



CITY OF DAHLONEGA
City Council Public Hearing Minutes
January 18, 2022, 4:00 PM
Gary McCullough Chambers, Dahlonega City Hall

CALL TO ORDER

Mayor Taylor called the Public Hearing to order at 4 pm

Mayor Taylor immediately turned the Hearing over to Attorney Doug Parks.

PRESENT

Mayor JoAnne Taylor

Councilmember Ron Larson

Councilmember Johnny Ariemma

Councilmember Ross Shirley

Councilmember Roman Gaddis

ABSENT

Councilmember Ryan Reagin

PUBLIC HEARING:

1. REZN 21-6 Don and Chris Head, Jameson Kinley - Planning and Zoning Administrator
City Attorney Parks invited Don or Chris Head to the podium to present their application.

Mr. Don Head and Ms. Chris Head, owners of the property, request to rezone the property at 60 Skyline Drive to B-1 Commercial Use.

City Attorney Parks invited the audience to speak regarding the application.

- Patrick Jones, 16 Kenimer Drive - requests exit and entry only on Highway 19 at address; review potential water and drainage issues; long-term use of business in the future; ensure landscaping as a barrier.
- Samantha Furstenberg- 151 Skyline Drive - consider increased traffic and safety of pedestrians; no access from Skyline Drive; sidewalk development for this area; place stipulations on operating hours and future use of property; signage; buffers Skyline Drive frontage.
- Mike Neubauer - Calhoun Rd, acting as Real Estate Agent for the buyer Attorney Alfred Chang. As a family law practice, there will be no flashing signage at this low-impact business, regular hours 8:30 am – 5:30 pm weekdays and Saturdays occasionally.

City Attorney Doug Parks provided an opportunity for rebuttal.

Ms. Chris Head commented that permitting for changes to the property and signage would be decision of the City. A buffer on Skyline is currently hedged. If approved, a

business at that location should not affect the neighborhood with the existing split at North Hall and Skyline Drive.

City Attorney Parks called Planning and Zoning Administrator Jameson Kinley forward.

- Administrator Kinley read comments from Mr. Wendell Satterfield, 52 Kenimer Circle non-commercialized, disagrees with rezoning.
- Administrator Kinley also read a letter from Sarah Moore of Skyline Drive, who indicated her opposition to the rezoning. She stated the area is an active community at the entrance of two busy neighborhood streets; it is ideal to live close to the elementary and high schools. Her concern is that if the property is rezoned, it opens opportunity to other types of businesses at this location. She would like to see neighborhoods stay as places to live in our homes and not turn them into commercial properties.
- Administrator Kinley presented that the Planning Commission voted to approve using the existing structure for office or business use.

City Attorney Parks opened the meeting up for questions from Council.

- Councilmember Ariemma's concern is with this proposed property's entrance and exit, a GDOT issue. Ms. Chris Head stated that no request to GDOT for an entrance change is in place. Councilmember Ariemma also reminded those concerned that future changes if a B-1 is approved are through Council approval. Councilmember Ariemma congratulated the Heads on the improvements at the property.
- Councilmember Larson thanked citizens for expressing their concerns. He did not expect a traffic increase, but limited access from Skyline may be appropriate with GDOT approval.
- Mayor Taylor asked Administrator Kinley if there were ADA compliance restrictions on a B-1, and Administrator Kinley stated that every business would need ADA compliance.
- Councilmember Larson asked Mr. Neubauer if Mr. Chang planned to change the structure. He indicated he was not going to tear down a \$500,000 house. He also commented that Mr. Chang confirmed by text that he did not want to block the driveway on Skyline.
- Mr. Don Head stated he did not feel an entrance on Skyline drive would hinder nor appropriate to limit the entrance and exit access and to require GDOT approval. Approval, as is for the driveway, will be fine.

City Attorney Parks reminded those present that the vote regarding this zoning ordinance comes at the next Council meeting.

Attorney Parks called for any other comments and, hearing nothing else, closed the Public Hearing.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the Hearing at 4:28 pm

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Shirley