



CITY OF DAHLONEGA

Public Hearing - Zoning Map Amendment Minutes

November 16, 2020, 4:00 p.m.

Gary McCullough Chambers, Dahlonaga City Hall

PRESENT Mayor Norton Council Member Mitchell Ridley Council Member Ron Larson Council Member JoAnne Taylor Council Member Roman Gaddis Council Member Johnny Ariemma Council Member Helen Hardman	PRESENT City Clerk Mary Csukas City Manager Bill Schmid Director Kevin Herit Director Mark Buchanan	PRESENT City Attorney Doug Parks
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CALL TO ORDER

Mayor Norton called the Public Hearing to order at 4:02 p.m.

Mayor Norton called for a motion to move the Public Hearing to the adjacent Lumpkin County Park and Rec building, located at 365 Riley Road, Dahlonaga, GA 30533, to allow a larger facility to accommodate the large crowd.

Council Member JoAnne Taylor motioned to move the Public Hearing and seconded by Council Member Ron Larson.

Voting Yea: Mayor Norton, Council Member Hardman, Council Member Taylor, Council Member Ridley, Council Member Gaddis, Council Member Larson, Council Member Ariemma

Council Member Ridley stated the relocation of the Public Hearing would allow for a more COVID safe environment as the City Council Chamber is not large enough to hold a crowd of 50 people.

Mayor Norton re-convened the Public Hearing at 4:15 p.m. at the Lumpkin County Park and Recreation Building located at 365 Riley Road, Dahlonaga, GA 30533

NEW BUSINESS:

Public Hearing:

1. REZN-20-09-0001 258 Hawkins Street (Parcel # D07 032). Request to rezone the property from R-1 to PUD
 - Director Kevin Herit, Community Development, gave a detailed explanation of the Zoning request REZN-20-09-0001 258 Hawkins Street to allow for a change from R-1 to PUD.
 - Ethan Underwood, legal counsel for Signet, gave a detailed explanation for a student housing project of 92 units / 298 Bed Apartment Housing at the site on Hawkins Street. This student housing project would require the area to be zoned PUD.
 - George Butler, legal council for Dahlonaga Baptist Church, property adjacent to the proposed rezoning project, spoke against the rezoning of the property on Hawkins Street.
 - Members of the public spoke against the rezoning of this property from R1 to PUD as the impact of student housing would be detrimental to the area on Hawkins Street.

Council Members discussion on the proposed rezoning project:

- Commitments and promises stated by the development company for the student housing project must be in writing and part of this building project's life.
- This project site is residential approved and perfect for family housing and not cost prohibited. The developer stated the highest home sale would be \$320,000, disputed by citizens in the audience.
- Traffic flow issues were debated at length.

Mayor Norton informed the public that this rezoning issue would be continued at the Council Meeting on December 7, 2020 at 6:00 p.m.

ADJOURNMENT

Mayor Norton adjourned the Public Hearing at 6:26 p.m.