

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers, City Hall 2<sup>nd</sup> Floor**  
**Monday, November 9, 2020**  
**5:30 P.M.**

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1. **CALL TO ORDER:** Chairperson Sue Theisen called the meeting to order at 5:32 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Chairperson Sue Theisen, Anna Tobolski, Matt Fallstrom, Randy Davis, Planning Director David Picklesimer, City Attorney Kevin Tallant, Councilmember Caleb Phillips, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris. Absent from the meeting Clint Harper.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Planning Director David Picklesimer.
4. **ANNOUNCEMENT: NONE**
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A. Tobolski; second by R. Davis. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on October 12, 2020 made by M. Fallstrom; second by R. Davis. Vote carried unanimously in favor.

**OLD BUSINESS**

7. **ANX C2100043 and ZA C2100043:** Allen Street Properties LLC and B & K Turner Family LLP have petitioned to annex into the city limits of Dawsonville the 74.865 acre tract known as a portion of TMP 090 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020. **Postponed from September 14<sup>th</sup>, 2020 until November 9<sup>th</sup>, 2020.**

Planning Director Picklesimer read the annexation and zoning request. He shared the planning department summary regarding ANX C2100043 and ZA C2100043.

**PUBLIC HEARING**

Motion to open a public hearing made by R. Davis; second by A. Tobolski. Vote carried unanimously in favor.

The following people spoke in favor of the request:

- Michael Turner, 1090 Oakhaven Drive, Roswell – He spoke in favor and asked the Planning Commission for the annexation and rezone request for approval. He stated that this development would be a quality, affordable and walkable community. Mr. Turner shared a traffic study summary with the Planning Commission.

The following people spoke in opposition to the request:

- Liz Murdock, 15 Turner Drive, Dawsonville - She spoke against the annexation and rezone request stating she opposes this project because of the traffic issues on Perimeter Road and due to Turner Drive being used as a secondary entrance for this project.
- Michelle Hout, 61 Turner Drive, Dawsonville - She spoke against the annexation and rezone request stating she opposes this project for safety reasons. Turner Drive is a private drive and making a secondary entrance will take away some of her property.

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Motion to extend the public hearing by 10 minutes made by A. Tobolski; second by R. Davis. Vote carried unanimously.

- Gabriel Ochu, 81 Turner Drive, Dawsonville - He spoke against the annexation and rezone stating he opposes this project for traffic concerns and safety concerns for secondary entrance.
- Joan Jones, 81 Turner Drive, Dawsonville - She spoke against the annexations and rezoning. Mrs. Jones stating that this project does not follow the Dawson County Planning Project or the City Comprehensive Plan.

Chairperson Theisen allowed Mr. Turner and Doug Flint, with Flint Connolly and Walker LLP representing the B. K. Turner Family the remaining minutes in the public hearing for concerns by the opposition side. Mr. Turner would provide a gate for Turner Drive.

Motion to extend the public hearing by 5 minutes made by A. Tobolski; second by R. Davis. Vote carried unanimously.

The following people spoke again in opposition to the request:

- Michelle Hout, 61 Turner Drive, Dawsonville – She stated she does not want a gate or the road fixed.
- Timothy and Liz Murdock, 15 Turner Drive, Dawsonville – They stated they do not want a gate.

Michael Turner addressed their concerns. Mr. Turner offered a meeting with the residents of Turner Drive.

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

City Attorney Tallant stated that the annexation request cannot go forward legally because it would create an unincorporated island, and this does not comply with the Annexation Procedures Act prohibits a creation of an unincorporated island.

Motion to recommend denial of ANX C2100043 and ZA C2100043 due to the creation of an unincorporated island and not following the City's Comprehensive Plan made by A. Tobolski; second by R. Davis. Voted carried unanimously.

David Picklesimer reminded the applicant that the annexation and rezone request would go before City Council on November 16, 2020 at 5:00 p.m.

Chairperson Theisen announced that the next Planning Commission Meeting is December 14, 2020 at 5:30 pm.

**ADJOURNMENT:**

At 6:50 p.m. a motion to adjourn the meeting was made by R. Davis; second by A. Tobolski. Vote carried unanimously in favor.

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Sue Theisen, Commission Chair

  
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Anna Tabloski, Planning Commissioner

  
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Matt Fallstrom, Planning Commissioner

  
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Randy Davis, Planning Commissioner

  
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Clint Harper, Planning Commissioner

Attested:   
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Stacy Harris, Zoning Administrative Assistant