



CITY OF DAHLONEGA

City Council Public Hearing Minutes

December 18, 2023, 4:00 PM

Gary McCullough Chambers, Dahlongega 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 – Dahlongega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlongega, 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.

CALL TO ORDER

Mayor Taylor called to order the City Council Public Hearing of December 18th, 2023, at 4:03 P.M.

PRESENT

Mayor JoAnne Taylor
Councilmember Johnny Ariemma
Councilmember Ryan Reagin
Councilmember Ross Shirley
Councilmember Lance Bagley

Mayor Taylor turned the Public Hearing over to City Attorney Parks.

Public Hearing - Request to Amend a Previously approved PUD – (079-054 & 079-074)), Allison Martin, City Manager.

City Attorney Parks stated that this is a request for Mountain Top Real Estate Group, LLC, to amend a previously approved PUD on land owned by Don Michael Cottrell. The request is to amend a previously approved PUD of a +/- 62.77-acre property on Pinetree Way. This request aims to construct a mixed-use development to include townhomes and 10,000 square feet of Commercial Space. Mr. Underwood is the group's presenter and will present a presentation for this request.

Mayor Taylor informed the public that the council would take no action at this meeting.

Mr. Underwood and Mr. Moye presented Mountain Top Real Estate Group, LLC REZN 22-4 to the Planning Commission Members.

City Attorney Parks asked if anyone would like to speak in favor of this item.

City Attorney Parks asked if anyone would like to speak adversely of this item.

Ms. Harper suggested holding off on this construction until you finish the rezoning. She also asked how much these townhomes would be worth. She asks that the council think about this because this would cause a lot of traffic in the city. Suggests building something else besides townhomes.

Mrs. O'Gorman asked if Mechanicsville Rd could support this kind of traffic.

Mr. Gordineer stated that this would be a significant development. He stated that he thinks people outside Dahlonga will buy these homes. He suggested looking for more entrances and exits.

Mr. Feagin stated that there are no time limits at Public Hearings and suggested that everyone get more time.

City Manager Martin read an email from Mrs. K Peters concerning this item. City Manager Martin states that she will be attending the January meeting.

Mayor Taylor asked if there were any floor plans available.

Councilmember Bagley asked how many bedrooms there would be per unit. He agrees that more housing must be built but questions how these extra cars will fit on these busy roads. He suggests another traffic study to be done.

Councilmember Ariemma asked who owned the property and if there was a way to move this to a different location due to traffic. He also asked about the traffic study and suggested doing something besides residential homes.

Councilmember Shirley asked about their research on who could afford these homes. He questions if this would be something that would be a benefit to the community or a burden. He questioned the feedback they had gotten back from the community.

Councilmember Reagin stated that it is hard to agree to add more cars on this road. He asked when this would be started if it got approved.

Mayor Taylor asked if there would be any ADA-accessible homes.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the City Council Public Hearing meeting at 5:20 P.M.

Motion made by Councilmember Shirley, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Approved this _____ day of _____, 2024.

_____ Roman Gaddis, Mayor Pro-tem

Attest: _____ Mary Csukas, City Clerk