

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, April 12, 2021

1. **CALL TO ORDER:** Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Anna Tobolski, Randy Davis, Matt Fallstrom; City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris, Absent David Picklesimer.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by City Manager, Bob Bolz.
4. **ANNOUNCEMENTS:** Sue Theisen has resigned from the Planning Commission. City Manager, Bob Bolz will be filling in for planning director David Picklesimer.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A.Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
6. **APPOINT THE CHAIRPERSON FOR THE PLANNING COMMISSION:** Motion to appoint Randy Davis as Chairperson for the Planning Commission made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
7. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on February 8, 2021 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

PUBLIC HEARING

8. **ZA-C2100140:** City of Dawsonville has requested a zoning amendment for TMP 092B 007 Land Lot 375 4th District, Located at 565 Highway 9 North, consisting of 0.147 acres, from LI (Light Industrial District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100140 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
9. **ZA-C2100141:** City of Dawsonville has requested a zoning amendment for TMP D01 049 Land Lot 439 4th District, Located at 26 Maple Street South, consisting of 2.00 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100141 made by M. Fallstrom; second by A. Tobolski; Vote carried unanimously in favor.
10. **ZA-C2100142:** City of Dawsonville has requested a zoning amendment for TMP D01 033 Land Lot 440 4th District, Located at 0 Church Street, from TB (Town Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100142 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
11. **ZA-C2100143:** City of Dawsonville has requested a zoning amendment for TMP D01 021 Land Lot 439 and 446 4th District, Located at 170 Academy Ave, consisting of 2.30 acres, from CBD (Central Business District) to INST (Institutional District). Public

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Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; Gail Sword, 641 Mountain Lane Rd, Dawsonville, Georgia asks for clarification on zoning. No one else spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100143 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 12. ZA-C2100144:** Dawsonville Downtown Development Authority has requested a zoning amendment for TMP D01 022 Land Lot 446 4th District, Located at 41 Mills Ford Road, consisting of 2.99 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100144 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 13. ZA-C2100146:** City of Dawsonville has requested a zoning amendment for TMP 083 043 Land Lot 514 4th District, Located at 695 Maple Street South, consisting of 1.00 acres, from R2 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom ; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100146 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 14. ZA-C2100147:** Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 082 006 007 Land Lot 300, 301 and 312 4th District, Located at 1307 Shoal Creek Road, consisting of 1.40 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100147 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 15. ZA-C2100148:** City of Dawsonville has requested a zoning amendment for TMP 093 009 Land Lot 58 4th District and Land Lot 428 13th District, Located at 244 Memory Lane, consisting of 3.20 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100148 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

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- 16. ZA-C2100149:** City of Dawsonville has requested a zoning amendment for TMP 093 055 079 Land Lot 576 4th District, Located at 140 Crocket Drive, consisting of 0.334 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100149 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 17. ZA-C2100150:** Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 092B 014 Land Lot 376 and 377 4th District, Located at 253 Gober Sosebee Street South, consisting of 0.728 acres, from LI (Light Industrial) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100150 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 18. ZA-C2100151:** City of Dawsonville has requested a zoning amendment for TMP 091 058 Land Lot 104 4th District, consisting of 5.0 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; Weldon Sheriff, 228 Weldon Sheriff Rd, Dawsonville, Georgia, asks for clarification on zoning. No one else spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100151 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 19. ZA-C2100152:** City of Dawsonville has requested a zoning amendment for TMP 082 013 Land Lot 370 4th District, Located at 326 Bent Ridge Drive, consisting of 0.52 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; Bob Strachan, 312 Bent Ridge Drive, Dawsonville, Georgia, asks for clarification on zoning. No one else spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100152 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 20. ZA-C2100153:** City of Dawsonville has requested a zoning amendment for TMP 082 004 001 Land Lot 310 4th District, Located at 327 Burt Creek Road, consisting of 0.11 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

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Motion to approve the zoning amendment for ZA-C2100153 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 21. ZA-C2100154:** City of Dawsonville has requested a zoning amendment for TMP 093 041 001 Land Lot 511 4th District, Located 16 Farmington Circle, consisting of 0.057 acres, from R6 (Multiple-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

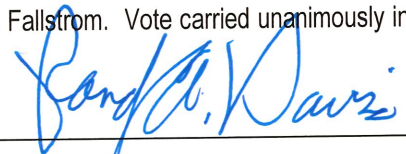
Motion to approve the zoning amendment for ZA-C2100154 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

PLANNING DIRECTOR REPORT: No announcements

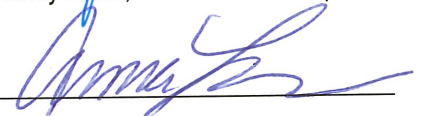
Chairperson R. Davis announced that the next Planning Commission Meeting is May 10, 2021 at 5:30 pm.

ADJOURNMENT:

At 6:02 p.m., a motion to adjourn the meeting was made by A. Tololski; second by M. Fallstrom. Vote carried unanimously in favor.



Randy Davis, Commission Chairperson



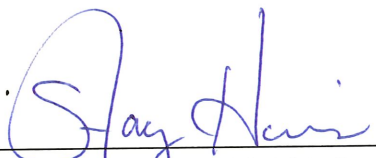
Anna Tobolski, Planning Commissioner



Matt Fallstrom, Planning Commissioner

Vacant

Vacant

Attested: 
Stacy Harris, Zoning Administrative Assistant