

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, July 10, 2023**

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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, Josh Nichols, Alexis Noggle, Anna Tobolski, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, City Manager Bob Bolz, Planning Director Jameson Kinley, 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 A. Noggle; second by J. Nichols. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on Monday, June 12, 2023, made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **VAR-C2300144:** Hubert Tinsley has requested to divide less than one (1) acre tract into two lots; located at 414 Maple Street South (TMP 083 038). Public Hearing Date: Planning Commission on Monday July 10, 2023.

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

Planning Director J. Kinley provided the staff analysis report for the variance request to divide less than one (1) tract into two lots.

The following person spoke in favor of the zoning request:

- Hubert Tinsley, 273 Mill Stone Drive, Dawsonville, GA – Mr. Tinsley stated that he intends to divide the property into two lots and build his stepdaughters a home.

The following person spoke in opposition of the request:

- Jonathan Campbell, 122 Angela Lane, Dawsonville, GA 30534 – Mr. Campbell stated that he is against dividing the less than an acre lot. He provided an ariel view of Mr. Tinsley property that also joins his property. Mr. Campbell stated that there are already two rows of housing on Angela Lane, and if he is allowed to split the parcel, it would be three rows. In his view, this would be a high-density area.
- G. Brandon Powers, 130 Angela Lane, Dawsonville, GA 30534 – Mr. Powers stated that this lot is directly to the rear of his property and the only vegetation that separates his property from this is two juniper trees and they are not located on his property.

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

After discussion among the Commissioner Members regarding the lot size and buffers/privacy fence, J. Nichols made a motion to approve VAR-C2300144; second by S. Sawyer. Vote carried unanimously in favor.

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**BUSINESS**

8. **ZSP-C2300063:** Atlanta Motorsports Park, LLC (AMP) has petitioned an amended site plan for eight (8) additional garage condo buildings, 46 second home sites/race cottages, one (1) commercial building, a two-sided LED billboard (12' x 32'), upgraded kart track lighting, extension of hours of operation for go-kart track, military and law enforcement training and events after hours without noise, four (4) annual events with open sound limit; increase sound monitor limits; remove ambulance and fire truck conditions for non-racing activity, allow spectators without grandstands, and allow public address system; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, June 12, 2023, and City Council Monday, June 19, 2023. City Council for a decision on July 17, 2023. **Tabled until Monday, July 10, 2023.**

Chairperson Davis read the zoning amendment and asked Planning Director Kinley for an update.

Planning Director Kinley stated that the applicant has submitted a revised site plan and proposed updates to the current stipulations for Atlanta Motorsports Park and the zoning process will have to start over with new advertising and adjoining property owner's being notified.

Motion to table ZSP-C2300063 until the next Planning Commission Meeting August 14, 2023, made by A. Tobolski; seconded by S. Sawyer. Vote carried unanimously in favor.

Motion to rescind the previous approval on agenda item #7 VAR-C2300144 made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

A. Tobolski made a motion to approve agenda item # 7 with the condition of requiring a six (6) foot privacy fence along the southern, western, and northern property line; second by S. Sawyer. Vote carried unanimously in favor.

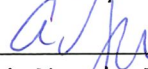
**PLANNING COMMISSION REPORTS:** Next Planning Commission Meeting is Monday, August 14, 2023.

**ADJOURNMENT:** Motion to adjourn the meeting at 6:00 p.m. made by A. Noggle; second by A. Tobolski. Vote carried unanimously in favor.

**Approved this 14<sup>th</sup> day of August 2023**



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Randy Davis, Commission Chairperson



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Alexis Noggle, Planning Commissioner Post 1

**Absent**

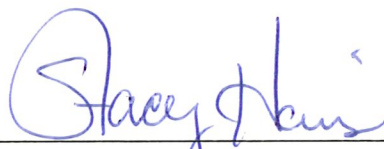
\_\_\_\_\_  
Josh Nichols, Planning Commissioner Post 2



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Sandy Sawyer, Planning Commissioner Post 3



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Anna Tobolski, Planning Commissioner Post 4

Attested:   
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Stacy Harris, Zoning Administrative Assistant