

City of Dawsonville
April 10, 2017
Planning Commission Regular Meeting

BJ Farley, Commission Chair, called the April 10, 2017 City of Dawsonville Planning Commission regular meeting to order at 5:01 p.m.

Present: Planning Commission Members present: BJ Farley, Ken Breeden, Stan Worley, and Steve Sanvi. Staff present: Zoning Administrator-Nalita Copeland and City Manager-Bob Bolz.

Invocation and Pledge: BJ Farley gave the invocation and led the pledge.

Approval of the Minutes: Ken Breeden motioned to approve the March 13, 2017 Planning Commission minutes. Steve Sanvi seconded the motion. The minutes were approved unanimously.

Old Business: None

New Business: Public Hearings:

ZA-2017-C7-00120: Len Reeves has requested to amend/modify the existing zoning stipulations/conditions for TMP D02 001 located at 280 Maple Street South; current zoning is R6 (Residential Mulit-Family) with stipulations.

ZA-2017-C7-00121: Len Reeves has requested to amend/modify the existing zoning stipulations/conditions for TMP 083 038-082 located at 0 Maple Street South; current zoning is R6 (Residential Mulit-Family) with stipulations

Applicant, Len Reeves, presented the request. No one spoke in opposition.

Stan Worley motioned to approve the request, per exhibit A Staff Recommendation; Steve Sanvi seconded; Motion carried unanimously.

Next Meeting Date: The next Planning Commission meeting is scheduled for Monday, May 8, 2017 at 5:00pm at Dawsonville City Hall.

Adjournment: With no further business, Commission Chair Farley asked for a motion to adjourn. Ken Breeden motioned to adjourn; Steve Sanvi seconded; Motion carried unanimously; Adjournment at 6:16pm.

Minutes approved this August 14, 2017.



BJ Farley, Planning Commission Chair



Ken Breeden, Planning Commissioner



Stan Worley, Planning Commissioner

Vacant, Planning Commissioner



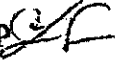
Steve Sanvi, Planning Commissioner

Attested 

Nalita Y. Copeland, Zoning Administrator

P.O. Box 1720
Gainesville, Georgia 30503
Phone (770) 538-2626
FAX (770) 538-2625

MEMORANDUM

To: City of Dawsonville, Mayor and City Council
From: Carolyn L. Segers, AICP 
Date: September 10, 2007
Re: Traffic Study—Maple Street Villas

GMRDC staff has reviewed the traffic study conducted as part of the Maple Street Villas proposed rezoning and development, and is in general agreement with the findings of the study that an additional left turn lane is not warranted for this development.

Staff recommends the proposed development to include:

1. Acceleration/deceleration lanes at entrance(s) to the development, and
2. A 5-foot width of additional right of way along Maple Street to accommodate future widening of the road to a 50-foot ROW, and
3. Placement of Maple Street sidewalks offset from existing pavement to allow for the future 50-foot ROW.

It is important to note that the study considers that a Level of Service of D or better is appropriate for Maple Street, based on recommendations of the Highway Capacity Manual. While this is a general "rule of thumb," it does not take into account the local condition of an 18-foot pavement width or the proximity of government offices at the intersection of Highway 53 and Maple Street. Certainly, the government offices generate turning movements to and from Maple Street during peak traffic periods, and the 9-foot travel lanes have the effect of slowing traffic movements.

The study also used Trip Generation rates provided by the Institute of Traffic Engineers to estimate average daily trips per dwelling unit to forecast traffic levels for 2010. This guide provides statistical estimates for different development types, and the estimated weekday rate per unit for residential developments range from 2.15 for a congregate care facility to 5.86 for a residential condominium/townhouse to 9.57 for a single-family detached unit.

The study used the trip rate for Elderly House (attached) with a rate per dwelling unit of 3.48. A reader of this study should be mindful that residential uses by younger, more mobile adults and small families with children would increase the trip estimates for the development.

The Maple Street 2010 trip forecasts for background traffic did not include estimates from another 50 SF dwelling units approved but not constructed. GMRDC staff considered if this lower estimate would affect the plan recommendation and determined that final recommendations would be the same.

Also, it is notable that Maple Street functions as a residential collector, and it is recommended that the street have a ROW of 50 feet, and that travel lanes are 12 feet in width. The current road has 40 foot ROW and travel lane width of 9 feet. This recommendation is from The Subdivision and Site Plan Handbook.



P.O. Box 6
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



W. James Grogan
Mayor

(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

April 7, 2017

Planning Commission Chairperson BJ Farley
Dawsonville Planning Commissioners

RE: Staff Recommendation for the following requests:

ZA-2017-C7-00120: Len Reeves has requested to amend/modify the existing zoning stipulations/conditions for TMP D02 001 located at 280 Maple Street South; current zoning is R6 (Residential Multi-Family) with stipulations.

ZA-2017-C7-00121: Len Reeves has requested to amend/modify the existing zoning stipulations/conditions for TMP 083 038-082 located at 0 Maple Street South; current zoning is R6 (Residential Multi-Family) with stipulations

The Staff of the Planning & Zoning Department of the City of Dawsonville recommends approval of the requests and amendment of the stipulations as follows:

- The two properties will be combined into one parcel and recorded as such.
- The applicant will extend pavement along Maple Street from southern property line to Stegall street intersection a width of two feet.
- Applicant will retain as many of the large mature trees as possible, giving particular attention to the ones on Maple Street frontage. This is in addition to the tree ordinance requirements.
- Applicant will follow the recommendations made by GMRC dated September 10, 2007 (attached Exhibit A) that were based on the traffic study conducted at that time, which include:
 - Acceleration/deceleration lanes at entrance(s) to the development, and
 - Dedication of a 5 foot width of additional ROW along Maple Street to accommodate future widening of the road to a 50 foot ROW, and
 - Placement of Maple Street sidewalks offset from existing pavement to allow for future 50 foot ROW.

Please let me know if you have any questions regarding this matter.

Respectfully,

A handwritten signature in cursive script that reads "Nalita Y Copeland".

Nalita Y Copeland
Zoning Administrator