

Director Herrit asked if anyone had questions on issues involving the annexation and rezoning of this parcel.

- Council Member Larson asked if other land owners in this area had interest in this type of rezoning. Director Herrit stated that this is a single applicant that petitioned the City, so it is termed a 100% method for this parcel. Mayor Norton stated that this hearing and discussion pertained to this parcel of land only.
- Sue Jones spoke on behalf of Mr. Richardson and stated that the land has been owned for the past 27 years undeveloped. Mr. Richardson is elderly and retired military, who has no desire to live at this property.

Mr. Parks asked if anyone in the audience had a desire to speak on the issue of annexation or rezoning for this parcel.

- Mr. Fred Manzella inquired into the reason for the City skipping over other adjacent properties to this parcel. Mr. Herrit stated that this parcel was brought to the City for annexation and rezoning; the City is not initiating this process. If the adjacent property owners have interest in annexation, they are welcome to initiate the process with a petition. Mayor Norton stated that only one person has requested to be annexed at this time.

Mr. Parks requested if anyone else in the audience had a desire to speak on this issue, no one came forward, so the next Public Hearing was opened.

Public Hearing for the City of Dahlongega. – A request to rezone the property located at 147 Park Street North Dahlongega, Georgia, Parcel Number D07-034 from CBD (Central Business District) to PUD (Planned Unit Development) with conditions.

Director Herrit informed Council that the City of Dahlongega, owner and applicant, is requesting to rezone the property, owned by the City of Dahlongega, located at 147 Park Street North Dahlongega, Georgia, Parcel Number D07-034 from CBD (Central Business District) to PUD (Planned Unit Development) with conditions. The current use of property is parking lot with dilapidated structure and the proposed use is Mixed use. Planning and Zoning recommends approvable with suitable conditions. Community Development recommends approval with the eighteen proposed conditions outlined in the Letter of Intent dated March 1, 2019.

Mr. Parks asked Council if anyone had questions on this issue, no Council Member had questions. Mr. Parks opened the questions to anyone in the audience.

- Joe Mirakovits, 338 N Chestatee Street, owner of the Yellow Daisy Bed and Breakfast, requested what the conditions are for this recommendation. Director Herrit, at the request of Council Member Gaddis began to read the list of suitable conditions outlined in the Letter of Intent which contained 18 conditions.
- Mr. Mirakovits stopped the reading as he had heard the one condition of interest to him, the height limit of 65' which would possibly allow a proposed structure to be the tallest building in Dahlongega. This is a concern to him as an adjacent property owner.
- Mr. Mirakovits inquired if an appraisal of the property had been completed, Mayor Norton stated the property was not for sale at this time. Mr. Parks informed Mr. Mirakovits that the City would only seek an appraisal for a transfer of property. Mr. Parks followed that if this parcel came to that point the City would seek the appraisal.
- Mr. Markovitz asked what the parking plans were for this property and Director Herrit stated the conditions stated that a parking deck could be built. Council Member Hoffman stated that since no firm plans are in place for this

parcel, it could possibly be a parking deck. The discussion continued to include his concern that the site would not be suitable for a parking deck, because a claim was made that a back fill had been buried at the site. Public Works Director Buchanan informed the audience he did not believe that to be the case and that development of the site would be handled following procedures, including Geotech.

- Mr. Markovitz continued his questions to include the plans for stormwater at the site. Director Herrit stated this property would need to follow the process as any other site in Dahlonga pertaining to stormwater.
- Sue Neal, 108 White Oak Lane, voiced concern with the proposed project and parking issues.

Mr. Parks inquired if there any more persons wishing to speak on this matter, No one came forward, Mr. Parks said we would accept a motion to close the Public Hearings.

Mayor Norton asked for a motion to close the Public Hearings at 4:18 p.m. Council Member Taylor called for a motion to close the Public Hearing seconded by Council Member Larson. All those in favor say aye. The motion was approved with a unanimous vote in favor.

Approved this _____ day of _____, 2019

_____ Sam Norton, Mayor

Attest: _____ Mary Csukas, City Clerk