

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, June 13, 2022**

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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 Sandy Sawyer, Matt Fallstrom, Josh Nichols, City Manager Bob Bolz, Councilmember Liaison Caleb Phillips, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris. Anna Tobolski was absent from the meeting.
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 J. Nichols; second by S. Sawyer. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, May 9, 2022, made by M. Fallstrom; second by S. Sawyer. Vote carried unanimously in favor.
7. **ANX-C2200161:** Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04-acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

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

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

Planning Director David Picklesimer stated that City Council approved open annexation period on December 20, 2021, through April 30, 2022, for unincorporated island properties.

No one spoke in favor or opposition of the request.

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

Motion to approve annexation C2200161 made by S. Sawyer, second by J. Nichols. Vote carried unanimously in favor.

8. **ANX-C2200162:** Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36-acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

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

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

Planning Director David Picklesimer stated that City Council approved open annexation period on December 20, 2021, through April 30, 2022, for unincorporated island properties.

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No one spoke in favor or opposition of the request.

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

Motion to approve annexation C2200162 made by M. Fallstrom; second by J. Nichols. Vote carried unanimously in favor.

- 9. VAR-C2200162:** Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.

Motion to open the public hearing made by J. Nichols; second by S. Sawyer. 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:

- Brian Nicholson, 4020 Morgan Rd, Tucker, GA – Mr. Nicholson stated he is speaking on behalf of his client Aero Group Racing of Georgia. His client would like a view of the Atlanta Motorsports Park, as he is a race enthusiastic. Aero Group Racing bought the property and annexed into the city last year.

No one spoke in opposition of the request.

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

Motion to deny variance C2200162 made by J. Nichols; second by S. Sawyer. Vote carried two in favor (Fallstrom, Sawyer); with one opposed (Nichols)

- 10. ANX-C2200170:** B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31-acre tract known as TMP 083 025, Located at Land Lot 584, 4<sup>th</sup> District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

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

The following person spoke in favor of the request:

- Michael Turner, 1090 Oakhaven Dr, Roswell, GA – Mr. Turner stated that this land adjoins the City of Dawsonville and Thunder Ridge Subdivision.

No one spoke in opposition of the request.

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

Motion to approve annexation C2200170 made by M. Fallstrom; second by S. Sawyer. Vote carried unanimously in favor.

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**PLANNING DIRECTOR REPORT:** None

**12. PLANNING COMMISSION REPORTS:** Chairperson R. Davis announced that the next Planning Commission Meeting is Monday, August 8, 2022, at 5:30 pm.

**ADJOURNMENT:** S. Sawyer motion to adjourn the meeting at 6:08 p.m.; second by J. Nichols. Vote carried unanimously in favor.

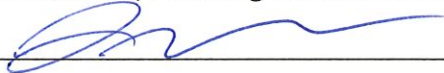
*Approved this 8<sup>th</sup> day of August 2022*



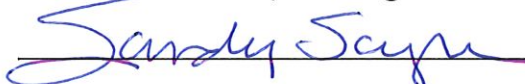
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Randy Davis, Commission Chairperson



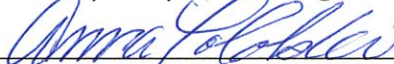
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Matt Fallstrom, Planning Commissioner Post 1



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Josh Nichols, Planning Commissioner Post 2



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Sandy Sawyer, Planning Commissioner Post 3



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Anna Tobolski, Planning Commissioner Post 4

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



Stacy Harris, Zoning Administrative Assistant