



CITY OF DAHLONEGA

City Council Public Hearing Minutes

September 20, 2021 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

PRESENT

Mayor Sam Norton

Councilmember Roman Gaddis

Councilmember Ron Larson

Councilmember Johnny Ariemma

Councilmember Joel Cordle

CALL TO ORDER

Mayor Norton called the meeting to order at 4:05 pm

Mayor Norton called for City Attorney Parks to lead the Hearing.

NEW BUSINESS:

Public Hearing:

1. REZN-21-1 Resurgens Capital Advisors LLC - Jameson Kinley, Planning and Zoning Administrator

City Attorney Parks called for James Kinley, Planning and Zoning Administrator, to present the applicant's plan.

The applicant wants to submit a site plan amendment for the PUD, The Summit, to develop a 21.75-acre tract called Phase 2. Planning Commission recommended approval with stipulations in the staff report.

Stipulation 1- density limited to 2.8 units per acre proposed in this site plan.

Stipulation 2- heated square feet to an average minimum of 1700 square feet to be more compatible with what is already existing within this development

Stipulation 3- Provide and use architectural styles like the existing residences in the development. These should be subject to the approval of the Planning and Zoning Administrator before issuance of the first building permit.

Mayor Norton asked if it would be appropriate to add a stipulation regarding Short Term Rentals and indicated Council would not act tonight on this item.

City Attorney Parks called for a representative of Resurgens to present to Council.

Andrew Gilecky and Thad Higgins approached the podium. Mr. Gilecky spoke about the multiple meetings they have had with the community members and their concerns.

Mr. Gilecky has communicated with District 1, Department of Transportation, regarding the situation with the traffic. They have raised concerns about the disturbance of the land during the construction process. They responded the existing plans are adequate with minor upgrades. Mr. Gilecky plans to incorporate similar covenants and conditions as the Summit, knowing it is a growing document. The intent is a Simple Fee Community, attached and detached homes, with the Short-Term Rentals as a liberty of the homeowner and incorporate existing nature trails with new trails.

City Attorney Parks asked for anyone else wishing to speak on behalf of this application. Mr. Danny Otter represented the Anderson Property with concerns. When the property was developed in 2005, there was a hotel/motel Conference Center plan, what are the plans now. We chose Mr. Gilecky and his team that are compatible with what is there; we request you give approval.

Mr. Gilecky indicated there are policies we can put in place to limit the Short-Term Rental impact that coincide with City of Dahlonaga code requirement for a Short-Term Rental application. Mr. Higgins understands short-term rentals can be a challenge.

City Attorney Parks invited anyone wishing to speak in opposition.

Mr. Bill Rath, President of The Summit Condominium Association, presented a slide show indicating they are not opposed to development; they have concerns with what is offered. There are four issues, Short-Term Rentals, traffic, building setbacks, and building heights.

Multiple additional owners spoke in agreement with the needs of the current Summit owners. Other documents were received from community members, mainly email correspondence sent to Council.

City Attorney Parks offered the developer a little more time to equalize the amount of time each side spoke.

Mr. Higgins responded the dialogue was great, and it is encouraging to know people care. We recognize the city ordinance in place for this purpose and can police within the ordinance. Traffic is a concern for everyone. We are willing to move forward with this project as you see fit. Site design was discussed to ensure the facts of the setbacks, sidewalks, traffic concerns were accurate.

City Attorney Parks called for questions from the Council. Mayor Norton offered the opportunity for Council to express themselves.

Councilmember Cordle thanked those who spoke for their significant input and for taking the time to express their concerns. He also asked City Attorney parks if a traffic study was within the parameters to mandate. Councilmember Larson also added it was nice to see everyone participating.

ADJOURNMENT

Mayor Norton called for Adjournment at 5:18 pm.

Motion made by Councilmember Gaddis, Seconded by Councilmember Cordle.

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