



# CITY OF DAHLONEGA

## City Council Public Hearing Agenda

August 21, 2023, 4:00 PM

Gary McCullough Chambers, Dahlonaga City Hall

---

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 - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonaga's resources.

---

### CALL TO ORDER

#### *Public Hearing:*

- [1.](#) Zoning Map Amendment - (Parcel No. D11-033)  
Allison Martin, City Manager

### ADJOURNMENT



**DATE:** 08/15/2023  
**TITLE:** Zoning Map Amendment - (Parcel No. D11-033)  
**PRESENTED BY:** Allison Martin, City Manager

---

**AGENDA ITEM DESCRIPTION:**

This is a request to amend the zoning map of the City of Dahlonega, Georgia, by changing the zoning on a parcel of land owned by Chelsea Mikell and Scott L. Mikell (REZN-23-4) – the request is to change the proposed use of a +/- 0.261-acre property located at 115 N Meaders Street (D11-033) (Hawkins Street LL951LD12-1) from R-1 (Single Family Residential District) to R-2 (Multiple Family Residential District). The purpose of this request is to allow this property to function as a short-term rental.

---

**HISTORY/PAST ACTION:**

---

**FINANCIAL IMPACT:**

N/A

---

**RECOMMENDATION:**

This is a public hearing only. No action is to be taken.

---

**SUGGESTED MOTIONS:**

No motions are to be made at the public hearing.

---

**ATTACHMENTS:**

Staff report is attached. Also attached is the application.

---



## STAFF REPORT

### REZN 23-4

Applicant:	Scott Mikell
Owner:	Chelsea Mikell
Location:	115 N. Meaders Street (Tax Parcel D11 033)
Acreage:	+/- 0.261 Acres
Current Zoning Classification:	R-1 (V): Single-Family Residential District
Requested Zoning Classification:	R-2: Multiple-Family Residential District
Current Use of Property:	Developed / Single-family residence
General Land Use:	Developed / Single-family residence & short-term rental
City Services:	The property is in the Dahlonega Water Service Area

#### **Applicant Proposal**

The applicant is requesting to rezone a 0.261± acre (11,369 square feet) property on Meaders Street (Tax Parcel D11 033) from R-1: Single-Family Residential District, with conditions, to R-2: Multiple-Family Residential District for the purpose of utilizing the existing single-family residence as a personal vacation home and short-term rental property. Within the R-1 zoning district, short-term rentals, as defined in Article VIII (Short-Term Rentals) are not a permitted use, resulting in this rezoning request.

#### **History and Surrounding Uses**

The subject property is zoned R-1: Single-Family Residential District, which was previously rezoned by City Council for a medical office development. The property tax records show that the property has been in the ownership of the current property owners since October 25, 2022. A request for a variance was heard by the Zoning Board of Appeals in 1987 to permit the construction of a second residence on the property. In 1991 the former property owner appeared before the City Council to determine if the second residence could still be constructed. The minutes from the meeting indicate that it could be constructed if it met city regulations. It is unclear if a second residence was ever constructed. Currently, there is only a single residence on the property.

North: Directly north of the subject property are other R-1: Single-Family Residential District zoned parcels.

2023.207.8.15.23jdp



South: The property directly south across Hawkings Street is Hancock Park and is zoned CBD: Central Business District.

East: To the east of the subject parcel is a 1.12± acre parcel zoned R-2 (C): Multiple-Family Residential (Conditions) zoned parcel developed with a condominium rental development.

West: Adjacent to the west is a 0.51± acre parcel zoned R-1: Single-Family Residential District parcel developed with single-family residence.

**Staff Analysis**

The applicant is requesting to rezone the subject property from R-1: Single-Family Residential District to R-2: Multiple-Family Residential District for the purpose of using the existing single-family residence as both a personal vacation rental and a short-term rental.

The below table summarizes the zoning standards of the R-1: Single-Family Residential and R-2: Multiple-Family Residential Districts, and the proposed development:

Lot Dimensions	R-1: Single-Family Residential	R-2: Multiple-Family Residential	Subject Property
Minimum Lot Area	30,000 sq. ft.	15,000 sq. ft.*	11,369 sq. ft.
Minimum Lot Width	100 ft.	80 ft.	104.57 ft. (Meaders St.) 109.25 ft. (Hawkings St.)
Minimum Floor Area	1,200 sq. ft.	1,000 sq. ft.	1,184 sq. ft.
Maximum Density	1.5 du/a	5.5 du/a (multi-family)	NA
Front Setback (Arterial Streets)	60 ft.	60 ft.	NA
Front Setback (Other Streets)	35 ft.	35 ft.	34.1 ft. (Meaders St.) 43.0 ft. (Hawkings St.)
Side Setback	15 ft.	15 ft.	18.5 ft. (Residence)
Rear Setback	15 ft.	15 ft.	24.6 ft.
Accessory Structure Setback	5 ft.	5 ft.	13.5 ft. (Shed)
** 20,000 square feet is required for a two-family dwelling (duplex).			

The subject property is developed with a 1,184 square foot single-family residence per the Lumpkin County Tax Assessors records. The property falls below the minimum lot size requirement of the R-1 district and as a result is considered a non-conforming lot a record. Sec. 301 defines a lot of record as “a lot which is part of a subdivision, a plat of which has been recorded in the records of the County Superior Court Clerk; or a parcel of land, the deed of which has been recorded in the same office as of November 6, 1979.” A survey of the subject property was approved for recording as a lot of record by the City of Dahlonega and subsequently recorded with the Lumpkin County Clerk of Court on August 4, 2014.



Sec. 502. – Non-conforming lots of record, states “in any district, notwithstanding limitations imposed by other provisions of these regulations, a single-family dwelling and customary accessory buildings or any other permitted use may be erected on any single lot of record existing at the effective date of adoption or amendment of these regulations, even though such lot fails to meet the requirements for area or width, or both, applicable to the particular district involved, provided that yard dimensions and other requirements of the lot shall conform to the regulations for the district in which the lot is located.”

Finally, Sec. 702. – Minimum requirements states “within each district, the regulations set forth shall be minimum requirements and shall apply uniformly to each class or kind of building, structure or land.”

The request to rezone the subject property (11,369 square feet) from R-1: Single-Family Residential District to R-2: Multiple-Family Residential District would create a lot that does not meet the minimum lot size requirement of the R-2 district (15,000 square feet), inconsistent with the requirements of Sec. 702.

**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 subject property borders a condominium development to the east and a city park to the south, but is otherwise in a single-family residential district. The Single-Family Residential District is intended to establish and preserve quiet, stable single-family residential neighborhoods at low densities (up to approximately one and one-half units per acre) free from other uses except those which are compatible with and convenient to the residents of such a district. Rezoning the property to permit a short-term rental could have an impact on the adjacent single-family residential uses.

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

The R-2, Multiple-Family Residential District is intended to provide suitable land for a variety of dwelling types at low to medium densities (up to five and one-half units per acre) in areas served by public water and sanitary sewer. Rezoning the property to R-2 for the purpose of permitting a short-term rental could have an impact on the adjacent R-1, single-family residential properties.

- 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.**

The proposed development is unlikely to result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.



**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 the Comprehensive Plan as Public Square. The land use and development strategy for the core area and South Chestatee corridor heavily focus on preservation of eligible properties with physical upgrades to market expectations; and small-scale (two- to three-story maximum above street grade) new infill construction on suitable sites with historically compatible designs. Primary focus for renovation and redevelopment should be on East and West Main, and South Chestatee near Arcadia Street, Ash Avenue, and Maple Street.

The following are encouraged development standards of this area:

- 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

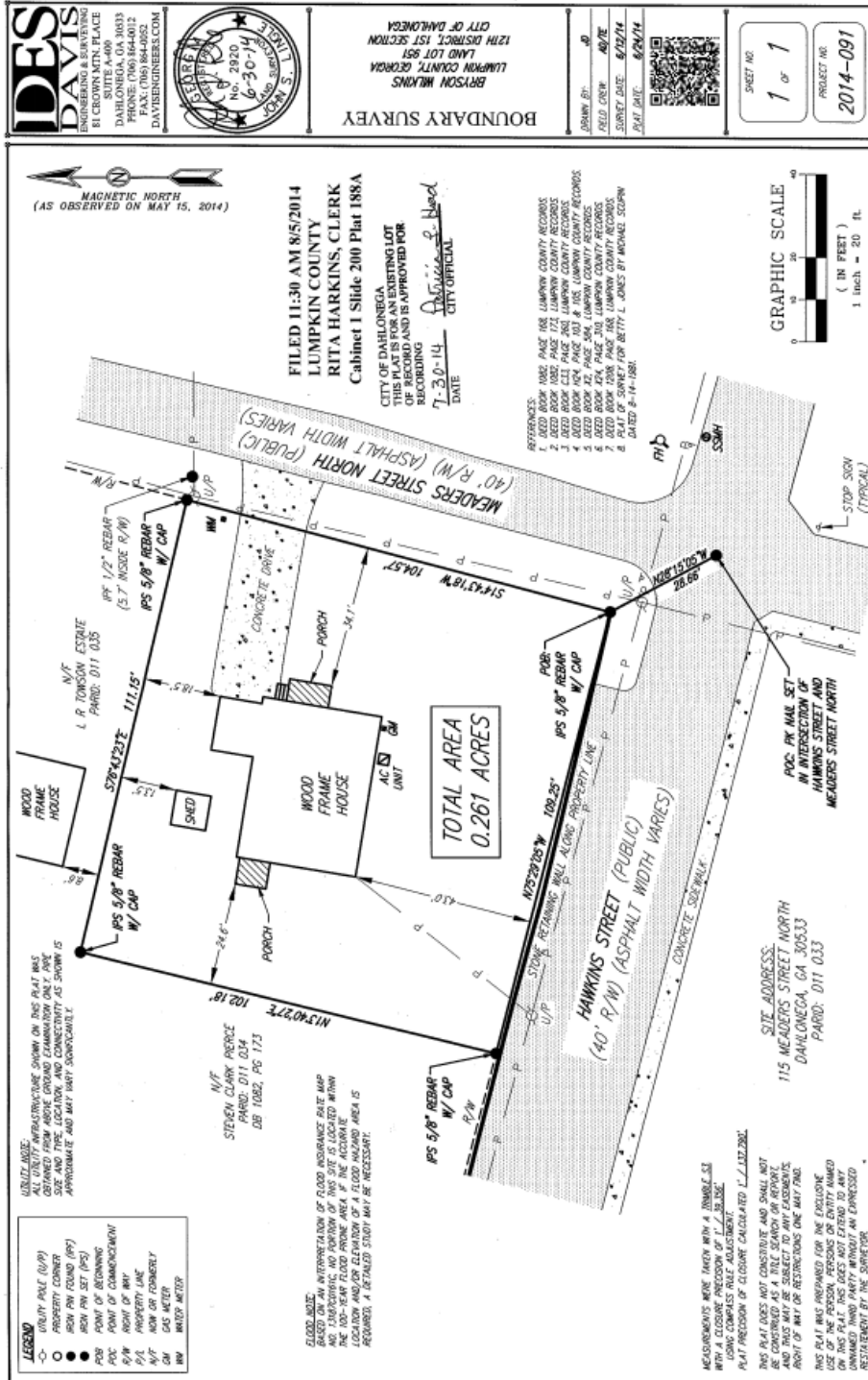
The current proposal can be interpreted as in-line with the goals of the character area though careful thought should be given to whether the introduction of short-term rental properties in the R-1 district could change the character of the neighborhood.

**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.**

It should be noted that the subject property does not meet the minimum lot size requirement for the R-2: Multiple-Family Residential District of 15,000 square feet. The subject property is 11,369 square feet in area.



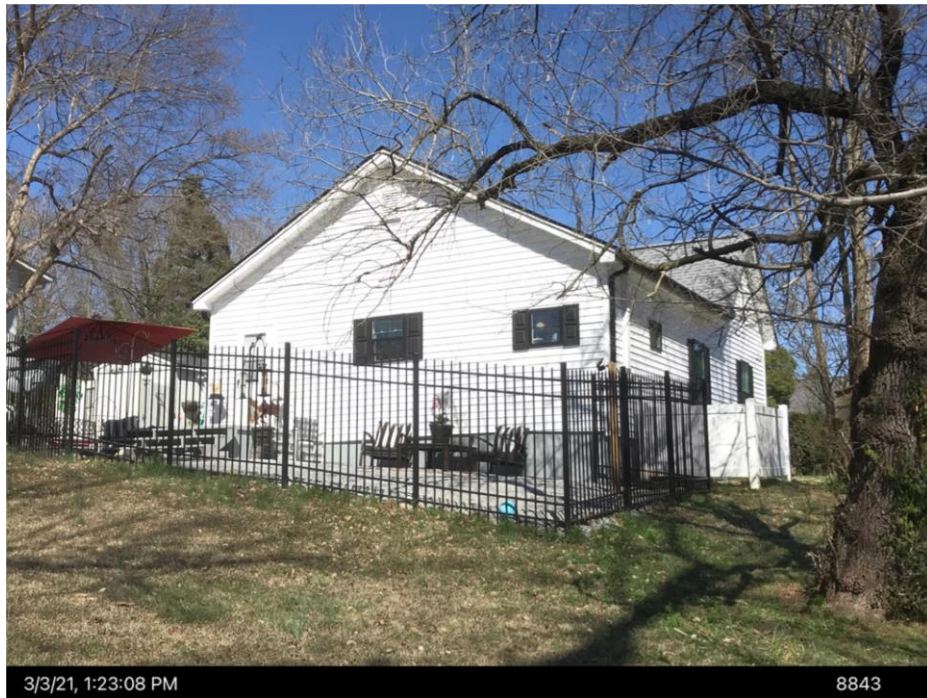
Recorded Plat:







**Subject Property Images (Pictures from the Lumpkin County Tax Assessor):**







Aerial:

**Results:**

Parcel ID - D11033  
 Real Key / Acct - 8843  
 Address - 115 MEADERS STREET NORTH  
 Owner - MIKELL CHELSEA J & SCOTT L  
 Acres - 0.25  
[View Record](#) | [Easements](#) | [Imagery](#) | [Apply for Permit](#) | [Google Maps](#)

Last 2 Sales	Date	Price	Reason	Qual
	10/25/2022	\$434000	FF	U
	8/1/2014	\$150000	FM	Q

**Owner:** MIKELL CHELSEA J & SCOTT L  
 115 MEADERS STREET NORTH  
 DAHLONEGA, GA 30533

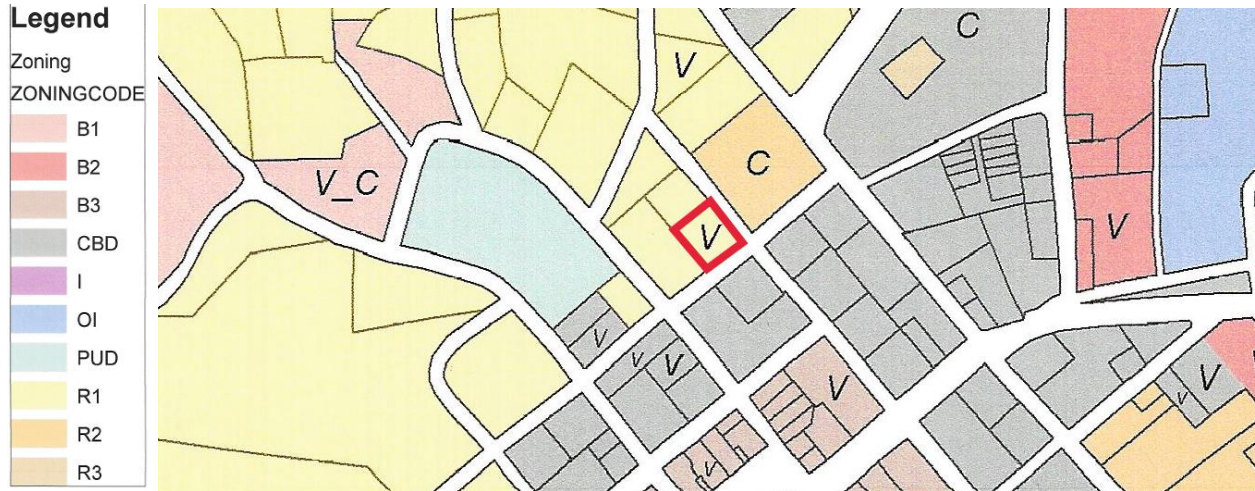
**Physical Address:** 115 MEADERS STREET NORTH  
**Assessed Value:** \$262341

Parcel ID: D11033  
 Real Key / Acct: 8843  
 Class Code: Residential  
 Taxing District: Dahlonega  
 Acres: 0.25

*(Note: Not to be used on legal documents)*

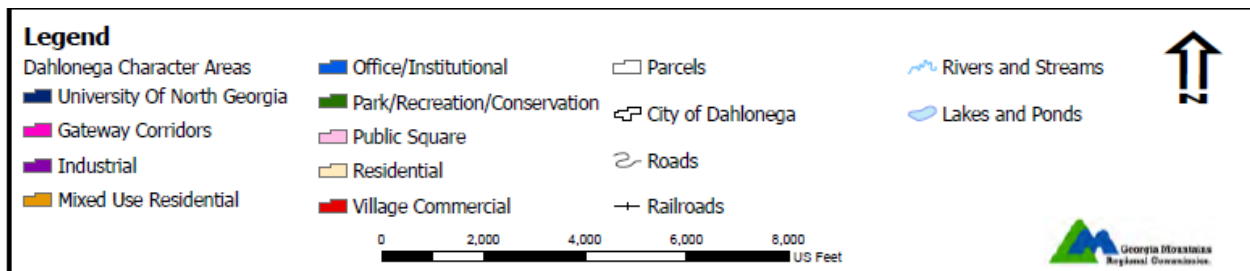
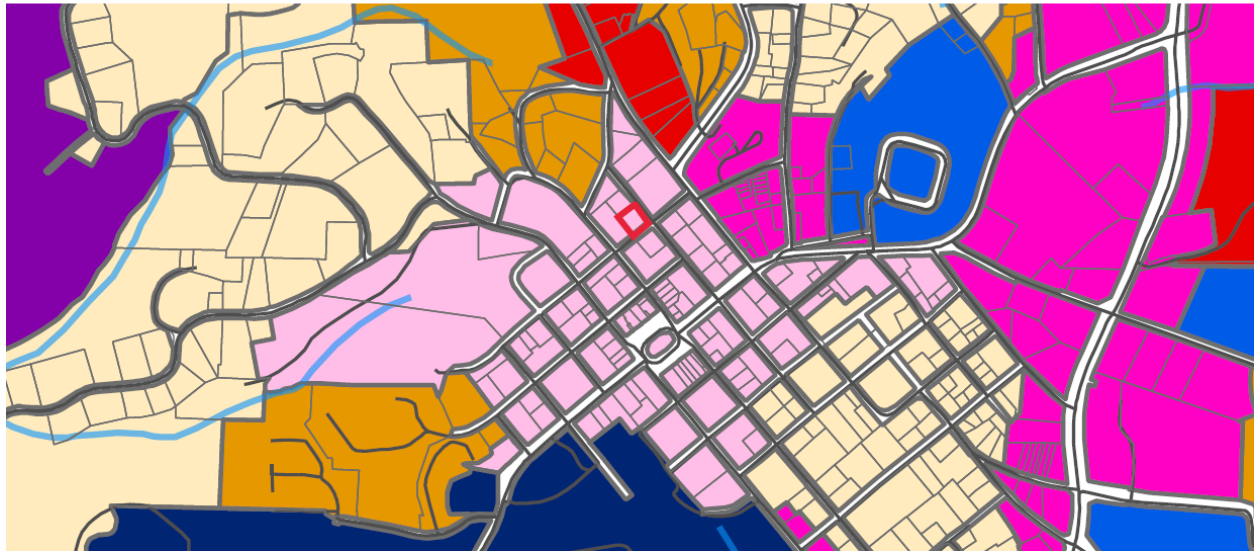


### Current Zoning:





**Comprehensive Plan:**





**Staff Recommended Motion:**

Per the requirements of Sec. 2610. - Recommendation by zoning administrative officer, Staff recommends denial of application REZN 23-4, request to rezone from R-1: Single-Family Residential District to R-2: Multiple-Family Residential District based on the finding that the subject property does not meet the minimum lot size requirement of the R-2: Multiple-Family Residential District.

**Planning Commission:**

The Planning Commission reviewed the matter and recommended denial of the application.





- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved and development must be initiated within twenty-four months or the approved zoning is subject to reversion to its previous zoning by the Governing Body.
- 2) It is the policy (but not a legal requirement) that adjacent property owners and those owners within 150 feet of the subject property are notified by certified mail of the application.
- 3) The following nine questions can be answered within a letter of intent, but failure to answer any one can result in denial of the application.

Complete the following information. (This section may be addressed in the letter of intent.)

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.

*Please refer to "Exhibit A"*

2. The extent to which property values are diminished by the particular zoning restrictions.

*Airbnb rentals nearby specifically increase both rent and home sale prices (specifically, a 10 percent increase in Airbnb listings leads to a 0.42 percent increase in rents and a 0.76 percent increase in house prices) according to a 2017 study.*

*Barron, Kyle and Kung, Edward and Proserpio, Davide, The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb (March 4, 2020). Available at SSRN:*

*<https://ssrn.com/abstract=3006832> or <http://dx.doi.org/10.2139/ssrn.3006832>*

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

*Not applicable as above. Property values of local homes would likely not be affected by the proposed zoning and may likely see increased property values.*

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

*In its current state, the home will only be able to serve as a second/vacation home. It will be unihabited for a significant amount of time when our family is not visiting Dahlenega. With the proposed zoning, the ability to function as a short-term/vacation rental (Airbnb/VRBO) would offer year-round influx of tourism to the downtown Dahlenega area in which vacationers would be in walking distance to local shops, stores, and restaraunts.*

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

*The physical suitability of this property for development should not change significantly with the proposed zoning R-2 vs current zoning (R-1). It is likely that as a short term rental location (R-2), income generated from rent would allow for increased development and beautification of the home and grounds, which as mentioned before, is highly visible from public areas.*

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.

*Not applicable. This property is not currently vacant.*

7. The zoning history of the subject property.

*The parcel has been zoned R-1 (Single-Family Residential District) for many years.*

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.

*The property at present would sleep 6 adult guests maximum. Short term rental agencies such as Airbnb and VRBO include strict restrictions on how many guests can stay in a rental location at one time. There is adequate parking off-street for 4 vehicles in the driveway which should be more than adequate for the maximum amount of guests. Schools and transportation facilities would be unaffected. A maximum of 6 visitors would not lead to burdensome use of Hancock park, public facilities, or utilities.*

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

*The zoning of this property as R2 (proposed) for potential use as a short term rental would be in conformity with the use of surrounding property. This includes adjacent R2 zoning (condominiums) and several areas within the Central Business District (hotels and condos).*

# Fox, Chandler, Homans, Hicks & McKinnon, LLP

ATTORNEYS AT LAW

JOSEPH A. HOMANS  
CATHERINE HENRY HICKS, P.C.  
GRAHAM MCKINNON IV, P.C.  
THEODORE G. CASSETT, P.C.  
MARGARET ANNE CHRISTIE  
PARKER HICKS

POST OFFICE BOX 477  
DAWSONVILLE, GEORGIA 30534  
Telephone (706) 265-3090  
Facsimile (706) 865-3147  
www.foxchandler.com

OF COUNSEL:  
ROBERT L. CHANDLER, P.C.

May 12, 2023

Ms. Allison Martin  
City Manager  
City of Dahlonega  
465 Riley Road  
Dahlonega, GA 30533

\*\*via email: [amartin@dahlonega.gov](mailto:amartin@dahlonega.gov)

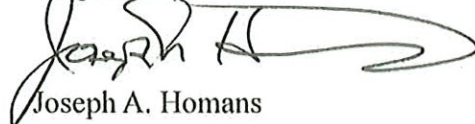
Re: Proposed Re-zone Application (R-1 to R-2)  
115 Meaders Street North  
Chelsea and Scott Mikell

Dear Ms. Martin:

Chelsea Mikell and Scott Mikell retained me regarding a proposed rezoning of the property referenced herein from R-1 to R-2. A draft of the application is attached. I request the opportunity to discuss the application before submitting with you or whomever you designate.

Please let me know if and when I can meet with you regarding this matter.

Respectfully,



Joseph A. Homans

JAH/sj

## **EXHIBIT A**

This property is located directly across Hawkins Street from Hancock Park (CBD) in Downtown Dahlonega. There are several areas and buildings zoned in the Central Business District (CBD) and Historical Business District (B-3) nearby (park, shops, restaurants, hotels, Lumpkin County Community House). The home is highly visible from Hancock Park and surrounding areas.

In an adjacent lot across N. Meaders St. are condominiums (R2) used as rental properties.

There are also two small R1 plots (single-family residential) bordering the property. The proposed zoning would not adversely affect any of these areas, and will likely benefit the aforementioned businesses located close by. A short term/vacation rental in close proximity would likely stimulate local business. Also, the rezoning would not disturb those zoned in R1 as this downtown area is already highly trafficked due to its close proximity to the Public Square and many Central Business District areas. In addition, short term/vacation rental guidelines would prohibit exceeding a maximum number of visitors in the home at one time.

\*\*\*\*\*

**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 Dahlongega.

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: \_\_\_\_\_

Printed name of Property Owner : \_\_\_\_\_

Date of Signature: \_\_\_\_\_

Signature of Witness: \_\_\_\_\_



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.

## **EXHIBIT A**

This property is located directly across Hawkins Street from Hancock Park (CBD) in Downtown Dahlonega. Several nearby parcels are zoned within Central Business District (CBD) and Historical Business District (B-3) (park, shops, restaurants, hotels, Lumpkin County Community House). The home on the property is visible from Hancock Park and surrounding areas.

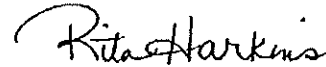
The adjacent lot across N. Meaders St. is zoned R-2 and used as rental property - Condominiums.

Two small R-1 (single-family residential) parcels border the property.

The proposed zoning would not adversely affect any of these properties and will likely benefit the businesses located nearby. A short-term vacation rental in close proximity would likely stimulate local business. Also, the rezoning would not disturb those zoned in the R1 District as this downtown area is already highly trafficked. In addition, short-term vacation rental guidelines prohibit exceeding a maximum number of visitors in the home at one time.

**D2022006074**  
**BK:1577 PG:130-132**

FILED IN OFFICE  
CLERK OF COURT  
10/26/2022 01:59 PM  
RITA HARKINS, CLERK  
SUPERIOR COURT  
LUMPKIN COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: 5434.00

**PT-61 093-2022-002579**

After recording return to:  
Horne & Edelberg, P.C.  
Post Office Box 37  
Dahlonega, Georgia 30533

3433540228  
PARTICIPANT ID

**SURVIVORSHIP LIMITED WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF LUMPKIN.

THIS INDENTURE, Made this 25th day of October, 2022, between **Julio Ruiz and Cynthia Ruiz**, of the first part, hereinafter referred to as Grantors, and **Chelsea Jones Mikell and Scott Lindsey Mikell**, as joint tenants with survivorship and not as tenants in common, of the second part, hereinafter referred to as Grantees;

The words "Grantors" and "Grantees" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto.

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100s DOLLARS (\$10.00) and Other Valuable Considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantees, the following described property:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the Grantees forever in Fee Simple.

Page Two  
Survivorship Limited Warranty Deed  
115 Meaders Street North

AND THE Grantors will warrant and forever defend the right and title to the above described property, unto the Grantees against all persons claiming by, through or under Grantors.

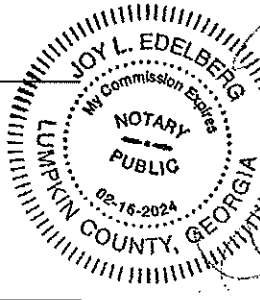
IN WITNESS WHEREOF, the Grantors have executed this deed the day and year above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature] (SEAL)  
Julio Ruiz

[Signature]  
Notary Public  
Commission Expires:



Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature] (SEAL)  
Cynthia Ruiz

[Signature]  
Notary Public  
Commission Expires:

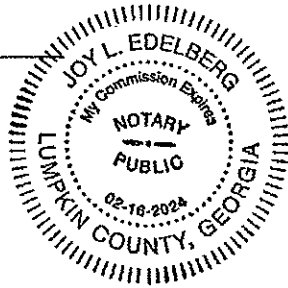


Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 951 of the 12th District, 1st Section of Lumpkin County, Georgia, being in the City of Dahlonega, consisting of 0.261 acres, more or less, together with all improvements located thereon, and being more particularly described and delineated according to a plat of survey dated June 12, 2014, prepared by John S. Lingle, Georgia Registered Land Surveyor, which is recorded in Plat Cabinet One, Slide 200, Plat 188A, Lumpkin County Records, and is hereby incorporated by reference for a more detailed description.

This property is conveyed together with and subject to all easements for roads and utilities in use or of record.

Subject Property Address: 115 Meaders Street North, Dahlonega, GA 30533



- LEGEND**
- UTILITY POLE (U/P)
  - PROPERTY CORNER
  - NEW PER EARTH (PE)
  - NEW PER SET (PS)
  - POINT OF BEGINNING
  - POINT OF COMMENCEMENT
  - RIGHT OF WAY
  - PROPERTY LINE
  - NEW OR EXISTING
  - CAS METER
  - WATER METER

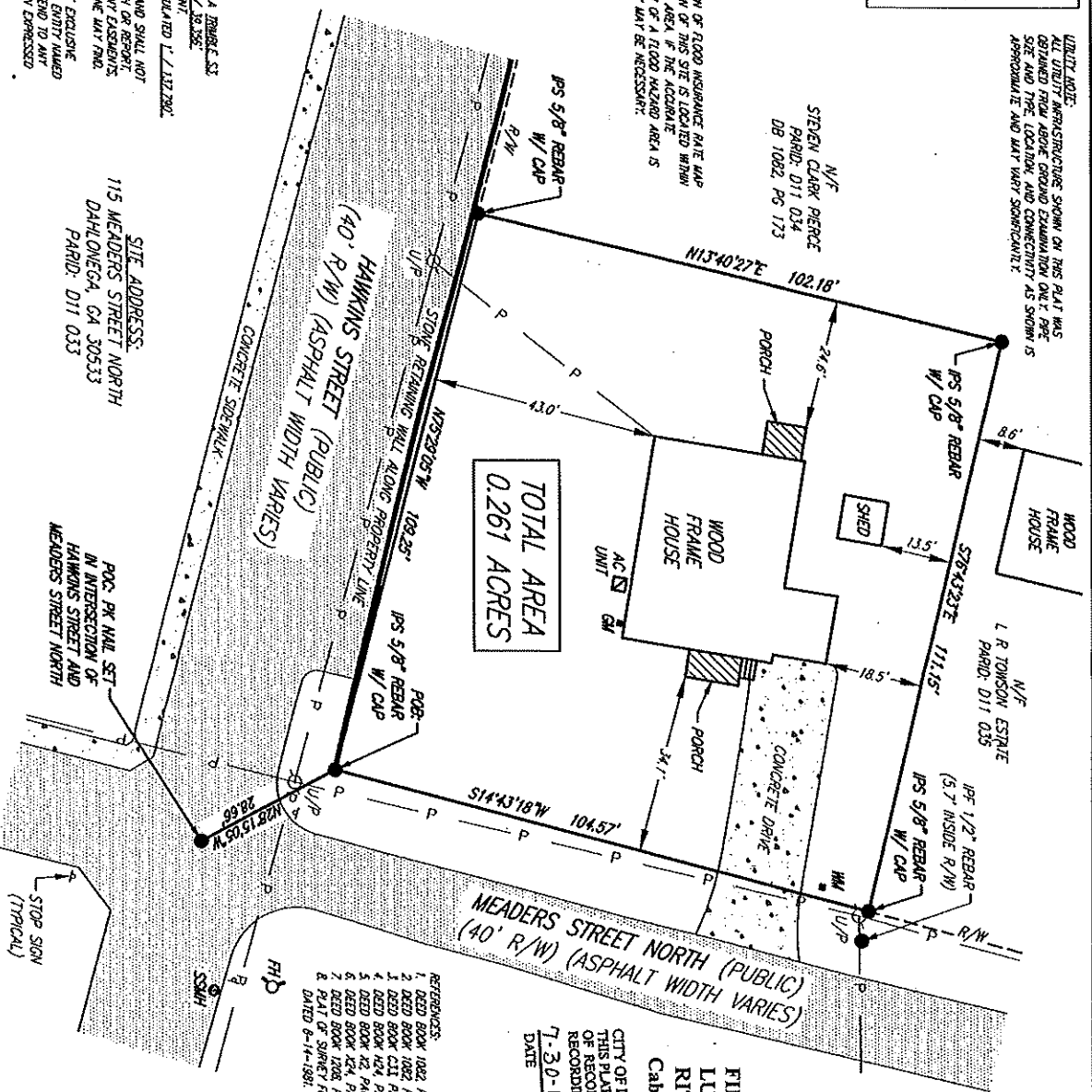
UTILITY POLES AND STRUCTURES SHOWN ON THIS PLAT WAS OBTAINED FROM GOOGLE EARTH AND FIELD SURVEY ONLY. PER SITE AND THESE LOCATIONS AND CONNECTIONS AS SHOWN IS APPROXIMATE AND MAY VARY SIGNIFICANTLY.

**FLOOD NOTE:**  
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13020C0100A, NO FLOODING OR FLOOD HAZARD AREA IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA IF THE ACCURATE LOCATION AND/OR ELEVATION OF A FLOOD HAZARD AREA IS REQUIRED, A DETAILED STUDY MAY BE NECESSARY.

MEASUREMENTS WERE TAKEN WITH A REBAR, SET WITH A CLOSURE PRECISION OF 1/10,000".  
 USING COMPASS RULE ADJUSTMENT.  
 PLAT PRECISION OF CLOSURE CALCULATED 1/1,127,290".  
 THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY CLAIMS, RIGHT OF WAY OR RESTRICTIONS ONE MAY HAVE.  
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTRICTION BY THE SURVEYOR.

**SITE ADDRESS:**  
 115 MEADERS STREET NORTH  
 DAHLONEGA, GA 30533  
 PARID: D11 033

**POC. PER MAIL SET  
 IN INTERSECTION OF  
 HAWKINS STREET AND  
 MEADERS STREET NORTH**



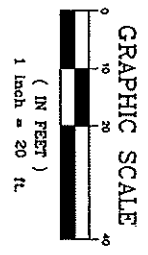
**TOTAL AREA  
 0.261 ACRES**

- REFERENCES:**
1. DEED BOOK 1082, PAGE 188, LUMPKIN COUNTY RECORDS
  2. DEED BOOK 1082, PAGE 192, LUMPKIN COUNTY RECORDS
  3. DEED BOOK 121, PAGE 582, LUMPKIN COUNTY RECORDS
  4. DEED BOOK 121, PAGE 584, LUMPKIN COUNTY RECORDS
  5. DEED BOOK 124, PAGE 310, LUMPKIN COUNTY RECORDS
  6. DEED BOOK 126, PAGE 158, LUMPKIN COUNTY RECORDS
  7. DEED BOOK 126, PAGE 158, LUMPKIN COUNTY RECORDS
  8. PLAT OF SURVEY FOR BETTY L. JONES BY MICHAEL SCHEW  
 DATED 6-14-1981.

FILED 11:30 AM 8/5/2014  
 LUMPKIN COUNTY  
 RITA HARKINS, CLERK  
 Cabinet 1 Side 200 Plat 188A

CITY OF DAHLONEGA  
 THIS PLAT IS FOR AN EXISTING LOT  
 OF RECORD AND IS APPROVED FOR  
 RECORDING  
 7-30-14  
 DATE  
 CITY OFFICIAL

MAGNETIC NORTH (AS OBSERVED ON MAY 15, 2014)



SHEET NO.  
 1 of 1  
 PRODUCT NO.  
 2014-091



DRAWN BY: JB  
 FIELD CREW: ADTE  
 SURVEY DATE: 6/12/14  
 PLAT DATE: 6/29/14

**BOUNDARY SURVEY**  
 BRYSON WILKINS  
 LUMPKIN COUNTY, GEORGIA  
 LAND LOT 951  
 12TH DISTRICT, 1ST SECTION  
 CITY OF DAHLONEGA



**DAVIS**  
 ENGINEERING & SURVEYING  
 81 GORDON PARK PLACE  
 DAHLONEGA, GA 30533  
 PHONE: (706) 844-0912  
 FAX: (706) 844-0922  
 DAVIS@DAVISINC.COM

**Summary**

Parcel Number D11 033  
 Location Address 115 MEADERS STREET NORTH  
 Legal Description LOT HAWKINS ST LL 951 LD 12-1  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Character Area R1  
 Tax District Dahlonega (District 02)  
 Millage Rate 30.549  
 Acres 0.25  
 Neighborhood \*CITY@500/FF (00257)  
 Homestead Exemption No (S0)  
 Landlot/District 951 / 12

[View Map](#)



**Map**



**Owner**

MIKELL CHELSEA J & SCOTT L  
 115 MEADERS STREET NORTH  
 DAHLONEGA, GA 30533

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	*CITY@500/FF	Front Feet	11,025	105	105	0.25	0

**Residential Improvement Information**

Style One Family  
 Heated Square Feet 1184  
 Interior Walls Sheetrock  
 Exterior Walls Alum/Vinyl/Metal Sid  
 Foundation Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1885  
 Roof Type Architectural Shingles  
 Flooring Type Carpet/Hrdwd/Vinyl  
 Heating Type Central Heat/AC  
 Number Of Rooms 0  
 Number Of Bedrooms 0  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 0  
 Value \$76,336  
 Condition Average  
 House Address 115 MEADERS STREET NORTH

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Shed Average	2019	6x10/0	1	\$423

**Permits**

Permit Date	Permit Number	Type	Description
11/22/2019	3381	RENOVATIONS	ESTIMATED VALUE GIVEN BY OWNER/ BUILDE \$5,000 REPLACEMENT OF A/C SYSTEM
11/20/2019	3378	ADDITION	ESTIMATED VALUE GIVENBY OWNER/ BUILDER \$1,900 INSTALLATION OF PERIMETER FENCE & GATE

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/25/2022	1577 130		\$434,000	FULLY FURNISHED SALE	RUIZ JULIO & CYNTHIA	MIKELL CHELSEA J & SCOTT L
8/1/2014	1280 404	1-200 188A	\$150,000	Fair Market	WILKINS TERRI H	RUIZ JULIO & CYNTHIA
4/8/2014	1273 346		\$108,000	Fair Market	BUTLER JERRY M	WILKINS TERRI H
3/16/2012	1208 168		\$0	Estate	BUTLER GRADY	BUTLER JERRY M

**Area Sales Report**

Sale date range:

From:

04/25/2020


To:

04/25/2023

Sales by Neighborhood

Sales by Area

1500

Feet 

Sales by Distance

**Valuation**

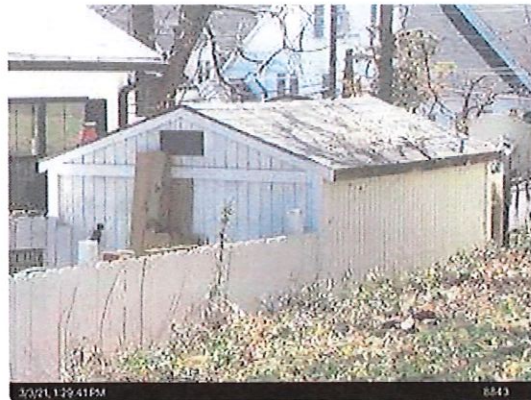
	2022	2021	2020	2019	2018
Previous Value	\$107,231	\$84,573	\$84,573	\$79,694	\$80,334
Land Value	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150
+ Improvement Value	\$76,336	\$61,644	\$39,423	\$39,423	\$34,544
+ Accessory Value	\$423	\$437	\$0	\$0	\$0
= Current Value	\$121,909	\$107,231	\$84,573	\$84,573	\$79,694

**Tax Collector**

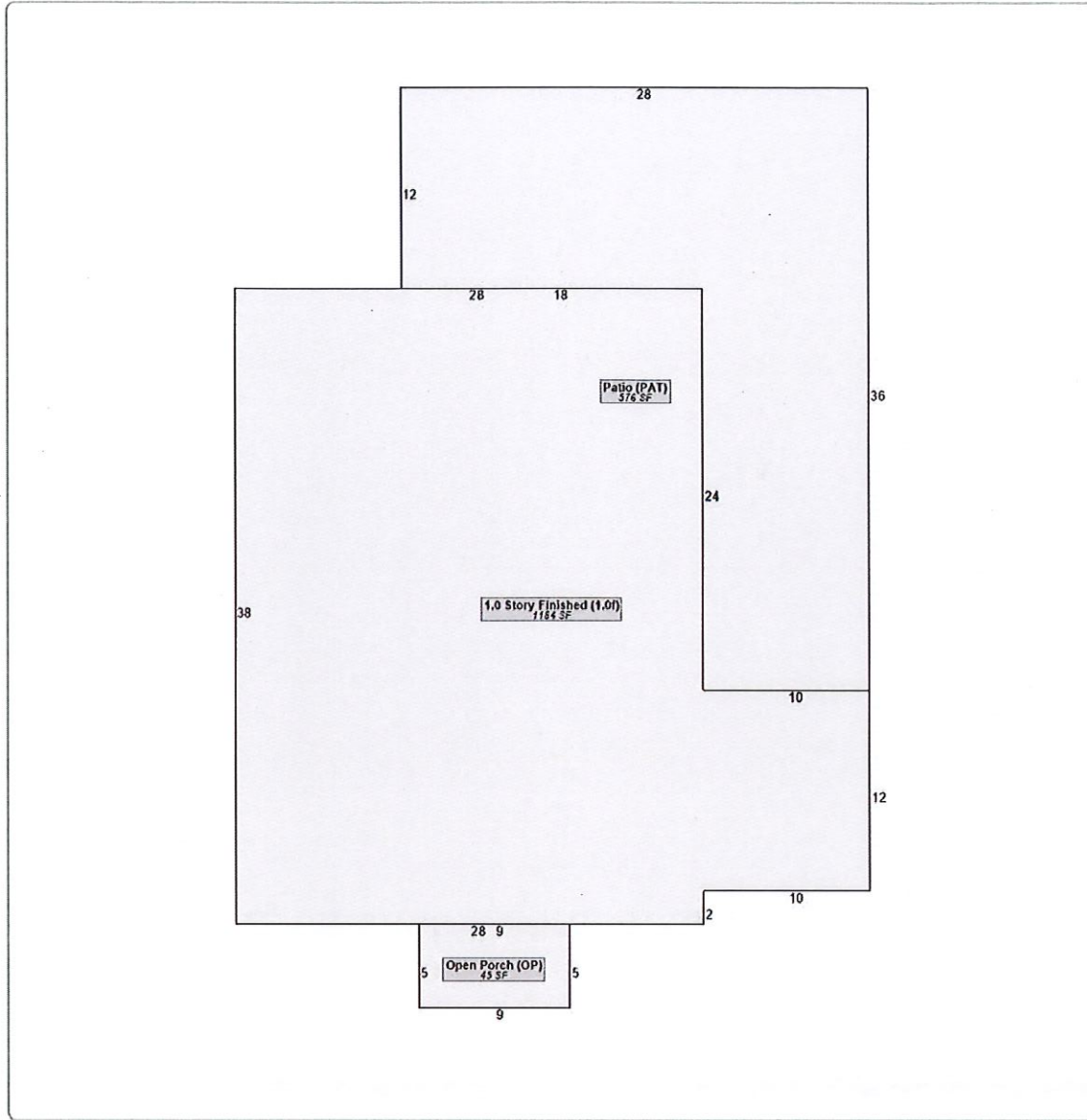
Tax Collector Website

**Photos**





Sketches



**Mailing Labels**

Distance:

100

Fe

Use Address From:

Owner  Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

Show All Owners  
 Show Parcel ID on Label

Skip Labels

0

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

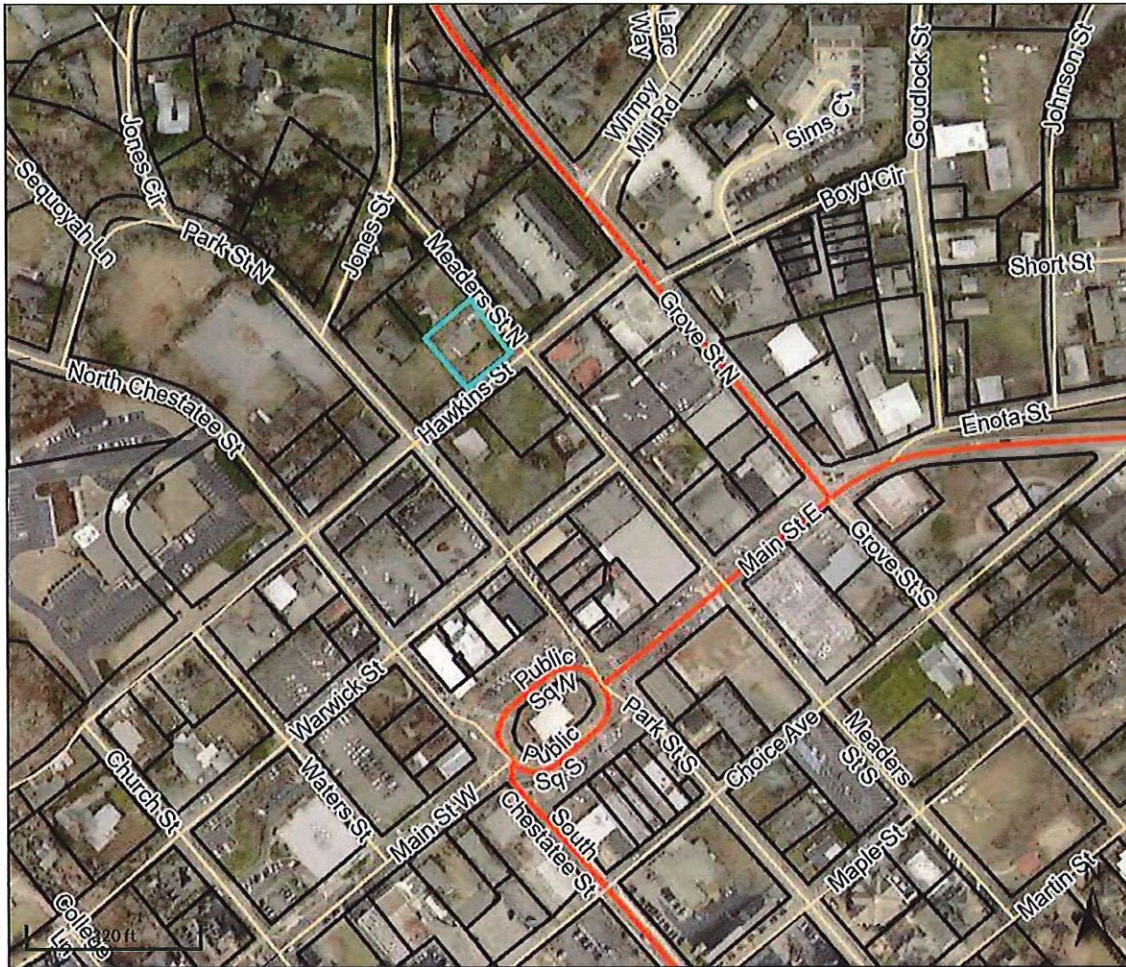
[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 4/24/2023, 5:23:27 PM



Version 3.1.4





**Overview**



**Legend**

- Parcels
- Roads**
- Arterial
- City
- Collector
- DRIVEWAY
- Local
- Private City
- USFS

Parcel ID	D11 033	Owner	MIKELL CHELSEA J & SCOTT L	Last 2 Sales			
Real Key / Acct	8843		115 MEADERS STREET NORTH	Date	Price	Reason	Qual
Class Code	Residential		DAHLONEGA, GA 30533	10/25/2022	\$434000	FF	U
Taxing District	Dahlonega	Physical Address	115 MEADERS STREET NORTH	8/1/2014	\$150000	FM	Q
Acres	0.25	Assessed Value	\$121909				

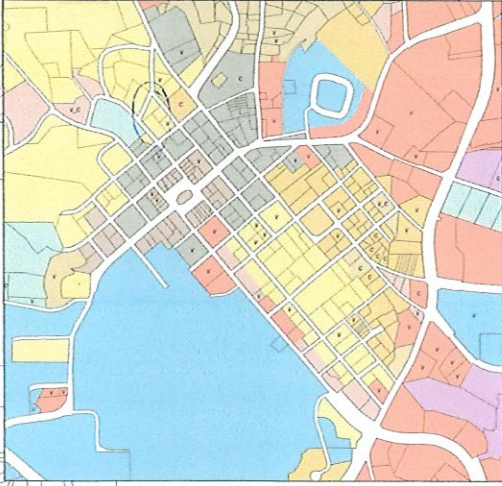
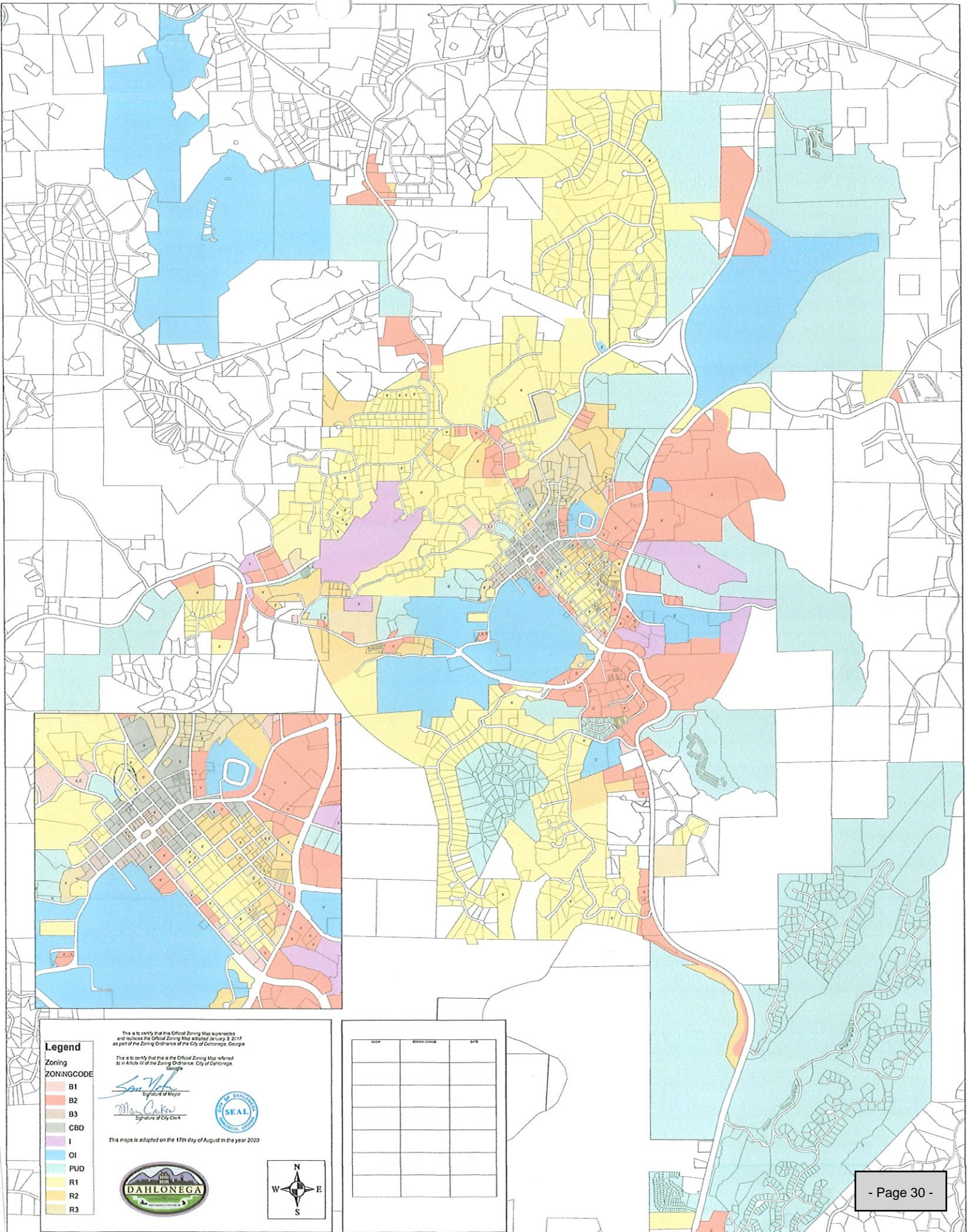
**(Note: Not to be used on legal documents)**

Date created: 4/25/2023  
 Last Data Uploaded: 4/24/2023 5:23:27 PM

Developed by **Schneider**  
 GEOSPATIAL



# Official Zoning Map of the City of Dahlongega



- Legend**
- Zoning  
ZONING CODE
- B1
  - B2
  - B3
  - CBD
  - I
  - O1
  - PUD
  - R1
  - R2
  - R3

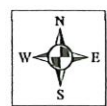
This is to certify that this Official Zoning Map supercedes and replaces the Official Zoning Map adopted January 8, 2019 as part of the Zoning Ordinance of the City of Dahlongega, Georgia.

*Sanjiv...*  
Signature of Mayor

*Max Carter*  
Signature of City Clerk



This map is adopted on the 17th day of August in the year 2020



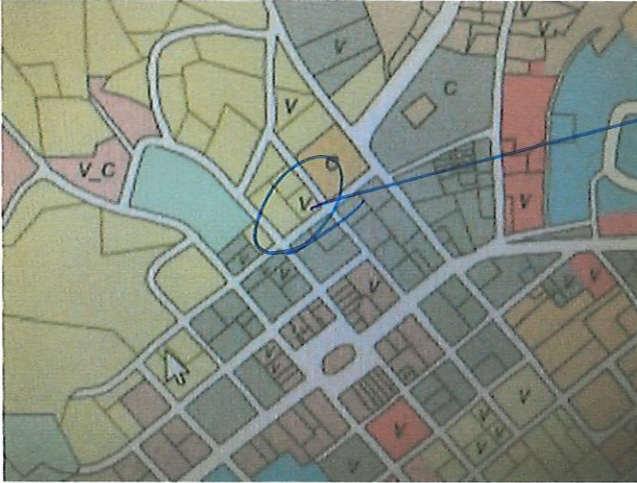
CODE	ZONE CODE	DATE



**Tim Martin**

---

**From:** Tim Martin  
**Sent:** Friday, June 2, 2023 10:11 AM  
**To:** Tim Martin



VARIANCE  
10/7/1991  
V-93 FILES

Sent from my iPhone

**CALLED TO ORDER:**

The Dahlonge City Council met in regular session on October 7, 1991 at 7:00 p.m. The meeting was called to order by Mayor Murl Jones. Council members present were: Lewis Carter, Gary Carlisle, J.D. Gunnells, Billie Stancil, Gary McCullough and Bill Woody. The meeting was opened with prayer by Cullen Larson.

**MINUTE APPROVAL:**

A motion was made by Council Member Gary Carlisle to approve the minutes of the last meetings. This motion was seconded and unanimously approved.

**EMPLOYEE OF QUARTER:**

The employee of the quarter was recognized as Lou Moss.

**CITIZENS:**

**ERSKIN  
WHITMIRE**

Steve Pierce read the minutes of the meeting of the Dahlonge Zoning Board of Appeals held January 29, 1987 in which a variance request was granted to Erskin Whitmire to allow him to construct another house on his lot located at the corner of Hawkins and Meadows Streets. Mr. Whitmire wanted to know if he would still be allowed to construct a residence on this property. Mayor Jones referred this request to City Attorney Doug Parks. Mr. Parks informed the Council that in his opinion this request could be granted if Mr. Whitmire meets all city regulations.

**CLARENCE  
CHAMBERS**

Clarence Chambers requested a business license to sell fruit and produce. Mr. Chambers stated that he was selling in front of Pete's Drug Store but was asked to stop selling at that location. He then obtained a vendor's permit to sell at the Bank of Dahlonge parking lot when the bank is closed on weekends. Mr. Chambers stated that he needs to be able to sell at other times during weekdays. This request was referred to the Ways and Means Committee to look for another area for a farmers market during weekdays. They agreed to meet Friday, October 11 at 12:00 at the Reservation Steak House.

**BEVERLY  
WOODWARD**

Beverly Woodward asked for permission to remove her building located at the corner of Chestatee and Hawkins Streets. Application had been made before the Historical Commission, but the application was tabled pending a decision of the Council concerning the Zoning Ordinance requirements. Doug Parks stated that the Zoning Ordinance now requires a public hearing to be held concerning requests of this type, but this requirement could be changed, as the second reading of the Zoning Ordinance is to be heard at this meeting.

**ZONING ORDINANCE  
ADOPTION:  
PUBLIC HEARINGS**

Jerry Weitz, Regional Planner for G.M.R.D.C., informed the Council that the Historical Commission does not presently hold public hearings on certificates of appropriateness. It was intended not to require a

public hearing for certificates of appropriateness, but the language was erroneously left in Zoning Ordinance 90 9 . Mr. Weitz recommended that public hearings be held for requests for building additions and demolitions, but that applications for minor changes such as building color changes, installation of signs or changes to existing signs should not require advertisement and public hearing.

David Hughes, Chairman of the Historical Commission, stated that the Historical Commission unanimously voted to remove the requirements for public hearings with the exception that a provision be added that a public hearing may be required by the Historical Commission. A motion was made by Council Member Gary McCullough to approve the recommendations of the Historical Commission. This motion was seconded. Council Member Lewis Carter opposed this motion stating that public hearings would delay applications unnecessarily because all Historical Commission Meetings are open meetings. Council Member Gary McCullough then withdrew his motion. After discussion, a final motion was then made by Council Member Lewis Carter that no advertised public hearing would be required for applications before the Historical Commission. The recommendations and minutes of the Historical Commission meetings would be presented to the Council for approval or disapproval at their next meeting. This motion was seconded and unanimously approved.

**YARD SALE REGULATIONS:**

After discussion a motion was made by Council Member Lewis Carter to approve the recommendations of the Dahlonga Planning and Zoning Commission concerning yard sale regulations. This motion was seconded and approved by a vote of five ayes and one nay. Council Member Billie Stancil voted against the motion.

**SECOND READING ORDINANCE 91-9:**

Mayor Jones then called for second reading of Zoning Ordinance 91-9 to include yard sale regulation changes and changes concerning public hearings for Historical Commission applications. A motion was made by Council Member J.D. Gunnells to have the second reading of this ordinance. This was seconded and unanimously approved.

**HISTORICAL COMMISSION RECOMMENDATIONS:**

David Hughes informed Mrs. Woodward that the Historical Commission will meet in called session on Wednesday, October 9 to make a recommendation to the Council concerning her request. Mayor Jones stated that the Council would hold a special meeting on Friday, October 11. Mrs. Woodward urged the Council to make a decision as soon as possible.

**ANGELA SCROGGS:**

Angela Scroggs requested permission to keep the tables and chairs in front of her shop located at Butler's Mini Mall. Ms. Scroggs stated that there is no se

in this area. Mayor Jones informed the Council that our current ordinance does not allow for outdoor sales. Ms. Scroggs stated that customers would not be serviced outside and there would be no advertising on the tables. City Attorney Doug Parks interpreted this request as an expansion of the current business and further stated that to install private property on city right of ways would be unlawful. It was pointed out that other businesses currently have their benches on city property. Mayor Jones recommended that a committee meeting be held concerning the plans of the square renovations to add city owned benches on the sidewalks. Hal Williams stated that he is willing to donate the benches he owns to the city. Mayor Jones then advised that one of these city owned benches would be moved to this area as soon as possible.

**PLANNING &  
ZONING COMM.  
RECOMMENDATIONS:**

Sheila Richardson, Vice Chairman of the Dahlenega Planning and Zoning Commission, informed the Council that bylaws have been adopted by the Commission. The Commission recommends to the Council that the new connector road be named Madelyn Anthony Parkway. Mrs. Richardson added that the Council would need to consult with the County Commissioner about the county's portion of the Connector. The Commission further recommended to the Council that changes be made in the amendment of the Subdivision Ordinance. The Commission recommended to the Council that the amount of bond for a nonconforming road be set at no less than 50 percent of the city's estimated cost of the total street construction. They further recommended that a stipulation be added that the bond amount be set above 50 percent if the Council and City Engineer felt that the bond would be insufficient for protection of the city and adjoining property owners due to deficiencies in the roadwork.

**AMENDMENT 91-7  
SUBDIVISION  
ORDINANCE:**

Mayor Jones read other changes to the Subdivision Ordinance. A motion was then made by Council Member Gary McCullough to have the second reading of Amendment 1 to Ordinance 84-3-Subdivision Ordinance and to adopt the changes recommended by the Planning Commission. This motion was seconded and approved by a vote of five ayes and one abstention. Council Member Bill Woody abstained from voting.

The Street Committee was asked to meet with the County Commission and recommend that the entire Connector be named "Madelyn Anthony Parkway".

**HISTORICAL COMM:  
SANDWICH SIGNS**

David Hughes informed the Council that the Historical Commission recommended that applicants for sandwich signs be required to obtain a variance on an individual

basis. A new application would be required to be filed and the Historical Commission would then make a recommendation to the Council. The City Manager asked the Commission to give a recommendation concerning a proposal to install posts and chain around the islands between the museum and the north and south sides of the square. The Commission recommended that no artificial barriers be used, as they felt they could be a safety hazard. The Commission further recommended that bike racks be installed on both sides of the square. They asked that the Council suggest a solution to the problem of trash cans being used as garbage cans by local businesses.

**STREET COMM:**

Mayor Jones asked the Street Committee to consider the bike rack request. He suggested that the rack be installed in the new parking lot. The Council asked that letters be sent to downtown merchants concerning the use of the trashcans on the square. A motion was made by Council Member Gary McCullough to approve the recommendation of the Historical Commission that no barriers be installed around the islands between the museum and the north and south side of the square. This motion was seconded and unanimously approved.

**SECOND READING  
FY 92 BUDGET:**

After discussion, a motion was made by Council Member Gary McCullough to approve the second reading of the FY 92 Budget. This motion was seconded and unanimously approved.

**SECOND READING  
AMENDMENT 13  
ORDINANCE 75-1:**

A motion was made by Council Member Billie Stancil to approve the second reading of Amendment 13 to Ordinance 75-1 water and sewer rates. This motion was seconded and unanimously approved.

**SECOND READING  
AMENDMENT 5  
ORDINANCE 84-7:**

A motion was made by Council Member Gary Carlisle to have the second reading of Amendment 5 to Ordinance 84-7 concerning sanitation rates. This motion was seconded and unanimously approved.

**REPORTS:**

Mayor Jones informed citizens that copies of the Fire Department and Sheriff Department's reports for the month of September were available. Building Inspector Dean Grizzle reported that twenty one permits were issued during the month at a total cost of \$1,585.32.

**FIRST READING  
ORDINANCE 91-8:**

City Attorney Doug Parks advised that an ordinance is needed concerning the Jaycees' request that was previously approved by the Council to eliminate any vendors selling during Gold Rush that are not licensed by the Jaycees. A motion was made by Council Member Gary Carlisle to approve Ordinance 91-8 concerning Gold Rush. This motion was seconded and unanimously approved. The second reading of this ordinance is to be held on Friday October 11.



**STREET COMM.  
RECOMMENDATIONS:**

The Street Committee recommended that a request from Mr. J.L. Collins to loop Turner Road from its present end out to Highway 52 be disapproved. The Committee could see no benefit this project would bring to the City. The Council concurred with this recommendation.

Council Member Billie Stancil made a motion that existing speed breakers be removed. Jack Sisk asked that the Council consider the excessive traffic on Happy Hollow Road as a residential area being used as a cut thru street to an industrial area. This motion was then seconded and resulted in a vote of three ayes and three nays. Council Members Gary McCullough, J.D. Gunnells and Gary Carlisle voted against the motion. Mayor Jones then voted to leave the speedbreakers but not to install any additional ones.

**MAYOR'S COMMENTS:  
TOURISM  
ADVISORY**

Mayor Jones informed the Council that three members were needed on the Tourism Advisory Committee. He recommended that Donna Whitfield, Farris Vanderhoff and O'bie O'Brian be appointed on this committee. A motion was made by Council Member Gary Carlisle to approve this recommendation. This was seconded and unanimously approved.

**GRANT**

Mayor Jones announced that \$10,000 had been received in grant funds from the Department of Community Affairs to be used for the square renovation project.

**CITY MANAGER  
COMMENTS:  
EASEMENT**

City Manager Emory Stephens informed the Council that the forty four unit apartment complex on Wimpy Mill Road is now under construction. Don Neal, Manager of the apartment complex, has been informed that easements must be granted for the city to install water and sewer for the project.

**SIDEWALK**

Estimates for the sidewalk request that was made by Greg Smith were given as \$4,750 for a five foot sidewalk that would measure 580 feet from Mr. Smith's house to the top of the hill. It was pointed out that this could be considered as a capital improvements project. This request was referred to the Street Committee.

**STREET SIGNS**

The Bank of Dahlonga has requested that they be given permission to purchase "Slow Children Playing" signs that would also be designated as "donated by Bank of Dahlonga". Doug Parks advised that he would need to consult the ordinance concerning this request.

**GEOGRAPHIC  
INFORMATION  
SYSTEM**

Council Member Lewis Carter suggested that computer equipment be purchased to be used to update information concerning lots in order that personnel have a systematic approach to permits being issued. Keck

and Wood estimated the cost at approximately \$9,500. City Engineer Robert Fuller recommended that the city look at other systems before a decision is made. Mayor Jones suggested that a good checklist be used instead of a computerized system. Dean Grizzle and Emory Stephens were asked to look at all suggestions and submit their recommendations back to the Council.

**TRAFFIC ENGINEER**

The Council was informed that the traffic engineer is to submit a priority plan for streets within the next week.

**SQUARE RENOVATION**

The Council was also informed that the North side of the square renovation has been completed. The Chamber of Commerce has requested that the city not begin work on the South side of the square until after Christmas. The Council agreed with this recommendation and asked that city crews could work in other areas such as the islands.

**ANNOUNCEMENTS:**

The Chamber of Commerce plans to sponsor a candidates' forum on October 28 at City Hall.

**ADJOURNMENT:**

The meeting was adjourned at 9:25 p.m.

APPROVED BY ME THIS 4<sup>th</sup> DAY OF Nov, 1991

Mark Joanes  
MAYOR

Janet Juiced  
CITY CLERK