

City of Dawsonville
June 14, 2018
Planning Commission Special Called Meeting

Commission Chairman Beth Duncan called the June 14, 2018 City of Dawsonville Planning Commission's Special Called Meeting to order at 5:31 p.m.

Present: Planning Commission Members present: Beth Duncan, John Walden, Steve Sanvi, and Mike Hornsby. Staff present: Planning Director Casey Majewski and Zoning Administrator, Nalita Copeland. Councilman Caleb Phillips was also present.

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

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

Approval of the Minutes: John Walden motioned to approve the June 4, 2018 Planning Commission minutes; Mike Hornsby seconded the motion. The minutes were unanimously approved 3/0.

New Business:

Thunder Ridge site plan approval. Corey Guthrie, Engineer for the development, presented the site plan to the Commission. He explained that all of the culdesac lots may not meet the 75' frontage requirement at the property line, however they do meet it at the building set back line and the lots are deeper, therefore larger than the 7500 square feet minimum required. He feels that, while not meeting the letter of the law, it meets the intention and the spirit of the ordinance.

Steve Sanvi motioned to approve the site plan as presented (Exhibit A attached), with a variance for culdesac lots that do not meet the 75' frontage requirement; Mike Hornsby seconded the motion; John Walden against. Motion carried 2/1.

New Business: Public Hearings:

The public hearing segment of the meeting was opened at 5:43 p.m. with a motion from Steve Sanvi; a second from John Walden; all were in favor 3/0.

The following public hearings were heard by the Commission:

ZA C8-00146: Downtown Development Authority of Dawsonville Georgia has requested a rezone of the 6.15 acre tract known as TMP D04 020 001, located at 415 HWY 53 East from PUD (Planned Unit Development) to INST (Institutional). Public Hearing Dates: Planning Commission on June 14, 2018 (Special Called Meeting) and City Council on June 18, 2018 (final decision).

ZA C8-00147: Downtown Development Authority of Dawsonville Georgia has requested a rezone of the 18.18 acre tract known as TMP D04 020, located at 135 Main Street from PUD (Planned Unit Development) to INST (Institutional). Public Hearing Dates: Planning Commission on June 14, 2018 (Special Called Meeting) and City Council on June 18, 2018 (final decision).

ZA C8-00149: City of Dawsonville has requested a rezone of the 0.75 acre tract known as TMP D03 032, located at 124 ALLEN ST from R-1 (Single Family Residential) to INST (Institutional). Public Hearing Dates: Planning Commission on June 14, 2018 (Special Called Meeting) and City Council on June 18, 2018 (final decision).

ZA C8-00148: City of Dawsonville has requested a rezone of the 1 acre tract known as TMP D03 033, located at 82 ALLEN ST from PUD (Planned Unit Development) to INST (Institutional). Public Hearing Dates: Planning Commission on June 14, 2018 (Special Called Meeting) and City Council on June 18, 2018 (final decision).

The zoning amendments were presented by Casey Majewski, Planning Director. All four of the properties are owned by the City and the Downtown Development Authority. The two parcels on Allen Street will be used for the City Farmers Market. The existing houses will be demolished. The City Hall parcel located at 415 Hwy. 53 East will remain the same. The parcel located at 135 Main Street will be developed by the City as a City park.

Steve and Carol Chester of 142 Allen Street, spoke of how the Farmer's Market and the Park would impact them and their property. They have concerns of noise and traffic.

Steve Sanvi motioned to close the public hearings at 5:59 PM; John Walden seconded; all were in favor 3/0.

With the public hearing being closed, Steve Sanvi motioned to table all four of the zoning amendment requests until staff could clarify the requirements for changes to a PUD; Mike Hornsby seconded the motion; all were in favor of tabling the requests until July 9, 2018.

The next public hearing for these requests will be held on July 9, 2018 at 5:30 with the Planning Commission.

Next Meeting Date: The next Planning Commission meeting is scheduled for Monday, July 9, 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 6:02 p.m.

Minutes approved this July 9, 2018



Beth Duncan, Chairman



John Walden, Co-chairman



Ken Breeden, Commissioner



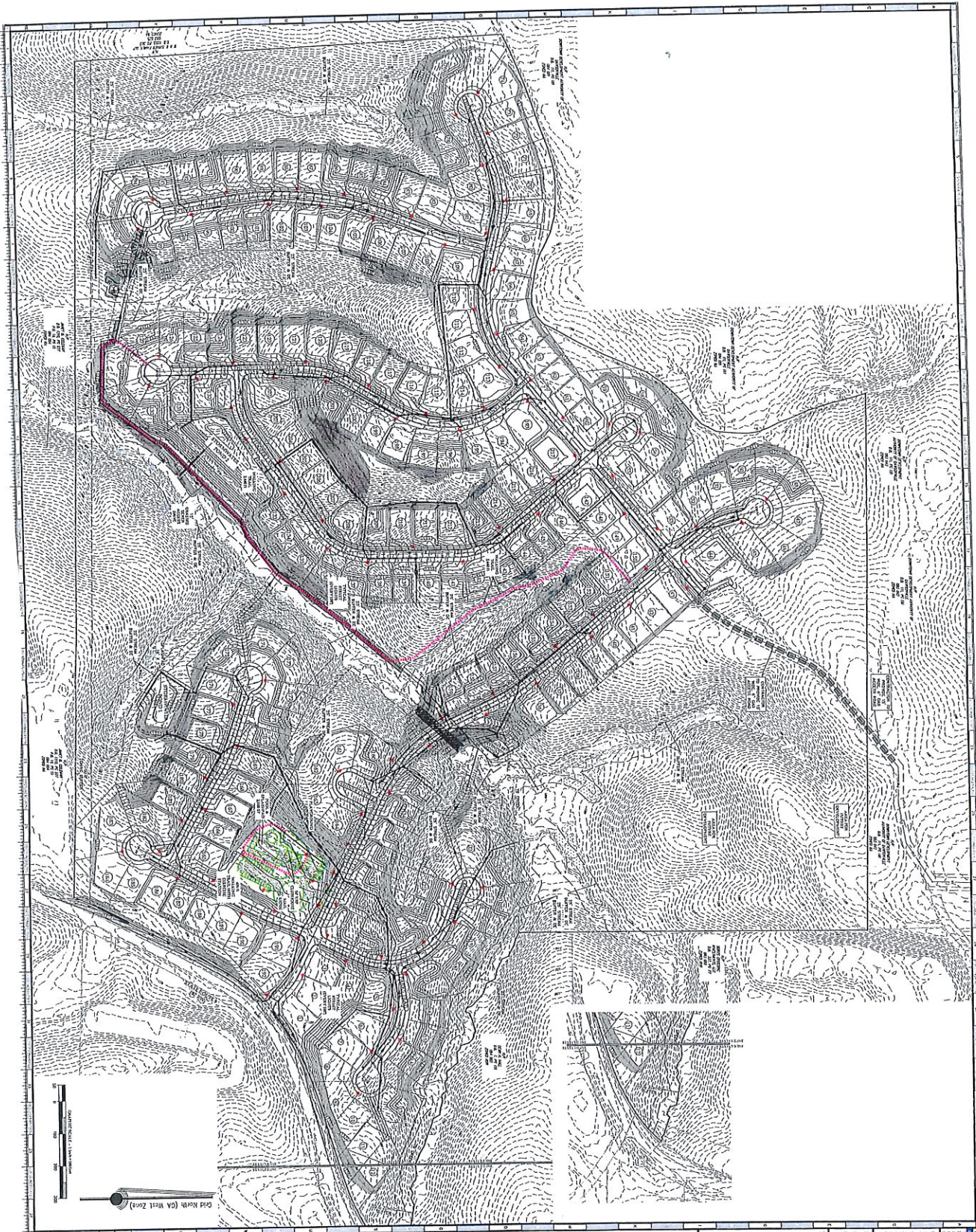
Steve Sanvi, Commissioner



Mike Hornsby, Commissioner

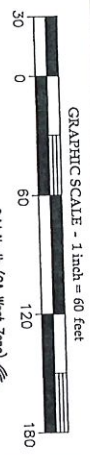
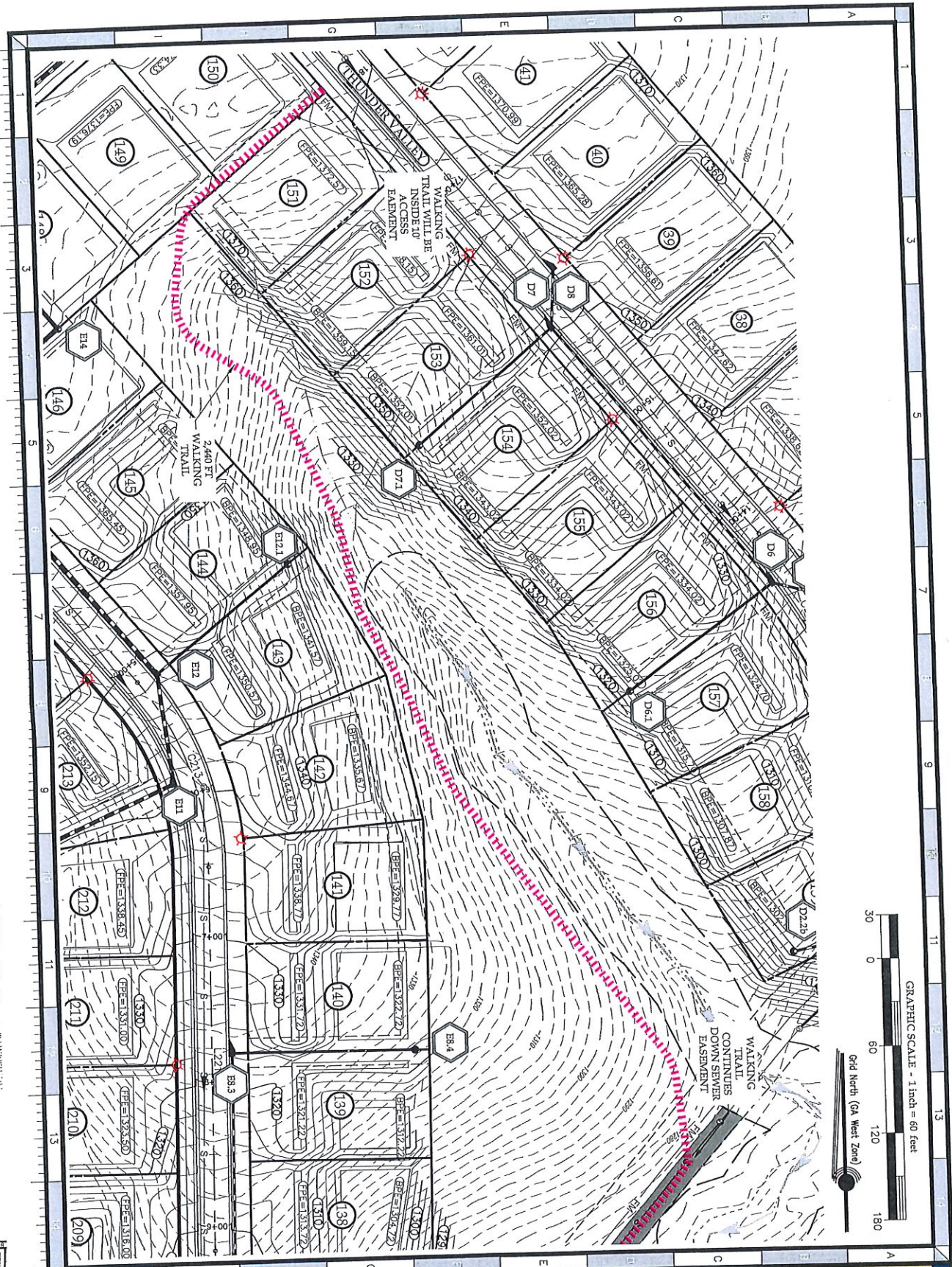
Attested 

Nalita Y. Copeland, Zoning Administrator



<p>REORIMASI REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEERING 10000 WILSON AVENUE, SUITE 200 CHANDLER, CALIFORNIA 94522 (925) 835-8899 EMAIL: reorimasi@reorimasi.com</p>		<p>LOCATION: LAND LOTS 211, 212, 213, 214, 215 DAVENPORT COMMUNITY, CHENOWETH DAVENPORT COMMUNITY, CHENOWETH</p>	
<p>PROJECT: THUNDER RIDGE</p>		<p>OWNER/DEVELOPER: ICG RESIDENTIAL, LLC 4520 EVING ROAD CHANDLER, CA 94524 PHONE: (925) 452-0464</p>	
<p>ARCHITECT: CHRIS BEDORA (925) 242-4899 EMAIL: cbedora@jgump.com</p>		<p>DATE: 2014-05-10</p>	
<p>ISSUE: 1. PRELIMINARY PLAN 2. PRELIMINARY PLAN 3. PRELIMINARY PLAN</p>			
<p>DATE: 2014-05-10</p>			
<p>SCALE: 1" = 40'</p>			
<p>PROJECT: THUNDER RIDGE</p>			
<p>DATE: 2014-05-10</p>			

Exhibit A
Pg 1 of 3

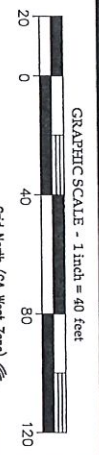
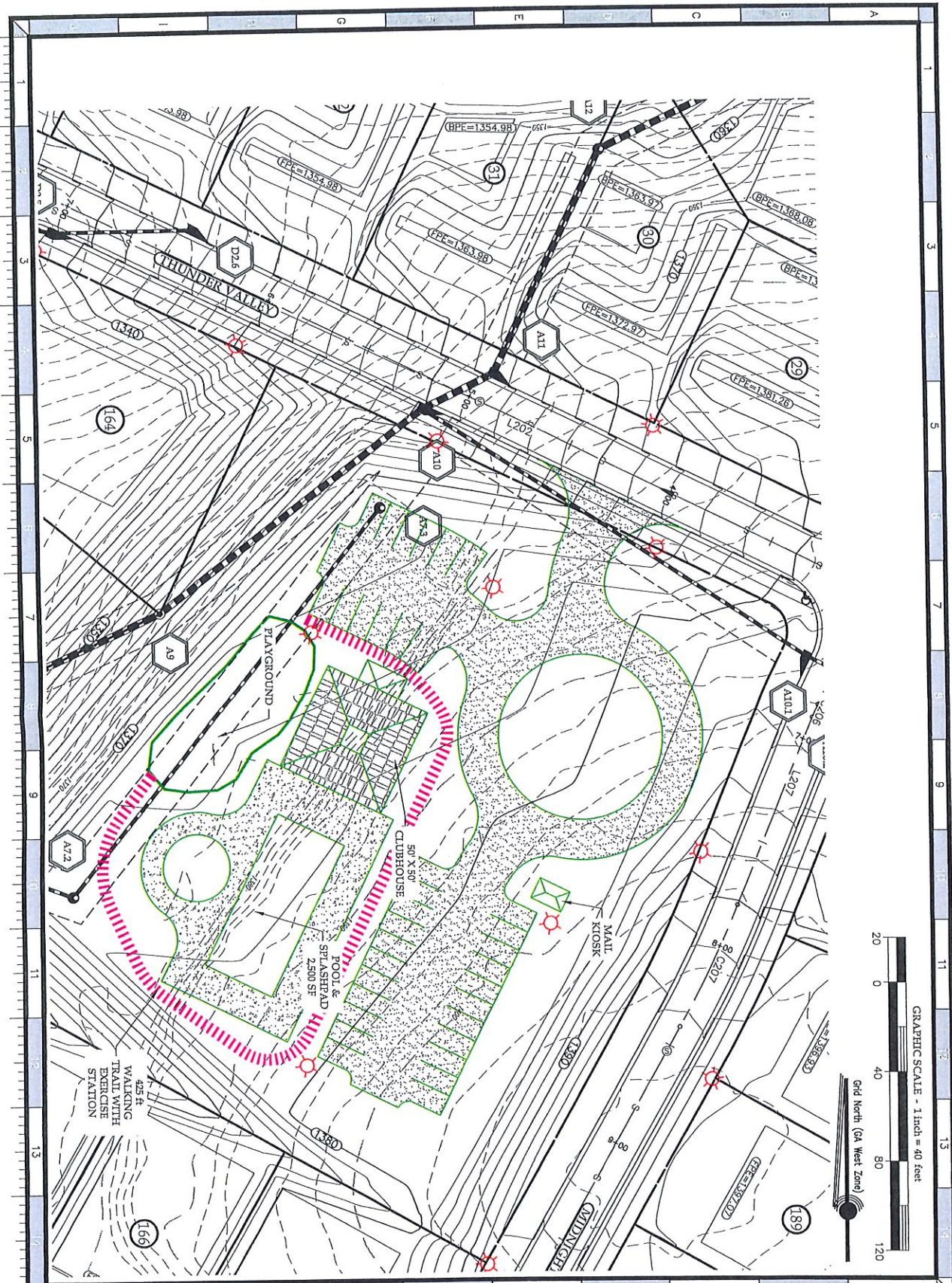


NO.	DESCRIPTION	DATE
1	SUBMIT TO COUNTY	06/13/18

DWG DATE: 2018-06-13
 SHEET TITLE:
 WALKING TRAIL

PROJECT:
THUNDER RIDGE SUBDIVISION
 LOCATED IN:
 LAND LOTS 514, 574, 575, 581, 582, 583
 4th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

ENSITE
 CIVIL CONSULTING, LLC
 131 Prominence Court, Suite 230
 Dawsonville, GA 30534
 Mobile: 770-597-8813
 Contact: Corey Guthrie, PE, CFM
 Email: Corey.Guthrie@ensiteconsulting.com



NO.	DESCRIPTION	DATE
1	SUBMIT TO COUNTY	06/13/18

SHEET TITLE:
 AMENITY
 AREA

PROJECT:
**THUNDER RIDGE
 SUBDIVISION**

 LOCATED IN:
 LAND LOTS 514, 574, 575, 581, 582, 583
 4th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

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