



CITY OF DAHLONEGA

City Council Public Hearing Minutes

April 17, 2023, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonega's resources.

CALL TO ORDER

Mayor Taylor called the City Council Public Hearing to order at 4:11 P.M.

PRESENT

Mayor JoAnne Taylor
Councilmember Roman Gaddis
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Ross Shirley
Councilmember Lance Bagley

ABSENT

Councilmember Ryan Reagin

Public Hearing:

Mayor Taylor turned the proceedings over to City Attorney Parks.

1. REZN-23-1 James and JoAnn Gribben

Doug Parks, City Attorney

City Attorney Parks informed the Council that the only business is the request from James and JoAnn Gribben.

Due to an illness in the Gribben family, they could not attend. Mr. Tom Gordineer, a neighbor of the Gribben's, gave Council a copy of the statement from the Planning Commission agenda packet from the last PC meeting for review concerning Gribben's request for REZN-23-1 James and JoAnn Gribben.

Jameson Kinley, Planning and Zoning Administrator, at the request of City Attorney Parks, presented history and recommendations from Staff and the Planning Commission for REZN 23-1;

The Gribbens, 257 Hawkins Street, request to rezone a direct neighboring property they own, 277 Hawkins Street, from R1 to R2. This change would bring this property into compliance with its current use and surrounding properties. The Gribbens have no intent for further development of 277 Hawkins Street. This property is at the end of Hawkins Street, with an existing building that allows separate long-term rentals on the upper and lower floors. This property is in proximity to properties zoned R1, R2, and R3.

Further history of this area is a 12-acre property directly across the street, recently rezoned in 2021 from R1 to R2. The comprehensive city plan refers to this area as Public Square Character Area due to its proximity to our Square; this approval aligns with the city's long-term strategy. Staff recommends approval with no stipulations, but the Planning Commission at the Planning Commission Meeting on Tuesday, April 4, 2023, recommends denial due to short-term and rental issues.

City Attorney Parks asked if anyone in the audience would like to speak for or against this application. No one came forward, so the item was open for questions from the Council, but the vote will be at the next council meeting.

Councilmember Areimma reminded Council that this property had been a long-term rental for many years, but we as a Council need to be concise in future rezoning.

Mayor Taylor and Councilmember Larson discussed the need to be concise about the recommendations of the Planning Commission and Staff when decisions are made for rezoning.

City Attorney Parks will provide an ordinance to the council at a future meeting to give options for this property.

ADJOURNMENT

Mayor Taylor declared the Public Hearing closed at 4:18 p.m.