

**City of Dawsonville**  
**November 5, 2018**  
**Planning Commission Regular Meeting**

Commission Chair Beth Duncan called the November 5, 2018 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

**Present:** Planning Commission Members present: Beth Duncan, John Walden, Mike Hornsby and Steve Sanvi. Ken Breeden was absent. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Dana Miles. Councilman Phillips was present as well.

**Invocation and Pledge:** Beth Duncan gave the invocation and led the pledge.

**Approval of the Agenda:** John Walden motioned to approve the agenda; Mike Hornsby seconded the motion; all were in favor 3/0.

**Approval of the Minutes:** John Walden motioned to approve the October 8, 2018 Planning Commission Meeting minutes; Steve Sanvi seconded the motion. The minutes were unanimously approved 3/0.

**Old Business: None**

**New Business: Public Hearing**

At 5:32 p.m. Steve Sanvi motioned to open the public hearing for ZA-#C8-00221; John Walden seconded; all were in favor 3/0.

**ZA C8-00221:** Fall Leaf Residential LLC. has requested a PUD site plan change for TMP 093 048 and 093 049, located at 2364 Perimeter Road, consisting of 32.6 acres. Hearing Dates: Planning Commission – November 5, 2018 and City Council – December 3, 2018

Planning Director Robbie Irvin presented the request to the Commission. The applicant is requesting a Site Plan update to the 32.6 acre Residential portion of the PUD zoned property. The original approved site plan calls for 123 lots with one entrance. The proposed new site plan reduces the number of lots to 102 with two entrances. Additionally, the entrance onto Hwy 9 South would be a "right in/right out only" entrance/exit. The new proposed plan also increases the open space density. The Planning Department is recommending that this request be approved.

Mr. Tommy Barnes, representing Fall Leaf Residential LLC, addressed the Commission. There was discussion and concern about the traffic - primarily traffic on Perimeter Road, the City's future plans for a by-pass in the area, speed limits and sight distances to the entrances. No one spoke in opposition.

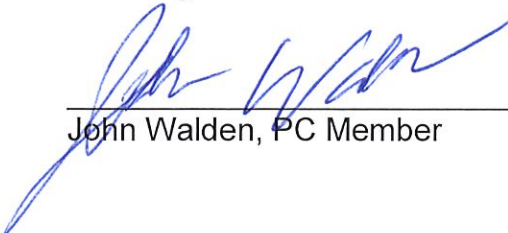
At 5:45 p.m. Steve Sanvi motioned to close the public hearing for ZA #C8-00221; John Walden seconded; all were in favor 3/0.

Steve Sanvi made a motion to table ZA #C8-00221 until the next Planning Commission meeting on December 3, 2018 at 5:30 p.m.; Mike Hornsby seconded; all were in favor 3/0.

**Next Meeting Date:** The next Planning Commission meeting is scheduled for Monday, December 3, 2018 at 5:30 p.m. at Dawsonville City Hall.

**Adjournment:** With no further business, Mike Hornsby motioned to adjourn; Steve Sanvi seconded; Motion carried unanimously 3/0. Meeting adjourned at 5:47 p.m.

Minutes approved on January 14, 2019 per John Walden, the only remaining member of the Planning Commission that was present on November 5, 2018.



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John Walden, PC Member

Attested   
Nalita Y. Copeland, Zoning Administrator