

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, February 13, 2023

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m. Mr. Davis announced that City Manager Bob Bolz has an announcement. Mr. Bolz stated it is with great sadness that he shared the news of the sudden passing of Harmit Bedi, Director of Planning and Zoning, and asked that you keep Harmit's family in your thoughts and prayers.
2. **ROLL CALL:** Present were Planning Commission Members, Anna Tobolski, Sandy Sawyer, Josh Nichols, Alexis Noggle, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Zoning Administrative Assistant Stacy Harris, Building Inspector Clay Moss.
3. **INVOCATION AND PLEDGE:** City Manager Bob Bolz led Invocation and Pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda 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 held on Monday, January 9, 2023, made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.
7. **2023 CO-CHAIRPERSON ELECTION:** Planning Commission inadvertently opened and closed a public hearing at this time. Motion to elect Anna Tobolski as the 2023 Co-Chairperson made by A. Noggle; second by J. Nichols. Vote carried three in favor (Nichols, Noggle, Sawyer) with one abstained (Tobolski).

PUBLIC HEARING

8. **ZA-C2300078:** Sherry Phillips has petitioned a zoning amendment for TMP D02 013, Located at 129 Stegall Place from R-2 (Single-Family Residential District) to RMM (Residential Manufactured/Moved). Public Hearing Dates: Planning Commission on February 13, 2023, and City Council on March 6, 2023. City Council for a decision on March 20, 2023.

Chairperson Davis read the zoning amendment and conducted the public hearing. Motion to open the public hearing made by J. Nichols; second by A. Tobolski. Vote carried unanimously in favor.

The following spoke in favor of the zoning request:

- Sherry Phillips, 129 Stegall Place, Dawsonville, GA – Ms. Phillips stated that she moved in with her sick mother and her son moved in the mobile home on the property. He is an over the road driver and the mobile home has been vacant for a couple of years. When her mother passed away, her plans were to move back to her home. She stated that the home is dilapidated and would cost from \$90k to \$100k to restore. She stated her plans are to buy a new manufactured home that would cost around \$120k. Ms. Phillips stated she cannot afford to build, the cost of building a home the size of the new manufactured home would be double the cost. There are several mobile homes located on Stegall Place and her surrounding neighbors have signed a petition in favor of her request.
- Kevin Sheriff, 293 Dawson Manor Drive, Dawsonville, GA – Mr. Sheriff stated that he is a builder, and he has tried to look at ways to restore the home. He stated that the walls of the home are not structurally sound. His plans are to landscape the lot, install a new septic tank, and add front and rear decks.

No one spoke in opposition of the request.

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City Attorney K. Tallant provided the Planning Commission with pertinent information on the zoning and variance request.

Motion to close the public hearing made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor. Motion to approve ZA-C2300078 zoning amendment as presented made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

9. **VAR-C2300077:** Sherry Phillips has a variance request for a mobile home placement on less than required 3-acre minimal lot size for TMP D02 013, Located at 129 Stegall Place. Public Hearing Date: Planning Commission on February 13, 2023.

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

- Sherry Phillips, 129 Stegall Place, Dawsonville, GA – Ms. Phillips stated that she does not understand the variance request and the mobile home has been there for years. She has an adjoining half acre lot and does not want to combine the lots.


No one spoke in opposition of the request.

Motion to close the public hearing made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor. Motion to approve VAR-C2300077 variance request as presented made by J. Nichols; second by A. Tobolski. Vote carried unanimously in favor.

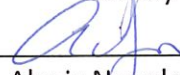
PLANNING DIRECTOR REPORT: City Manager Bob Bolz provided an update on the Comprehensive Plan “Kick off Meeting” on Thursday, February 9th. Mr. Bolz stated he appreciated everyone attending the meeting and 16 of the 25 stakeholders were present. He stated the city is excited about this process and really looking forward to completing this very important project for the City of Dawsonville. The next meeting is scheduled for Thursday, March 9, 2023.

PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, March 13, 2023.

ADJOURNMENT: Motion to adjourn the meeting at 5:49 p.m. made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.


Approved this 13th day of March 2023


Randy Davis, Commission Chairperson



Alexis Noggle, Planning Commissioner Post 1



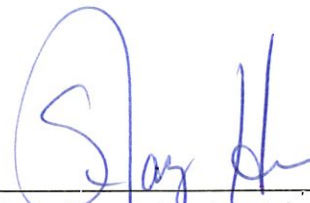
Josh Nichols, Planning Commissioner Post 2



Sandy Sawyer, Planning Commissioner Post 3



Anna Tobolski, Planning Commissioner Post 4

Attested: 

Stacy Harris, Zoning Administrative Assistant