



CITY OF DAHLONEGA
PLANNING COMMISSION AGENDA
MONDAY, JANUARY 11, 2021 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 Kevin Herrit at the Community Development Department.

Call to Order

Pledge of Allegiance

Approval of Minutes:

- [1.](#) October 13, 2020 Meeting Minutes

OLD BUSINESS

Zoning Cases:

Conditional Uses:

NEW BUSINESS

Zoning Cases:

Conditional Uses:

INFORMATION & TRAINING

Adjournment



CITY OF DAHLONEGA

PLANNING COMMISSION MINUTES

TUESDAY, OCTOBER 13, 2020 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 Kevin Herrit at the Community Development Department.

Call to Order

Chairman Conaway called the meeting to order at 6:00 P.M. Chairman Conaway then suspended the meeting and moved the meeting to the Lumpkin County Parks and Recreation building located at 365 Riley Road, Dahlonega, GA 30533 due to the overwhelming number of participants attending the meeting during the COVID-19 Pandemic.

Chairman Conaway then reconvened the meeting at the new location after staff placed a notice of the change in location on the door of the City Hall.

Pledge of Allegiance

Approval of Minutes:

Chairman Conaway noted that there were no minutes to approve.

OLD BUSINESS

Zoning Cases:

Conditional Uses:

NEW BUSINESS

Zoning Cases:

1. REZN-20-09-0001 258 Hawkins Street (Parcel # D07 032). Request to rezone the property from Single-Family Residential (R-1) to Planned Unit Development (PUD)
Chairman Conaway asked if the applicant would come forward and present their case. Ethan Underwood come forward and indicated that he would be representing the applicant for the rezoning of 258 Hawkins Street from R-1 to PUD. Mr. Underwood asked where he could setup to present his case and the Chairman stated that it could be adjacent to Planning Commission to allow for the audience to see the presentation as well as the Commissioners.
The Chairman then addressed the audience and asked that the Dahlonega Baptist Church present their information after the other speakers. He then asked for speaker's names to understand how many would like to talk about the case presented to the Commission. He then instructed them to come forward at the time given to attendants that wanted to speak either for or against the rezoning case.
Mr. Underwood laid out his request as presented to the Planning Commission in a PowerPoint presentation that was printed and handed to the Planning Commission. Mr. Underwood indicated that the property in question was conforming to the comprehensive plan and meet the requirements for a Planned Unit Development (PUD). He then spoke to the presented site plan, parking, buildings, and amenities with respect to how they impacted the surrounding areas and property. In his conclusion he indicated that they would be willing to meet the conditions placed on the rezoning with the exception of the 25-foot buffer with vegetative material between the Hawkins site and the Dahlonega Baptist Church.

The Planning Commission asked question of the applicant concerning the placement of the parking area and the stormwater detention areas for the project. This prompted Mr. Underwood to bring forward the Engineer that prepared the plans from Southland Engineering Firm. He explained the design of the parking and stormwater detention area that will be underground detention.

The Chairman asked if there were any other applicants in favor of the development that would like to speak. None came forward.

The Chairman then asked for anyone that would like to speak in opposition for the development. Several members of the audience requested to speak and can be found in the meeting sign-in sheets within the case file for this rezoning. DL.

Gordineer, Tom Gordineer, Frank & Flo Brnno, A.R. Faiia, Casey Aley, Steven & PattiWright, Joely Wiggins, Elizabeth Crowen, Rose Mott, Beth Hampton, Bonnie Avenette, Marty Avenette, Camero Seven, Laurel Anne Hawkinson, Jimmy West, Joe Mirakivits, Lisa Lipscomb, Derrek West, George Butler, and Henry Garner are all the attendants that signed in for the meeting and some of them did not speak due to the other speakers making their points. The speakers against the rezoning were concerned with property damage to adjacent parcels, traffic flow from the apartments, financial impact on the adjacent properties, and impacts on the environment downstream from the development. Noise was one of the largest concerns along with high traffic for the current configuration of the road infrastructure as well as littering and trash added to the area and adjacent parcels.

The Planning Commission recommended that the development be denied with the motion being made by Win Crannell and seconded by Michael Feagin.

Conditional Uses:

INFORMATION & TRAINING

2. The Final Plat for The Gables at Wimpy Mill; Previous plat was approved in 2001. Currently zoned R-2.

The Commission closed the meeting without hearing this plat so staff requested a Special Called Meeting for October 16, 2020.

Adjournment

Chairman Conaway adjourned the meeting at 8:45 P.M.