

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, March 13, 2023**

---

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** Present were Planning Commission Members, Anna Tobolski, Sandy Sawyer, Josh Nichols, Alexis Noggle, City Attorney Jonah Howell, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris, Building Inspector Clay Moss.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by City Manager Bob Bolz.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, February 13, 2023, made by J. Nichols; second by S. Sawyer. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **ZA-C2300085:** Kevin Lalani has petitioned for a zoning amendment for TMP D03 056, located at 514 Academy Ave. from CBD (Central Business District) to TB (Town Business District). Public Hearing Dates: Planning Commission on March 13, 2023, and City Council on March 20, 2023. City Council for a decision on April 17, 2023.

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

Zoning administrative S. Harris provided the staff analysis report for the zoning amendment.

The following person spoke in favor of the zoning request:

- Doug Sherrill, 131 Providence Court, Dawsonville, GA – Mr. Sherrill stated he is representing Kevin Lalani and Mr. Lalani feels that Town Business will be a better zoning category for his intentions of developing the property. Mr. Sherrill stated that his client is wanting to build a mixed-use development consisting of standalone coffee/eatery shop and office spaces, with access off Academy Ave. and not Highway 53 East.

No one spoke in opposition of the request.

Motion to close the public hearing made by A Noggle; second by J. Nichols. Vote carried unanimously in favor. Motion to approve ZA-C2300085 zoning amendment as presented made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

**PLANNING COMMISSION REPORTS:** Next Planning Commission Meeting is Monday, April 10, 2023.

**ADJOURNMENT:** Motion to adjourn the meeting at 5:39 p.m. made by S. Sawyer; second by A. Noggle. Vote carried unanimously in favor.

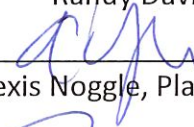
MINUTES  
PLANNING COMMISSION REGULAR MEETING  
G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor  
Monday, March 13, 2023

---

Approved this 12<sup>th</sup> day of May, 2023



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



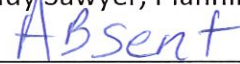
\_\_\_\_\_  
Alexis Noggle, Planning Commissioner Post 1



\_\_\_\_\_  
Josh Nichols, Planning Commissioner Post 2

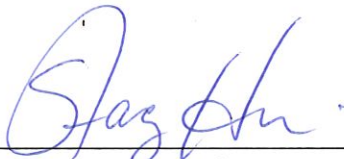


\_\_\_\_\_  
Sandy Sawyer, Planning Commissioner Post 3



\_\_\_\_\_  
Anna Tobolski, Planning Commissioner Post 4

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



Stacy Harris, Zoning Administrative Assistant