoning Amendment  
 Authorization**

Property Owner Authorization

I/We Horst A. Eiberger (G.P. for Eibel, LLLP) hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) 128 Creekestone Lane as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Hardeman Communities  
 Signature of Applicant or Agent \_\_\_\_\_ Date 8-14-2018  
 Mailing Address 100 Old Dawson Village Rd. Ste 200  
 City Dawsonville State GA Zip 30534  
 Telephone Number 770 616 7649

Printed Name of Owner(s) Fibel, LLLP  
 Signature of Owner(s) [Signature] Date 8/14/18  
Horst A. Eiberger Date \_\_\_\_\_

Sworn to and subscribed before me this 14<sup>th</sup> day of August 2018.

Donna R. Mayo  
 Notary Public, State of Georgia

My Commission Expires: 4-7-2020 Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



**City of Dawsonville**  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Zoning Amendment  
 Campaign Disclosure**

Disclosure of Campaign Contributions  
 (Applicant(s) and Representative(s) of Rezoning)

**Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.**

**It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:**

1. Name of local official to whom campaign contribution was made:  
None
2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.  
 Amount \$ 0 Date: NA

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature]  
 Signature of Applicant / Representative of Applicant

8-14-2018  
 Date

**Failure to complete this form is a statement that no disclosure is required.**