

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, February 14, 2022**

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1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:32 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Sandy Sawyer, Matt Fallstrom, Anna Tobolski, City Attorney Kevin Tallant, City Manager Bob Bolz, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** David Picklesimer led the Invocation and Pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, December 12, 2021, made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.
7. **VAR-C2200060:** Everett Management, LLC has petitioned to eliminate the 30' ft buffer along the rear and east property lines and reduce the 40' ft setback to 17' ft along the east property line and 20' ft along the rear property line for TMP D03 010, Located at 239 HWY 9 North. Public Hearing: Planning Commission on December 13, 2021, and City Council on January 6, 2022. City Council for decision on January 20, 2022. ***Planning Commission postponed until Monday, February 14, 2022.***

Planning Commission Member S. Sawyer recused herself due to being adjoining property owner to TMP D03 010.

Chairperson Davis read the variance request.

The following person spoke in favor of the request:

- Rex Gravitt, 8930 Bay Lane, Gainesville, GA – He stated that the tents, traps, debris, and brush have been removed. Mr. Gravitt stated they are still in the process of removing some over hanging trees. Mr. Gravitt stated that the privacy fence along the east and rear property line is not on his property and is on the Maple Hill Drive properties and does not feel like it is fair for him to replace the fence that is not on his property.

Motion to approve the variance made by M. Fallstrom; second by A. Tobolski. Vote carried two in favor (Fallstrom, Tobolski) with one recused (Sawyer).

8. **ZA-C2200111:** Mike Eason has petitioned a zoning amendment for TMP 092 020 002; Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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

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

Planning Director David Picklesimer stated that this is a city-initiated rezoning. Planning Department reviewed the current zoning map and found the property to be non-conforming. The City is recommending the property to be rezoned R3 (Single-Family Residential).

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No one spoke in favor of the request.

No one spoke in opposition of 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 made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

9. **ZA-C2200112:** Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041; Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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

Planning Director David Picklesimer stated that this is a city-initiated rezoning. Planning Department reviewed the current zoning map and found the property to be non-conforming. The City is recommending the property to be rezoned R6 (Multiple-Family Residential).

No one spoke in favor of the request.

No one spoke in opposition of 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 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

10. **ZA-C2200119:** SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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

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

The following persons spoke in favor of the request:

- Corey Guthrie, 3384 Elliott Family PKWY, Dawsonville, GA – He spoke about the project SDH Atlanta, LLC is wanting to development. Applicant is requesting to rezone 121.11 acres, 236 units with a density of 1.95 units per acres and a minimum 1,500 heated square feet homes.
- Keith Adams, 110 Village Trail Ste 215, Woodstock, GA – Mr. Adams spoke about the product design that would be built. They have built houses in the City (Oakdale and Crown Pointe).

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- Michael Turner, 1090 Oakhaven Drive, Roswell, GA – He stated that he owns the adjoining lot TMP 083 025. The current property is land lock and would like an access point to his property.

The following citizens spoke in opposition of the request:

- Gail Smith, 378 Apple Ridge 1, Dawsonville, GA – She spoke about the wildlife, native plants, trees, and streams being disturbed. Ms. Smith also spoke about the traffic concerns.
- Brenda Johnson, 105 Apple Ridge 2, Dawsonville, GA – She requested the Planning Commission to postpone until all traffic and DRI studies are in.
- Mike Hulse, 2010 HWY 9 South, Dawsonville, GA – He spoke about the detention ponds causing mosquitoes and other insects.

Motion to extend the public hearing time for five (5) minutes made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

- Hal Perry, 408 Apple Ridge Rd 1, Dawsonville, GA – He spoke about the runoff and the traffic.
- Barb and Pat Haddeman, 31 Apple Ridge 1, Dawsonville, GA – They spoke about the traffic and wildlife being disturbed.

Motion to extend the public hearing time for five (5) minutes made by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.

- Renee Livingstone, 2493 HWY 9 South, Dawsonville, GA – She is concern about the density of the property and traffic.
- Phyllis Bottoms, 248 Apple Ridge 1, Dawsonville, GA – She spoke about the increase in the school system and traffic.

Motion to extend the public hearing time for three (3) minutes made by M. Fallstrom; second by S. Sawyer. Vote carried unanimously in favor.

- Garretta McGary, 68 Apple Ridge 1, Dawsonville, GA – She spoke about the traffic concern on Hwy 9.

Chairperson Davis ask the applicant if he would like to use their remaining time.

- Corey Guthrie and Keith Adams addressed the concerns of the citizens in opposition of the request and answered questions from the commission.
- Michael Turner comment about the wildlife and jobs for the community.

M. Fallstrom made a motion to deny the zoning request; seconded by A. Tobolski. Vote carried unanimously in favor.

**11. PLANNING DIRECTOR REPORT:** None

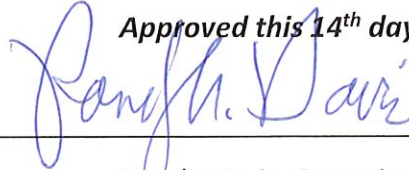
**12. PLANNING COMMISSION REPORTS:** Chairperson R. Davis announced that the next Planning Commission Meeting is March 14, 2022, at 5:30 pm.

**ADJOURNMENT:** A motion was made to adjourn the meeting at 7:01 p.m. by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

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Approved this 14<sup>th</sup> day of March 2022



Randy Davis, Commission Chairperson

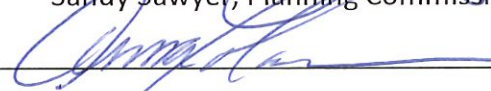
ABSENT

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Matt Fallstrom, Planning Commissioner Post 1

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Vacant Planning Commissioner Post 2

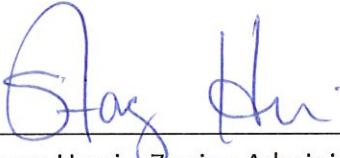


Sandy Sawyer, Planning Commissioner Post 3



Anna Tobolski, Planning Commissioner Post 4

Attested:



Stacy Harris, Zoning Administrative Assistant