

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, November 8, 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, Zoning Administrative Assistant Stacy Harris.
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 Monday, September 13, 2021 by S. Sawyer; second by M. Fallstrom. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **ZA-C2200053:** Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

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

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

The following person spoke in favor of the request:

- Robert Howard, 1732 Perimeter Rd, Dawsonville, GA – He spoke as the homeowner of said property providing details and information regarding the zoning amendment.

No one spoke in opposition.

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

A. Tobolski motioned to approve **ZA-C2200053**; second by M. Fallstrom. Vote carried unanimously in favor.

8. **ZSP-C2200055:** Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

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

Chairperson Davis read the zoning site plan approval request and conducted the public hearing.

The following persons spoke in favor of the request:

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- Jane Range, 1235 Riverside Dr, Gainesville, GA – She spoke on behalf of Cook Communities providing details regarding the amended site plan approval . Additionally, she provided an updated letter of intent with a site plan.
- Keith Cook, 3120 Frontage Rd, Gainesville, GA – He gave additional information regarding the development (landscaping, buffers and HOA).

No one spoke in opposition.

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

M. Fallstrom motioned to approve **ZA-C2200055**; second by S. Sawyer. Vote carried unanimously in favor.

9. **VAR-C2200057**: William Elliott has petitioned side and rear property setbacks and zoning buffers be reduced to 0' ft for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. **Variance Request # 1**. Zoning Article VIII Sec 802 (2). The applicant is requesting to eliminate the rear 60' ft setback and the rear 50' ft zoning buffer along the property abutting TMP 068 060. Proposed setback and buffer adjoining TMP 068 060 is zero. **Variance Request # 2** Zoning Article XXIX Sec 2904. The applicant is requesting to eliminate the 20' ft side setback along the property abutting TMP 069 006. Proposed side setback adjoining TMP 069 006 is zero. Public Hearing: Planning Commission on November 8, 2021.

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

Chairperson Davis read the Variance Request # 1. Zoning Article VIII Sec 802 (2). The applicant is requesting to eliminate the rear 60' ft setback and the rear 50' ft zoning buffer along the property abutting TMP 068 060. Proposed setback and buffer adjoining TMP 068 060 is zero.

The following person spoke in favor of the request:

- William Elliott, 109 Ruby Lane, Dawsonville, GA – He stated that the engineer was a little aggressive regarding the setbacks and buffer. Mr. Elliott did ask for a reduction in the setbacks to build aircraft hangers, as the majority of the property is commercial. He further stated that the aircraft hangers cannot be moved forward closer to the air strip in case the Elliott Field becomes a regional airport.

The following citizen spoke in opposition of the request:

- Dan Elliott, 351 Mildred Elliott Rd, Dawsonville, GA – He voiced his concerns about having zero setbacks on buildings. If there was ever a discrepancy in the property lines, its costly and hard to rectify when buildings are already built. Mr. Elliott stated that he is willing to sit down with the applicant and come up with an equitable solution.

Commissioner Fallstrom requested William Elliott return to the podium for additional questions. Mr. Elliott stated that he would request to table this matter until the next planning commission meeting, to give both parties time to come to an agreement regarding the setbacks and buffer.

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

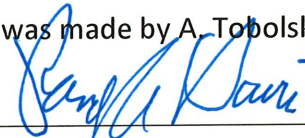
A. Tobolski made a motion to table the decision on Variance Request # 1 until the next Planning Commission Meeting on Monday, December 13, 2021; second by S. Sawyer. Vote carried unanimously in favor.

M. Fallstrom made a motion to continue the public hearing on Variance Request # 2 until the next Planning Commission Meeting on Monday, December 13, 2021; seconded by A. Tobolski. Vote carried unanimously in favor.

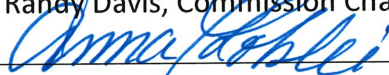
**10. PLANNING DIRECTOR REPORT:** None

**11. PLANNING COMMISSION REPORTS:** Chairperson R. Davis announced that the next Planning Commission Meeting is December 13, 2021 at 5:30 pm.

**ADJOURNMENT:** At 6:12 p.m., a motion to adjourn the meeting was made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.



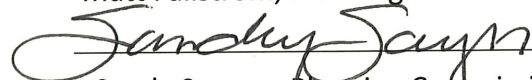
\_\_\_\_\_  
Randy Davis, Commission Chairperson



\_\_\_\_\_  
Anna Tobolski, Planning Commissioner



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



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

\_\_\_\_\_  
Vacant

Attested: \_\_\_\_\_



Stacy Harris, Zoning Administrative Assistant