

City of Dawsonville
March 11, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the March 11, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:38 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. Councilmen Jason Power and Stephen Tolson were present. Mayor Mike Eason was present as well.

Invocation and Pledge: Jason Power gave the invocation and led the pledge.

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

Approval of the Minutes:

Anna Tobolski motioned to approve the February 11, 2019 Planning Commission Meeting minutes; John Walden seconded the motion. There was no further discussion and the minutes were unanimously approved.

John Walden motioned to approve the February 25, 2019 Planning Commission Special Called Meeting minutes; Anna Tobolski seconded the motion. There was no further discussion and the minutes were unanimously approved.

Old Business: The following two related items were considered together and then followed by separate motions.

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)

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.

Chairman Lindsey asked the applicant, Jim King, if he had the information previously requested by the Planning Commission at the February 11th meeting which included the following items:

- 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

Mr. King reported that he had met with area residents to discuss possible zoning conditions which are proposed as follows:

- Quadraplexes will have a minimum heated area of 1600 square feet.
- Townhomes will have a minimum heated area of 1800 square feet.
- Sidewalks will be provided within the neighborhood.
- Street lights with Cut-Off Lumineers will be provided throughout the neighborhood.
- The neighborhood will have a gated entrance and private streets
- A gated Emergency Only Access will be provided to Howser Mill. No general public access will be allowed.
- No permits will be issued prior to completion of the Traffic Study.
- There shall be a 50' setback around the entire perimeter of the property.
- There shall be a 20' undisturbed buffer along the frontage of Howser Mill Road.
- There shall be no vinyl or aluminum siding allowed. Siding shall be Hardy type with accents of brick and or stone.
- Houses will be for sale and not for rent.
- There will be no construction entrance allowed on Howser Mill Road.
- There shall be a minimum of 30% open space.
- All utilities shall be underground.
- The minimum sales price will be \$200,000.
- Street trees will be planted 40' on center along the proposed streets.

Chairman Lindsey called for a motion for ZA-C9-00004, at which time Anna Tobolski motioned to deny the zoning request based on the high density, traffic concerns, and the subdivision not being age restricted; Matt Fallstrom seconded; motion to deny carried 3/1 with Ken Goines against.

Chairman Lindsey called for a motion for VAR-C9-00004; Matt Fallstrom motioned to deny the variance request; Anna Tobolski seconded; motion to deny carried 3/1 with Ken Goines against.

New Business: Public Hearings

ANX C9-00247 and ZA C9-00247: Dan S. and Vanita L. Anderson have petitioned to annex into the city limits of Dawsonville a portion of the 12.19 acre tract known as TMP 092B 001, located at 378 Shoal Creek Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of R1 (Single Family Residential).

Matt Fallstrom motioned to open the public hearing for ANX/ZA C9-00247; Anna Tobolski seconded; all were in favor. Public hearing was opened at 5:49 p.m.

Planning Director Robbie Irvin presented the request to the Commission with a recommendation of denial at this time due to a legal issue that needs to be worked out. Attorney Kevin Tallant explained that annexing this portion of this parcel would create an unincorporated island area of several properties. He advised the board to deny the request until those properties could be brought into the City as well. No one spoke in favor or against the request.

Anna Tobolski motioned to close the public hearing for ANX/ZA C-9-00247; Ken Goines seconded the motion; all were in favor. The Public Hearing was closed at 5:56 p.m.

Motion to deny the request was made by Matt Fallstrom; second by Anna Tobolski; All were in favor; Motion to deny the request carried 4/0.

VAR-C9-00248: Dustin Uselton has requested a Variance on the non-conforming lot size for TMP D04 008 located at 371 Hwy 9 South.

John Walden motioned to open the public hearing for VAR C9-00248; Anna Tobolski seconded; all were in favor. Public hearing was opened at 5:58 p.m.

Planning Director Robbie Irvin presented the request to the Commission. The current lot size is 0.461 acre and if the variance is approved, the size will be 0.89 acre. Mr. Uselton has purchased property from a neighbor to add to his existing non conforming lot in order to bring it into better compliance with the 1 acre minimum lot size required for the Highway Business district. There will be no adverse effect on the adjoining property owners. The Planning Department recommends approval of this variance.

Mr. Uselton spoke in favor of his request. He stated that he needed to increase his property size in order to have adequate parking for his personal vehicles.

No one spoke in opposition to the request.

Anna Tobolski motioned to close the public hearing for VAR-C9-00248; Ken Goines seconded the motion; all were in favor. The Public Hearing was closed at 6:03 p.m.

John Walden made a motion to approve the request; Matt Fallstrom seconded; All were in favor; Motion to approve the request carried 4/0.

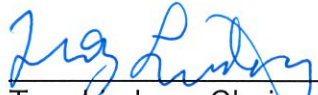
Planning Director Robbie Irvin's report to the Commission on Administrative Variance # C9-00013. Adams Homes was issued a building permit on June 13, 2018 to construct a residential home at 275 Angela Lane. During construction it was discovered that the garage portion of the house was encroaching 3 feet onto a utility easement. A stop work order was issued on October 31, 2018. The applicant, Adams Homes, submitted a variance application on January 7, 2019. Following the receipt of all required documentation, posting of the property, notification of adjacent property owners and holding a 10 day comment period, as required by the City ordinances, Robbie Irvin, Planning Director, issued an administrative variance for the 3 foot encroachment on February 28, 2019.

Next Meeting Date: The next Planning Commission meeting is scheduled for Monday, April 15, 2019 at 5:30 p.m. at Dawsonville City Hall.

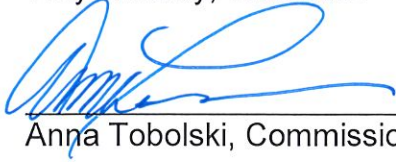
Announcement: The City, along with the Chamber of Commerce and the USDA Rural Development, is hosting a Home and Business Expo on March 28th from 4pm until 7 pm at the Georgia Racing Hall of Fame. There will be vendors and service providers available to assist with business start up or expansion as well as home loans or home repairs. Please share this with the community. There will be refreshments and door prizes.

Adjournment: With no further business, Ken Goines motioned to adjourn; Anna Tobolski seconded; All were in favor. Meeting adjourned at 6:06 p.m.

Minutes approved this April 15, 2019.



Troy Lindsey, Chairman



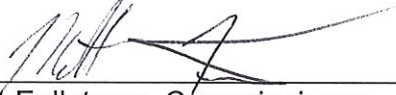
Anna Tobolski, Commissioner



Ken Goines, Commissioner



John Walden, Commissioner



Matt Fallstrom, Commissioner

Attested



Nalita Y. Copeland, Zoning Administrator