

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 10, 2024

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Josh Nichols, Ashley Stephenson, City Attorney Kevin Tallant and Spencer Price, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Planning Director Ron Haynie, and Zoning Administrative Assistant Stacy Harris. Commission Member Alexis Noggle was absent from the meeting.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led the invocation and pledge.
4. **ANNOUNCEMENTS:** Chairperson Davis introduced and welcomed the new Planning Director Ron Haynie and Planning Commission Member Ashley Stephenson, representing Post 4.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, December 11, 2023, made by A. Stephenson; second by J. Nichols. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ZSP C2400113:** Jim Chapman Construction Group has petitioned to amend the site plan; located at 796 HWY 53 East and 2120 Perimeter Road (TMP 093 043; 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on June 10, 2024, and City Council on June 17, 2024. City Council for a decision on July 15, 2024.

Chairperson Davis read the zoning site plan request and conducted the public hearing. Motion to open the public hearing made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.

Planning Director R. Haynie provided the staff analysis and staff recommendations for the amended site plan request.

The following people spoke in favor of the zoning request:

- Joey Homans, 272 Hwy 9 South, Dawsonville, GA – Mr. Homans stated that his client would like to amend the current site plan. The property was originally annexed and rezoned R-6 Multiple-Family on October 17, 2022, with a site plan of 195 single family homes. He further stated that the property will not change in density, the amenities, or the entrances. The filing for the site plan change was in accordance with Section 1404 in the city's development code and he pointed that out that because under this section number one (1) stated "Site plan approval required. All multi-family developments including apartments, duplexes, triplex, quadplex, semi-detached residences and townhouses require site plan approval by the Planning Commission in accordance with all procedures and requirements established by the City." Mr. Homas stated that under these circumstances the City Council does not have to approve the site plan. He further stated that his firm filed for this request on April 3, 2024, not because there are any significant changes from the approved site plan. Mr. Homas stated that the amended site plan changes due to the reconfiguration of the multi-family units. Mr. Homas further stated that the staff conditions that were provided by staff, his client agrees with those conditions, and that a variance is not needed for this project. He stated that the site plan approval is different than the site plan specific ordinance that the

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 10, 2024

City has as it relates to residential planned comprehensive development under Section 1802 (6) and (7) because those ordinances specify that any changes or revision to the master plan must be reported by a written statement justifying the necessity or the desirability for such revision. Mr. Homas further stated that any change must be reviewed and approved by the Mayor and Council. The ordinance is very specific. Whereas R-6 is not necessarily a site plan specific zoned. It merely requires that you submit a site plan that you are meeting the requirements.

- Jim Chapman, 1956 Riddlemore Road, Smyrna, GA – Mr. Chapman stated that this development was before City Council in October 2022, and what brought him to this area was he completed a similar project very successfully, the Cottage at Dawson Ridge. That community is 98% leased and has similar amenities. This community will be gated and will have 103 parking spaces, plus 24 parking spaces in the amenity area.

No one spoke in opposition to the request.

Motion to close the public hearing made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.

City Attorney Kevin Tallant clarified the statement by Joey Homans, representing Jim Chapman Construction Group regarding the site plan specific. Mr. Tallant stated that there is a provision in the City's code that talks about how the City Council has a stamp of approval on the plans. Therefore, the City Council will hear and vote on the request.

J. Nichols made a motion to approve **ZSP C2400113** with the following staff recommendations:

- Approval of the subject concept plan is contingent upon additional required approvals from Environmental Protection Division and the U.S. Army Corps of Engineers (USACoE).
- Approval of this concept plan is not an approval of any variances excluded from this request or other code non-compliance. Engineered plans must demonstrate compliance with all relevant City or other applicable jurisdiction codes.

second by A. Stephenson. The vote carried unanimously in favor.

8. **VAR C2400124:** Jim Chapman Construction Group has requested to reduce the front building setback from 30 feet to 10 feet; located at 796 Hwy 53 East and 2120 Perimeter Road (TMP D093 043, 093 044, 093 046, 093 047). Public Hearing Dates: Planning Commission on Monday, June 10, 2024.

Joey Homans stated that his client Jim Chapman Construction Group would like to officially withdraw the request for **VAR C2400124**.

9. **ZA C2400125:** Davis Engineering & Surveying has petitioned a zoning amendment for TMP D03 014 and 92B 011; located at 401 Hwy 9 North from HB (Highway Business) and LI (light Industrial) to R-6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on Monday, June 10, 2024, and City Council Monday, June 17, 2024. City Council for decision on Monday, July 15, 2024.

Chairperson Davis read the rezoning request and conducted the public hearing. Motion to open the public hearing made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.

Planning Director R. Haynie provided the staff analysis and staff recommendations for the rezoning request.

The following people spoke in favor of the zoning request:

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 10, 2024

- Rachel Burton with Davis Engineering and Surveying, 24 Dawson Village Way South, Dawsonville, GA – Ms. Burton stated that she is here on behalf of her clients, Kevin Tanner and Rex Gravitt. She stated that Mr. Tanner and Mr. Gravitt are requesting a rezone of the property to R-6 multi-family and the intent is to build 25 townhomes. Ms. Burton stated that the adjacent property has already been zoned R-6 with a similar townhome development. The townhomes would consist of one car garage and 1,659 heated square feet.

No one spoke in opposition to the request.

Motion to close the public hearing made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.

After discussion among the Commission Members J. Nichols made a motion to approve **ZA C2400125** with the following staff recommendations:

- 1) Install privacy fence along the property lines of lots 1 – 25
- 2) Install privacy fence and a planted buffer along TMP D03 015
- 3) Install a planted buffer along Northwest LL 441
- 4) Install brick and/or rock water table façade on the front of the townhomes
- 5) Entrance monument shall be the same brick and/or rock material
- 6) Townhomes shall be a minimum of 1,600 sq feet heated floor space

second by A. Stephenson. The vote carried unanimously in favor.

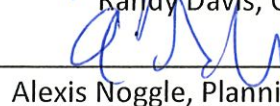
PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, July 8, 2024.

ADJOURNMENT: Motion to adjourn the meeting at 6:06 p.m. made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.

Approved this 8th day of July, 2024



Randy Davis, Commission Chairperson

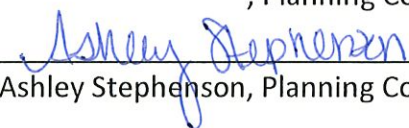


Alexis Noggle, Planning Commissioner Post 1

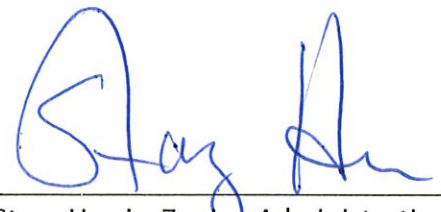


Josh Nichols, Planning Commissioner Post 2

, Planning Commissioner Post 3



Ashley Stephenson, Planning Commissioner Post 4

Attested: 
Stacy Harris, Zoning Administrative Assistant