

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 10, 2021

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Anna Tobolski, Matt Fallstrom, City Attorney Kevin Tallant, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris.
3. **ANNOUNCEMENTS:** Chairperson Davis stated that he was a homeowner and the HOA president of Howser Mill Subdivision.
4. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by David Picklesimer.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on April 12, 2021 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ANX C2100192 and ZA-C2100192:** Charles Alan Barge has petitioned to annex into the city limits of Dawsonville the 44.82 acres combined tracts known as TMP 070 050, located at 612 Duck Thurmond Rd, 2.98 acres; TMP 070 004, located at 690 Duck Thurmond Rd, 2.95 acres; TMP 069 037 located at 694 Duck Thurmond Rd, 14.46 acres; TMP 069 089, located at 788 Duck Thurmond Rd; 2.96 acres; TMP 069 036, located 840 Duck Thurmond Rd, 14.38 acres; TMP 069 073, located at 914 Duck Thurmond Rd, 7.09 acres; with a request to rezone from County Zoning of RSRMM (Residential Sub-Rural Manufactured/Moved) to City Zoning of R1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on May 10, 2021 and City Council on June 7, 2021. City Council for a decision on June 21, 2021.

Chairperson Davis read the annexation and zoning amendment request.

Motion to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

The following person(s) spoke in favor of the request:

- a) Charles Barge, 4663 Windsor Drive – Mr. Barge talked about the proposed gated community “Aero Heights”. The development consists of approximately 45 acres and would be subdivided into 29 lots.

The development would have the following requirements:

- Minimum of 1 acre lot
- Minimum of 2,500 square feet heated floor space
- Consist of brick, stone, wood and /or hardie board façade
- In closed garage

The following person(s) spoke against the annexation and zoning:

- a) Ben Berry, 927 Duck Thurmond Road – Mr. Berry voiced concern about the traffic and the possibility of damage to the road from construction.
- b) Carolyn Floyd, 997 Duck Thurmond Road – Ms. Floyd voiced concern about the growth in the county and traffic.

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- c) Carol Cochenour, 249 Golden Ridge Court – Ms. Cochenour voiced concern about the water table, electricity, and taxes.

Corey Guthrie, 3384 Elliot Family Parkway – Mr. Guthrie (civil engineer for the applicant) spoke about the water concerns. He stated that the gated community would be on a private water system and would meet the State EPD standards.

Planning Commission Member A. Tobolski ask the applicant about the elevation of the home sites. Mr. Barge stated that the homes elevation will be higher than the Atlanta Motorsports Park (AMP).

Planning Commission Member M. Fallstrom ask the applicant about the tree buffer. Mr. Barge stated that the lots would not be clear cut. There will be a 40-foot buffer on the south and west side of the property and property that joins AMP would keep a nature vegetation buffer.

Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

M. Fallstrom motioned to approve **ANX C21100192 and ZA C2100192**; second by A. Tobolski. Voted carried unanimously in favor.

8. **VAR C2100188:** Song Swallow, LLC (applicant) has requested, from Appendix A Zoning Article VIII Sec 807 Tree Protection, variance request sought to waive the in eligibility for rezoning or development permits for a period of three years following the completion of the timber harvest. Chapter 109 Street Standards Article IV Access Sec 109-36. – Access to public roads – applicant is requesting to waive the required minimum standard. (2) Subdivisions with 51 to 124 contiguous lots must have a minimum two means of street access points, for TMP 082 017, Land Lot(s) 379 & 380 4th District and 092B 025 001, Land Lot 370 4th District. Public Hearing Date: Planning Commission on May 10, 2021.

Chairperson Davis read the variance amendment request.

Motion to open the public hearing made by M. Fallstrom; second be A. Tobolski. Vote carried unanimously in favor.

The following person(s) spoke in favor of the request:

- a) Wendy Kraby, attorney for the applicant Song Swallow – Ms. Kraby stated that the applicant is seeking the above variance request.
- b) Corey Guthrie, 3384 Elliott Family Parkway, - Mr. Guthrie spoke about the street access points and timber harvest.
- c) Adam Whitmire, 829 Walnut River Trail – Mr. Whitmire address the questions regarding the stream and stated that the stream was not wet and there is a 50-foot buffer in place.

The following person(s) spoke against the variance request:

- a) Linda Lockert, 233 River Mill Lane – Ms. Lockert voiced concern regarding the trees being removed and not being a buffer between her lot and the purposed development and the elevation.
- b) Maria Maxfield, 133 River Mill Lane – Ms. Maxfield voiced concern regarding stream on the property, traffic study and water system.

Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

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A. Tobolski motioned to approve Variance #1 Chapter 109 street standards Article IV access Sec 109-36 to eliminate the second access entrance and fifty-six (56) residential homes shall be sprinkled if the emergency access is not installed; second by M. Fallstrom. Vote carried unanimously in favor.

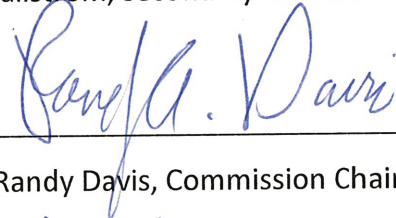
M. Fallstrom motioned to approve Variance #2 Appendix A zoning Article VIII Sec 807 Tree Protection variance to wave the three (3) year eligible period with A condition to install 326 trees per the Tree Protection & Replacement plan; second by A. Tobolski. Vote carried unanimously in favor.

PLANNING DIRECTOR REPORT: D. Picklesimer reported that an Administrative Variance for a two (2) foot reduction in the front setback of 30 feet to 28 feet was approved for 126 Betty Jo East, lot 25 in the Oakdale subdivision.

Chairperson R. Davis announced that the next Planning Commission Meeting is June 14, 2021 at 5:30 pm.

ADJOURNMENT:

At 6:46 p.m., a motion to adjourn the meeting was made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.



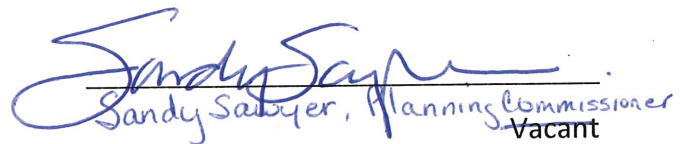
Randy Davis, Commission Chairperson



Anna Tobolski, Planning Commissioner

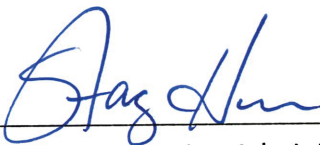


Matt Fallstrom, Planning Commissioner


Sandy Sawyer, Planning Commissioner
Vacant

Vacant

Attested:



Stacy Harris, Zoning Administrative Assistant