

AGENDA
City of Dawsonville Planning Commission Regular Meeting
Monday, August 12, 2019 @ 5:30 pm

Call the Meeting to Order
Roll Call
Invocation and Pledge

Approval of the Agenda

1. Approval of today's agenda.

Approval of the Minutes:

2. Approve the minutes of the City of Dawsonville Planning Commission regular meeting held on June 10, 2019.

Old Business: None

New Business: Public Hearings

3. **ZA-C2000006**: The City of Dawsonville is requesting a zoning amendment correction from INST (Institutional District) to TB (Town Business District) for TMP D01 010 located at 86 Hwy. 53 West. Hearing Dates: Planning Commission – August 12, 2019 and City Council – August 19, 2019.

Planning Director Report

Announcements:

- The next meeting date for the Planning Commission is scheduled for September 16, 2019 @ 5:30pm.
- The City's next food truck night will be September 6th.

Adjournment

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

City of Dawsonville
June 10, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the June 10, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

Present: Planning Commission Members present: John Walden, Anna Tobolski, Matt Fallstrom, and Troy Lindsey. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Kevin Tallant. Councilman Jason Power was present as well.

Invocation and Pledge: Troy Lindsey gave the invocation and led the pledge.

Approval of the Agenda: Anna Tobolski motioned to amend today's agenda to add two items; one item to nominate a Planning Commissioner to serve on the Design Guidelines Committee and a second item to elect a vice chair to the Planning Commission. Matt Fallstrom seconded the motion; no further discussion; all were in favor; the agenda was approved, as amended.

Approval of the Minutes:

John Walden motioned to approve the May 13, 2019 Planning Commission Meeting minutes; Anna Tobolski seconded the motion. There was no further discussion and the minutes were unanimously approved.

Old Business: None

New Business:

Design Guideline Committee Appointment: Matt Fallstrom motioned to nominate Anna Tobolski to the Design Guideline Committee; John Walden seconded; All were in favor.

Vice Chair Election: Anna Tobolski motioned to nominate John Walden to serve as the Planning Commission's Vice Chair; Matt Fallstrom seconded; All were in favor.

Public Hearings:

CU-C9-00287: Jeremy Porter, with Atlanta Motorsports Park LLC, has requested a Conditional Use Permit to construct garage condos in a CIR (Restricted Industrial) zoning district for TMP 070 049 001 located at 20 Duck Thurmond Road.

John Walden motioned to open the public hearing for CU-C9-00287; Anna Tobolski seconded; all were in favor. Public hearing was opened at 5:35 p.m.

Planning Director Robbie Irvin presented the request along with his staff report stating that the proposed garage condos would provide for the occasional overnight stay and daytime habitation of members. Staff is recommending approval with the following stipulations:

1. Applicant shall meet the following requirements and any future requirements of the Dawson County Fire Marshal's Office which include the following:
 - a. 2012 IFC, Sect. 507 requirement for an approved water supply capable of supplying the required fire flow
 - b. Fire hydrant locations
 - c. Potential need for fire sprinklers based on construction type, occupancy use and area/height
 - d. 2012 IFC, Sect. 503, required fire apparatus access roads to and around buildings
 - e. Potential need for additional entrance(s) to park
 - f. Additional details regarding proposed fuel stations

2. Applicant shall install a vegetative buffer of evergreens no smaller than 6 feet in height along the fence adjacent to the proposed parking lot as an additional noise buffer.
3. All other areas where screening and buffers are insufficient due to lack of materials, vegetation or maintenance as determined by the City of Dawsonville shall have additional materials or vegetation installed or maintenance performed to meet all required noise buffer standards as set forth in the original site approval of ZA-11-08-1763 dated April 13, 2009.
4. Applicant shall provide a list of all businesses operating within the facility at the time of approval of this request and annually at the time of renewal of the Atlanta Motorsports Park business license.
5. All previous stipulations as approved in ZA-11-08-1763 dated April 13, 2009 shall remain intact and in full force.

The applicant, Jeremy Porter, spoke and presented a power point with an overview of the Atlanta Motorsports Park, charity outreach, number of jobs it brings to the area, number of businesses located there, teen driving school, placement of the proposed buildings, as well as examples of what a typical garage-condo looks like.

At this time, John Walden motioned to extend the public hearing time by 5 minutes to allow others to speak in favor of the request; Anna Tolboski seconded; all were in favor of extending time.

AMP business associates, Ron Zappendorph and Bob Buchan, both spoke in favor of the request.

Area residents, Helen Hamryka, Lisa Bohn and Madonna Anderson spoke against the request; sighting concerns that included sound abatement, living quarters, fuel storage, area property values, additional entrance and traffic, advertisements for public activities, placement of teen driving area, safety on Duck Thurmond Road, and endangered species in Sweetwater Creek.

John Walden motioned to close the public hearing for CU-C9-00287; Anna Tolboski seconded; all were in favor. Public hearing was closed at 6:08 p.m.

The commission asked questions of the applicant concerning type of existing sound barriers, height of proposed garage condos, elevation of the track, design of proposed buildings, encroachment of Teen Driving Area into the existing buffer, width of existing perimeter buffer, encroachment of garage condos into the buffer area, impact of fuel run off on Sweetwater Creek, water/sewer availability, and Fire Marshal requirements.

Mr. Porter responded to the questions as follows: existing sound buffers consist of sound walls and vegetative buffers; garage condos will be 30 feet or less in height; track elevation was designed to be below elevation of the park's perimeter to mitigate sound issues; proposed buildings will have an angular design to reflect sound back onto the park property; the Teen Driving Area will encroach about 40 feet into the existing 100 foot buffer, which he stated he has some concerns with as well; the existing buffer around the entire property is 100 feet; the garage condos will encroach 30 feet to 70 feet into the buffer-but will become part of the sound barrier and be more effective; the fuel stations have been in operation for years and are permitted by the State Fire Marshal-AMP is just upgrading the pumps so they can sell fuel to members; AMP has its own water with three wells on site; storage tanks to supply the sprinkler systems; and its own septic system; there is an existing second emergency entrance, as required by the Fire Marshal.

Matt Fallstrom motioned to approve the request with the stipulations as recommended by Planning Director Robbie Irvin; John Walden seconded; motion carried 2/1, with Anna Tobolski voting against approval.

ZA-C9-00287: Jeremy Porter, with Atlanta Motorsports Park LLC, has requested a site plan update for TMP 070 049 001 located at 20 Duck Thurmond Road.

Anna Tobolski motioned to open the public hearing for ZA- C9-00287; Matt Fallstrom seconded; all were in favor. Public hearing was opened at 6:25 p.m.

Planning Director Robbie Irvin presented his staff report recommending approval of the updated site plan. No one spoke in favor of the request; Helen Hamryka spoke in opposition, requesting that a permanent sound barrier be added near Duck Thurmond Road to replace the berm that will be removed for the proposed Teen Driving Area; Madonna Anderson requested that some type of sight barrier barrier be installed so the condos are not visible from Hwy 53.

The Commission asked more questions of the applicant concerning the sound barrier and berm near Duck Thurmond Road and the elevation difference in the track and the proposed Teen Driving Area.

Mr. Porter responded as follows: In the area of Duck Thurmond Road, the track is about 5-10 feet below grade. The rest of the track is significantly lower, as it was designed to mitigate sound issues. He stated that the sound wall is more effective than vegetative buffers or berms. Addressing Ms. Anderson's concern about scenic Hwy 53, he said there will not be any garage condos along the Hwy 53 property line. The ones proposed for that side of the property actually back up to the 80 acre tract next to AMP.

John Walden motioned to close the public hearing for ZA-C9-00287; Matt Fallstrom seconded; all were in favor. Public hearing was closed at 6:35 p.m.

John Walden motioned to approve the request; Matt Fallstrom seconded; motion carried 2/1, with Anna Tobolski against..

Planning Director Robbie Irvin had nothing to report at this time.

Chairman Troy Lindsey made the following announcements:

- Ken Goines has resigned from the Planning Commission. We thank him for his service.
- The next meeting date for the Planning Commission is scheduled for July 8, 2019 at 5:30 pm.
- Food Truck Night will be Friday, July 12, 2019; 5-8 pm

Adjournment: With no further business, Anna Tobolski motioned to adjourn; John Walden seconded; All were in favor. Meeting adjourned at 6:42 p.m.

Minutes approved this August 12, 2019.

Troy Lindsey, Chairman

John Walden, Commissioner

Anna Tobolski, Commissioner

Matt Fallstrom, Commissioner

Vacant

Attested _____
Nalita Y. Copeland, Zoning Administrator



August 7, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; ZA-C2000006

Mr. Lindsey and Commission,

The City of Dawsonville is requesting a zoning amendment correction from INST (Institutional District) to TB (Town Business District) for TMP D01 010 located at 86 Hwy. 53 West.

Current conditions are as follows:

Said property is currently zoned INST (Institutional District) as the building was originally used for county government offices.

The zoning change requested would convert the property to TB (Town Business District).

This zoning change would bring the property in line with its current use which is primarily office/small business.

This office recommends approval.

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

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534 Phone:
 (706) 265-3256

Zoning Amendment Application

Request # ZA- C2000006 Condition/Stipulation Change Correction

Original ZA # _____

Applicant Name(s): City of Dawsonville

Address: 415 Hwy 53 East City: _____ Zip: _____

Phone: _____ Cell Phone: _____

Signature(s) [Signature] Date 07-18-19

Property Address: 86 Hwy 53 West

Directions to Property from City Hall: _____

Tax Map # DD1 010 Parcel # _____ Current Zoning*: Inst.

Land Lot(s): 440 District: 4th Section: 1st

Subdivision Name: N/A City Lot # 20, 21, 22

Acres: - 1 Current Use of Property: Offices / Businesses

Has a past Request of Rezone of this property been made before? _____ If yes, provide ZA # _____

The applicant request: Correction - City Initiated

Rezoning to zoning category: TB Special Use permit for: _____

Proposed use of property if rezoned is: Same

If Residential: # of lots proposed N/A Minimum lot size proposed _____ (Include Conceptual Plan)

Is an Amenity area proposed N/A, if yes, what _____

If Commercial: Total Building area proposed N/A (Include Conceptual Plan)

Existing Utilities: (utilities readily available at the road frontage) Water Sewer Electric Natural Gas

Proposed Utilities: (utilities developer intends to provide) _____ Water _____ Sewer _____ Electric _____ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature] Signature of Applicant 7-18-19 Date

Office Use Only:
 Date Completed Application Rec'd 7/10/19 Amount Paid \$ N/A City Initiated Check # _____ /Cash
 Date of Planning Commission Meeting: 8/12/19 Dates Advertised: 7/24/19 (19 days)
 Date of City Council Meeting: 8/19/19 Dates Advertised: 7/24/19 (26 days)
 Postponed: YES NO Date: _____ Rescheduled for next Meeting: _____
 Approved by Planning Commission: YES NO Approved by City Council: YES NO



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534 Phone:
 (706) 265-3256

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Sidney A. Manning hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) DOI 010, 86 Hwy 53 West as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

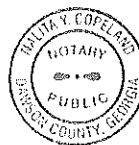
Printed Name of Applicant or Agent City of Dawsonville
 Signature of Applicant or Agent [Signature] Date 7-18-19
 Mailing Address 415 Hwy 53 East
 City Dawsonville State GA Zip 30534
 Telephone Number _____

Printed Name of Owner(s) Sidney A. Manning
 Signature of Owner(s) [Signature] Date 7/10/19
 Date _____

Sworn to and subscribed before me
 this 10 day of July 2019.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: May 15, 2023



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2023

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534 Phone:
(706) 265-3256

**Zoning Amendment
Campaign Disclosure**

Disclosure of Campaign Contributions
(Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

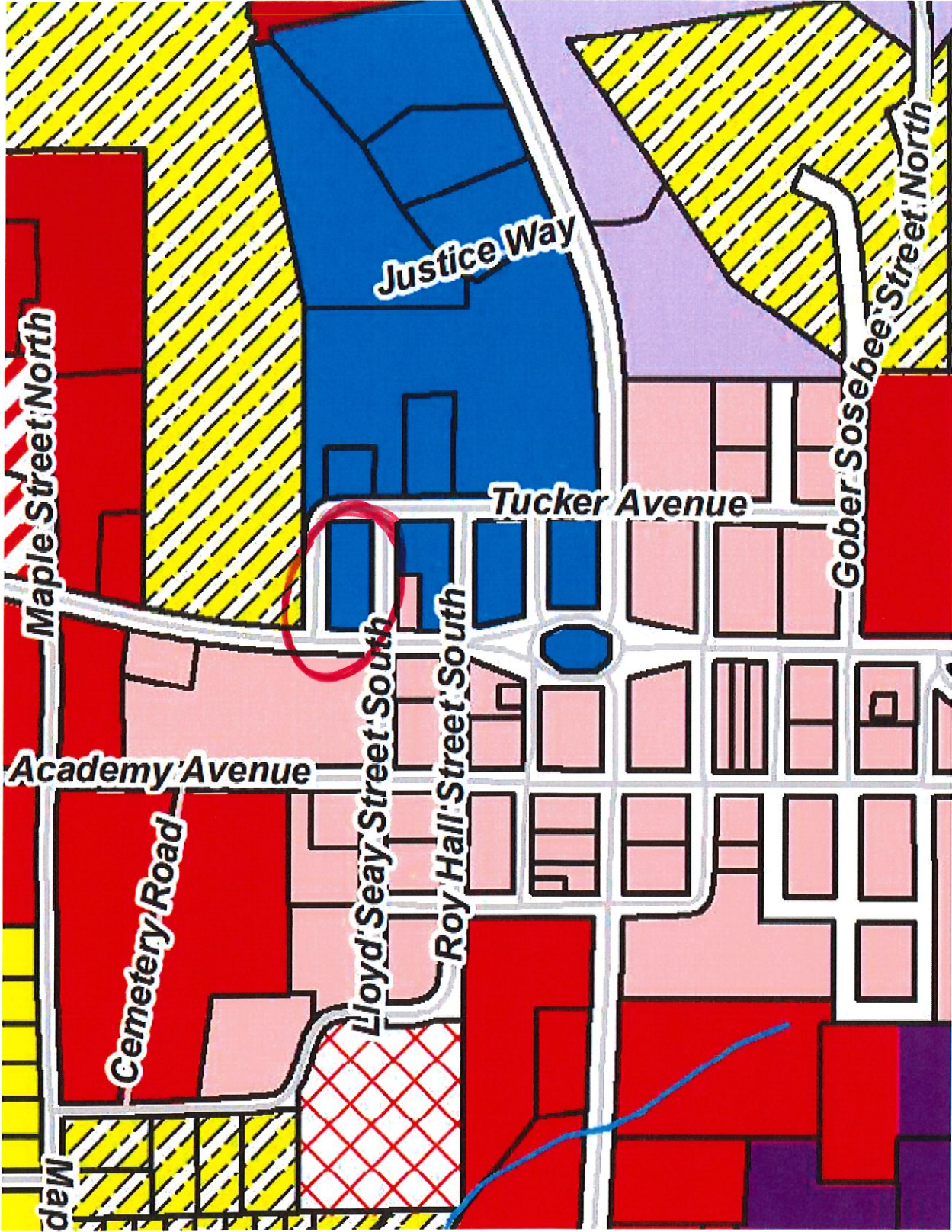
Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: _____

N/A City Initiated / Correction

Signature of Applicant / Representative of Applicant

Date

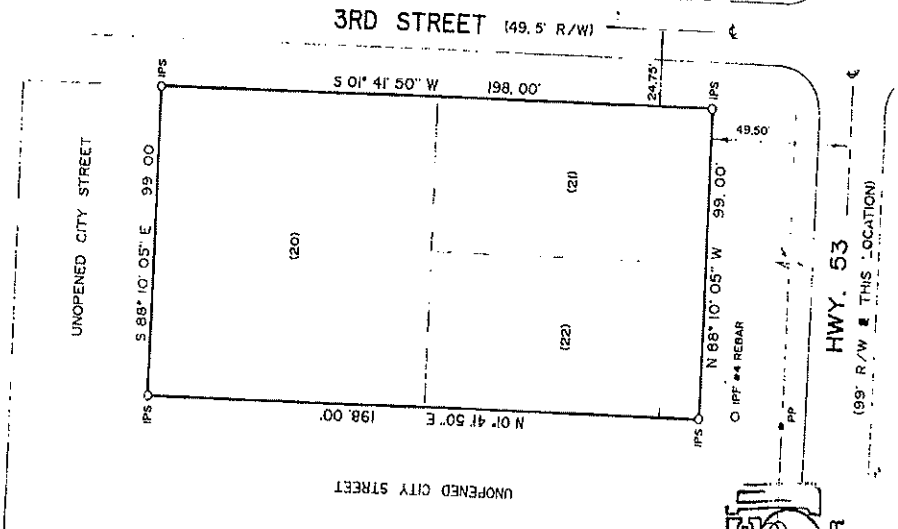
Failure to complete this form is a statement that no disclosure is required.





GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 AT 3:50 P.M. 10/22/96
 Recorded in Plat Book 39 Page 9
 This 23 day of October 1996
 Fred McLeod, CLERK

TOTAL AREA = 0.450 ACRES



- LEGEND
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - PP POWER POLE
 - WM WATER MAIN
 - GL GAS LINE
 - FL FENCE LINE
 - LL LAND LINE
 - LOT LAND LOT
 - OT CRIMP TOP
 - CL CENTER LINE
 - PL PROPERTY LINE
 - R/F REINFORCED CONG. PIPE
 - C.M.P. CORRUGATED METAL PIPE
 - N.T.S. NOT TO SCALE
 - 4 POWER LINE

EQUIPMENT USED FOR MEASUREMENT
 SQUIDRE (TOTAL STATION)
 LINEAR: E.D.M. (TOTAL STATION)
 ANGLE: ELECTRONIC
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:100,000. AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD AREA.



Youngman Surveying, Inc.
 Route 4 Box 4169-b, Clark Road
 Dawsonville, Georgia 30554
 (706) 216-9885

SURVEY FOR
 CITY OF DAWSONVILLE
 CITY LOTS 20, 21, 22

LAND LOT: 440
 DISTRICT: 4TH
 COUNTY: DAWSON
 DATE: 10/02/96

SECTION: 1ST
 STATE: GEORGIA
 FILE NO: 96101

