



CITY OF DAHLONEGA

PLANNING COMMISSION MINUTES

TUESDAY, APRIL 04, 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 Jameson Kinley at kinley@dahlonega.gov or (706) 701-0736.

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

Call to Order at 6:02 pm by Chairman Conaway

PRESENT

Chairman Robert Conaway
Commission Member Joyce Westmoreland
Commission Member Michael Feagin
Commission Member James Guy
Commission Member James Spivey
Commission Member James Carroll

ABSENT

Commission Member Win Crannell

Pledge of Allegiance

Approval of Minutes:

1. Planning Commission Meeting Minutes March 07, 2023
Planning Commission Meeting Minutes March 07, 2023
Motion to approve made by Commission Member Guy, Seconded by
Commission Member Feagin.
Voting Yea: Commission Member Westmoreland, Commission Member
Feagin, Commission Member Guy, Commission Member Spivey, Commission
Member Carroll

NEW BUSINESS

Zoning Cases:

2. REZN-23-1 James and JoAnn Gribben
Public Hearing for James and JoAnn Gribben on behalf of Applegate
Cottages, LLC (REZN-23-1) – request to rezone the 0.12 acres located at 277
Hawkins Street (D07-065) from R-1 Single-Family Residential to R-2 Multi-
Family.
Tom Gordineer - 339 North Chestatee Street - an indirect neighbor of the
applicant spoke in place of the application. The applicant had a medical

emergency and could not attend. Mr. Gordineer spoke in favor of the application.

Chairman Conaway opened up for public comment.

No one to speak in favor or against.

Chairman Conaway closed for discussion among the Commission Members.

Discussion included questions of staff about short-term rentals and increased density on the property. Staff commented that no additional construction could be done and that it not the intent of the applicant. If rezoned, the structure could be used as a short-term rental.

Motion to recommend denial made by Commission Member Spivey,
Seconded by Commission Member Carroll.

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

Voting Abstaining: Commission Member Guy

Conditional Uses:

3. BZA-23-1 Rhett Stringer

Public Hearing for Rhett Stringer on behalf of the estate of Paul Stringer (BZA-23-1) – A request to vary from Section 605.1a and 605.1d to allow for a pervious parking lot that extends past the property line at 2718 South Chestatee Street (081-037). This parcel is zoned B-2 (Highway Business District).

BZA-23-1 Rhett Stringer

Public Hearing for Rhett Stringer on behalf of the estate of Paul Stringer (BZA-23-1) – A request to vary from Section 605.1a and 605.1d to allow for a pervious parking lot that extends past the property line at 2718 South Chestatee Street (081-037). This parcel is zoned B-2 (Highway Business District).

Rhett Stringer presented the application to the Commission.

Chairman Conaway opened up for public comment.

No one to speak in favor or against.

Chairman Conaway closed for discussion among the Commission Members.

Discussion included questions about building proximity to the river and storm water runoff. Staff commented that this has been discussed with NRCS and that they feel this is the best option available at this location.

Motion made to recommend approval by Commission Member Guy,
Seconded by Commission Member Feagin.

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

INFORMATION & TRAINING

4. Housing Needs Assessment - Continued Discussion
Jameson Kinley - Planning and Zoning Administrator

Staff lead the discussion for the housing needs assessment that continue from the previous month in which it was presented. No vote needed.

5. Zoning Changes Pursuant to HB 1405

Staff presented updates to zoning code that will go before public hearing and discussion next month. No vote needed.

Adjournment

Motion made adjourn by Commission Member Guy, Seconded by Commission Member Feagin.

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