

**City of Dawsonville**  
**February 11, 2019**  
**Planning Commission Regular Meeting**

Planning Commission Chairman Troy Lindsey called the February 11, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

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

**Invocation and Pledge:** Ken Goines gave the invocation and led the pledge.

**Approval of the Agenda:** Anna Tobolski motioned to approve the agenda; Ken Goines seconded the motion; no further discussion; all were in favor.

**Approval of the Minutes:** Ken Goines motioned to approve the January 14, 2019 Planning Commission Meeting minutes; Anna Tobolski seconded the motion. There was no further discussion and the minutes were unanimously approved.

**Old Business: None**

**New Business: Public Hearings**

**ZA- C9-00004:** Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) Hearing Dates: Planning Commission – February 11, 2019 and City Council – February 18, 2019

**VAR-C9-00004:** Jim King with Ensite Civil Consulting LLC has requested a Variance on density for TMP 082 0021 located at 592 Hwy 53 West. Hearing Dates: Planning Commission – February 11, 2019.

Matt Fallstrom motioned to open the public hearing for ZA- C9-00004 and VAR-C9-00004; Anna Tobolski seconded; no further discussion; all were in favor 4/0. Public Hearing opened at 5:36 PM.

Planning Director Robbie Irvin presented the request to the Commission. The applicant has petitioned to amend the current R-3 zoning of the property to RPC, which is Residential Planned Community. An RPC is site plan specific with specific standards and stipulations. There are green space and amenity requirements as well. The Planning Department is recommending approval of the applicant's requests based on the following:

- While a traditional R-6 zoning would allow for even more units per acre (228 units), the applicant has opted for RPC in order to have more quality controls and a better product. The applicant proposes a total of 172 units consisting of 31 quads and 48 townhomes, which is 4½ unit per acre, ½ unit more per acre than what is allowed for RPC. The current R-3 zoning would allow for 114 units with no restrictions.
- The applicant's target market of 55 plus will have a lower impact on schools and roads.
- The request is consistent with the Comprehensive Plan.

Applicant, Jim King with Ensite Engineering, representing Pacific Crest LLC, addressed the Planning Commission. He stated that his client, Pacific Crest LLC would like the development to be 55 plus "oriented" (not restricted). The marketing would be targeted to the age 55 and up buyer. All outdoor maintenance would be done by the HOA. Amenities would include a clubhouse with meeting rooms and game rooms, a bocce ball court and a pickle ball court. Commissioners asked about price point, square footage, % of greenspace, future development, emergency access gate and a possible main entrance gate. Mr. King responded that the homes would be priced in the low \$200's, he thinks about 2000 square feet (he will check that), there is 30-40% greenspace which would not be subject to any future development, the rear gate would be restricted as an emergency entrance only, and they would be agreeable to having a gated front entrance as a condition.

Several area residents including Randy Davis, Bill Sorenson, Linda Lockert, Jill Graham, Celia Ramey, Gary Dutton, Maria Maxfield spoke in opposition to the request. Their concerns included density, traffic, Howser Mill road access, property values, the intersection at Howser Mill Road and Hwy 53 West, loss of trees, provision of a neighborhood HOA, and a need for more information in general.

At this time, John Walden motioned to allow the applicant additional time to address some of the concerns; Anna Tobolski seconded the motion; all were in favor.

Mr. King assured the residents that the Howser Mill access would be for emergencies only and only emergency services would have the gate access code. Emergency Services requires a secondary access in case of an emergency. He stated that he would be fine with the Commission making it a condition of his zoning request. He also stated that he would also encourage the Commission to place a condition for a 50 foot setback around the entire property.

Ken Goines motioned to close the public hearing; Anna Tobolski seconded the motion. All were in favor. The public hearing for ZA-C9-00004 and VAR-C9-00004 was closed at 6:20 pm.

Following some discussion, Matt Fallstrom motioned to table ZA-C9-00004 until March 11 to allow the applicant to submit additional information; Anna Tobolski seconded the motion; John Walden voted in favor; Ken Goines was opposed; Motion carried 3/1. Planning Director Robbie Irvin recapped the additional information the Planning Commission discussed and the applicant should provide for the Planning Commission to consider on March 11, 2019:

- Landscape plan that includes % of useable greenspace
- Emergency access details
- Square footage details
- Layout of the townhomes and quad units
- HOA info
- Hold a public input meeting for concerned residents

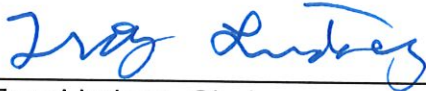
Mat Fallstrom motioned to table VAR-C9-00004 until March 11, 2019; Anna Tobolski seconded; all were in favor; motion carried 4/0.

Ken Goines motioned to adjourn the meeting; Anna Tobolski seconded; all were in favor; 4/0.

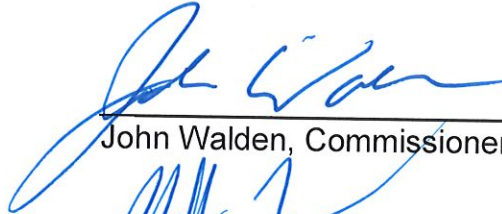
**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, March 11, 2019 at 5:30 p.m. at Dawsonville City Hall.

**Adjournment:** With no further business, Ken Goines motioned to adjourn; Anna Tobolski seconded; All were in favor. Meeting adjourned at 6:43 p.m.

Minutes approved this March 11, 2019.




Troy Lindsey, Chairman



John Walden, Commissioner



Anna Tobolski, Commissioner



Matt Fallstrom, Commissioner



Ken Goines, Commissioner

Attested   
Nalita Y. Copeland, Zoning Administrator