



**CITY OF DAHLONEGA**  
**PLANNING COMMISSION MINUTES**  
**TUESDAY, MARCH 07, 2023 AT 6:00 PM**  
**CITY HALL - MAYOR MCCULLOUGH COUNCIL**  
**CHAMBER**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Planning Commission meetings please contact Jameson Kinley at [kinley@dahlonega.gov](mailto: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.

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**Call to Order**

Call to order 6:13 PM

**PRESENT**

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

**ABSENT**

Commission Member Win Crannell  
Commission Member James Carroll

**Pledge of Allegiance**

Pledge of Allegiance Chairman Conaway

**Approval of Minutes:**

1. Planning Commission Meeting Minutes January 4, 2023  
Planning Commission Meeting Minutes January 4, 2023  
Chairman Conaway- Change #5 "Appoint Vice Chairman" Noted for change

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

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

**OLD BUSINESS**

**NEW BUSINESS**

*Zoning Cases:*

2. Mountain Top Real Estate Group, LLC

A request to update the PUD site plan of a +/- 62.77-acre property located on Pinetree Way (079-054 & 079-074). The purpose of this request is for construction of a 325 Unit Apartment Complex and 10,000 square feet of Commercial space.

Speaking on behalf of Mountain Top Real Estate Group, LLC was Ethan Underwood

Mr. Underwood presented the application

Chairman Conaway Opens floor to public comments

Steve Sylvester 215 Stencil Dyer Rd Dahlongega- Variance Approval  
Concerns/Traffic Concerns

Gail Dowsett 494 Calhoun Rd Dahlongega- Environmental impact concerns,  
Traffic concerns, Tax referendum questions

Jim Gribbon 257 Hawkins St Dahlongega- Safety concerns, Transient/High  
Density concerns

Nancy Cole 2039 McDonald Rd Dahlongega- Growth Concerns

Tom Gordineer 339 N Chestatee St- Clarification on housing, public safety  
concerns, density concerns

David Woodward 354 Plateau Rd- Need vs. Want, appreciated green  
space

Chairman Conaway Closed Public comments.

Mr. Underwood spoke regarding the concerns presented. He requested that the Commission table the application.

Motion to table development made by Commission Member Feagin,  
Seconded by Commission Member Westmoreland

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

## **INFORMATION & TRAINING**

### **3. Housing Needs Assessment**

Jameson Kinley, Planning and Zoning Administrator

Jameson mention the Housing Needs Assessment had been completed and presented to council. He provided each member with a copy of the final report for them to review. In the coming months, there would be ordinance changes based on the results.

## **Adjournment**

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

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