

City of Dawsonville
June 10, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the June 10, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

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

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

Approval of the Agenda: Anna Tobolski motioned to amend today's agenda to add two items; one item to nominate a Planning Commissioner to serve on the Design Guidelines Committee and a second item to elect a vice chair to the Planning Commission. Matt Fallstrom seconded the motion; no further discussion; all were in favor; the agenda was approved, as amended.

Approval of the Minutes:

John Walden motioned to approve the May 13, 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:

Design Guideline Committee Appointment: Matt Fallstrom motioned to nominate Anna Tobolski to the Design Guideline Committee; John Walden seconded; All were in favor.

Vice Chair Election: Anna Tobolski motioned to nominate John Walden to serve as the Planning Commission's Vice Chair; Matt Fallstrom seconded; All were in favor.

Public Hearings:

CU-C9-00287: Jeremy Porter, with Atlanta Motorsports Park LLC, has requested a Conditional Use Permit to construct garage condos in a CIR (Restricted Industrial) zoning district for TMP 070 049 001 located at 20 Duck Thurmond Road.

John Walden motioned to open the public hearing for CU-C9-00287; Anna Tobolski seconded; all were in favor. Public hearing was opened at 5:35 p.m.

Planning Director Robbie Irvin presented the request along with his staff report stating that the proposed garage condos would provide for the occasional overnight stay and daytime habitation of members. Staff is recommending approval with the following stipulations:

1. Applicant shall meet the following requirements and any future requirements of the Dawson County Fire Marshal's Office which include the following:
 - a. 2012 IFC, Sect. 507 requirement for an approved water supply capable of supplying the required fire flow
 - b. Fire hydrant locations
 - c. Potential need for fire sprinklers based on construction type, occupancy use and area/height
 - d. 2012 IFC, Sect. 503, required fire apparatus access roads to and around buildings
 - e. Potential need for additional entrance(s) to park
 - f. Additional details regarding proposed fuel stations

2. Applicant shall install a vegetative buffer of evergreens no smaller than 6 feet in height along the fence adjacent to the proposed parking lot as an additional noise buffer.
3. All other areas where screening and buffers are insufficient due to lack of materials, vegetation or maintenance as determined by the City of Dawsonville shall have additional materials or vegetation installed or maintenance performed to meet all required noise buffer standards as set forth in the original site approval of ZA-11-08-1763 dated April 13, 2009.
4. Applicant shall provide a list of all businesses operating within the facility at the time of approval of this request and annually at the time of renewal of the Atlanta Motorsports Park business license.
5. All previous stipulations as approved in ZA-11-08-1763 dated April 13, 2009 shall remain intact and in full force.

The applicant, Jeremy Porter, spoke and presented a power point with an overview of the Atlanta Motorsports Park, charity outreach, number of jobs it brings to the area, number of businesses located there, teen driving school, placement of the proposed buildings, as well as examples of what a typical garage-condo looks like.

At this time, John Walden motioned to extend the public hearing time by 5 minutes to allow others to speak in favor of the request; Anna Tolboski seconded; all were in favor of extending time.

AMP business associates, Ron Zappendorph and Bob Buchan, both spoke in favor of the request.

Area residents, Helen Hamryka, Lisa Bohn and Madonna Anderson spoke against the request; sighting concerns that included sound abatement, living quarters, fuel storage, area property values, additional entrance and traffic, advertisements for public activities, placement of teen driving area, safety on Duck Thurmond Road, and endangered species in Sweetwater Creek.

John Walden motioned to close the public hearing for CU-C9-00287; Anna Tolboski seconded; all were in favor. Public hearing was closed at 6:08 p.m.

The commission asked questions of the applicant concerning type of existing sound barriers, height of proposed garage condos, elevation of the track, design of proposed buildings, encroachment of Teen Driving Area into the existing buffer, width of existing perimeter buffer, encroachment of garage condos into the buffer area, impact of fuel run off on Sweetwater Creek, water/sewer availability, and Fire Marshal requirements.

Mr. Porter responded to the questions as follows: existing sound buffers consist of sound walls and vegetative buffers; garage condos will be 30 feet or less in height; track elevation was designed to be below elevation of the park's perimeter to mitigate sound issues; proposed buildings will have an angular design to reflect sound back onto the park property; the Teen Driving Area will encroach about 40 feet into the existing 100 foot buffer, which he stated he has some concerns with as well; the existing buffer around the entire property is 100 feet; the garage condos will encroach 30 feet to 70 feet into the buffer-but will become part of the sound barrier and be more effective; the fuel stations have been in operation for years and are permitted by the State Fire Marshal-AMP is just upgrading the pumps so they can sell fuel to members; AMP has its own water with three wells on site; storage tanks to supply the sprinkler systems; and its own septic system; there is an existing second emergency entrance, as required by the Fire Marshal.

Matt Fallstrom motioned to approve the request with the stipulations as recommended by Planning Director Robbie Irvin; John Walden seconded; motion carried 2/1, with Anna Tobolski voting against approval.

ZA-C9-00287: Jeremy Porter, with Atlanta Motorsports Park LLC, has requested a site plan update for TMP 070 049 001 located at 20 Duck Thurmond Road.

Anna Tobolski motioned to open the public hearing for ZA- C9-00287; Matt Fallstrom seconded; all were in favor. Public hearing was opened at 6:25 p.m.

Planning Director Robbie Irvin presented his staff report recommending approval of the updated site plan. No one spoke in favor of the request; Helen Hamryka spoke in opposition, requesting that a permanent sound barrier be added near Duck Thurmond Road to replace the berm that will be removed for the proposed Teen Driving Area; Madonna Anderson requested that some type of sight barrier barrier be installed so the condos are not visible from Hwy 53.

The Commission asked more questions of the applicant concerning the sound barrier and berm near Duck Thurmond Road and the elevation difference in the track and the proposed Teen Driving Area.

Mr. Porter responded as follows: In the area of Duck Thurmond Road, the track is about 5-10 feet below grade. The rest of the track is significantly lower, as it was designed to mitigate sound issues. He stated that the sound wall is more effective than vegetative buffers or berms. Addressing Ms. Anderson's concern about scenic Hwy 53, he said there will not be any garage condos along the Hwy 53 property line. The ones proposed for that side of the property actually back up to the 80 acre tract next to AMP.

John Walden motioned to close the public hearing for ZA-C9-00287; Matt Fallstrom seconded; all were in favor. Public hearing was closed at 6:35 p.m.

John Walden motioned to approve the request; Matt Fallstrom seconded; motion carried 2/1, with Anna Tobolski against..

Planning Director Robbie Irvin had nothing to report at this time.

Chairman Troy Lindsey made the following announcements:

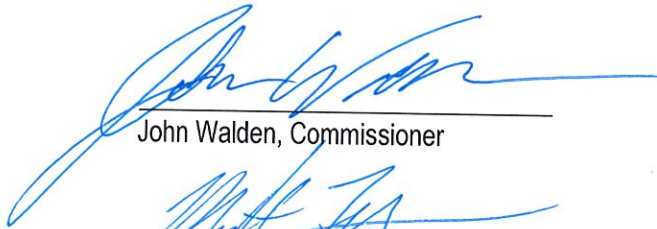
- Ken Goines has resigned from the Planning Commission. We thank him for his service.
- The next meeting date for the Planning Commission is scheduled for July 8, 2019 at 5:30 pm.
- Food Truck Night will be Friday, July 12, 2019; 5-8 pm

Adjournment: With no further business, Anna Tobolski motioned to adjourn; John Walden seconded; All were in favor. Meeting adjourned at 6:42 p.m.

Minutes approved this August 12, 2019.




Troy Lindsey, Chairman



John Walden, Commissioner




Anna Tobolski, Commissioner



Matt Fallstrom, Commissioner

Vacant

Attested



Nalita Y. Copeland, Zoning Administrator