



CITY OF DAHLONEGA
PLANNING COMMISSION AGENDA
MONDAY, DECEMBER 13, 2021 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER

In compliance with the Americans with Disabilities Act, those requiring accommodation for Board of Zoning Appeals meetings please contact Bill Schmid, City Manager.

Call to Order

Pledge of Allegiance

Approval of Minutes:

- [1.](#) Planning Commission Minutes - November 8, 2021

INFORMATION & TRAINING

Adjournment



CITY OF DAHLONEGA
PLANNING COMMISSION MINUTES
MONDAY, NOVEMBER 08, 2021 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL
CHAMBER

In compliance with the Americans with Disabilities Act, those requiring accommodation for Board of Zoning Appeals meetings please contact Bill Schmid, City Manager.

Call to Order

The chairman called the meeting to order at 6:03 PM at Dahlonega City Hall.

Member's Present

PRESENT

Chairman Robert Conaway

Commission Member James Carrol

Commission Member Joyce Westmoreland

Commission Member Win Crannel

Commission Member Michael Feagin

Commission Member James Spivey

Commission Member James Guy

Pledge of Allegiance

Approval of Minutes:

1. Planning Commission Meeting Minutes - September 13, 2021
Chairman Conaway asked for a motion of the minutes Monday, September 13, 2021
Motion was made by Commission Member Spivey; Commission Member Westmoreland seconded the motion.
Motion passed Unanimously

NEW BUSINESS

Zoning Cases:

2. BZA 21-13 Marty and Roger Palmour
Marty and Roger Palmour are requesting a reduction of building setbacks at 271 South Grove Street (D11-140)
Chairman Conaway asked that the applicant come forward and present the application for 271 South Grove Street Partial D11-140. They let Director Kinley speak briefly on the process of their application. They are wanting to reduce a setback from 35 feet to 15 feet and reduce from 15 feet down to 5 feet, in hopes to downsize from their current property.
No one to speak in favor or against. A motion was made to recommend an approval Variance Application BZA-21-13 to reduce both front building setbacks from 35' to 15' and the side setback on the northeast side from 15' to

5'. Motion made by Commission Member Westmoreland Seconded by Commission Member Guy.
Motion passed Unanimously

3. REZN 21-2 A E Westmoreland

A E Westmoreland is requesting to rezone 355 South Park Street (D12-022) from R-1 to R-2 for the purpose of using the living space above the garage as a short-term rental.

Commissioner Joyce Westmoreland recused herself.

Chairman Conaway opened public comments after the applicant presented.

Mr. Ralph Prescott spoke out against as a neighboring property owner.

Mrs. Sandra Andriakos states that she lives at 242 South Park St. She spoke out against the application concerns that a short-term rental would have negative effects on the surrounding area.

With that being said, the Westmoreland's do not want to cause any harm to the community and withdrawal their application.

Chairman Conaway acknowledges and accepts the withdrawal. No vote was taken.

4. REZN 21-3 Noah Steinberg

Noah Steinberg is requesting to rezone 530 West Circle (D07-016) from R-1 to R-2 for the purpose of using the existing structure as a short-term rental.

Mr. Steinberg mentions the history of the home and why he purchased 530 West Circle. He wants to make the property an Air BNB/ Short Term Rental (STR), causing the zoning to go from R1 to R2.

Chairman Conaway opens public comments.

Mr. Otis Allen, a neighboring property owner, spoke in favor of the application.

Mr. Ralph Prescott spoke out against the application

A motion was made to DENY REZN 21-2 and concurrently recommend updating our short-term rental ordinance to allow short-term rentals in R-1 to apply for conditional uses provided specific conditions are met. Motion was made by Commission Member Guy. Seconded by Commission Member Feagin

Motion passed Unanimously

5. REZN 21-4 Lindsay Ewing

Lindsay Ewing is requesting an amendment to the existing PUD located on Summit Drive (077-248). The applicant requesting to develop 27 residential units on the +/- 8.91 acres.

Mrs. Lindsay Ewing presents the application.

Mr. Bill Rath presents his application and mentions the concerns for the residents in The Summit.

Chairman Conaway opens comments to the public and summit president.

Mr. Frank Knott (resident from the Summit)- Presents concerns about traffic
Mrs. Sandy Carpani (resident from the Summit)- echoes concerns about traffic
Per staff recommendation with modifications to approve REZN 21-4 with the following stipulations: The residential Phase 3 Senator's Ridge density shall be limited to 3.0 units per acre which is proposed on the site plan., The heated square footage of residential structures constructed shall be a average of 1700 square feet in order to be more compatible with the existing development., Architectural styles of new construction shall conform substantially to the existing architectural styles in the Summit PUD. The final design and approval of the elevations are subject to the approval of the Planning and Zoning Administrator prior to the issuance of the building permit., Short Term Rentals, as defined in the Code of the City of Dahlonega, are prohibited in this approval., The applicant shall obtain any required DOT approvals before building permits shall be granted., The minimum building setback requirements in this development are twenty (20) feet from the front, five (5) from the side, and thirty (30) feet from the rears., The maximum building height in this development is limited to thirty-five (35) feet above grade., Curb cuts along Summit Drive shall be limited to what is on the site plan., All internal roads in this development are to be Private., A berm shall be constructed along the frontage of the development and Summit Drive. No less than tbd feet and tbd height shall be planted with two staggered rows of evergreen trees sufficient enough to block the view of the back of the houses. Motion made by Commission Member Guy. Seconded by Commission Member Feagin.

Commissioner Spivey, Commissioner Carrol, and Commissioner Crannel abstain.

Commissioner Westmoreland, Commissioner Feagin, and Commissioner Guy voted yes.

Chairman Conaway voted to move forward with the recommendation.

Final vote to recommend approval 4-0-3

6. REZN 21-5 Highlands Development Group, LLC

Highlands Development Group is requesting to annex the +/-38.23 acre portion of parcel 078-004 that is currently located in unincorporated Lumpkin County. Concurrently, the applicant is requesting an amendment to the Summit PUD for the purpose of developing an additional 74 townhome units on the entire parcel.

Mr. Bill Rath presents his application and mentions the concerns for the residents in The Summit.

Chairman Conaway opens comments to the public and summit president

Per staff recommendation with modifications to approve REZN 21-5 with the following stipulations: The residential density shall be limited to 1.05 units per acre as proposed on the site plan., The heated square footage of residential structures constructed shall be a minimum of 1700 square feet to be more compatible with the existing development., Architectural styles of new construction shall conform substantially to the existing architectural styles in the Summit PUD. The final design and approval of the elevations are subject

to the approval of the Planning and Zoning Administrator prior to the issuance of the building permit., As defined in the Code of the City of Dahlonega, Short Term Rentals are prohibited in this approval., The applicant shall obtain any required DOT approvals before building permits shall be granted., The maximum building height in this development is limited to thirty-five (35) feet above grade., All internal roads in this development are to be Private. Motion made by Commissioner Guy. Second by Commissioner Carroll.

Commissioner Spivey, Commissioner Carrol, and Commissioner Crannel abstain.

Commissioner Westmoreland, Commissioner Feagin, and Commissioner Guy voted yes.

Chairman Conaway voted to move forward with the recommendation.

Final vote to recommend approval 4-0-3

Adjournment

The meeting was Adjourned at 8:33 P.M.

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

Voted unanimously