

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 14, 2022

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, Josh Nichols, Anna Tobolski, City Manager Bob Bolz, Councilmember Liaison John Walden, Director of Planning and Zoning Harmit Bedi, Administrative Assistant Diane Callahan, Zoning Administrative Assistant Stacy Harris.

Matt Fallstrom was absent from the meeting.
3. **INVOCATION AND PLEDGE:** Bob Bolz led the Invocation and Pledge.
4. **ANNOUNCEMENTS:** Chairperson Davis introduced the new Director of the Planning and Zoning Department, Harmit Bedi. Mr. Bedi stated that he looks forward to working with the commission members, to improve the quality of life for Dawsonville citizens.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by A. Tobolski; second by J. Nichols. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, September 12, 2022, made by A. Tobolski; second by J. Nichols. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ZA-C2300046:** Eastwood Homes of Georgia, LLC has petitioned a change of zoning condition for TMP 082 021; Located at 592 Hwy 53 West, with a city zoning of RPC (Residential Planned Community). Applicant is requesting a removal of stipulation 1a and 1b of ZA-C-900004 pertaining to Housing for Older Persons Act (fifty-five (55) years of age or older). Public Hearing Dates: Planning Commission on November 14, 2022, and City Council on December 5, 2022. City Council for a decision on December 19, 2022.

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

Director Bedi presented the request from the applicant and staff to postpone the request to the Regular Planning Commission Meeting on December 12, 2022.

He further stated that, the Public Hearing was advertised in newspaper, signs were posted, and neighboring property owners were notified via certified mail. The Planning Commission is required to open the Public Hearing and invite comments from the public. The Planning Commission may consider opening the Public Hearing at the next meeting on Monday, December 12, 2022.

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

No one spoken in favor of the zoning request.

No one spoke in opposition of the zoning request.

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Motion to postpone the public hearing until Monday, December 12, 2022, made by S. Sawyer; second by J. Nichols. Vote carried unanimously in favor.

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

8. **VAR-C2300047:** SDH Atlanta, LLC has requested to reduce to one street access for Cornerstone Subdivision (TMP 084 004 and 084 005); Located at 1694 and 1768 Hwy 9 South. Public Hearing Date: Planning Commission on November 14, 2022

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

Director Bedi provided staff analysis and case study on variance application. Mr. Bedi stated reduction from two full access points to one full access point, with an emergency only access point with a Knox Box/Lock, customary on similar projects in Dawson County and must have approval of the Fire Marshal.

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

The following person spoke in favor of the request:

- Corey Guthrie, 3384 Elliott Family Pkwy, Dawsonville, GA – Mr. Guthrie stated that in the original zoning requirements, two access entrances were approved per City Ordinance. He stated that he met with the GDOT to discuss the access points on HWY 9 South. GDOT recommended only one full access with an emergency only access. The traffic study states that a left hand turn in lane, right deceleration lane, and two lanes coming out of the subdivision.

No one spoke in opposition of the variance request.

Chairperson Tobolski asked if the emergency access point would be paved and did the Fire Marshal approve one full access entrance. Mr. Guthrie stated that the emergency only access point would be grass paved, with a Knox Box/Lock, and would meet the Fire Code that would support an 80,000 lbs. emergency vehicle. The Fire Marshal did agree with one full access entrance and an emergency only access.

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

Motion to approve the variance application with staff recommendation made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor. (Exhibit "A")

PLANNING DIRECTOR REPORT:

Director Bedi stated that the staff is working with GMRC regarding the 2023 Comprehensive Plan. Mr. Bedi asked the Planning Commission Members if they have any recommendation for citizens to serve on the steering committee, please forward him their information and he would reach out to see if they are interested in serving on the committee.

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PLANNING COMMISSION REPORTS:

Chairperson R. Davis announced that the next Planning Commission Meeting is Monday, December 12, 2022.

ADJOURNMENT:

Motion to adjourn the meeting at 6:00 p.m. made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

Approved this 12th day of December 2022



Randy Davis, Commission Chairperson



Matt Fallstrom, Planning Commissioner Post 1



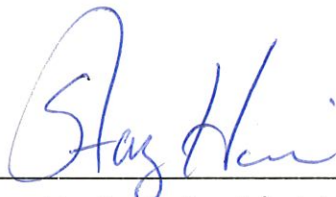
Josh Nichols, Planning Commissioner Post 2



Sandy Sawyer, Planning Commissioner Post 3

Anna Tobolski, Planning Commissioner Post 4

Attested:



Stacy Harris, Zoning Administrative Assistant



**CITY OF DAWSONVILLE
PLANNING COMMISSION
CASE ANALYSIS**

TO: The Chairperson and Commission
DATE: November 14, 2022
FROM: Harmit Bedi, Director, Planning and Zoning
SUBJECT: Application for a Variance
Case Number: VAR – C2300047

Findings of Fact:

Mr. Craig Gaskins of SDH Atlanta, LLC, Woodstock, Georgia, has applied for a variance. The subject property is located at 1768 Hwy 9 South, Dawsonville. The present zoning is R3 (Single Family Residential) with 121.11 acres area.

Background:

On April 18, 2022, the Mayor and City Council Approved the rezoning for the subject property from R-1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential District) with conditions.

The proposed plan for the subdivision shows 220 lots with two access points to Hwy. 9 South. First one with Full access to Hwy. 9 South in the South and second access point in the North. The second access point is with limited access, according to the proposed plans. To be specific – between lots #14 and #15.

The Request:

The applicant is requesting reduction from Two Full access points to One access point. Proposing to install a gate for emergency access only at the access point in the North.

The applicant is proposing installation of a gate with Knox Lock/Box to allow access to the subdivision for emergency purposes and emergency vehicles.

Staff Analysis:

The subject property is vacant with couple of residential structures. The property is being used as a pastureland presently. No infrastructure improvements have been installed.

During the design phase of the subdivision, the Fire Marshall was consulted. According to the International Fire Code, Appendix D, Section D107, development requires a secondary access point, but it does not have to be paved and it can be gated with Knox box/lock.

According to Mr. Christopher Hash, Traffic Operations Supervisor, GDOT, Gainesville, Georgia, email dated, September 6, 2022, a second access on SR9 South is *NOT* necessary (copy of the email from GDOT is attached herewith). In addition, the Traffic Study does not suggest the second full access is needed for this subdivision, considering the safety and efficiency of the State Highway System.

Staff Recommendation:

The Planning Commission may consider **Approval** of the Variance request of reduction from Two Full access points to One access point and installation of a gate for emergency only access at the access point in the North with the following **conditions**:

1. The gate design, material and installation shall be approved by the Dawson County Fire Marshal. The applicant must submit copy of the approval document to the Director, Planning and Zoning Department for City records.
2. The Knox Box/Lock must be as customary on similar projects in Dawson County and must have approval of the Fire Marshall.
3. The gate and surroundings must be tastefully designed to match with the development of the surrounding houses (material, color, design etc.). The gate plan must be prepared by an engineer or an architect.

Thank you.