



**CITY OF DAHLONEGA  
SPECIAL CALLED MEETING  
FEBRUARY 1, 2016, 5:00 PM  
MINUTES OF MEETING**

The Dahlonega City Council met Monday, February 1, 2016 at 5:00 p.m. for a special called meeting to hear the appeal filed by Roberta Green a/k/a Roberta Green Garret of the Dahlonega Historic Preservation Commission's decision rendered October 21, 2016. Present at this meeting were Council Members Michael Clemons, Roman Gaddis, Bruce Hoffman, Ron Larson, Sam Norton, Mitchell Ridley and Mayor Gary McCullough. City Manager Bill Schmid, City Attorney J. Doug Parks and Planning Director Chris Head were also present.

Mayor Gary McCullough called the meeting to order at 5:00 p.m.

Mayor McCullough stated that this is a special called meeting for the purpose of hearing the appeal filed October 22, 2015 by Roberta Green a/k/a Roberta Green Garrett appealing the decision of the Dahlonega Historic Preservation Commission rendered October 21, 2015. Mayor McCullough informed all attendees that there is no public hearing scheduled at this meeting and no public comments will be allowed.

Mayor McCullough referred to two volumes of information containing over one thousand pages that includes all of the information, notices and relevant material to the appeal.

Attorney Joseph Homans addressed Mayor and Council, told them that he represents Roberta Green-Garret and would be available to answer any questions the Council may have regarding the appeal.

There being no questions from Mayor and Council, Mayor McCullough asked for a motion. Council Member Hoffman made a motion to reverse the decision made by the Dahlonega Historic Preservation Commission on October 21, 2015. This was previously denied, the reversal would be subject to of the request to demolish the building known as the Parks Building located at 40 East Main Street with the conditions set forth in the City Manager's memo of recommendations dated January 15, 2016. Motion seconded by Council Member Mitchell Ridley.

Mayor McCullough asked for any comments from Council. Council Member Norton asked that the conditions of the City Manager's memo be read as a part of the minutes.

City Manager Bill Schmid read into the record the following conditions of the memo marked as Exhibit A.

(1) The applicant shall, within two weeks of Council action, remove the vegetation growing on the building and properly secure the building from access by humans or animals. Under the guidance of the applicant's architect the structure shall be temporarily shored and braced internally and/or externally as needed to prevent collapse. The building shall not be mothballed with boarded windows or hazard tape.

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(2) The applicant is encouraged, but is not required, to subdivide the property to create a parcel that could be sold or retained at the owner's preference, in order to allow the sale or lease of the main part of the structure (pre 1890s Ell addition) to any entity willing to undertake in situ the restoration, preservation or rehabilitation of the older portion, including foundation, fronting East Main Street to any date or style documented in the building's past. The rear portion Ell is of less significance and contributes less to the

district, so is exempt from this provision. The older front portion will be exempt and not subject to parking requirements for up to eight parking spaces, if renovated in place. If the applicant subdivides the tract, reasonable effort (no less than 30 days from Council action) shall be made to market the property to willing for-profit or non-profit entities for them to ascertain costs needed to make necessary repairs and improve the building to be in compliance with codes for the purpose(s) they intend, subject to use allowances of the B-3 zoning district. This may allow the property owner and/or building rehabilitator access to federal, state, and/or local incentives for rehabilitation.

(3) If the applicant elects not to subdivide the property to allow preservation, restoration or rehabilitation in place, the applicant shall nonetheless be required to make the building available for removal and relocation to another property in Lumpkin County, where it may be reconstructed and repurposed. The period of this delay shall be no less than sixty (60) days from Council action and may run concurrently with evaluation of the lot subdivision option, development of a new COA, or consideration by the HPC of a new COA for the property.

Mayor McCullough called for a vote on the motion on the table. Council Members Clemons, Gaddis, Hoffman, Larson, Norton and Ridley all voted to approve the motion. The motion carried unanimously.

Mayor McCullough called for a motion to adjourn. Motion to adjourn by Council Member Michael Clemons, seconded by Council Member Larson and approved with a unanimous vote of all members present.

The meeting adjourned at 5:12 p.m.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_ Gary McCullough, Mayor

Attest:

\_\_\_\_\_ Kimberly A. Smith, City Clerk