

City of Dawsonville
November 12, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the November 12, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

Present: Planning Commission Members present: Susan Theisen, Anna Tobolski, Matt Fallstrom, and Troy Lindsey. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Alex Myers. Mayor Mike Eason and Councilmen Caleb Phillips and Stephen Tolson were present as well.

Invocation and Pledge: Robbie Irvin gave the invocation and led the pledge.

Approval of the Agenda: Susan Theisen motioned to approve the agenda; Anna Tobolski seconded the motion; there was no further discussion; all were in favor; the agenda was unanimously approved.

Approval of the Minutes:

Matt Fallstrom motioned to approve the October 14, 2019 Planning Commission Meeting minutes; Susan Theisen seconded the motion. There was no further discussion and the minutes were unanimously approved.

Old Business: Public Hearings-The following three related public hearings were continued by the Planning Commission on September 16, 2019 until today November 12, 2019

ZA-C2000021: Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential)

VAR- C2000021: Fall Leaf Residential LLC has requested a variance to the minimum lot width from 28 feet to 20 feet for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres.

ZA-C2000022: Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District)

Anna Tobolski motioned to open the public hearing for ZA-C2000021; Susan Theisen seconded; All were in favor; Public hearing was opened at 5:35 p.m.

Planning Director Robbie Irvin presented the staff report and the DRI review. While the proposed commercial development meets the City's COMP plan, the proposed residential development does not. The DRI review stated that the proposed development would have no regional impact, however, it did indicate a possible local traffic concern at the proposed Hwy 53 entrance. The local traffic concerns will need to be satisfactorily addressed with the City and Georgia Department of Transportation. Mr. Irvin stated that if the Planning Commission decides to give a recommendation of approval, he would ask that the following stipulations be considered:

1. Any proposed lighting, other than ornamental, shall be down lit only and placed to avoid light spillage onto neighboring properties.
2. Commercial development shall incorporate 50% brick or stone into all facades visible to public roadways.
3. Townhome front facades shall be of a hardy plank or like material and incorporate brick or stone accents.

Anna Tobolski asked Mr. Irvin how the proposed development did not meet the City's COMP plan. He replied that the COMP plan shows mostly commercial uses for that area and ties it to the downtown areas of Central Business or Historic District.

Matt Fallstrom asked Mr. Irvin if the streets would be turned over to the city. Mr. Irvin responded that the City Council can elect to bring the streets into the city maintenance system. Matt Fallstrom also asked about the aesthetic stipulation for the townhomes to which Mr. Irvin responded it was an attempt to help the development maintain value.

Chairman Troy Lindsey then asked the applicant to speak to the request.

Mr. Tommy Barnes spoke as the applicants representative and in favor of the request. Mr. Barnes recapped the request and added the townhomes would be sprinkled, the Hwy 9 entrance would be gated, would be requesting the streets become public, etc. Mr. Barnes advised that a recreation area had been added and that the amount of open space would be approximately 42 percent. As to the commercial parcel, Mr. Barnes advised that it has been condensed to accommodate for the potential of a round about being installed.

Mr. Barnes then contrasted the current request with what potentially could be built in the CIR district naming several uses that are currently allowed in the CIR zoning district.

Mr. Barnes then spoke to the variance request advising that 20-foot lot widths would provide for a nicer development and would allow for more open space.

Upon completion of Mr. Barnes presentation Chairman Lindsey asked the Planning Commission members if they had any questions.

Susan Theisen asked the applicant about the number of parking spaces each townhome would have. Mr. Barnes replied that each unit could accommodate at least 3 cars. Susan Theisen then asked if a local traffic study had been done and if any study dealing with foot traffic had been done. Mr. Barnes replied no to each. Mr. Barnes advised the development would comply with both DOT and City requirements regarding roads and pedestrian access.

Matt Fallstrom asked how residents would be prevented from trespassing onto other properties that are surrounding the development. Mr. Barnes advised that had not been considered but that the perimeter would be landscaped.

Anna Tobolski asked Mr. Barnes if any other plan had been developed showing wider townhomes. Mr. Barnes replied no. Anna Tobolski questioned how the 28-foot townhome requirement was an unnecessary hardship. Barnes advised it would cause the loss of open space and topography issues. Anna Tobolski asked if the open space was usable space. Mr. Barnes advised that some of it is. Anna Tobolski asked if any surrounding jurisdictions had 20-foot townhomes. Mr. Barnes advised somewhere in Hall Co.

Matt Fallstrom asked what the price point would be. Mr. Barnes advised it would be under \$200,000.

Susan Theisen asked why the request was for 20 feet and not for 25 feet etc. Mr. Barnes advised the price point dictates the size.

With no other questions of the applicant Chairman Lindsey asked if anyone else wished to speak in favor of the applications. No one responded.

City Attorney Alex Myers interjected that he would recommend a stipulation that entrances be built to DOT standards.

Chairman Lindsey asked if anyone wished to speak against the proposal.

Those speaking against were Mr. Ted Bearden, Mr. James Gaddis, and Mr. Dusty Uselten

Concerns included:

- Not the best use of the property.
- Pedestrian and vehicular traffic concerns (crossing properties and accident concerns)
- Privacy concerns
- Crime rates
- Would the development be a true two entrance development?

Chairman Lindsey then asked for a motion to close the public hearing. Motion made by Susan Theisen and seconded by Anna Tobolski. Motion passed unanimously.

Anna Tobolski asked if Mr. Barnes could approach and answer a question posed by Mr. Uselten regarding usage of the streets. Mr. Barnes advised it would potentially be a two-entrance subdivision where residents would use a code card to access off of Hwy 9 S.

Anna Tobolski discussed that she would motion to deny the variance request because it does not meet all seven criteria for approval. Susan Theisen agreed and would have preferred to see some variations in size requests.

Chairman Lindsey asked for direction from counsel who advised to consider each item separately for vote and to take them in order.

Susan Theisen spoke in regard to the R-6 zoning request that it did not meet the comprehensive plan and no study of traffic both vehicular and pedestrian has been done. Anna Tobolski agreed and added that while the property was not best suited for CIR, R-6 was not a better use.

Matt Fallstrom made a motion to deny ZA-C2000021, Susan Theisen seconded. Motion carried unanimously.

Anna Tobolski made a motion to deny VAR- C2000021, Matt Fallstrom seconded. Motion carried unanimously.

Anna Tobolski made a motion to approve ZA-C2000022, Susan Theisen seconded. Motion carried unanimously.

Planning Director Report: Mr. Irvin had nothing further to report at this time.

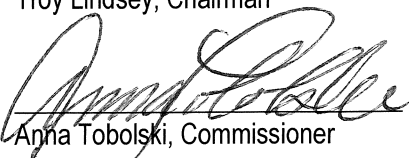
Announcements: Chairman Troy Lindsey made the following announcements:


- The next meeting date for the Planning Commission is scheduled for December 9, 2019 at 5:30 pm.
- The annual Christmas Parade and tree lighting would be held on Dec. 7, 2019.


Adjournment: With no further business, Anna Tobolski motioned to adjourn; Susan Theisen seconded; All were in favor. The meeting was adjourned at 6:26 p.m.

Minutes approved this December 9, 2019.

Troy Lindsey, Chairman


Anna Tobolski, Commissioner


Sue Theisen, Commissioner


Matt Fallstrom, Commissioner

Vacant

Attested



Robbie Irvin, Planning Director