



CITY OF DAHLONEGA
PLANNING COMMISSION AGENDA
WEDNESDAY, JANUARY 05, 2022 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 - December 13, 2021**

NEW BUSINESS

- 2. Annual Election of Chairman**

Article XXIII. - Planning Commission - Section 2301 - Creation and Appointment
One (1) such member shall be annually elected chairman of the Planning
Commission by the Planning Commission Members

- 3. Consideration of Appointment of Secretary**

Article XXII - Planning Commission - Section 2301 - Creation and Appointment
Members of the Planning Commission shall appoint a secretary, or in lieu of such
appointment, the Zoning Administrative Officer shall serve as the secretary of the
Planning Commission.

Zoning Cases:

- 4. REZN 21-6 Dona and Chris Head**

Don and Chris Head are requesting to rezone 60 Skyline Drive from R-1 Single
Family Residential to B-1 Neighborhood Business for the proposed use of
office/business.

INFORMATION & TRAINING

Adjournment



CITY OF DAHLONEGA
PLANNING COMMISSION MINUTES
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

Commissioner Carrol made a motion to accept the minutes with the discussed amendments

Seconded by Commissioner Feagin

Passed unanimously

INFORMATION & TRAINING

A discussion for term limits and training for new commission members.

Adjournment

Commissioner Feagin motion to adjourn

Seconded by Commissioner Guy

Passed unanimously

Questions 1-9 from application.

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property. The proposed zoning will not adversely affect the nearby properties uses and development potential. The adjoining property to the north and west is zoned R1. The adjoining property on the south fronts Skyline Drive. The property on opposite side of Skyline Drive is zoned R1, R2 and B2. The property on the east fronts US Hwy 19 and on opposite side of US Hwy 19 is the Lumpkin County Middle and Elementary Schools.

2. The extent to which property values are diminished by the particular zoning restrictions. Property values will not be impacted.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. There will be no effect to property values.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner. If approved, the City/Public would gain new compatible growth along the Gateway Corridor without having to make changes to the City's existing utility services. This would also create new job opportunities and additional revenue for the City.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district. The property is physically suitable for many uses. However, this property with existing structure, highway access and available public utilities is better suited for office/business.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request. Existing structure is currently vacant. There are always existing or changing conditions that affect property. Several adjoining properties have changed from residential owner occupied to rental properties. Lumpkin County Middle School and Lumpkin County Elementary School are located across the street. The property has road frontage on US Hwy 19 North, a major traffic corridor. There is existing structure and utilities that can be utilized with minor change to property. The property lies within the Gateway Corridor which allows office/business. The conditions noted give supporting grounds for approval.

7. The zoning history of the subject property. Not aware of any previous zoning changes.

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. There would be no burden or negative effect on streets, utilities, schools etc...

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan or other adopted plans. Yes, The property is part of the Gateway Corridor Character Area designated in the City's 2017 Comprehensive Land Use Plan which encourages commercial and office development along this traffic corridor. The Plan also encourages the use of existing structures.

Property Owner's Certification

I hereby request the action contained with this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and City Council's agenda(s) for a public hearing.

I understand that the Planning and Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and City council to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and City Council hearings and that I am required to be present or to be represented by someone able to present all the facts. I understand that failure to appear at the public hearing may result in the postponement or denial of my application. I further understand that it is my responsibility to be aware of relevant public hearing dates and time regardless of notification from the City of Dahlonge.

I herby certify that I have read the above and that the above information as well as the attached information is true and accurate.

I certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of rezoning of this property.

Signature of Property Owner: Don Head Chris Head

Printed name of Property Owner : Don Head - Chris Head

Date of Signature: 12-1-2021

Signature of Witness: [Signature]

DISCLOSURE OF CAMPAIGN CONTRIBUTION

(Applicant(s) and Representative(s) of rezoning)

Pursuant to OCGA Section 36-37 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for re-zoning & campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following information:

1. The name of the local official to whom the campaign contribution was made:
_____.

2. The dollar amount and/or description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount \$ _____

Date: _____

Amount \$ _____

Date: _____

3. Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

Signature of Applicant/

Representative of Applicant: _____

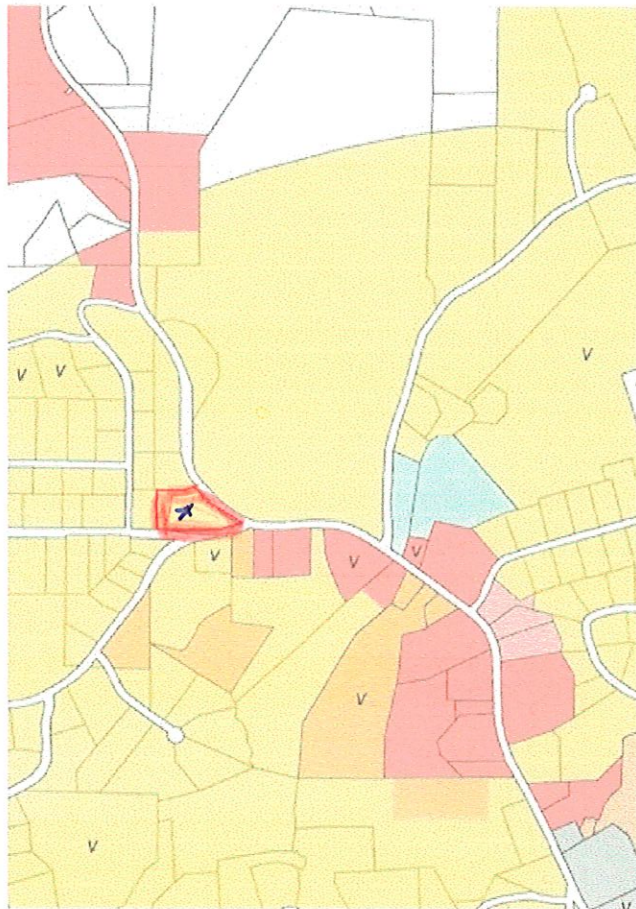
Date: _____

By not completing this form you are making a statement that no disclosure is required because no contributions have been made.

This form may be copied and additional pages attached if necessary.

Section of City Zoning Map


Property location is highlighted in red.



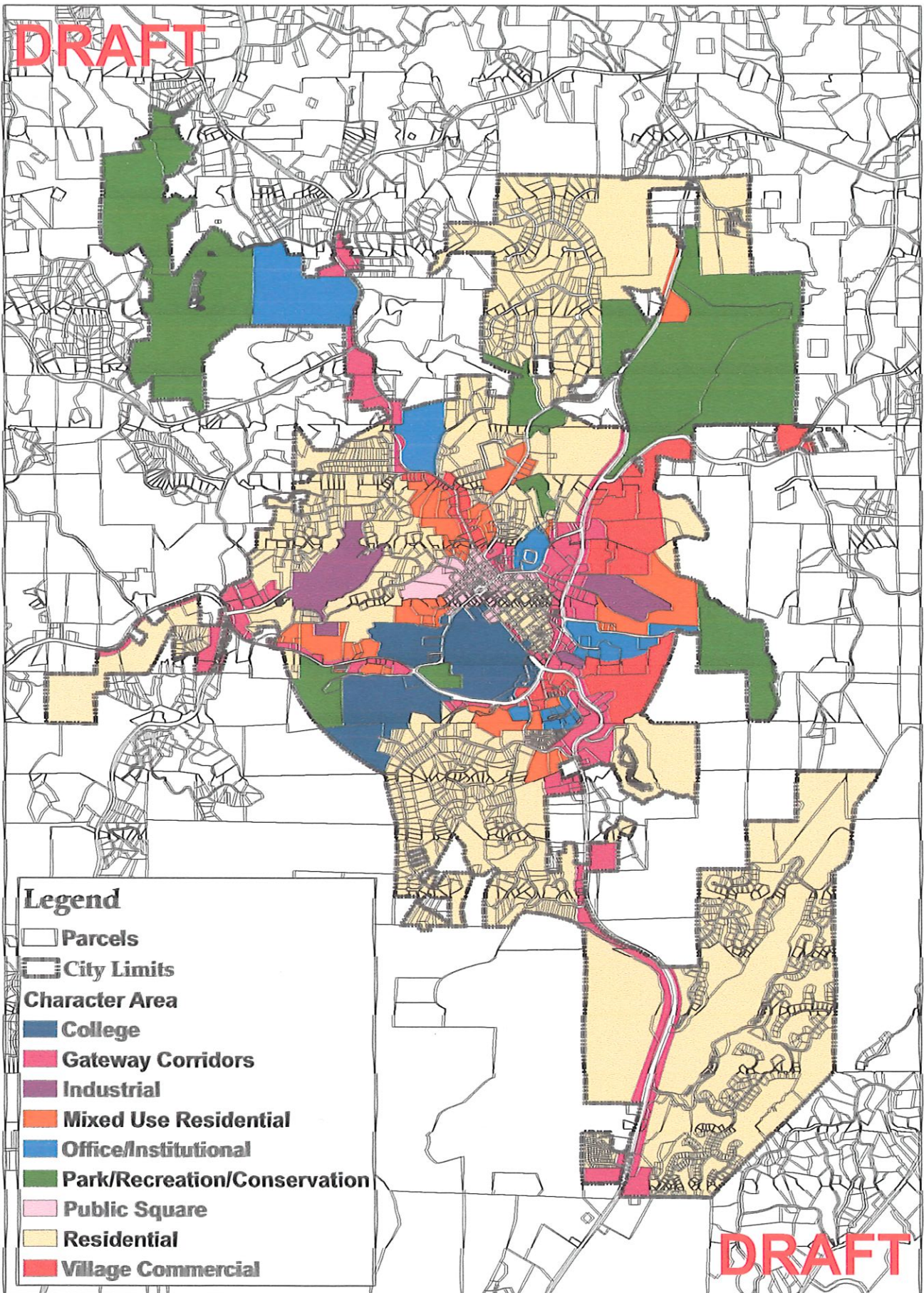
| Legend | |
|--------|------------|
| Zoning | ZONINGCODE |
| | B1 |
| | B2 |
| | B3 |
| | CBD |
| | I |
| | O1 |
| | PUD |
| | R1 |
| | R2 |
| | R3 |

60 Skyline Drive Adjoining Zoning Districts



 60 Skyline Dr

DRAFT



DRAFT

City of Dahlonega *Comprehensive Plan*
Character Areas

DRAFT



Development Encouraged – General Overview

| <i>Categories</i> | Residential | Commercial | Office | Industrial | Design guidelines | Landscape guidelines |
|---|--------------------|-------------------|---------------|-------------------|--------------------------|-----------------------------|
| Public Square | x | x | x | | x | x |
| Residential | primarily | | limited | | | x |
| Village Commercial | x | primarily | | | x | |
| Mixed Use Residential | primarily | limited | x | | x | x |
| University of North Georgia | | | | | | |
| Gateway Corridors | x | x | x | | x | x |
| Park/Recreation/Conservation | | | | | | x |
| Office/Institutional/Conference Center | | | x | | x | x |
| Industrial | | | x | x | | x |

Development Encouraged – Character Area Distinctions

Public Square

- All development to be compatible with design guidelines
- Preservation of existing structures where possible, or context sensitive infill development
- 1-3 story structures oriented on Public Square and approaching streets close to the street front, with minimal on-site parking and full pedestrian accessibility
- Careful evaluation of sites on the ridge north of Hawkins Street offering possible mountain views above treeline
- Landscaping and decorative elements encouraged
- Mixed use structures or variety of residential, commercial and institutional uses
- No drive-through uses permitted

Residential

- Preservation of existing structures where possible, or context sensitive infill development
- 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible
- Landscaping and decorative elements encouraged
- Variety of residential, parks and institutional uses, with some office possible adjacent to downtown
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

Village Commercial

- Land for neighborhood-scale commercial, office or institutional uses
- Primarily commercial, but Residential uses permitted
- 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible
- Careful evaluation of ridge top sites offering possible mountain views above treeline
- Landscaping and decorative elements encouraged
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

- Preservation of existing structures where possible, or context sensitive infill development
- Variety of residential, parks and institutional uses, with some office possible adjacent to downtown

Mixed Use Residential

- Development encouraged to be compatible with design guidelines
- Landscaping and decorative elements encouraged
- Primarily residential but neighborhood commercial uses allowed
- 1-2-story structures oriented close to the street front, with on-site parking and pedestrian accessibility where possible
- Rural / Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches

University of North Georgia

- Development encouraged to be compatible with design guidelines
- Preservation of existing structures where possible, or context sensitive infill development
- 1-4 story structures oriented close to the street front, with minimal on-site parking and full pedestrian accessibility
- Landscaping and decorative elements encouraged
- Mixed use structures or variety of campus residential, commercial and institutional uses. Specialty structures as required by the University permitted
- No drive-through uses permitted
- Parking decks permitted with context sensitive design
- Park space and trails permitted

*** Gateway Corridor**

- ✓ Regional to sub-regional scale industrial, retail, office or institutional uses
 - Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep (1" or greater) overhangs, wood or masonry siding
 - Careful evaluation of ridge top sites offering possible mountain views above treeline
 - Landscaping and decorative elements encouraged
 - Sited along 2-3 lane arterials
 - Concentrated at nodal intersections or key stretches
 - Development encouraged to be compatible with design guidelines
- ✓ Preservation of existing structures where possible, or context sensitive infill development
 - Landscaping and decorative elements encouraged
- ✓ Mixed use structures or variety of residential, commercial and institutional uses

Parks/ Recreation/ Conservation

- Parks, recreation areas, trails or other accessible lands with minimal amount of impervious surfaces (parking, roadways or structures)
- Preservation of existing hardwoods and deciduous trees encouraged
- Conference Centers with recreation emphasis allowed

Office/ Institutional

- Land is for neighborhood to sub-regional scale office, commercial and institutional uses, with preferences for low/no-impact research centers and no-impact industrial operations
- 1-3 story structures oriented close to the street front, with minimal on-site parking and full pedestrian accessibility
- Minimal parking on front; Attached units permitted

November 30, 2021

Mr. Jameson Kinley, Planning & Zoning Administrator
Bill Schmid, City Manager
Planning Commission Members
Mayor and City Council Members

RE: Rezoning Application for property located at 60 Skyline Drive

We are requesting a rezoning for our property located at 60 Skyline Drive from R1 Single Family Residential to B1 Neighborhood Business. Our intent is to use the existing structure for office/business. The lot size is 1.19 acres and has road frontage on Skyline Drive and US 19 a major traffic corridor. City water, sewer and natural gas are available. The proposed use would not change the character of the area, cause adverse impacts, or detract from the adjoining properties. The City and Public would gain new compatible growth along the Gateway Corridor. This would also create new job opportunities and additional revenue for the City with no burden on existing streets or utilities. Information regarding the nine questions noted in the rezoning application is attached and will provide further details for the request.

This property is located within the Gateway Corridor as designated in the City's Comprehensive Land Use Plan. This Plan encourages office, commercial and residential use in this area. It also encourages the preservation of existing structures if possible.

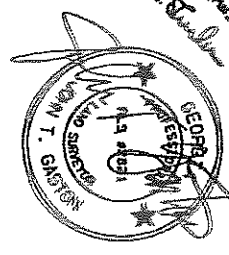
The proposed use is consistent with the goals, policy and objectives of the City's plans and we believe the information provided supports approval for rezoning to B1 Neighborhood District would be appropriate for this property.

Chris Head Don Head

Attachments: Application
 Survey
 Zoning Map Insert
 Tax Map of Area
 Comprehensive Plan Map/Info

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| 1 | N83°23'32"E | 41.10' |
| 2 | S 05°43'15"E | 141.05' |
| 3 | N 82°02'45"W | 146.45' |
| 4 | N 82°02'45"W | 146.45' |
| 5 | S 05°43'15"E | 141.05' |
| 6 | N83°23'32"E | 41.10' |

| CHUCK | CHUCK BEARING | CHUCK | AREA | NOTES |
|-------|---------------|---------|---------|----------|
| C1 | S 05°43'15"E | 154.95' | 187.87' | 1195.03' |
| C2 | S 05°43'15"E | 93.29' | 55.83' | 171.61' |
| C3 | S 05°43'15"E | 41.89' | 31.88' | 171.61' |
| C4 | S 05°43'15"E | 52.91' | 52.91' | 273.99' |
| C5 | S 05°43'15"E | 194.98' | 155.02' | 273.99' |



WILLIAM B. FRY, JANE FRY MOHLEY & FRANCES FRY PATTERSON
 LAND LOT 925, 12TH DISTRICT, 1ST SECTION
 CITY OF DANIELS, LUMPKIN COUNTY, GEORGIA

PLAT OF SURVEY FOR
WILLIAM B. FRY, JANE FRY MOHLEY & FRANCES FRY PATTERSON

GEOMAGELLIC
 LAND SURVEYING, LAND PLANNING & DESIGN
 385-AND N GROVE ST., DANIELS, GEORGIA 30533
 PHONE: (706) 854-7288 FAX: (706) 854-1014

JANUARY 3, 2001
 FIELD BOOK 0767
 DRAWN BY: MD
 COORD FILE 448-CITY
 CAD FILE 448-CITY
 DRAWING 003901-F16

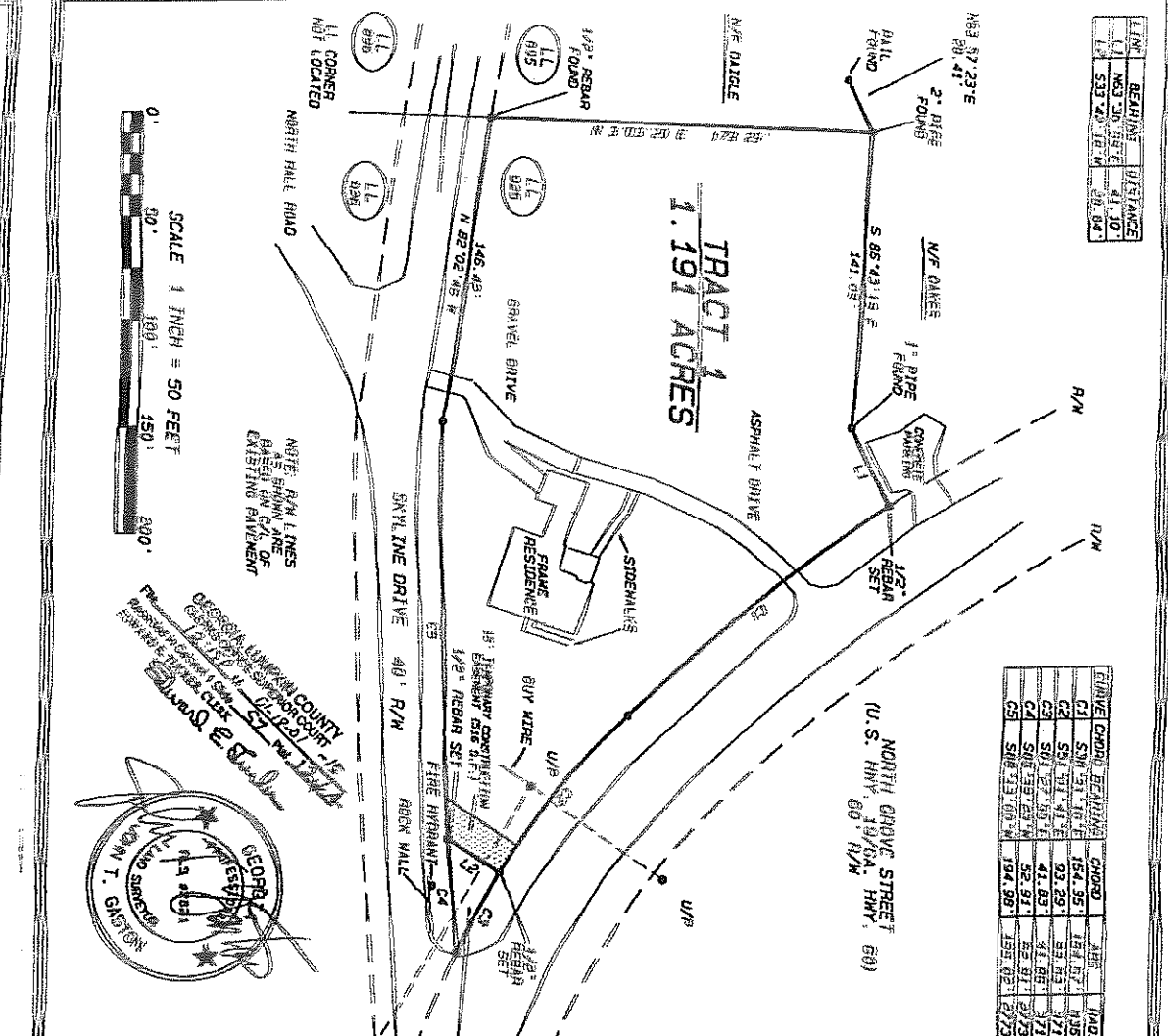
TRACT 2
0.014 ACRES
(588 S.F.)

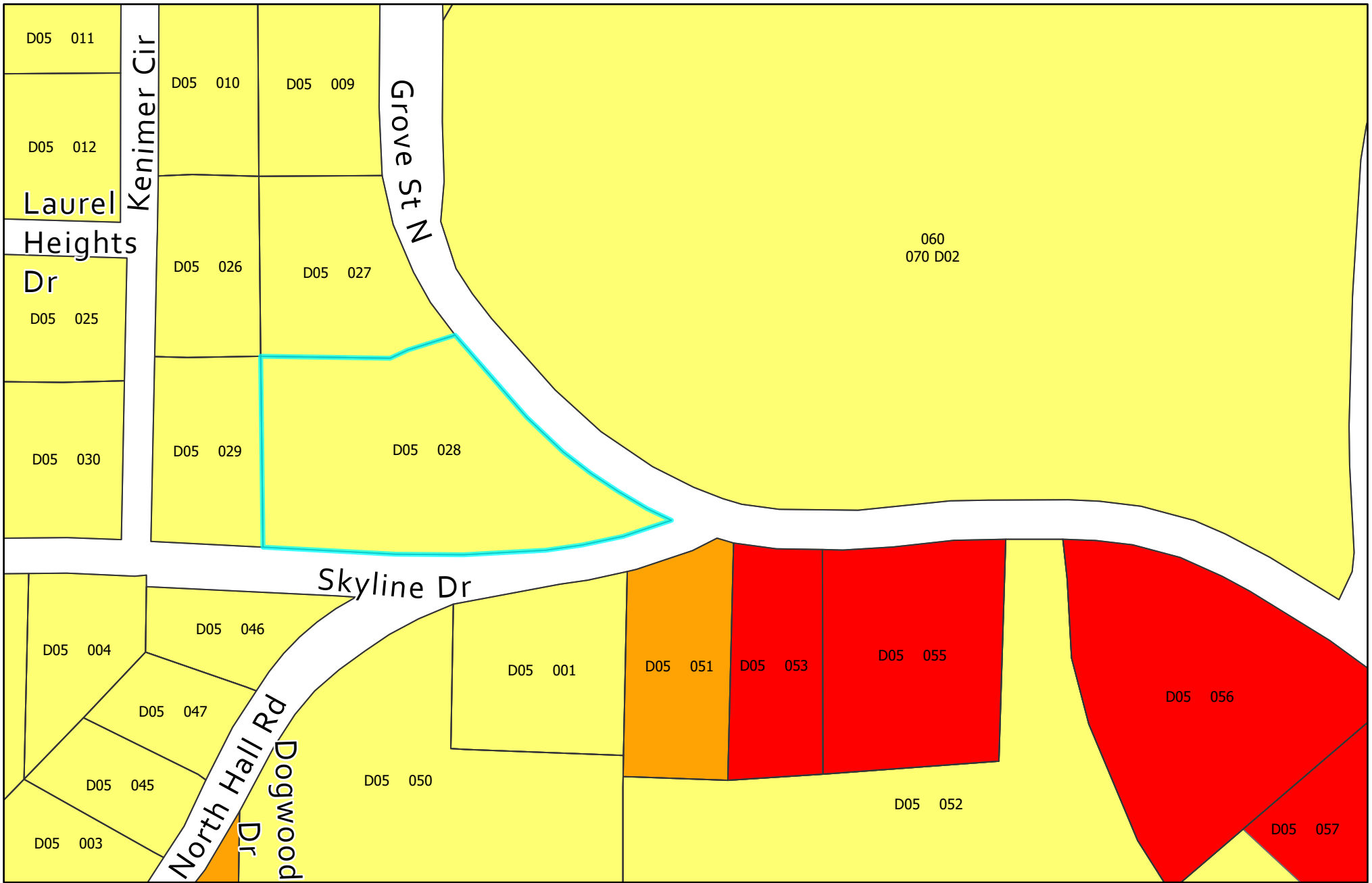
11/11/01
City Attorney

REFERENCE PLAT FOR BANK & FIELD DATA FOR SURVEY FOR OCTOBER 10, 2000 BY GEORGINA SURVEYING, INC.

11" LAND LOT
 1/2" BOUNDARY LINE
 1/4" BOUNDARY LINE
 1/8" BOUNDARY LINE
 1/16" BOUNDARY LINE
 1/32" BOUNDARY LINE
 1/64" BOUNDARY LINE
 1/128" BOUNDARY LINE
 1/256" BOUNDARY LINE
 1/512" BOUNDARY LINE
 1/1024" BOUNDARY LINE

NOTE: SURVEYOR DOES NOT GUARANTEE THAT ALL ENCUMBRANCES WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. IN MY OPINION THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA BASED UPON THE FLOOD HAZARD AREA MAP, CONDUCTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND DATED SEPTEMBER 18, 1994. THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT. THIS SURVEY WAS CONDUCTED USING A TOTAL STATION AND WAS ADJUSTED TO THE NEAREST FEET. THIS PLAT HAS BEEN CALLED AND FOUND TO BE CORRECT TO THE NEAREST FOOT WITHIN ONE FOOT IN ALL DIRECTIONS. EQUIPMENT USED: TOPCON STS 2110. IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN COMPLIANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

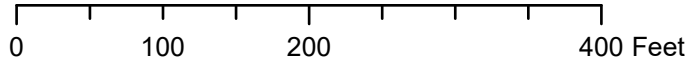
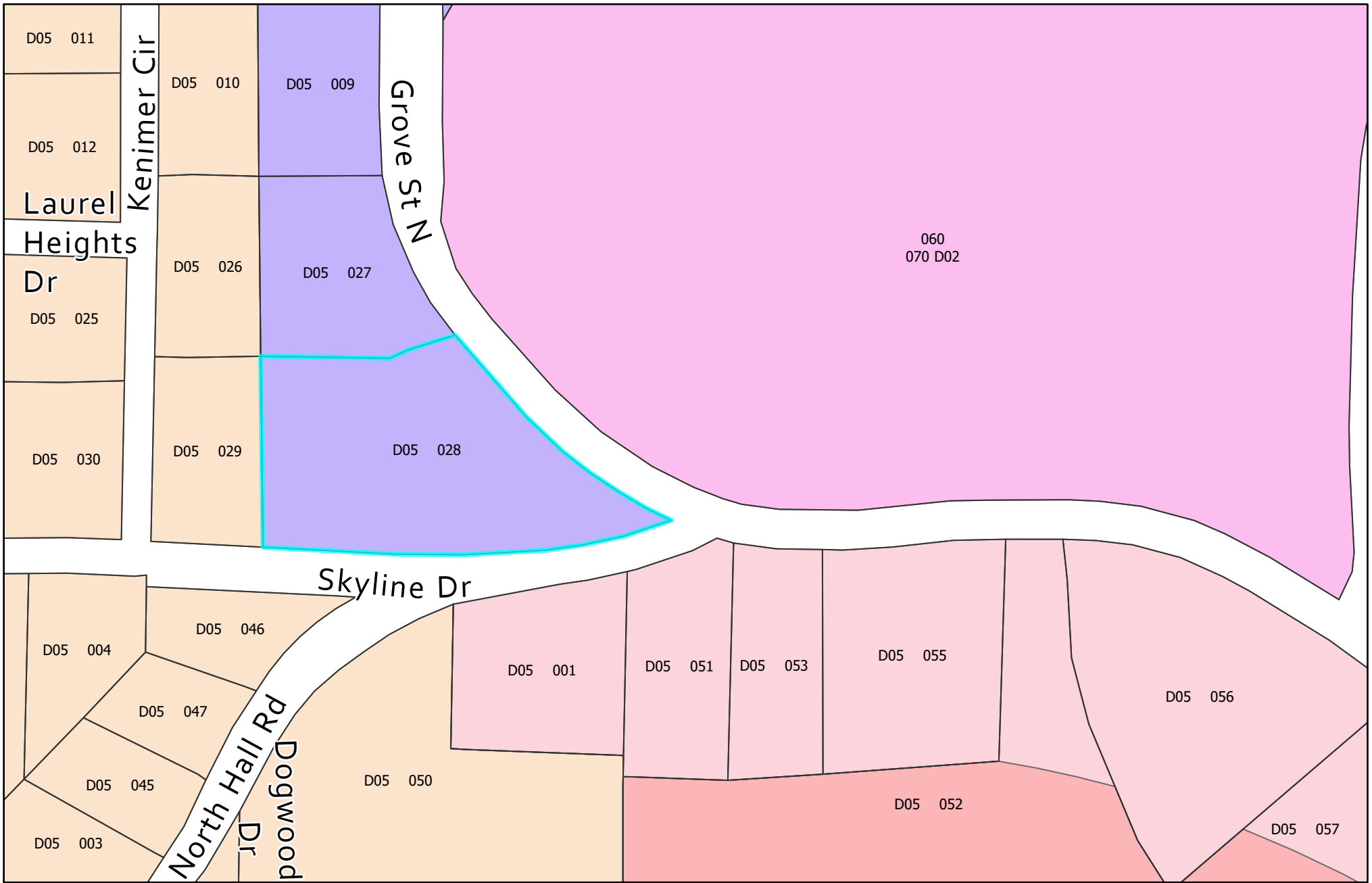




0 100 200 400 Feet



| Zoning | | |
|---|---|--|
| ■ B2 | ■ I | ■ R1 |
| ■ B3 | ■ OI | ■ R2 |
| ■ CBD | ■ PUD | ■ R3 |
| ■ B1 | | |



Dahlonge Character Areas

- College
- Gateway Corridors
- Industrial
- Mixed Use Residential
- Office/Institutional
- Park/Recreation/Conservation
- Public Square
- Residential
- Village Corridor



STAFF REPORT REZN 21-6

Applicant: Don and Chris Head
Owner: Don and Chris Head
Location: 61 Skyline Drive (D 05-028)
Acreage: +/- 1.19 Acres
Current Zoning Classification: R-1
Current Use of Property: Residential
Proposed Land Use: B-1 Neighborhood Business District
City Services: All city services are available at this site.

Applicant Proposal

The applicant intends to use the existing structure as an office.

History and Surrounding Uses

This property currently has a 1900 square foot single-family home built in 1941. There have been no previous zoning actions taken that were found to be associated with this property.

This property is not directly adjacent to anything zoned other than R-1. However, the school is directly adjacent across Grove Street North, and the property across Skyline Drive is zoned R-2.

The Following are questions from Article XXVI Section 2607 of Zoning Code

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The zoning proposal appears to be suitable for this corridor.



2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The application indicates converting the existing structure into an office, and this should have little adverse effect on adjacent properties' existing use or usability.

3. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

This proposal should not cause a significant burden.

4. Whether the zoning proposal is consistent with the Comprehensive Plan, transportation plans, or other plans adopted for guiding development within the City of Dahlonega.

The character area of this parcel is referred to in our Comprehensive Plan as Gateway Corridor. The following are encouraged distinctions of this area.

- Regional to sub-regional scale industrial, retail, office, or institutional uses
- Rural/ Mountain themed design elements preferred, such as steeply pitched roofs with deep (1' or greater) overhangs, wood or masonry siding
- Careful evaluation of ridge-top sites offering possible mountain views above treeline
- Landscaping and decorative elements encouraged
- Sited along 2-3 lane arterials
- Concentrated at nodal intersections or key stretches
- Development encouraged be compatible with design guidelines
- Preservation of existing structures where possible, or context-sensitive infill development
- Landscaping and decorative elements encouraged
- Mixed-use structures or a variety of residential, commercial, and institutional uses

5. Whether there are other existing or changing conditions affecting the use and development of property that give supporting grounds for either approval or disapproval of the zoning or special use proposal.

The location of this property supports the approval of this request. It is located along a significant arterial road and in a transitional point between commercial and residential.



Staff Analysis

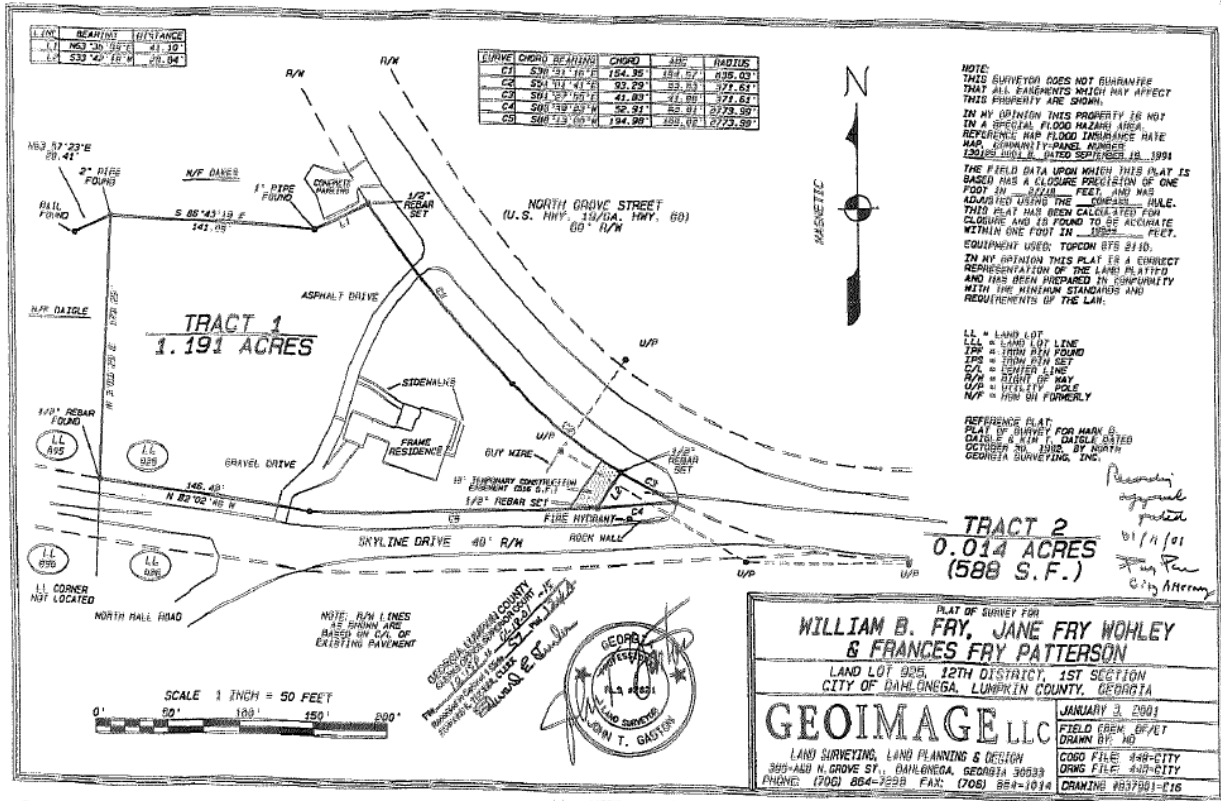
Converting the property's existing use to an office/business would have minimal impact on the surrounding area. It would comply with the Gateway Corridor character area of Dahlonega's comprehensive plan.

B-1 Neighborhood Business

Section 1401- "The Neighborhood Business District is intended to provide areas for limited small-scale commercial uses of a convenient nature serving nearby residential neighborhoods as opposed to a regional market. The district is not intended to accommodate automotive or other types of more intensive commercial activities that are of such magnitude or type that would result in the generation of excessive traffic, noise, odors, pollution, safety hazards, or other adverse impacts which would detract from the desirability of adjacent properties for residential use. In general, the neighborhood business district includes offices and retail and service establishments but excludes those highway-oriented uses which involve use of chemicals and outside sales, storage or display."

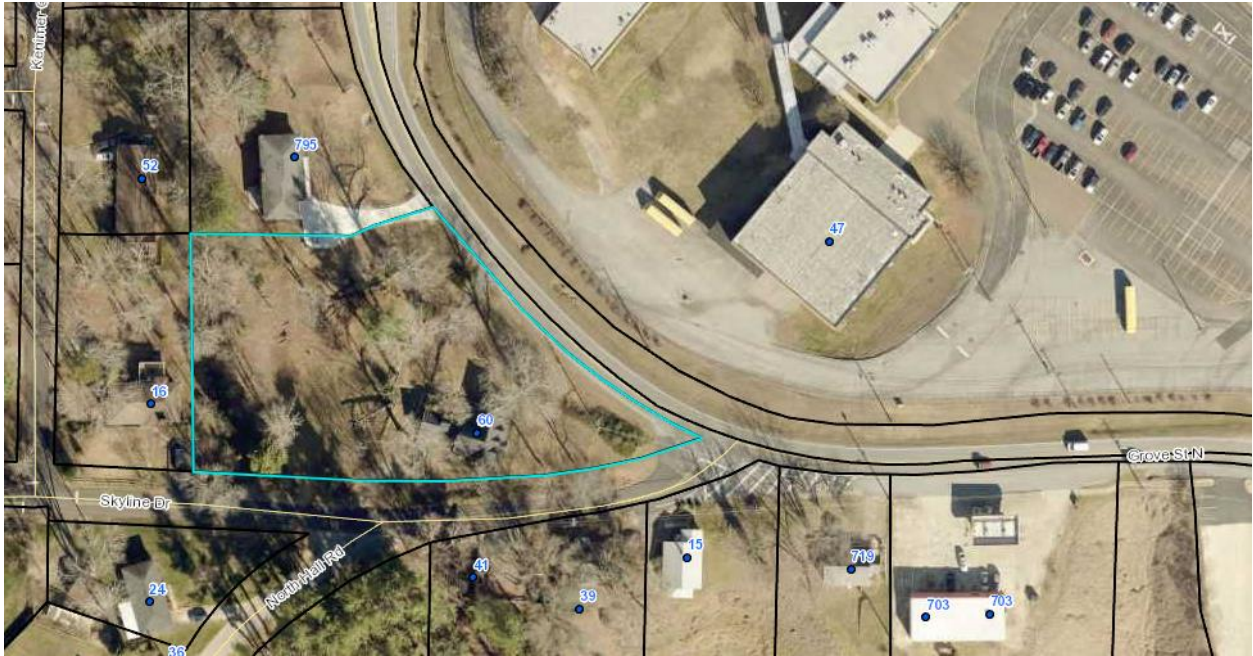


Site Plan:



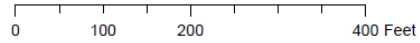
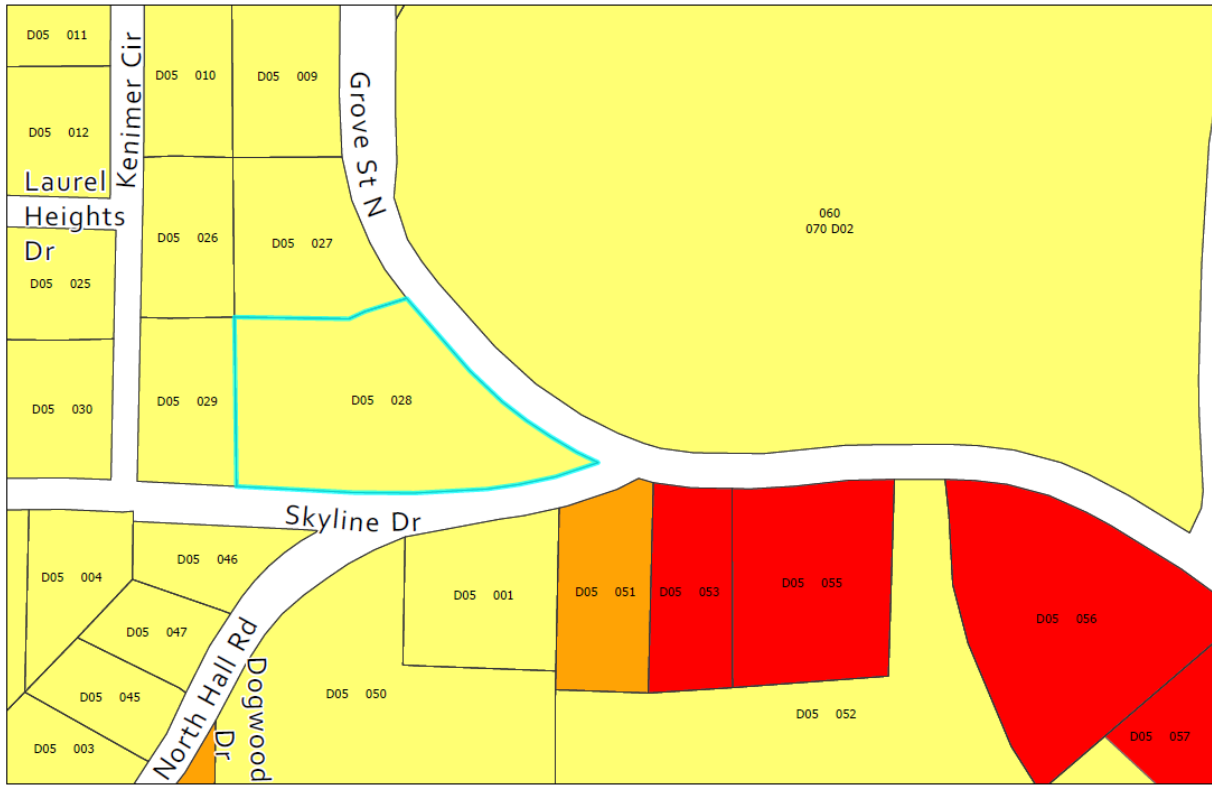


Aerial:





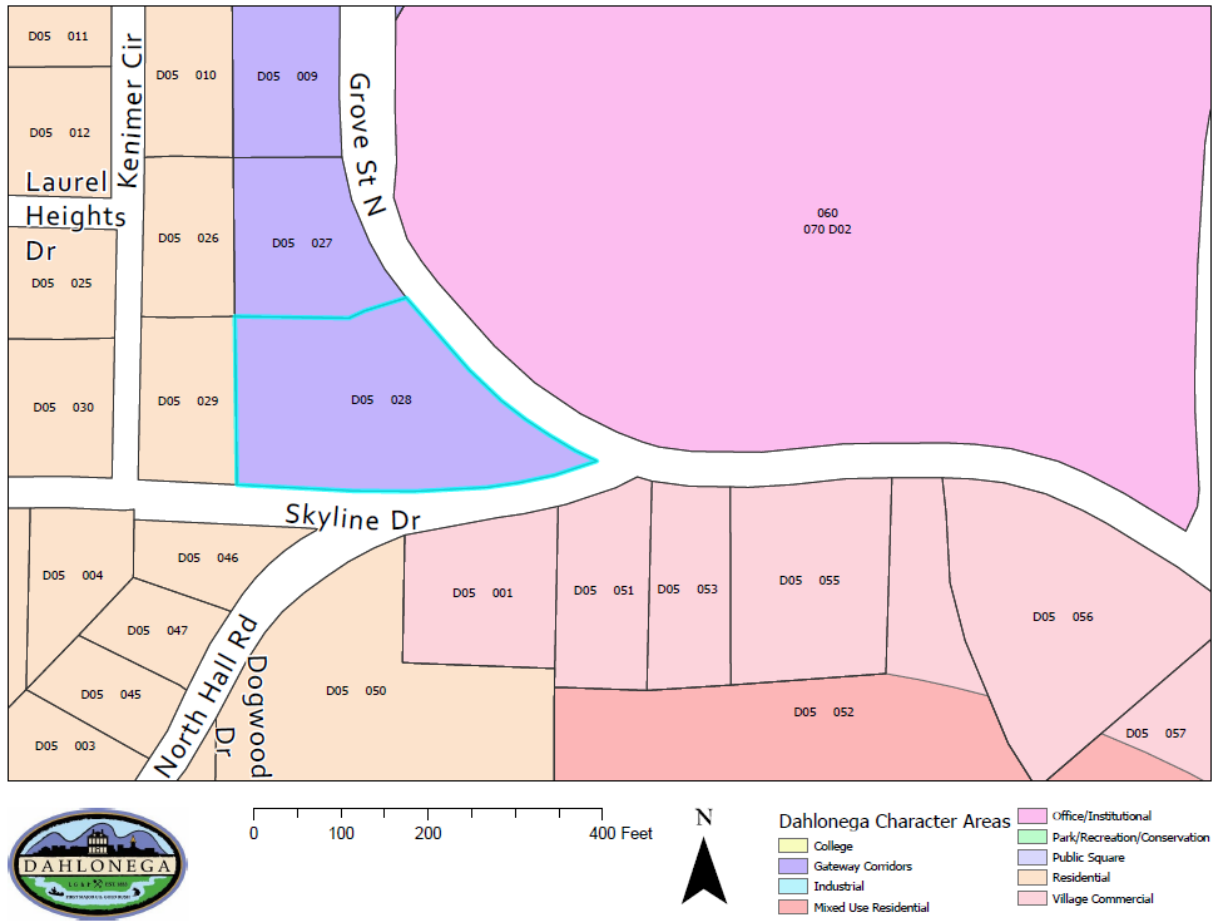
Current Zoning:



| Zoning | | |
|---|---|--|
| ■ B2 | ■ I | ■ R1 |
| ■ B3 | ■ OI | ■ R2 |
| ■ B1 | ■ PUD | ■ R3 |
| ■ CBD | | |



Comprehensive Plan:





Staff Recommended Motion:

Motion/Recommendation to approve REZN 21-6 to utilize the existing structure for office or business use.