

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 12, 2020
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes: Planning Commission Regular Meeting held September 14, 2020

OLD BUSINESS:

7. Appoint the Chair for the commission
8. **ZA C21-00031**: Sedge Wren Development, LLC has requested a zoning amendment for TMP D01-051* Located at 11 Marie Drive and consisting of 10.552** from HB (Highway Business) to R3 (Residential). Public Hearing Dates: Planning Commission – September 14, 2020 and City Council September 21, 2020 and City Council October 5, 2020. *part of D01-051-001, **10.649 acres. **Postponed by Planning Commission until October 12, 2020. – Applicant has submitted request to withdraw application. The application has been approved with prejudice.**

NEW BUSINESS: NONE

PLANNING DIRECTOR REPORT:

9. Administrative Variance: **AVAR-C2100054**: Lorhette Beyer Healy was granted an administrative variance of 2.50 feet to the front building setback line for TMP 083 026 046 located at 324 Flowing Trail.

PLANNING COMMISSION REPORTS:

ADJOURNMENT

The next scheduled Planning Commission meeting is November 9, 2020

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. All speakers must sign up to speak at the public hearing itself. There will be a sign-up sheet for speakers located at the entrance to the Council Chambers meeting room.

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 6

SUBJECT: Approve or amend the minutes of the City of Dawsonville Planning Commission regular meeting held on 9/14/2020

DATE(s): **10/12/2020**

PURPOSE FOR REQUEST:

Approve or amend the minutes

HISTORY/ FACTS / ISSUES

OPTIONS:

Vote

REQUESTED BY: Stanislav Zaverukha - Permit Technician

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Sue Theisen, Acting Chair, called the September 14, 2020 City of Dawsonville Planning Commission regular meeting to order at 5:38 p.m.

Present: Planning Commission Members present; Sue Theisen, Randy Davis and Anna Tobolski. Staff present; David Picklesimer - Planning Director, Stanislav Zaverukha - Permit Technician, and City Attorneys- Dana Miles. Council Members Caleb Philips and John Walden were present.

Absent: Matt Fallstrom and Clint Harper

Invocation and Pledge: Invocation and Pledge were led by Councilmember John Walden.

1. **Approval of the Agenda:** Anna Tobolski motioned to approve today's agenda; Randy Davis seconded; all were in favor and the agenda was approved.
2. **Approval of the Minutes:** Anna Tobolski motioned to approve the February 10, 2020 Planning Commission minutes. Randy Davis seconded the motion. The minutes were approved unanimously.

Old Business: None

New Business: Public Hearings

3. **ZA C2100031:** Sedge Wren Development, LLC has requested a zoning amendment for TMP D01-051* Located at 11 Marie Drive and consisting of 10.552** from HB (Highway Business) to R3 (Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020. *and part of D01-051-001, **10.649 acres

Planning Director read the executive summary and planning department summary.

Randy Davis motioned to open the public hearing; Anna Tobolski seconded; all were in favor and motion was approved.

- Wendy W. Kraby, 1822 Dorman Ave, Brookhaven, GA and Adam Whitmire, 5566 Farmhouse Lane, Oakwood, GA - Presented the request, mentioned the research came back stating it would not be a good property for self-storage due to population size of the area, Anna Tobolski asked if he investigated different use besides self-storage. Adam Whitmire stated research said it would be the best use, however the population size would need to increase.
- No one else spoke in favor.
- No one spoke in opposition.

Anna Tobolski motioned to close the public hearing; Randy Davis seconded; all were in favor and motion was approved.

Sue Theisen asked for input from the staff.

- Dana Miles mentioned an amenities area would need to be proposed. Discrepancy between the recorded plat submitted and legal description submitted did not match, the unrecorded plat does match but would have to be recorded first. The adjacent property building is 11 ft off the property line, the required side yard setbacks is 20 ft for HB or R3 as proposed and would need to be resolved with the property owner. Lastly if the planning commission did choose to approve it a side walk would be constructed in the subdivision to access Creekstone subdivision so

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there would be inter parcel pedestrian access with the location of the side to be determined by the planning director at that time when development plat was submitted.

Sue Theisen opened discussed between the commissioners to discuss the property. The commissioners discussed with David on possible drainage issue, David mentioned those items would be addressed in the engineered plans.

- Dana mentioned two residence on the adjacent lot have access to public roads through the subject property, they would need a recorded easement to continue to go through applicant property.
- Wendy Kraby the applicant and Adam Whitmire mentioned they have already been working to address the issue.
- Anna Tobolski also wanted to address safety concerns of putting residence so close to the two 30,000 propane tanks on the adjacent property and the proposed rezoning could adversely affect the existing business of Amicalola Propane by having more strict state and federal regulations placed on them due to proximity of residential area to their facility.
- Adam Whitmire mentioned the safety concerns would be addressed in the engineered plans, they would make sure to comply with all federal, state and local law.
- Sue Theisen referred to the comprehensive plan on how it recommends the parcel remains commercial and had concerns about buffers and access off Hwy 53.
- Adam mentioned they can do the commercial along the front and residential in the back.
- Dana added they would have to change zoning to MUV with a variance on the 20 acres minimum, which would require a new application and advertisement due it being a different zoning than originally requested.

Applicants asked for a postponement so they can address all the concerns of legal and planning commission requests.

Anna Tobolski motioned to postpone the application until the October 12th Planning Commission Meeting; Randy Davis seconded; all were in favor and motion was approved.

4. **ANX C2100043 and ZA C2100043**: Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865 acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.

Randy Davis motioned to open the public hearing; Anna Tobolski seconded; all were in favor and motion was approved.

- David Picklesimer gave the planning department summary on ANX C2100043 and ZA C2100043 also included the postponement request.

Anna Tobolski motioned to postpone the application until the November 9th Planning Commission Meeting but still hold a public hearing; Randy Davis seconded; all were in favor and motion was approved.

- Michael Turner, 1090 Oak Haven Drive, Roswell, GA – mentioned he will present application on the November 9th, 2020 meeting.

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- No one spoke in favor

The following people spoke against the request

- Susan Menachem, 1512 Frank Bruce Road, Dawsonville, GA – Had concerns about the traffic impact, congestion and safety around the subdivision.
- Tony Hout, 61 Turner Drive, Dawsonville, GA – Had concerns with the congestions, safety and impact at the high school along with 2nd entrance off turner drive.
- Liz Murdock, 15 Turner Drive, Dawsonville, GA - Had concerns about putting an 2nd entrance on Turner drive and potential traffic it may cause on Perimeter road.
- Michelle Hout, 61 Turner Drive, Dawsonville, GA – Had concerns the stress level it would put on traffic, police, different entrance and impact fees.

Anna Tobolski motioned to close the public hearing; Randy Davis seconded; all were in favor and motion was approved.

Announcements: Next Meeting October 12, 2020

Planning Director Report: None

Adjournment: Anna Tobolski motioned to adjourn the meeting; Randy Davis seconded; all were in favor. Meeting was adjourned at 6:49 p.m.

Minutes approved this October 12, 2020.

Sue Theisen, Acting Commission Chair

Anna Tobolski, Planning Commissioner

Matt Fallstrom, Planning Commissioner

Randy Davis, Planning Commissioner

Clint Harper, Planning Commissioner

Attested _____
Stanislav Zaverukha, Permit Technician



PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

SUBJECT: Public Hearing ZA C21-00031

DATE(s): **10/12/2020**

PURPOSE FOR REQUEST:

Hold a Public Hearing for

ZA C21-00031: Sedge Wren Development, LLC has requested a zoning amendment for TMP D01-051* Located at 11 Marie Drive and consisting of 10.552** from HB (Highway Business) to R3 (Residential). Public Hearing Dates: Planning Commission – September 14, 2020 and City Council September 21, 2020 and City Council October 5, 2020. *part of D01-051-001, **10.649 acres. **Postponed by Planning Commission until October 12, 2020. – Applicant has submitted request to withdraw application. The application has been approved with prejudice.**

HISTORY/ FACTS / ISSUES

OPTIONS:

To approve, deny, table or defer

REQUESTED BY: Stanislav Zaverukha - Permit Technician

October 6, 2020

VIA EMAIL at david.picklesimer@dawsonville-ga.gov

David R Picklesimer
Planning and Zoning Director
City Of Dawsonville
415 Hwy 53E, Suite 205
Dawsonville, GA 30534

RE: REQUEST TO WITHDRAW ZONING APPLICATION

Applicant: Sedge Wren Development, LLC

Subject Property: 11 Marie Drive, D01051 and part of D01051001

Current Zoning: Highway Business

Proposed Zoning: R3

ROW Access: SR 53W

Application: #

Proposed Use: Residential

Dear Mr. Picklesimer,

This firm represents the Sedge Wren Development, LLC, the applicant for Zoning Application D01051 ("Application"). This Application was to rezone approximately 10.5 acres on Hwy. 53 ("Property") from commercial to R3 residential.

Due to the location of the Property between the Creekstone residential neighborhood to the west and Amicalola Propane to the east, and in consideration of the city's desire to create a transitional area that is keeping with the overall planning intent of Dawsonville. The Applicant is planning to submit a new zoning application for MUV (Mixed Use Village) zoning for a mixed-use parcel. This plan will include commercial use along the highway, followed by residential in the back. Such application is expected to be submitted in November 2020.

Once the preliminary site plan is complete, we will set a time to meet with your office for a preliminary review before we submit a new zoning application

We look forward to working with the City on this matter.

Sincerely,

[/wendy.w.kraby/](#)

Wendy W. Kraby

cc: Sedge Wren Development, LLC (*via email*)

49 Atlanta Street
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC



October 7, 2020

Lorhetta Beyer Healy
324 Flowing Trail
Dawsonville, GA 30534

ATTN: Lorhetta Beyer Healy

RE: AVAR-C2100054: Set back variance request

Congratulations! Your administrative variance request has been approved for the front setback encroachment on your property at 324 Flowing Trail. Your variance allows for a two and a half (2.5) foot reduction in the front setback of 20 feet. This variance does not allow for any additional encroachment.

Please contact us if you have any questions regarding this matter.

Sincerely,

David Picklesimer, Planning Director

CC: Bob Bolz, City Manager
Stanislav Zaverukha, Permit tech