

City of Dawsonville
August 14, 2017
Planning Commission Regular Meeting

BJ Farley, Commission Chair, called the August 14, 2017 City of Dawsonville Planning Commission regular meeting to order at 5:09 p.m.

Commission Chair BJ Farley welcomed John Walden to the Planning Commission. He was recently appointed by Mayor and Council to fill the remainder of Pam Bragg's term.

Present: Planning Commission Members present: BJ Farley, Stan Worley, John Walden, and Steve Sanvi. Staff present: Zoning Administrator, Nalita Copeland; Planning Director, Casey Majewski; and City Manager, Bob Bolz.

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

Approval of the Minutes: Stan Worley motioned to approve the April 10, 2017 Planning Commission minutes. Steve Sanvi seconded the motion. The minutes were approved unanimously.

Old Business: None

New Business: Public Hearings:

ZA-2017-C7-00207: LCG Residential has requested a zoning amendment, **upon annexation**, for TMP 094 046 located at 1324 Hwy 9 South, consisting of 9.9 acres, from County Zoning of RSR (Residential Sub Rural) to City Zoning R-3 (Single Family Residential). Hearing Dates: Planning Commission – August 14, 2017 and City Council – October 2, 2017

Applicant, Matt Bennett, with LCG Residential, presented the request and answered questions from the Planning Commission.

Following a discussion on the recommended amenities, Steve Sanvi motioned to send the request on to City Council as recommended by staff and for possible further discussion with Council; Stan Worley seconded; Motion carried unanimously.

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


Applicant, Tim House and Adam Whitmire, with Richardson Tract LLC, presented the request and answered the Commission's questions. Ben Berry, owner of Berry's Wrecker Service, spoke about his concerns that future home owners may not like being adjacent to his business because of potential noise issues.

Following a discussion on the recommended amenities, Steve Sanvi motioned to table the hearing until the September 12th meeting to allow staff time for further discussion with the applicant on the amenity plan and other recommended stipulations; Stan Worley seconded; All were in favor.


Next Meeting Date: The next Planning Commission meeting is scheduled for Tuesday, September 12, 2017 at 5:00pm at Dawsonville City Hall.

Adjournment: With no further business, Commission Chair Farley asked for a motion to adjourn. Stan Worley motioned to adjourn; Steve Sanvi seconded; Motion carried unanimously; Adjournment at 5:44pm.

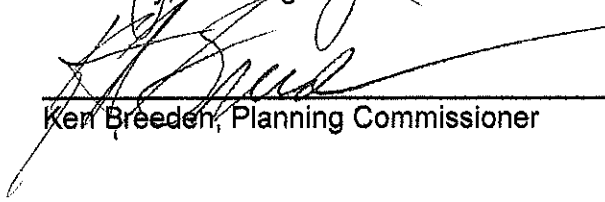
Minutes approved this October 9, 2017.



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 Administrator

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W. James Grogan
Mayor

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August 4, 2017

Chair B.J. Farley and
Dawsonville Planning Commission

RE: Staff Recommendation for the following requests:
ZA-2017-C7-00207

ZA-2017-C7-00207 LCG Residential has requested a zoning amendment, upon annexation, for TMP 094 046 located at 1324 Hwy 9 South, consisting of 9.9 acres, from County Zoning of RSR (Residential Sub Rural) to City Zoning R-3 (Single Family Residential).

Dear Commissioners,

LCG Residential has requested to modify the existing zoning for TMP 094 046 located at 1324 Hwy 9 South, consisting of 9.9 acres, from County Zoning of RSR (Residential Sub Rural) to City Zoning R-3 (Single Family Residential) single family medium density (up to 3 units per acre). The applicant previously purchased two adjacent parcels (124.5 acres) which were rezoned into the R-3 district and construction of 180 homes was approved for a 94 acre portion. The applicant intends to combine TMP 094 046 with the two previously purchased parcels and construct approximately 56 additional homes on the remaining 40 acres.

The Dawsonville Planning & Zoning Department staff recommend approval of the requests with the following stipulations:

- The properties will be combined into one parcel and recorded as such. There shall be a 50 feet undisturbed buffer for lots adjacent to TMP's 084-004 and 094-003.
- Homes shall be a minimum of 1,600 square feet.
- Applicant shall provide a traffic study prior to the site plan approval for the planned entrance along Route 9 South and JC Burt Road. The traffic study shall at a minimum account for traffic patterns, turning options, and trip counts and recommend measures to reduce impact.
- Applicant shall provide a water and sewer infrastructure impact study performed by GMRC at the applicant's expense.
- Applicant will provide amenities to include a playground, a basketball court, a tennis court, community clubhouse, walking trails, and community pool.
- Applicant will install 5 feet sidewalks within the community and along frontage on JC Burt Road and Route 9 South.

- Applicant will provide lighting along streets and amenity areas every 100 ft or as approved by the City Manager or his/her designee.
- Applicant will provide wide paved streets with 50 feet ROW road dedications.

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

Respectfully,

A handwritten signature in cursive script, appearing to read "Casey Majewski", with a long horizontal flourish extending to the right.

Casey Majewski, P.E.
Planning Director