

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 8, 2024

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 Josh Nichols, Ashley Stephenson, Alexis Noggle, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Planning Director Ron Haynie, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led the invocation and pledge.
4. **ANNOUNCEMENTS:** None.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, June 10, 2024, made by A. Noggle; second by A. Stephenson. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ZSP C2400135:** Christopher Sipos has petitioned to amend the site plan; located at 39 Creekstone Lane (TMP 083 020). Public Hearing Dates: Planning Commission on Monday, July 8, 2024, and City Council on Monday, July 15, 2024. City Council for a decision on Monday, August 5, 2024.

Chairperson Davis read the zoning site plan request and conducted the public hearing. Motion to open the public hearing made by A. Noggle; second by A. Stephenson. Vote carried unanimously in favor.

Planning Director R. Haynie provided the staff analysis and staff recommendations for the amended site plan request.

The following people spoke in favor of the zoning request:

- Terrence Sicilia 215 Red Hawk Drive, Dawsonville, GA – Mr. Sicilia stated that his client would like to amend the current site plan. The property was originally annexed and rezoned to PUD (Planned Unit Development) in 2004, with a site plan of commercial development to be built in front of the residential development with a 60,000 square feet of strip mall. His client would like to decrease the density of the building to 20,000 square feet with 16 flex office spaces constructed in four (4) phases with offices leased to plumbers, electricians, antique shop, etc. The development will have additional landscaping and planted buffer.
- Christopher Sipos, 3165 Park Chase, Alpharetta, GA – Mr. Sipos stated the purpose of this project is to develop commercial suites that will be leased to individuals, who will be HVAC, Electricians and Car repair businesses in the downtown Dawsonville area. It's very hard to find an office building to lease for everyday blue-collar work.

The following people spoke in opposition to the request:

- Davida Simpson, 312 Flowing Trail, Dawsonville, GA – Ms. Simpson stated that she has lived in Dawson County for 20 years. She further stated that since this property has already been zoned PUD and how could the Creekstone Subdivision coexist and have a successful relationship with the commercial part of the development. Ms. Simpson was concerned about the parking with the 16 flex units and according to the plans that is only 32 parking spaces for 16 units. She is requested the commission to reduce the number of flex units to eight. The reduction in units would decrease light and traffic pollution. Ms. Simpson was

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 8, 2024

concerned with the business types that are allowed in the PUD district, such as vape shops, drug treatment facilities, etc. and would be in close vicinity of the pool area and bus stop. She further stated she was concerned about the business hours and the entrance and exit of the development. She would like to see that the entrance be by the round about in the subdivision and the exit would be closer to Hwy 53. The development needs to provide a traffic study.

- Stephen Schult 46 Creekstone Lane, Dawsonville, GA – Mr. Schultz stated that Creekstone currently has 180-200 single family homes and contributes between \$500,000 to \$750,000 in property taxes. He further stated that a petition has been signed by 100 people to block this development from entering their subdivision for access. Mr. Schultz stated that the 2023 Comprehensive Plan states the vision for Dawsonville expresses the following values: Dawsonville is a unique destination, safe, attractive and welcoming place to live, work and play.

Motion to extend the public hearing by ten minutes was made by A. Noggle; second by J. Nichols. Vote carried unanimously in favor.

- Mr. Schultz continued by stating the application was incorrect. He further stated that he has been in contact with the GDOT, and they cannot find a traffic study.
- Mariah Larkin 60 Creekstone Lane, Dawsonville, GA – Ms. Larkin stated she was concerned about what this development will do to the value of her home. She has seen an increase in traffic in the last seven years. Ms. Larkin was concerned about light pollution and signage for development.
- Megan Morris 75 Flowing Trail, Dawsonville, GA – Ms. Morris stated that she rents the same buildings in Alpharetta, GA, and knows what kind of businesses are coming and was concerned about those types of businesses in the neighborhood. She was concerned about the truck traffic.
- Saba Haeringer 58 Timber Ridge, Dawsonville, GA – Ms. Haeringer stated that she was concerned with the safety issues regarding the kids at the bus stop and pool area. The entrance of the subdivision is already congested with traffic.
- Shelby Argento 213 Timber Ridge, Dawsonville, GA – Ms. Argento stated that she was concerned about the subdivision only having one entrance and exit. There is a second entrance and exit with a gate and it is locked.
- Diana Wolski 72 Creekstone Lane, Dawsonville, GA – Ms. Wolski stated they would like to request additional setbacks, privacy fence and/or landscaping along the perimeter of the development.
- Dan Laubler 196 Gunier Circle, Dawsonville, GA – Mr. Laubler stated he spoke with Jason Dykes from GDOT, he suggested that the City investigate TSPLOST and / or grants that would help for additional turning lanes into the subdivision.
- Jessica Huntley 640 Brookstone Trail, Dawsonville, GA – Ms. Huntley stated she is concerned about the safety of the children in the subdivision, with the unknown of what businesses will be in the commercial business units.

Mr. Sicilia stated that he has heard the concerns of the residents. The original zoning approved for a 60,000 square foot strip mall. His client is proposing 20,000 square foot flex units. This development will be geared toward small business owners.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 8, 2024

Mr. Sipos stated that this development is for sole proprietors. He further stated that he would be open to ideas for other entrance and exit of the commercial site.

Motion to close the public hearing made by A. Noggle; second by A. Stephenson. Vote carried unanimously in favor.

Commission Members asked Mr. Sipos and Mr. Sicilia questions regarding the signage, lighting, dumpsters, decrease units and entrance off of Highway 53.

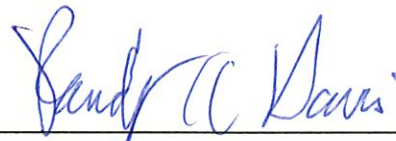
After a discussion amongst the Commission Members, a motion was made to table the discussion until September 9, 2024, made by A. Noggle; second by A. Stephenson. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS: Commission Member Noggle announced that this would be her last meeting, she is moving out of the city, and it has been an honor to serve on this commission. Ms. Noggle stated she would still be very involved in the community. Chairperson Davis and Commission Members Stephenson and Nichols thanked Ms. Noggle for her service.

Next Planning Commission Meeting is August 12, 2024.

ADJOURNMENT: Motion to adjourn the meeting at 6:35 p.m. made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.

Approved this 9th day of September, 2024



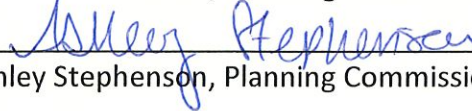
Randy Davis, Commission Chairperson

Vacant, Planning Commissioner Post 1



Josh Nichols, Planning Commissioner Post 2

Vacant, Planning Commissioner Post 3



Ashley Stephenson, Planning Commissioner Post 4

Attested:



Stacy Harris, Zoning Administrative Assistant