

City of Dawsonville
October 8, 2018
Planning Commission Regular Meeting

Commission Chair Beth Duncan called the October 8, 2018 City of Dawsonville Planning Commission regular meeting to order at 5:32 p.m.

Present: Planning Commission Members present: Beth Duncan, John Walden, Ken Breeden, and Steve Sanvi. Mike Hornsby 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: Steve Sanvi gave the invocation and led the pledge.

Approval of the Agenda: Ken Breeden motioned to remove items 3 and 4 and approve the agenda as amended; John Walden seconded the motion; all were in favor 3/0.

Approval of the Minutes: Steve Sanvi motioned to approve the September 10, 2018 Planning Commission Meeting minutes; John Walden seconded the motion. The minutes were unanimously approved 3/0.

Old Business: None

New Business: Public Hearing

At 5:36 p.m. Steve Sanvi motioned to open the public hearing for ANX/ZA/VAR-#C8-00210; Ken Breeden seconded; all were in favor 3/0.

ANX C8-00210: Michael Turner and Myles Montgomery have petitioned to annex into the city limits of Dawsonville the 11.407 acre tract known as TMP 093 006 located at 0 Allen Street.

ZA C8-00210: Michael Turner and Myles Montgomery have requested a rezone of the 14.175 acres known as TMP 093 006 and TMP 093 007, located at 0 Allen Street from City Zoning of LI (Light Industrial) and County Zoning of RSR (Residential Sub Rural) to City Zoning of R3 (Single Family Residential)

VAR C8-00210: Myles Montgomery has petitioned for an R3 Density Variance for TMP 093 006 and TMP 093 007 located at 0 Allen Street.

Planning Director Robbie Irvin presented the request. The applicant has submitted a preliminary concept site plan for a 53 lot residential subdivision with a density variance of 3.74 lots per acre. The development will have walking trails that connect pedestrians to the City Park. The applicant is also working with the City for development/construction of a detention pond on the adjacent City lot, as well as volunteering Mr. Myles' services for the design of a City dog park on the City lot. The Planning Department is recommending approval for these requests.

Myles Montgomery spoke in favor of the request. He stated that the development would help complete the area of Allen Street and Memory Lane and that the density would be comparable to the Stonewall development's density. Pedestrians will have access to all the new things the City is doing in the area and it will be a win-win for everyone.

No one spoke in opposition.

At 5:42 p.m. Steve Sanvi motioned to close the public hearing for ANX/ZA/VAR #C8-00210; John Walden seconded; all were in favor 3/0.

The Planning Commission had questions and discussion with the applicant, the property owner Mr. Mike Turner, as well as staff, concerning the proposed site plan, area traffic concerns, amenities, and density.

Following the discussion, City Attorney Dana Miles suggested the following conditions for approval:

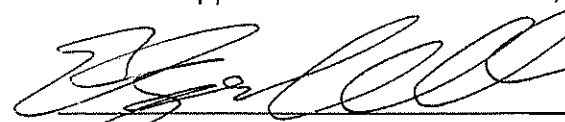
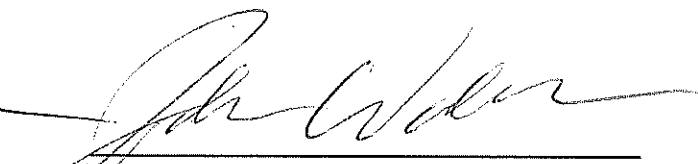
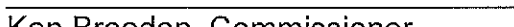
1. The applicant shall reach an agreement with the City for construction of a joint detention facility and collaborative efforts for the design/construction of a future dog park.
2. There shall be a requirement for two entrances into the subdivision from a traffic safety standpoint; one onto Allen Street and one onto Perimeter Road.
3. There shall be a requirement for inter-parcel pedestrian access to City property.
4. The Variance (VAR C8-00210) is contingent upon the Annexation and Zoning Amendment being approved by Mayor and Council. If the ANX and ZA are not approved, the Variance lapses. It shall not apply to either parcel; it is all or nothing.

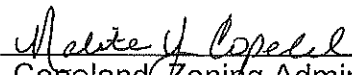
Steve Sanvi made a motion to approve ANX/ZA/VAR #C8-00210 based on conditions read by Dana Miles; Ken Breeden seconded; all were in favor 3/0.

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

Adjournment: With no further business, John Walden motioned to adjourn; Ken Breeden seconded; Motion carried unanimously 3/0. Meeting adjourned at 6:14 p.m.

Minutes approved this November 5, 2018


Beth Duncan, Chairman
John Walden, Co-chairman
Ken Breeden, Commissioner
Steve Sanvi, Commissioner
Mike Hornsby, Commissioner

Attested 
Nalita Y. Copeland, Zoning Administrator