



CITY OF DAHLONEGA

City Council Public Hearing Minutes

February 15, 2021 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

CALL TO ORDER

Mayor Norton called the public hearing to order at 4:23 p.m. and turned the public hearing over to City Attorney Doug Parks.

PRESENT:

Sam Norton	Mayor	Present
Roman Gaddis	Council Member	Present
Mitchell Ridley	Council Member	Present
Ron Larson	Council Member	Present
JoAnne Taylor	Council Member	Present
Johnny Ariemma	Council Member	Present
Joel Cordle	Council Member	Present

Mr. Parks informed City Council that two applications are being presented at this public hearing.

- PUD application on 258 Hawkins Street - REZN-20-09-0001
- R2 application on 258 Hawkins Street - REZN-21-01

Public Hearing:

1. REZN-20-09-0001 258 Hawkins Street (Parcel # D07 032). Request to rezone the property from R1- Single Family Residential to PUD- Planned Unit Development.
 - ❖ Mr. Ethan Underwood, legal counsel for the Signet Group, explained the zoning request REZN-20-09-0001 258 Hawkins Street (Parcel # D07 032). This request is to rezone the property from R-1 to PUD for student housing of a 92-unit, 298-bed apartment house with 217 parking stalls.
 - Mr. Underwood asked to incorporate all information about this rezoning presented at previous Planning Commission Meetings, Public Hearings, and City Council Meetings into this Public Hearing.
 - Mr. Underwood, in his opinion, believes difficult topographic issues stop development on this 10-acre property, and only PUD zoning is economically feasible for developing this property.
 - Mr. Carl Engines, a professional engineer, presented a cost study of a 35–40-unit townhouse complex on the Hawkins Street property.
 - Mr. Donald Webster, associated broker, presented townhome sales prices for the last two years in the surrounding area of Hawkins Street. The median sales price is \$259,000.
 - ❖ Mr. Underwood inferred R1 zoning and townhomes on this property through Mr. Engines, and Mr. Webster's presentation would not be economically feasible at a deficit of over one million dollars. The Signet Group asks for PUD zoning at 258 Hawkins Street to allow a 92-unit 298 beds apartment housing.

- ❖ Mr. Kevin Herrit, Director of Community Development, presented for staff the Planning Commission's denial at the February 8, 2021 Meeting on the request for PUD zoning at the property on 258 Hawkins Street. It was proposed subject to the following conditions:

- 1) Lighting shall use downlighting and cutoff fixtures configured to be directed toward the center of the development where the structures are to be located. Any LED lighting shall be in the color spectrum of 2700K (Warm White) to 3500K (Cool White) and as approved by the Community Development Department.
- 2) Buffers shall be established along the north, and northeast property lines with a width of 25' feet vegetated material consisting of evergreen trees that will limit sound travel. The front vegetated buffer shall be 15 feet in width and have vegetative material that will shield adjacent parcel owners from vehicular headlights in the parking and internal street areas.
- 3) The development shall install street and pedestrian improvements that will meet city specifications for sidewalks along block sections of Church Street and pedestrian crosswalk indicators crossing Hawkins Street to the sidewalks on Church Street adjacent from the proposed entrance.
- 4) Offsite stormwater improvements shall be installed or upgraded for the portions of Hawkins Street that abuts the proposed development and at the intersection of Hawkins and Church Street. Church Street stormwater improvements shall be installed from the ridge crest on Church Street, moving down to the intersection of Hawkins and Church Street.
- 5) Hawkins Street shall be improved to meet the Development Regulations' road standards along the portions of the development that front Hawkins Street and the intersection of Hawkins and Church Street.

- ❖ Mr. Bill Schmid, City Manager, presented a memorandum regarding R2 and PUD zoning comments at this property, including an Executive Summary with additional conditions for the property. Mr. Schmid asked Council to use the information outlined in this memorandum when considering PUD zoning at this property.
- ❖ Members of the public spoke against rezoning this property from R to PUD as the impact of student housing would be detrimental to the area on Hawkins Street.
- ❖ Mr. George Butler, legal counsel for the Dahlonge Baptist Church, property adjacent to the proposed rezoning project, spoke against the rezoning of the property on Hawkins Street to PUD.
- ❖ Mr. Underwood rebutted that rezoning this property would negatively affect tourism, with no supporting evidence. Signet wants to be a good neighbor, but he view PUD as the only legally viable option for this property.

Council Member discussion on the proposed rezoning project:

- ❖ Council Member Ariemma disputed the developer's statement that the highest home sale in the area is \$300,000 and believes the property would support \$700,000 three-story townhomes.
2. REZN-21-01 - 258 Hawkins Street +/- 10.003 acres request to change the zoning from R-1 (Single Family Residential) to R-2 (Multiple Family Residential).
 - ❖ Mr. Kevin Herrit, Community Development Director, outlined the City's application requesting the property zoned from R-1 to R-2. The Community Development Department recommends approval with conditions:

- 1) There shall be no amenities located within 150 feet of any property boundary that abuts or is adjacent to a parcel zoned R-1.
 - 2) All development shall conform to Dahlonge Ordinance 75-1's (Water and Sewer) latest amendment and shall include current tap fee charges and consumption rates.
 - 3) The Point of Intersection (POI) of any roads, driveways, or other entrances shall be a minimum of 175 feet from the POI of the intersection of Hawkins Street and Church Street.
 - 4) All proposed solid waste loading centers shall be accessible by rear-loading solid waste vehicles, consistent with those used by the City of Dahlonge.
 - 5) Offsite roadway improvements, if any, identified as part of the analysis shall be included with the site development in a common set of development documents.
 - 6) All structures shall be no more than two hundred feet in length unless broken by a clear line of demarcation, suggestive of an (L) at an angle of 75 degrees to 105 degrees.
 - 7) Each structure shall have an outside covering of brick or stone for 50 percent or more of the entire exterior walled surface.
- ❖ Mr. Bill Schmid, City Manager, referenced the memorandum regarding R2 and PUD zoning comments at this property, including an Executive Summary with additional conditions for the property. Mr. Schmid recommends zoning approval from R1 to R2 with two additional conditions in addition to those recommended by Mr. Herrit.
 - 1) The otherwise allowed uses of this R-2 district shall not include apartments and dormitories. Nor shall they include convalescent homes, nursing homes, rehabilitation centers, sanitariums, and similar institutionalized residential facilities involving professional care and treatment.
 - 2) Except for those housing types prohibited by condition (1) above, any other multi-family housing shall be limited to four units per acre and shall include a mix of one-two and three-bedroom units. No four-bedroom units shall be allowed. Further, such multi-family units shall be organized in such a manner that no less than 10 percent and no more than 40 percent of the units in the overall complex shall consist of each of the allowable design types of one-two-and three-bedroom units.
 - ❖ Mr. George Butler, legal counsel for the Dahlonge Baptist Church, property adjacent to the proposed rezoning project, supports R-2 zoning on the Hawkins Street property with limitations to more traditional housing types and the City Manager conditions proposed.
 - ❖ Mr. Ethan Underwood incorporated all statements made in previous hearings on the PUD and R-2 in this matter into this hearing. Mr. Underwood requests PUD zoning for this property.

Council Member discussion on the proposed rezoning project:

- ❖ Council Member Larson reiterated comments made earlier by Council Member Ariemma referring to this property's viability as either R-1 or R-2 high-end development instead of the developer's home sales' conservative nature.

ADJOURNMENT

Mayor Norton adjourned the Public Hearing at 5:43 p.m.