

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, September 13, 2021**

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 Sandy Sawyer, Matt Fallstrom, Anna Tobolski, City Attorney Kevin Tallant, Planning Director David Picklesimer, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris.  
  
Also present was Council Member John Walden and Mark French.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by David Picklesimer.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on July 12, 2021 by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **VAR-C2200007:** SDH Atlanta, LLC has requested the following variance for TMP 093 006 008 Located at 112 Kenneth Drive. Requesting a special exception regarding a driveway grade. Public Hearing Dates: Planning Commission on September 13, 2021.

Motion to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Chairperson Davis read the variance request and conducted the public hearing.

The following person spoke in favor of the request:

- Justin Swanson, 29 River Shoals Drive, Cartersville, GA – He spoke on behalf of the developer/applicant providing details and information regarding the driveway variance.

No one spoke in opposition.

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

M. Fallstrom motioned to approve **VAR-C2200007**; second by S. Sawyer. Vote carried unanimously in favor.

8. **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 70.808 acres (amended application) tract known as a portion of TMP 093 004 001, 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 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021.

Planning Commission Member A. Tobolski recused herself due to a potential social media policy violation.

Motion to open the public hearing made by S. Sawyer; second by M. Fallstrom. Vote carried two in favor (Sawyer, Fallstrom) with one recused (Tobolski).

Chairperson Davis read the annexation and zoning request and conducted the public hearing.

The following person spoke in favor of the request:

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- Christopher Light 112 North Main Street, Cumming, GA – He spoke on behalf of Allen Street Properties, LLC . providing details regarding the amended application. Additionally, he spoke about proposing to annex and rezone only tract two (2) of the original proposal, which is 32.937 acres.

The following citizens spoke in opposition of the request:

- Michelle Hout, 61 Turner Drive, Dawsonville, GA – She spoke about the concern of additional tracks being annex at a later time and citing traffic concerns.
- Seth Roark, 80 Turner Drive, Dawsonville, GA – He spoke about the additional tracks being annex at a later time. Mr. Roark was not opposed to the tract that was presented tonight.

Chairperson Davis requested more information from Allen Street Properties, LLC.

- Christopher Light 112 North Main Street, Cumming, GA – He spoke about the traffic concerns and that with the entrance being moved, he feels that this will help.
- Michael Turner 1090 Oakhaven Drive, Roswell, GA – He spoke about this being a smaller subdivision, which will be less traffic.

Motion to close the public hearing made by S. Sawyer; second by M. Fallstrom. Vote carried two in favor (Sawyer, Fallstrom) with one recused (Tobolski).

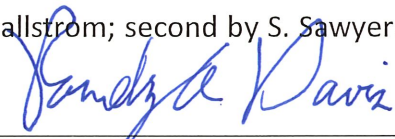
Motion to deny ANX-C2100043 and ZA-C2100043 because the site plan did not provide a city required second street access for developments over 50 homes made by M. Fallstrom second by S. Sawyer. Vote carried two in favor (Fallstrom, Sawyer) with one recused (Tobolski).

**PLANNING DIRECTOR REPORT:** None

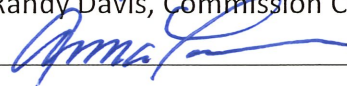
Chairperson R. Davis announced that the next Planning Commission Meeting is October 11, 2021 at 5:30 pm.

**ADJOURNMENT:**

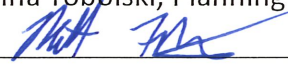
At 6:07 p.m., a motion to adjourn the meeting was made by M. Fallstrom; second by S. Sawyer. Vote carried unanimously in favor.



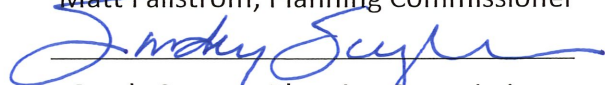
\_\_\_\_\_  
Randy Davis, Commission Chairperson



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Anna Tobolski, Planning Commissioner



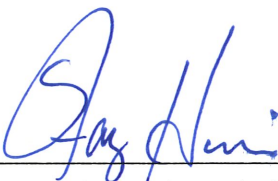
\_\_\_\_\_  
Matt Fallstrom, Planning Commissioner



\_\_\_\_\_  
Sandy Sawyer, Planning Commissioner



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Vacant

Attested:   
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Stacy Harris, Zoning Administrative Assistant