



CITY OF DAHLONEGA

PLANNING COMMISSION MINUTES

MONDAY, FEBRUARY 08, 2021 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER

In compliance with the Americans with Disabilities Act, those requiring accommodation for Planning Commission meetings please contact Kevin Herrit at the Community Development Department.

Call to Order

Chairman Conaway called the meeting to order at 6:00 pm at the City Hall and then suspended the meeting to move it to the Lumpkin County Parks and Recreation building due to Covid Pandemic regulations for the spacing of attendees.

The Chairman then brought the meeting out of suspension at 6:10 pm.

Pledge of Allegiance

Approval of Minutes:

1. Planning Commission Minutes Monday, January 11, 2021
Chairman Conaway asked for a motion of the Minutes for Monday, January 11, 2021.
Motion made by Commission Member Fender, Seconded by Commission Member Westmoreland.
Voting Yea: Commission Member McGraw, Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Fender, Commission Member Jim Guy.

OLD BUSINESS

Zoning Cases:

Conditional Uses:

NEW BUSINESS

Zoning Cases:

2. REZN-20-09-0001_258 Hawkins Street (Parcel # D07 032). Request to rezone +/- 10.003 acres from R-1 (single-family residential) to PUD (Planned Unit Development)
Chairman Conaway asked that the applicant come forward and present the application for the 258 Hawkins Street Planned Unit Development zoning amendment. Mr. Underwood presented the case and highlighted points from the staff report that the applicant was willing to condition the approval to. The conditions were all seven of the listed conditions in the staff report for REZN-20-09-0001. He also indicated that they had added more proposed parking into their design at the rear of the development if there was more need for parking. The parking addition would help alleviate residents' and the Commissioners' concerns that they could not provide one parking space per bedroom.
The staff gave a review of the staff report and mentioned the seven conditions that would need to be approved along with the rezoning if the Commission wished to approve the zoning amendment. The Chairman then opened up the floor to attendants for or against the application. Several adjacent landowners come forward that were against the development and rezoning.
The Chairman then asked for a motion to approve or deny the application. A motion to deny the application was submitted by Commission Member Fender, Seconded by

Commission Member Feagin.

Voting Yea: Commission Member McGraw, Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Fender, Commission Member Jim Guy.

3. REZN-21-1_258 Hawkins Street - Request to rezone +/- 10.003 acres from R-1 (single-family residential) to R-2 (multi-family residential)

Chairman Conaway asked the applicant to come forward to present the request for the zoning amendment. Staff came forward and presented the application from the City of Dahlonaga to rezone the parcel addressed as 258 Hawkins Street as R-2 with conditions. Staff indicated that this rezoning would allow the owner to better utilize their property and would allow them up to 5.5 units per acre for density. The rezoning would have several conditions as stated in the staff report for case REZN-21-1.

Chairman Conaway then asked if anyone in opposition or in favor wished to comment. Mr. Underwood as council for the owner come forward and indicated that they would like to be granted the PUD zoning they requested but had no problem compiling with the condition stated in the request. The adjacent landowners commented on the request and stated that they would support this rezoning, but would like to see the use of apartments be taken out of the permitted uses for this parcel.

The Chairman then asked if there was a motion on the floor. Commissioner Crannell made a motion to deny the application. The motion died for lack of a second. The Chairman asked if there were any other motions to be brought forth. A motion made by Commission Member Westmoreland, Seconded by Commission Member Feagin to recommend approval of the requested R2 rezoning with the conditions as stated in the staff report.

Voting Yea: Commission Member McGraw, Commission Member Westmoreland, Commission Member Feagin, Commission Member Fender.

Voting Nay: Commission Members Crannell and Guy

4. BZA-21-1_Goldenrod LN - Variance for front side setback of 25 feet along Wimpy Mill Road

Chairman Conaway asked the application to come forward and address their request for a reduction on the front side setback. The applicant came forward and noted that the reduction in the front side setback would allow them to position the house closer to Wimpy Mill Road and reduce the hillside cut that would be required to build the duplex. The applicant went over the site plan for the duplex development and indicated that the front of the house would be oriented to Goldenrod LN.

Staff indicated that they recommended approval of the request. Motion to recommend approval made by Commission Member Crannell. Seconded by Commission Member Jim Guy.

Voting Yea: Commission Member McGraw, Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Fender, Commission Member Jim Guy.

5. BZA-21-3_196 Park Street North - Variance request to reduce front setback to 10 feet

Chairman Conaway asked the applicant to come forward and present their request. The applicant indicated that they wanted to build back a house in the same location as the house that was demolished by a tree falling on it. Staff indicated that this would keep the structure in line with the other houses in the neighborhood and would allow for proper use of the parcel as sewer was not available to the area.

Chairman Conaway asked if anyone was wishing to speak for or against the request. None being present, the Chairman asked if there was a motion. Motion to recommend approval made by Commission Member Crannell. Seconded by Commission Member Jim Guy. Voting Yea: Commission Member McGraw, Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Fender, Commission Member Jim Guy.

Conditional Uses:

INFORMATION & TRAINING

Adjournment

The meeting was adjourned at 8:30 pm.

Motion made by Commission Member Westmoreland, Seconded by Commission Member Crannell. Voting Yea: Commission Member McGraw, Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Fender, Commission Member Jim Guy.