

**City of Dawsonville**  
**January 14, 2019**  
**Planning Commission Regular Meeting**

Planning Commissioner Troy Lindsey called the January 14, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:33 p.m.

**Present:** Planning Commission Members present: Troy Lindsey, Ken Goines, Anna Tobolski, Matt Fallstrom; John Walden was absent. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Kevin Tallant. Councilman Phillips was present as well.

**Invocation and Pledge:** Troy Lindsey gave the invocation and led the pledge.

**Election of a Chairman:** Ken Goines motioned to elect Troy Lindsey to serve as the Planning Commission's Chairman; Anna Tobolski seconded the motion; All were in favor.

**Approval of the Agenda:** Ken Goines motioned to approve the agenda; Anna Tobolski seconded the motion; all were in favor.

**Approval of the Minutes:** Troy Lindsey motioned to approve the November 5, 2018 Planning Commission Meeting minutes; Anna Tobolski seconded the motion. The minutes were unanimously approved.

**Old Business: Public Hearing**

At 5:34 p.m. Matt Fallstrom motioned to open the public hearing for ZA-#C8-00221; Troy Lindsey seconded; all were in favor.

**ZA C8-00221:** Fall Leaf Residential LLC. has requested a PUD site plan change for TMP 093 048 and 093 049, located at 2364 Perimeter Road, consisting of 32.6 acres.

Planning Director Robbie Irvin presented the request to the Commission. The applicant is requesting a Site Plan update to the 32.6 acre Residential portion of the PUD zoned property. The original approved site plan calls for 123 lots with one entrance. The proposed new site plan reduces the number of lots to 102 with two entrances. Additionally, the entrance onto Hwy 9 South would be a "right in/right out only" entrance/exit. The new proposed plan also increases the open space density. The Planning Department is recommending that this request be approved.

Mr. Tommy Barnes, representing Fall Leaf Residential LLC, addressed the Commission. There were questions and discussion concerning street lights, sidewalks, traffic, signage, etc. No one spoke in opposition.

At 5:58 p.m. Troy Lindsey motioned to close the public hearing for ZA #C8-00221; Anna Tobolski seconded; all were in favor.

Ken Goines made a motion to approve ZA #C8-00221; Matt Fallstrom seconded; Anna Tobolski motioned to amend the motion to include the following stipulations:

- Applicant shall provide design specs for both entrances which shall include signage, landscaping and lighting

- Applicant shall provide a lighting plan for the development
- Applicant shall seek review by the GA DOT to determine the need for a deceleration lane at the Hwy 9 entrance.

Matt Fallstrom seconded the motion to amend; all were in favor of amending the motion to include the stipulations. Motion, as amended, carried unanimously.

**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, February 11, 2019 at 5:30 p.m. at Dawsonville City Hall.

**Adjournment:** With no further business, Anna Tobolski motioned to adjourn; Matt Fallstrom seconded; All were in favor. Meeting adjourned at 6:03 p.m.

Minutes approved this February 11, 2019.

  
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Troy Lindsey, Chairman

  
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John Walden, Commissioner

  
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Anna Tobolski, Commissioner

  
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Matt Fallstrom, Commissioner

  
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Ken Goines, Commissioner

Attested   
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Nalita Y. Copeland, Zoning Administrator