

**City of Dawsonville**  
**April 9, 2018**  
**Planning Commission Regular Meeting**

Commissioner John Walden called the April 9, 2018 City of Dawsonville Planning Commission regular meeting to order at 5:34 p.m.

**Present:** Planning Commission Members present: Steve Sanvi, Ken Breeden, Beth Duncan, and John Walden. Staff present: Planning Director, Casey Majewski; Zoning Administrator, Nalita Copeland; and Councilman Caleb Phillips.

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

**Approval of the Minutes:** Steve Sanvi motioned to approve the March 5, 2018 Planning Commission minutes. Beth Duncan seconded the motion. The minutes were approved unanimously 4/0.

**Old Business:** None

**New Business:**

New Commission members, Elizabeth Duncan and Mike Hornsby were welcomed to the board.

For the election of a chair and co-chair, Ken Breeden motioned to table the decision until the next meeting; Beth Duncan seconded the motion; all were in favor 4/0.

**Public Hearings:**

**The public hearing segment of the meeting was opened at 5:37 p.m. with a motion from Ken Breeden; a second from Steve Sanvi; all were in favor 4/0.**

Planning Director, Casey Majewski read each request into the record, and following each one, turned the time over to the Planning Commission for discussion and a vote.

**CU-032018:** Lake Laurel Associates, LLC has requested a Conditional Use Permit for the purpose of constructing and operating a RV/Boat Storage Facility at 0 Hwy 53 West on TMP D01 051 and a portion of D01 051.001. Public Hearing Dates: Planning Commission on April 9, 2018 and City Council April 23, 2018.

Joey Homans presented the request on behalf of the applicant. No one spoke in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00018 and ZA C8-00018:** Janice Nix has petitioned to annex into the city limits of Dawsonville the 1 acre tract known as TMP 090 072, located at 18 Nugget Lane, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Ken Breeden; all were in favor 4/0.

**ANX C8-00048 and ZA C8-00048:** Michael Adams has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 069, located at 0 Prospector Court, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00049 and ZA C8-00049:** Juanita Blankenship has petitioned to annex into the city limits of Dawsonville the 1 acre tract known as TMP 090 123, located at 148 Gold Leaf Terrace, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00050 and ZA C8-00050:** Donnie F. East Sr. has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 087, located at 48 Gold Leaf Terrace, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00051 and ZA C8-00051:** Marilyn Sanvi Self Directed IRA LLC has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 101, located at 0 Miners Way, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Beth Duncan motioned to approve with a second by John Walden; motion carried 3/0 with Steve Sanvi being recused.

**ANX C8-00052 and ZA C8-00052:** M & S Properties of Dawsonville LLC has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 116, located at 0 Gold Leaf Terrace, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Beth Duncan motioned to approve with a second by Ken Breeden; motion carried 3/0 with Steve Sanvi being recused.

**ANX C8-00053 and ZA C8-00053:** Marilyn Sanvi Self Directed IRA LLC has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 049, located at 0 Gold Creek Drive, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Beth Duncan motioned to approve with a second by Ken Breeden; motion carried 3/0 with Steve Sanvi being recused.

**ANX C8-00054 and ZA C8-00054:** Edward and Patricia Holton have petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 110, located at 0 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00055 and ZA C8-00055:** Marcus and Hannah Stowers have petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 048, located at 16 Gold Creek Court, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00056 and ZA C8-00056:** Bruce and Edith Banta have petitioned to annex into the city limits of Dawsonville the 1 acre tract known as TMP 090 102, located at 81 Miners Way, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00057 and ZA C8-00057:** Steve Sanvi has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 045, located at 87 Gold Creek Court, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Beth Duncan motioned to approve with a second by Ken Breeden; motion carried 3/0 with Steve Sanvi being recused.

**ANX C8-00071 and ZA C8-00071:** Ricky L. Tatum has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 064, located at 108 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00072 and ZA C8-00072:** Thomas A. French has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 042, located at 37 Gold Creek Court, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00073 and ZA C8-00073:** Jerome and Theresa Tragesser have petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 062, located at 44 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00074 and ZA C8-00074:** Jan and Charles Hudgins Jr. have petitioned to annex into the city limits of Dawsonville the 1 acre tract known as TMP 090 111, located at 255 Gold Leaf Terrace, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00017 and ZA C8-00017:** William Carl Tribble Sr. has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 053, located at 718 Gold Creek Drive, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00078 and ZA C8-00078:** John and Teresa Kerr have petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 113, located at 224 Gold Leaf Terrace, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00079 and ZA C8-00079:** James H. Gray has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 105, located at 14 Miners Way, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00080 and ZA C8-00080:** Michael Hendrix has petitioned to annex into the city limits of Dawsonville the 1 acre tract known as TMP 090 126, located at 128 Gold Leaf Terrace, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00081 and ZA C8-00081:** Richard Todd Buckner has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 088, located at 369 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00085 and ZA C8-00085**: Juanita Scarborough has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP D05 020, located at 922 Perimeter Road, with a request to rezone from County Zoning of VCR (Vacation Cottage Restricted) to City Zoning of R-2 (Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00086 and ZA C8-00086**: Michael and Amy Mulberry have petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 091, located at 441 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**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). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018  
**Amendment to this application was received March 27, 2018. New Public Hearing Dates are Planning Commission May 7, 2018 and City Council 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). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018  
**Amendment to this application was received March 27, 2018. New Public Hearing Dates are Planning Commission May 7, 2018 and City Council May 21, 2018. City Council Agenda for a decision on June 4, 2018.**

**ANX C8-00089 and ZA C8-00089**: Voranath Chanthavong has petitioned to annex into the city limits of Dawsonville the 8 acre tract known as TMP 082 005, located at 295 Burt Creek Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of R1 (Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00099 and ZA C8-00099**: Dorsey E. Wallace Sr. has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP D05 023, located at 776 Hwy 9 North, with a request to rezone from County Zoning of VCR (Vacation Cottage Restricted) to City Zoning of CBD (Central Business District). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00100 and ZA C8-00100**: Morris Harris has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP D05 030, located at 125 Robinson Road, with a request to rezone from County Zoning of C-CB (Community Business Commercial) to City Zoning of HB (Highway Business). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00101 and ZA C8-00101:** Chris Moore has petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 043, located at 55 Gold Creek Court, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00102 and ZA C8-00102:** Toivo and Mary Ratasepp have petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 096, located at 583 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**ANX C8-00103 and ZA C8-00103:** Michael and Kelley Dasinger have petitioned to annex into the city limits of Dawsonville the less than 1 acre tract known as TMP 090 093, located at 501 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD/R2 (Planned Unit Development/Single Family Residential). Public Hearing Dates: Planning Commission April 9, 2018 and City Council April 23, 2018. City Council Agenda for a decision on May 7, 2018.

No one spoke in favor or in opposition of the request. Steve Sanvi motioned to approve with a second by Beth Duncan; all were in favor 4/0.

**Ken Breeden motioned to close the public hearings at 6:31 PM; Steve Sanvi seconded; all were in favor 4/0.**

**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, May 7, 2018 at 5:30 p.m. at Dawsonville City Hall.

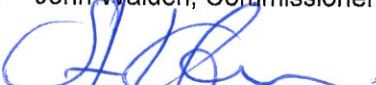
**Adjournment:** With no further business, John Walden asked for a motion to adjourn. Ken Breeden motioned to adjourn; Steve Sanvi seconded; Motion carried unanimously 4/0. Meeting adjourned at 6:32 p.m.

Minutes approved this May 7, 2018


  
Beth Duncan, Commissioner

  
John Walden, Commissioner

  
Ken Breeden, Commissioner

  
Steve Sanvi, Commissioner

  
Mike Hornsby, Commissioner

Attested   
Nalita Y. Copeland  
Zoning Administrator