

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, September 12, 2022**

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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 Sandy Sawyer, Matt Fallstrom, Josh Nichols, Anna Tobolski, City Manager Bob Bolz, Councilmember Liaison Caleb Phillips, Interim Planning Director Diane Callahan, Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Bob Bolz led the Invocation and Pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda, to move item # 9 (VAR-C2300013) ahead of item # 7 (ANX-C2200122) made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. Motion to approve the agenda as amended made by M. Fallstrom; second by J. Nichols. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, June 13, 2022, made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.
7. **VAR-C2300013:** Paul Wunschuh has requested a reduction in setbacks along the rear and side property lines for TMP 083 038 046, located at 375 Angela Lane. Public Hearing Date: Planning Commission on September 12, 2022.

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

Chairperson Davis read the variance request and conducted the public hearing.

The following person spoke in favor of the request:

- Paul Wunschuh, 375 Angela Lane, Dawsonville, GA – Mr. Wunschuh stated that his lot is like a pie shape, very narrow in the back and is requesting an adjustment in the setbacks.

No one spoke in opposition of the request.

Motion to close the public hearing made by S. Sawyer; second by J. Nichols. Vote carried unanimously in favor.

Motion to approve VAR-C2300013 made by A. Tobolski, second by M. Fallstrom. Vote carried unanimously in favor.

8. **ANX-C2200122:** Jim Chapman Communities, Inc has petitioned to annex into the city limits of Dawsonville the 3-acre tract known as TMP 093 046 (tract 2), located at 922 Hwy 53 East, with a County Zoning of RSR (Residential Sub-Rural) to City Zoning R6 (Multiple-Family District). Public Hearing Dates: Planning Commission on September 12, 2022, and City Council on October 3, 2022. City Council for a decision on October 17, 2022.

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

Chairperson Davis read the annexation request and conducted the public hearing.

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The following person spoke in favor of the request:

- Joey Homans, 272 Hwy 9 South, Dawsonville, GA – Mr. Homans stated that he is counsel for Jim Chapman Communities, Inc. His client is seeking approval of this annexation, along with a rezoning of the property to R6 (Multiple-Family District). Mr. Homans also stated that this is a split parcel.

The following person spoke in opposition of the request:

- Kristin Loui, 340 Shepard Drive, Dawsonville, GA – Ms. Loui voiced her concerns about the school system are having trouble providing transportation and overcrowding. The traffic at the intersection of Hwy 53 East and Perimeter Rd and Perimeter Rd and Hwy 9 South is already congested.

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

Motion to table the decision on the annexation until after the public hearing of item # 9 (ZA-C2200123) made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

- 9. ZA-C2200123:** Jim Chapman Communities, Inc has petitioned a zoning amendment for TMP 093 043, 093 044, and 093 047; Located at 2120 Perimeter Road and 922 Hwy 53 East from R1 (Restricted Single-Family Residential District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on September 12, 2022, and City Council October 3, 2022. City Council for a decision on October 17, 2022.

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

Chairperson Davis read the zoning request and conducted the public hearing.

The following people spoke in favor of the request:

- Joey Homans, 272 Hwy 9 South, Dawsonville, GA – Mr. Homans stated that he is here on behalf of Jim Chapman Communities, Inc. His client is seeking approval of the rezoning request to R6 (Multiple-Family Residential District). The total acres, including the proposed annexation acres is 30.98, which includes the 3-acre tract of the proposed annexation (ANX-C2200122). He stated his client would like to build 195 rental units, with a density 5.74 per acre.
- Jim Chapman, 2700 Cumberland Pkwy Ste 130, Atlanta, GA – Mr. Chapman presented a design package with information on the proposed 195 rental units. Units will be managed on site. The proposed units are 2 bedroom / 2 baths or 3 bedroom / 3 baths with 1 or 2 car garage. Square footage for the units is between 1,025 to 1,421 square feet, with a current rental rate of \$2,000 - \$2,350 per month.

Motion to extend the public hearing for ten (10) minutes made by A. Tobolski; second by J. Nichols. Vote carried unanimously in favor.

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Mr. Chapman continued his presentation on statistics regarding the demographic and amenities for the proposed project.

The following people spoke in opposition of the request:

- Kyle Coggin, 218 Shepard Drive, Dawsonville, GA – Mr. Coggin has concerns about the traffic and the size of the units.
- Jefferson Morgan, 30 Morrow Place, Dawsonville, GA – Mr. Morgan has more concern about the additional traffic, to the already congested traffic on Hwy 53 East and Perimeter Road and Hwy 9 South and Perimeter Road. He also stated concern over this project being rental units, as they might not be invested into the community and the overall density of this project in such a small area.
- Alyssa Stasi, 342 Mill Creek Drive, Dawsonville, GA – Ms. Stasi has concerns over the growth of Dawson County and the infrastructure cannot keep up.

Joey Homans, representing Jim Chapman Communities addressed the concerns of the people who spoke in opposition. Mr. Homans stated that the Planning Department had listed several recommended conditions and would like to discuss that further when the DRI review is completed. Mr. Homans stated that the site plan presented meets the zoning requirements and meets the comprehensive plan character area.

Motion to close the public hearing made by J. Nichols; second by S. Sawyer. Vote carried unanimously in favor.

Commission members A. Tobolski, M. Fallstrom, and R. Davis had questions for the Interim Planning Director D. Callahan, City Manager Bob Bolz and Mr. Homans regarding the comprehensive plan for the City of Dawsonville, Dawson County future land use, roads, entrances of the proposed site and infrastructure fees.

After discussion among the Planning Commission Members a motion to deny the ANX-C2200122 made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

After discussion among the Planning Commission Members, a motion to deny the ZA-C2200123 made by A. Tobolski; second M. Fallstrom. Vote carried unanimously in favor.

**PLANNING DIRECTOR REPORT:** None

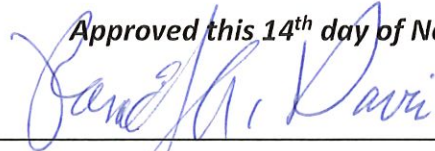
**PLANNING COMMISSION REPORTS:** Chairperson R. Davis announced that the next Planning Commission Meeting is Monday, October 10, 2022.

**ADJOURNMENT:** S. Sawyer motion to adjourn the meeting at 6:31 p.m.; second by J. Nichols. Vote carried unanimously in favor.

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*Approved this 14<sup>th</sup> day of November 2022*



Randy Davis, Commission Chairperson

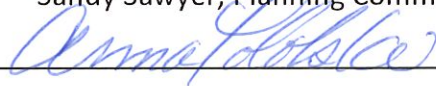
*ABSENT*

Matt Fallstrom, Planning Commissioner Post 1

  
Josh Nichols, Planning Commissioner Post 2

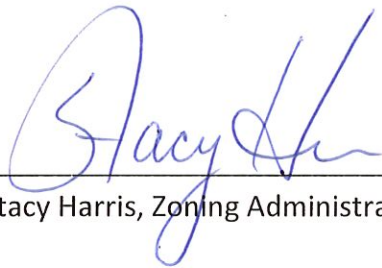


Sandy Sawyer, Planning Commissioner Post 3



Anna Tobolski, Planning Commissioner Post 4

Attested:



Stacy Harris, Zoning Administrative Assistant