



CITY OF DAHLONEGA

PLANNING COMMISSION MINUTES

TUESDAY, MAY 02, 2023 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 Allison Martin at amartin@dahlonega.gov or (706) 482-2706.

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

Call to Order

Pledge of Allegiance

Chairman Conaway led the Pledge of Allegiance

Approval of Minutes:

1. Planning Commission Meeting Minutes-April 4, 2023

Chairman Conaway motioned for approval of the Planning Commission Meeting Minutes - April 4, 2023

Motion made by Commission Member Carroll, Seconded by Commission Member Guy.
Voting Yea: Chairman Conaway, Commission Member Westmoreland, Commission Member Guy, Commission Member Spivey, Commission Member Carroll

OLD BUSINESS

2. Zoning Changes Pursuant to HB 1405

Allison Martin

City Manager Allison Martin read and discussed the zoning changes pursuant to House Bill 1405 with the Planning Commission. A City Council Public Hearing is scheduled on May 15, 2023, to discuss the zoning changes outlined by HB 1405.

Zoning Cases:

Conditional Uses:

NEW BUSINESS

3. Public Hearing for Squaretail, LLC on behalf of Steven H Fuller Jr. and William T Hardman Jr., Executor of Bill T. Hardman (REZN-23-2) - request to rezone the 3.81+/- acres located at Alicia Lane(062A 075) from B-2 Highway Business District to R-3 Multi-Family. Squaretail, LLC REZN-23-2

Allison Martin

Mr. J.R. Johnson spoke on behalf of Squaretail and noted site plan changes from the original in the agenda packet.

Chairman Conaway opened the floor to Public Comments:

1. Steve Sylvester 215 Stancil Dyer Rd Dahlonge- Traffic concerns
2. Diane Schermerhorn 6147 Grand Marina Gainesville- Traffic concerns, Landscaping, Parking concerns
3. Bonnie Barker 130 Village Dr. Dahlonge- Concerned that the changes made were not reflected in the packet/Traffic concerns
4. Regina Harper 130 Lila Way Dahlonge- Ingress/Egress from Alicia Ln/Controlled growth
5. D.L. Head 339 161 Village Dr- Public safety studies/Traffic volume
6. Steve Pierce 146 Village Dr- Traffic concerns
7. Bill Hardman PO Box 247 Dahlonge- Behalf of Steven H Fuller Jr. and William T Hardman Jr-Spoke of approval of Staff recommendations, Need for housing in the area, request approval of the use of the property.

Chairman Conaway closed Public Comments.

Mr. J.R. Johnson addressed concerns presented during the public comments section and concerns discussed by Commission members, primarily with the HOA covenants and traffic.

Motion made by Commission Member Guy to table development until Squarital can provide engineered site plans reflecting current development, Seconded by Commission Member Spivey.

Voting Yea: Chairman Conaway, Commission Member Westmoreland, Commission Member Guy, Commission Member Spivey, Commission Member Carroll

Zoning Cases:

Conditional Uses:

Adjournment

Chairman Conaway motioned for adjournment.

Motion made by Commission Member Guy, Seconded by Commission Member Westmoreland.

Voting Yea: Commission Member Westmoreland, Commission Member Guy, Commission Member Spivey, Commission Member Carroll