



# CITY OF DAHLONEGA

## Planning Commission Meeting Agenda

March 04, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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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.

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### APPROVAL OF AGENDA

### ELECTION OF OFFICERS FOR 2025

### APPROVAL OF MINUTES

- a. Regular Meeting of January 7, 2025  
Rhonda Hansard, City Clerk

### OLD BUSINESS

1. ZONING CASES:
2. CONDITIONAL USES:

### NEW BUSINESS

1. ZONING CASES:
2. CONDITIONAL USES:

### ADJOURNMENT

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Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!

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# CITY OF DAHLONEGA

## Planning Commission Minutes

January 07, 2025, 6:00 PM  
City Hall - Mayor McCullough Council Chamber

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### CALL TO ORDER

Chairman Conaway called the Meeting to order at 6:00 p.m. with all members of the Commission present.

### PRESENT

Chairman Robert Conaway  
Commission Member Michael Feagin  
Commission Member James Spivey  
Commission Member James Guy  
Commission Member Noah Steinberg  
Commission Member Jane O'Gorman

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Conaway.

### APPROVAL OF MINUTES

None

### OLD BUSINESS

1. ZONING CASES:

None

2. CONDITIONAL USES:

None

### NEW BUSINESS

3. ZONING CASES:

None

4. CONDITIONAL USES:

None

5. Ordinance 2024-04 Amending Map

To Be Determined  
Strategic Priority - Communication

Allison Martin, City Manager, addressed the Commission and explained that this evening's request for consideration of the proposed Zoning Map is a housekeeping item that should occur annually. Manager Martin stated that the process is for the Commission to review and address concerns regarding the Map prior to consideration by the City Council.

Manager Martin advised that since the last approval of the Zoning Map, 2020, the City contracted with the Georgia Mountains Regional Commission (GMRC) to draft a new map. It was determined to use the adopted Map of 2017 and to review and ensure that all modifications from 2017 until present adopted by the City Council, Planning Commission, and the Board of Zoning Appeals were incorporated in this evening's presentation.

Manager Martin confirmed the proposed Map was reviewed by staff and a third-party GIS vendor prior to this evening's presentation.

The Commission held a discussion to include questions regarding preventative steps of future drafting errors on the Zoning Map and the Map's amendment process. Manager Martin stated that, moving forward, the City's mapping technician will use shape files and attribute tables, and that annual adoption of the Map will be ensured; Manager Martin confirmed that the City will provide shape files to the County. Manager Martin further stated that receiving shape files will provide added security as they will have all data layers and Lumpkin County has been instructed to contact the City prior to modifying the Map.

Manager Martin asked that citizens contact City Hall or the County's Board of Assessors with any questions or concerns about their property.

Chairman Conaway opened the floor to Public Comments.

A citizen requested a copy of the proposed Zoning Map.

Chairman Conaway closed Public Comments.

Commissioner Feagin requested that, if not already done, a link to the proposed Map be placed on the City's website.

There was a motion by Commissioner Feagin and a second by Commissioner Guy to amend the Zoning Map as presented.

Motion carried unanimously.

Chairman Conaway requested a status update of the previously held Meeting's Minutes. Manager Martin confirmed that those Minutes will be produced prior to the next Meeting of the Commission.

Manager Martin introduced Rhonda Hansard, City Clerk.

## ADJOURNMENT

There was a motion by Commissioner Feagin and a second by Commissioner Guy to adjourn the Meeting.

Motion carried unanimously, and the Meeting was adjourned at 6:16 p.m.

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