

**City of Dawsonville**  
**May 7, 2018**  
**Planning Commission Regular Meeting**

Commissioner John Walden called the May 7, 2018 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

**Present:** Planning Commission Members present: Beth Duncan, John Walden, Ken Breeden, Steve Sanvi, and Mike Hornsby. Staff present: City Attorney, Dana Miles and Zoning Administrator, Nalita Copeland. Mayor Mike Eason was also present.

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

**Approval of the Agenda:** Ken Breeden motioned to approve today's agenda; Beth Duncan seconded the motion; all were in favor 4/0.

**Approval of the Minutes:** Steve Sanvi motioned to approve the April 9, 2018 Planning Commission minutes; Beth Duncan seconded the motion. The minutes were unanimously approved 4/0.

**Old Business:**

Election of a Chairman: Steve Sanvi motioned to appoint Beth Duncan as Planning Commission Chairman; the motion was seconded by Ken Breeden; all were in favor 4/0.

**New Business: Public Hearings:**

The public hearing segment of the meeting was opened at 5:34 p.m. with a motion from Ken Breeden; a second from Steve Sanvi; all were in favor 4/0.

The following public hearings were heard by the Commission:

ANX C8-00087 and ZA C8-00087: Adam Smith and Matthew Richardson have petitioned to annex into the city limits of Dawsonville the 6 acre tract known as TMP 082 017, located at 324 Howser Mill Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) to City Zoning of AP (Annexed Property), which was amended on March 27, 2018 to request R3 (Single Family Residential). Public Hearing Dates: Planning Commission on May 7, 2018 and City Council on May 21, 2018. City Council Agenda for a decision on June 4, 2018.

ANX C8-00088 and ZA C8-00088: Adam Smith and Matthew Richardson have petitioned to annex into the city limits of Dawsonville the 15 acre tract known as TMP 092B 025 001, located at 372 Howser Mill Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) to City Zoning of AP (Annexed Property), which was amended on March 27, 2018 to request R3 (Single Family Residential). Public Hearing Dates: Planning Commission on May 7, 2018 and City Council on May 21, 2018. City Council Agenda for a decision on June 4, 2018.

Adam Smith and Matt Richardson presented their request with plans for an R3 density subdivision on the two parcels with home prices in the \$200,000 - \$250,000 range.

Howser Mill Subdivision residents Arthur Krug, Robert Maxfield, William Sorenson, Nick Nicodemus, Maria Maxfield, Pat Sorenson, Linda Lockart, and Karl Porfirio all spoke about various concerns that included increased traffic, roads, construction traffic and noise, increased storm runoff into Howser Mill, density, buffers between the subdivisions, sidewalks, HOA covenants and restrictions, and street maintenance for the new subdivision.

City Attorney Dana Miles explained that most of the residents' concerns would be addressed in the development stage with the City's development ordinances. Concerns such as buffers, an HOA

requirement, a traffic study, and amenity requirements can be added as conditions of the zoning amendment approval.

Ken Breeden motioned to close the public hearings at 6:22 PM; John Walden seconded; all were in favor 4/0.

Steve Sanvi motioned to recommend approval of ANX / ZA C8-00087 and ANX / ZA C8-00088 pending the developer meeting the following conditions:

1. Sidewalks shall be placed on both sides of the streets inside the development and along the development's property line on Howser Mill at developer's expense and must meet City of Dawsonville Development Standards.
2. An amenity package and/or greenspace shall be provided in the subdivision at the developer's expense and must be approved by the City Council prior to development.
3. A traffic study shall be conducted, with improvements made by the developer, as approved by the City Council prior to development.
4. A 10 foot planted buffer shall be installed along the common property line with Howser Mill Subdivision. The buffer may be part of the setback area. The landscape design plan must be approved by the City's Planning Director.
5. The developer shall create a neighborhood Home Owner's Association with restrictive covenants to be approved as to form by the City Attorney.

Ken Breeden seconded the motion; all were in favor 4/0.

The next public hearing for these requests will be on May 21, 2018 at 7:00 p.m. with the City Council.

**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, June 4, 2018 at 5:30 p.m. at Dawsonville City Hall.


**Adjournment:** With no further business, Steve Sanvi motioned to adjourn; Ken Breeden seconded; Motion carried unanimously 4/0. Meeting adjourned at 6:27 p.m.

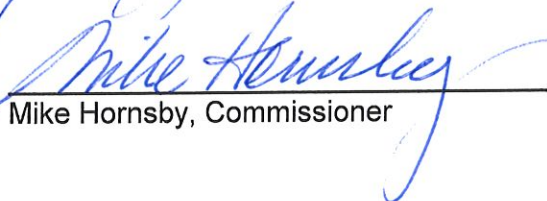
Minutes approved this June 4, 2018

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

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

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

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

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

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