

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, March 10, 2025**

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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 Josh Nichols, Ashley Stephenson, Madison Eiberger, Dr. Saba Haeringer, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Assistant City Manager Jacob Evans, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** City Attorney B. Bolz led the invocation and pledge.
4. **ANNOUNCEMENTS:** City Manager B. Bolz introduced Jacob Evans, the new Assistant City Manager. Mr. Evans is a native of Dawson County.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by A. Stephenson; second by Dr. S. Haeringer. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, December 10, 2024, made by J. Nichols; second by A. Stephenson. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **ANX C2500099:** Trail & Son, LLC on behalf of Matthew Turner has petitioned to annex into the city limits of Dawsonville the 2.90-acre tract known as TMP 092 042, located at Perimeter Road, with a County zoning of RA (Residential Exurban / Agricultural) to City zoning R-1 (Restricted Single-Family Residential District). Public Hearing Dates: Planning Commission on Monday, March 10, 2025, and City Council on Monday, 7, 2025. City Council for a decision on Monday, April 21, 2025.

Chairperson Davis read the rezoning request. Planning Department S. Harris provided staff analysis. She stated that the applicant had car trouble and would not be able to make the meeting. Ms. Harris stated that the applicant intended to build two houses on the proposed 2.90 acres.

Motion to open the public hearing by Dr. S. Haeringer; second by J. Nichols. Vote carried unanimously in favor.

No one spoke in favor of the zoning request.

The following person spoke in opposition to the annexation request:

- Jack Pilcher, 24 Melody Lane, Dawsonville, Georgia – He stated Melody Lane Road cannot handle any more traffic. The road is very narrow, and we back out of our home into the narrow road. My wife and I have asthma, and the dust created from new construction effects our breathing.

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

Discussion among the Commission Member A. Stephenson, Chairperson R. Davis, and City Attorney K. Tallant regarding site plan approval and square footage of the homes in a R-1 district.

Commission Member A. Stephenson motioned to table the annexation. Motion died for lack of second.

Motion to approve **ANX C250099** as presented by J. Nichols; second by Dr. S. Haeringer. Vote carried three in favor (Nichols, Haeringer, Eiberger) with one abstain (Stephenson).

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**PLANNING COMMISSION REPORTS:** Next Planning Commission Meeting is Monday, April 14, 2025.

**ADJOURNMENT:** Motion to adjourn the meeting at 5:53 p.m. made by Dr. S. Haeringer; second by M. Eiberger. Vote carried unanimously in favor.

Approved this 14<sup>th</sup> day of July, 2025

  
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Dr. Saba Haeringer, Planning Commission At Large

  
\_\_\_\_\_  
Madison Eiberger, Planning Commissioner Post 1

  
\_\_\_\_\_  
vacant Josh Nichols, Planning Commissioner Post 2

  
\_\_\_\_\_  
Randy Davis, Chairperson Post 3

ABSENT

\_\_\_\_\_  
Ashley Stephenson, Planning Commissioner Post 4

Attested:

  
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Stacy Harris, Zoning Administrative Assistant