

**City of Dawsonville**  
**May 13, 2019**  
**Planning Commission Regular Meeting**

Planning Commission Chairman Troy Lindsey called the May 13, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

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

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

**Approval of the Agenda:** John Walden motioned to approve today's agenda; Ken Goines seconded the motion; no further discussion; all were in favor; the agenda was approved.

**Approval of the Minutes:**

Anna Tobolski motioned to approve the April 15, 2019 Planning Commission Meeting minutes; Matt Fallstrom seconded the motion. There was no further discussion and the minutes were unanimously approved.

**Old Business:** None

**New Business: Public Hearings**

**ANX C9-00252 and ZA C9-00252:** James E. Bottoms has petitioned to annex into the city limits of Dawsonville the 80 acre tract known as TMP 068 055, located at 0 Cleve Wright Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of RA (Restricted Agriculture).

John Walden motioned to open the public hearing for ANX/ZA C9-00252; Matt Fallstrom seconded; all were in favor. Public hearing was opened at 5:34 p.m.

Planning Director Robbie Irvin presented his staff report, stating that this was an unincorporated county island and staff is recommending approval. No one spoke in favor or against the request.

Matt Fallstrom motioned to close the public hearing for ANX/ZA C9-00252; Ken Goines seconded; all were in favor. Public hearing was closed at 5:36 p.m.

Matt Fallstrom motioned to approve the request; John Walden seconded; all were in favor; motion carried 4/0.

**ANX C9-00253 and ZA C9-00253:** Jamie McCracken has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 095, located at 551 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development).

John Walden motioned to open the public hearing for ANX/ZA C9-00253; Ken Goines seconded; all were in favor. Public hearing was opened at 5:38 p.m.

Planning Director Robbie Irvin presented his staff report, stating that this was an unincorporated county island and staff is recommending approval. No one spoke in favor or against the request.

Anna Tobolski motioned to close the public hearing for ANX/ZA C9-00253; Ken Goines seconded; all were in favor. Public hearing was closed at 5:40 p.m.

Ken Goines motioned to approve the request; John Walden seconded; all were in favor; motion carried 4/0

**ANX C9-00256 and ZA C9-00256:** Anthony Tarnacki has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 083, located at 143 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development).

Matt Fallstrom motioned to open the public hearing for ANX/ZA C9-00256; Anna Tobolski seconded; all were in favor. Public hearing was opened at 5:42 p.m.

Planning Director Robbie Irvin presented his staff report, stating that this was an unincorporated county island and staff is recommending approval. No one spoke in favor or against the request.

John Walden motioned to close the public hearing for ANX/ZA C9-00256; Anna Tobolski seconded; all were in favor. Public hearing was closed at 5:43 p.m.

Anna Tobolski motioned to approve the request; Matt Fallstrom seconded; all were in favor; motion carried 4/0.

**ZA C9-00267:** Mostafa Elahy has requested an amendment to the zoning stipulations for TMP D02 001 and TMP 083 038 082 consisting of 9.14 acres total, located at 280 Maple Street South.

John Walden motioned to open the public hearing for ZA C9-00267; Ken Goines seconded; all were in favor. Public hearing was opened at 5:45 p.m.

Planning Director Robbie Irvin presented his staff report stating that the property consists of two of three parcels that were zoned to R6 in 2006 with stipulations. Two of the stipulations relate to the property being an active adult community. The applicant is requesting for those two stipulations to be removed. City staff is recommending approval of the request. The applicant, Mostafa Elahy presented his request and stated that he wanted the community to be open to all ages and the townhomes would be for purchase only with a price range of \$180,000 - \$200,000. There would be walking trails, garages, and a dog park. Shon Geddes, owner of an adjacent property, spoke in opposition with concerns of increased traffic and the extension of sidewalks to Stegall Place. Terrence Sicilia, a local realtor and a member of the City's Comprehensive Plan Committee, spoke in favor of the request stating that there is a great need for affordable housing.

Ken Goines motioned to close the public hearing for ZA C9-00267; John Walden seconded; all were in favor. Public hearing was closed at 6:15 p.m.

Following the close of the public hearing, the Planning Commission members discussed the request having concerns of density, the area, traffic, etc. Anna Tobolski motioned to deny the request; Ken Goines seconded; all were in favor of denying the request; motion carried 4/0.

**VAR C9-00267:** Mostafa Elahy has requested a variance to the minimum lot width and front set back for TMP D02 001 and TMP 083 038 082 located at 280 Maple Street South.

Anna Tobolski motioned to open the public hearing for VAR-C9-00267; Matt Fallstrom seconded; all were in favor. Public hearing was opened at 6:20 p.m.

Planning Director Robbie Irvin presented his staff report, recommending approval of the request of a variance of 8 feet for the lot widths (20 feet instead of the required 28 feet) and a 15 foot reduction of

the front building set back (15 feet instead of the required 30 feet). His recommendation is based on the topography of the property and safety and design standards for the access road. The applicant Mostafa Elahy spoke in favor of the request; Shon Geddes spoke in opposition.

Ken Goines motioned to close the public hearing for VAR-C9-00267; Anna Tobolski seconded; all were in favor. Public hearing was closed at 6:40 p.m.

Ken Goines motioned to deny the request; Anna Tobolski seconded; all were in favor of denying the request; motion carried 4/0.

**ZA C9-00268:** Larry Lowman has requested a zoning amendment for a 5 acre portion of TMP 068 022, located at Reece Road and Elliott Family Parkway, from R1 (Single Family Residential) to LI (Light Industrial).

Matt Fallstrom motioned to open the public hearing for ZA-C9-00268; Anna Tobolski seconded; all were in favor. Public hearing was opened at 6:43 p.m.

Planning Director Robbie Irvin recommended approval of the request based on the proximity of the property to the airport and other businesses in the area. The applicant Larry Lowman stated that he is purchasing the property so that he can relocate his existing business of building utility and concession trailers. He has a large contract and will be hiring more people. He also stated that he had cleaned up the vacant property and will be rehabbing the existing structures as well as constructing a new building. Business hours would be generally Monday through Friday 8 – 5 and half a day on Saturdays when necessary. Area residents Jennifer Walls and Mike Brandt expressed some concern about the increased truck traffic and maintenance issues on unpaved Reece Road.

Matt Fallstrom motioned to close the public hearing for ZA-C9-00268; John Walden seconded; all were in favor. Public hearing was closed at 6:55 p.m.

Matt Fallstrom motioned to approve the request; John Walden seconded; Ken Goines recused himself; motion carried 3/0 with Ken Goines recused.

**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, June 10, 2019 at 5:30 p.m. at Dawsonville City Hall.

**Announcement:** The City's next food truck night is scheduled for Friday, June 7, 2019; 5-8 p.m.

**Planning Director Robbie Irvin's report to the Commission on:**

**AVAR-C9-00269:** Per Article IX Section 902.A.3, a 7 foot rear building set back variance was administratively granted to Ms. Maria Dea for her property located at 115 Thorndale Lane for the purpose of constructing a roof over the existing rear patio. We received no objections and the request will not create any adverse conditions.

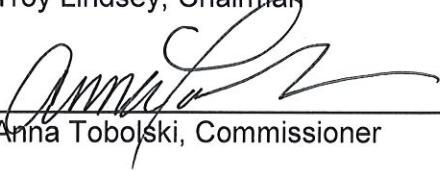
**AVAR-C9-00270:** Per Article IX Section 902.A.3, a 6 foot rear building set back variance was administratively granted to Ms. Nora Hernandez for her property located at 132 Harrier Drive for the purpose of constructing a swimming pool. No objections were received and the request will not create any adverse conditions.

**Adjournment:** With no further business, Ken Goines motioned to adjourn; Anna Tobolski seconded; All were in favor. Meeting adjourned at 6:58 p.m.

Minutes approved this June 10, 2019.



Troy Lindsey, Chairman



Anna Tobolski, Commissioner


Ken Goines, Commissioner



John Walden, Commissioner



Matt Fallstrom, Commissioner

Attested   
Nalita Y. Copeland, Zoning Administrator