

City of Dawsonville
October 9, 2017
Planning Commission Regular Meeting

BJ Farley, Commission Chair, called the October 9, 2017 City of Dawsonville Planning Commission regular meeting to order at 5:06 p.m.

Present: Planning Commission Members present: BJ Farley, Ken Breeden, John Walden, and Steve Sanvi. Staff present: Zoning Administrator, Nalita Copeland and Planning Director, Casey Majewski..

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

Approval of the Minutes: Steve Sanvi motioned to approve the August 14, 2017 Planning Commission minutes. John Walden seconded the motion. The minutes were approved unanimously.

Old Business: Public Hearings:

ZA-2017-C7-00182: Richardson Tract, LLC has requested a zoning amendment for TMP D01 051 and a portion of D01 051 001 located at 11 Marie Drive, from HB/CIR (Commercial Highway Business/Restricted Industrial) zoning districts to R-3 (Single Family Residential) zoning district. Hearing Dates: Planning Commission – August 14, 2017 and City Council – September 11, 2017

The applicant withdrew his request in writing on September 9, 2017.

New Business: Public Hearings:

VAR-2017-C7-00221: Dawsonville Fee Owner LLC has requested a sign variance for Workout Anytime to be located at 59 Main Street, Suites 120-140; the request is for one additional sign and an increase in allowable square footage

Applicant representative Darren Tuitt presented the request and answered questions from the Planning Commission. No one spoke in opposition to the request.

Following a discussion, John Walden motioned to approve with the condition that this variance is specific to Workout Anytime business and will be voided if Workout Anytime ceases business at this location; Ken Breeden seconded; all were in favor.


Adam Hazell, with GMRC, made a presentation to the Planning Commission on the updating process for the Comprehensive Plan that is to be done in 2018.

The Planning Commission elected John Walden as Commission Co-Chair; Ken Breeden motioned to approve; Steve Sanvi seconded; all were in favor.

Next Meeting Date: The next Planning Commission meeting is scheduled for Monday, November 13, 2017 at 5:00pm at Dawsonville City Hall.

Adjournment: With no further business, Commission Chair Farley asked for a motion to adjourn. Steve Sanvi motioned to adjourn; John Walden seconded; Motion carried unanimously; Meeting adjourned at 6:00pm.

Minutes approved this December 11, 2017.



BJ Farley, Planning Commission Chair



John Walden, Planning Commissioner



Ken Breeden, Planning Commissioner



Steve Sanvi, Planning Commissioner

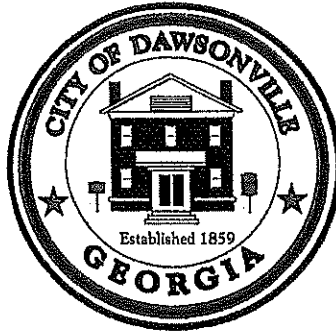


Stan Worley, Planning Commissioner

Attested 

Nalita Y. Copeland, Zoning Admin.

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W. James Grogan
Mayor

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September 5, 2017

Chair B.J. Farley and Dawsonville Planning Commission

RE: Staff Recommendation for the following requests:
VAR-2017-C7-00221 Workout Anytime

VAR-2017-C7-00221: Dawsonville Fee Owner LLC has requested a sign variance for Workout Anytime to be located at 59 Main Street, Suites 120-140; the request is for one additional sign and an increase in allowable square footage.

Dear Commissioners,

Dawsonville Fee Owner, LLC has requested a variance to the sign ordinance for a portion of TMP D04 020 005 located at 59 Main Street, Suite 120. The application is attached for your convenience. The property will house Workout Anytime, a 6,035-square foot fitness facility. The property is in the Urban Redevelopment Plan Area and as such is subject to the design and location standards as set forth in Section 105-74 which limits the total area of all permanent signs to 50 square feet per business. Additionally, it limits the number of signs to one primary and one secondary sign per business.

The applicant is requesting to permit three signs totaling approximately 140 square feet. Three building signs will be located on the facade near the primary parking lot area (west), on the Main Street facade (south), and on the Main Street entrance facade (southeast). The approximate locations of the signs are depicted on the attached figure.

It is our understanding that the declaration of easements, restrictions, and maintenance responsibilities recorded on the deed for the property requires the main entrance to be located on Main Street. This requirement coupled with the property size and shape create a visibility hardship for the applicant. Because of this hardship, Dawsonville Planning & Zoning Department staff recommends approval of the request even though the planned signage for this business does not meet the requirements of Section 105-74.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Casey Majewski".

Casey Majewski, P.E.
Planning Director

Enclosure