



CITY OF DAHLONEGA

City Council Public Hearing Minutes

October 16, 2023, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

Councilmember Gaddis called the City Council Public Hearing meeting to order on October 16th at 4:00 P.M.

Councilmember Gaddis welcomed everyone to the meeting and thanked everyone for attending the three meetings being held. He apologized for the Mayor's absence and said she was under the weather. He stated that the first meeting will be the Public Hearing. He also said that Attorney Doug Parks is absent so City Manager Martin will take over this meeting.

Public Hearing:

1. Zoning Map Amendment - (Parcel No. D11-033)

Doug Parks, City Attorney

City Manager Martin stated that this is a Public Hearing to hear the request to amend the zoning map of the City of Dahlonega, Georgia, by changing the zoning on a parcel of land owned by Chelsea Mikell and Scott L. Mikell. The request is to change the proposed use of a +/- 0.261-acre property located at 115 N Meaders Street from R-1 to R-3. The purpose of this request is to allow this property to function as a short-term rental. This item was heard at the Planning Commission, where they recommended denial. This is a Public Hearing only. No action is to be taken. City Manager Martin opened the floor to Mr. Homans.

Mr. Homans introduced himself and stated that he was there to represent Chelsea Mikell and Scott L. Mikell. We were before the council on August 21st for a public hearing when Dr. Scott Mikell was here. He states that their permanent home is in Satesboro, so they will not be attending. Chris Jones is here as a family representative. I will briefly go through this with you. This property is located at 115 N Meaders Street across from Hancock Park, and some condominiums are across the street that is zoned R2. This is a non-conforming lot. When we officially filed for the rezoning and requested to go from R1 to R2 to permit the short-term rental and when your staff reviewed it as we were getting ready for your meeting back in August, the fact that the lot no longer meets the minimum lot size requirements for R2 was given for the reason for the recommendation denial. We then amended our application on August 29th to request that we be allowed to go to R3 conditionally. I emphasize it was conditionally. I attempted to explain this to your Planning Commission, but I felt they may not have understood. We want R3 in our application. The amendment says the only permitted uses under R3, if you grant our request, shall be single-family reattached dwellings and short-term rentals. So, the single-family detached home is already permissible under the current zoning, and we agreed to oppose that condition. Your staff reviewed our amended request and issued their report

where they said they are not making a recommendation to approve or deny but recommended three additional requirements. We agree to these. That would comply with the short-term rentals before issuing a short-term rental license. We agree to that. That is your law, and we acknowledge that. The second is the approval as a short-term rental is approved for the current property owners only. I consider a particular use permits in my vocabulary, but that's fine. We understand that it is limited to the current owners only and that if they sell the property, any new owner would have to come back before you and submit their request. And the third is if my clients or the property owners violate your short-term rental ordinance and the procedures are followed to prove that violation; then the short-term rental uses will be revoked. We are to that. So we would agree that the conditions should be that. The benefits under R3 are limited to single-family dwellings and short-term rentals, and the three states within my staff report are September 28th of this year. I am happy to answer any questions, but we had quite a discussion, which I appreciated, on August 21st, so I feel comfortable that you are familiar with this request. There has been no public opposition to our proposal; with the staff's recommendations and our agreement to comply with those conditions, we ask that you approve it conditionally with the conditions I mentioned. He thanked the council.

City Manager Martin opened the floor to anyone supporting this item.

City Manager Martin opened the floor to anyone who was against this item.

Mr. Steinberg made a public comment against this item.

Mr. Homans spoke again about the comment that was made. He stated that the comments that were made did not include the conditions that were given in the staff report. They have to follow this because it is a nonconforming lot that does not have a minimum lot size of 15,000 square feet but is above 10,000 square feet.

ADJOURNMENT

Mayor Gaddis adjourned the meeting at 4:12 P.M.