

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 11, 2023

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 Liaisons Caleb Phillips and John Walden, City Manager Bob Bolz, Building Inspector Clay Moss, and Zoning Administrative Assistant Stacy Harris.
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. 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, October 9, 2023, made by J. Nichols; second by S. Sawyer. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ANX-C2400048:** Dawson County BOE has petitioned to annex 1.61 acres of TMP 093 005, located at 516 Allen Street, with a county zoning of C-CB (Community Business Commercial District) to City Zoning INST (Institutional District). Public Hearing Dates: Planning Commission on December 11, 2023, and City Council on December 18, 2023. City Council for a decision on January 11, 2024.

Chairperson Davis read the annexation 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.

No one spoke in favor of the request.

No one spoke in opposition to the request.

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

Commission Member Tobolski had a couple of questions for the Planning Department. She asked if Dawson County Board of Commissioner (BOC) opposed the annexation request. Ms. Harris stated the BOC considered the request on November 16th and they had no objections to the annexation. Commission Member Tobolski asked the petition to annex into the city was made by Board of Education. Ms. Harris said yes it was.

J. Nichols made a motion to approve ANX-C2400048; second by A. Noggle. The vote carried three in favor (Noggle, Nichols, Sawyer) with one opposed (Tobolski).

8. **ZSP C2400063:** Atlanta Motorsports Park, LLC has petitioned to amend the site plan to convert the takeout kitchen to a restaurant; located at 20 Duck Thurmond Road (TMP 070 049 001). Public Hearing Dates: Planning Commission on Monday, December 11, 2023, and City Council Monday, December 18, 2023. City Council for a decision on Thursday, January 11, 2024.

Chairperson Davis read the petition to amend the current site plan and conducted the public hearing. Motion to open the public hearing made by J. Nichols; second by A. Noggle. Vote carried unanimously in favor.

The following people spoke in favor of the zoning request:

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- Joey Homans, 272 Hwy 9 South, Dawsonville, GA – Mr. Homans stated that his client would like to revise the current site plan to convert the takeout kitchen at the go-kart clubhouse to a restaurant. He further stated that his client would like to have the option of a restaurant at the conference center.
- Jeremy Porter, 20 Duck Thurmond Rd, Dawsonville, GA – Mr. Porter stated that the application for the restaurant was for 50-100 seats. He stated that the actual number of seats would be 40, due to the limitations of the septic design and grease traps. Mr. Porter stated that they were applying for a restaurant at the go-kart clubhouse, and they would like the opportunity in the future to have a restaurant at the conference center. They have no design or concept plan.

The following person spoke in opposition to the request:

- Dr. West Hamryka, 683 Duck Thurmond Road, Dawsonville, GA – Dr. Hamryka stated that the additional traffic on Duck Thurmond and Highway 53 West cannot handle this request. He also stated that he would like to invite the Planning Commission out to his farm and hear how loud the noise is and see how it rattles his windows in his home.

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

Commission Member J. Nichols asked Mr. Porter and Mr. Homans the hours of operation for the restaurant and would the restaurant be open to members only or the public. Mr. Homans stated that his client would follow the city ordinance and the stipulations that were approved at the September 18, 2023, City Council Meeting. He further stated that the restaurant would be open to the public.

Commission Member S. Sawyer asked Mr. Porter if it would be a sit-down dining style restaurant and would alcohol be served. Mr. Porter stated that yes, it would be a sit-down restaurant at the go-kart clubhouse, with a simple menu. The restaurant at the conference center is a catering kitchen and that would be the base kitchen and in the future move to a sit-down dining. Mr. Porter further stated that alcohol would be served, and they will apply and follow the state and local alcohol permits and regulations. Commission Member S. Sawyer asked if the environmental health had approved of the restaurant's use. Mr. Porter said no since the plans were not approved through the Planning Department.

Chairperson Davis asked Mr. Porter if alcohol would be served in the restaurant only. Mr. Porter said that is correct.

Commission Member A. Noggle asked Mr. Porter to clarify his request regarding the restaurant at the go-kart clubhouse or the conference center. Mr. Porter stated that he is requesting two restaurants; one at the conference center and the other at the go-kart clubhouse. He stated that at the present time he does not know what the restaurant at the conference center would look like or how many seats it would have. No plans have been designed for this restaurant.

A. Tobolski made a motion for approval for the requested restaurant specifically for the go-kart clubhouse center that will be based on the city and county guidelines; second by A. Noggle. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS: Next Planning Commission Meeting is Monday, January 8, 2024. Sandy Sawyer stated that this would be her last Planning Commission Meeting. She will be serving on

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the City Council Post 3. Ms. Sawyer stated that she was thankful for the time served on the Planning Commission and looks forward to serving on the City Council.

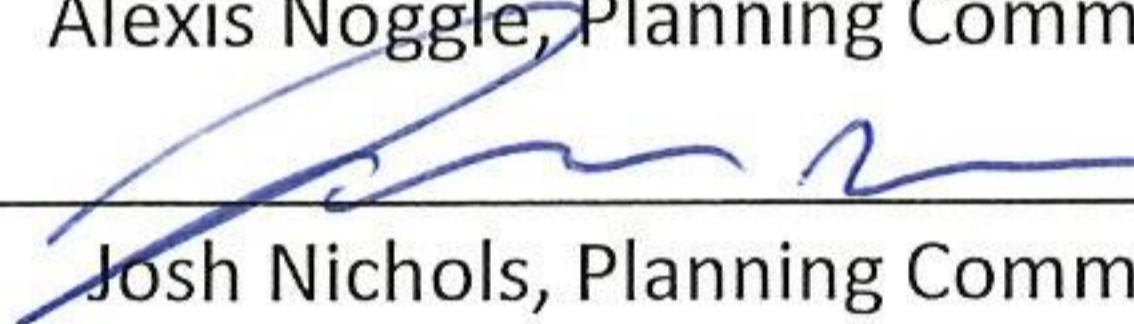
ADJOURNMENT: Motion to adjourn the meeting at 6:20 p.m. made by A. Tobolski; second by A. Noggle. Vote carried unanimously in favor.

Approved this 10th day of June, 2024



Randy Davis, Commission Chairperson

Alexis Noggle, Planning Commissioner Post 1



Josh Nichols, Planning Commissioner Post 2

, Planning Commissioner Post 3



Ashley Stephenson, Planning Commissioner Post 4

Attested:



Stacy Harris, Zoning Administrative Assistant