



# CITY OF DAHLONEGA Council Meeting Agenda

January 02, 2024, 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 AND WELCOME

## PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

## APPROVAL OF AGENDA

## PUBLIC HEARING

- a. Public Hearing Squaretail Request to Rezone

Doug Parks, City Attorney

## APPROVAL OF CONSENT AGENDA

## PUBLIC COMMENT – AGENDA SPECIFIC / THREE MINUTE LIMIT

## APPROVAL OF MINUTES:

- a. City of Dahlonega Work Session Minutes - November 20, 2023  
Mary Csukas, City Clerk
- b. City Council Special Called Meeting Minutes - November 20, 2023  
Mary Csukas, City Clerk
- c. City Council Special Called Work Session Minutes, 11/27/2023  
Sarah Hunsinger, Assistant City Clerk
- d. Joint Special Called Meeting - City Councilmembers - Board of Commissioners Minutes - December 4, 2023  
Sarah Hunsinger, Assistant City Clerk
- e. Council Meeting Minutes - December 4th, 2023  
Sarah Hunsinger, Assistant City Clerk
- f. City Council Public Hearing Meeting Minutes December 18th, 2023  
Sarah Hunsinger, Assistant City Clerk
- g. City Council Work Session Meeting Minutes December 18th, 2023  
Sarah Hunsinger, Assistant City Clerk

## APPOINTMENT, PROCLAMATION & RECOGNITION:

- 1. Re-appointment to the Public Housing Authority  
JoAnne Taylor, Mayor

2. Appointment to Downtown Development Authority  
JoAnne Taylor, Mayor

3. Appointment to Cemetery Committee  
JoAnne Taylor, Mayor

4. Appointments to the Planning Commission  
JoAnne Taylor, Mayor

## ANNOUNCEMENTS

### CITY REPORTS:

5. Financial Report - November 2023  
Allison Martin, City Manager

### ORDINANCES AND RESOLUTIONS:

6. Request to Rezone – (062A 075)  
Doug Parks, City Attorney

7. Request to Amend a Previously approved PUD – (079-054 & 079-074)  
Doug Parks, City Attorney

8. FY2023 Budget Amendment  
Allison Martin, City Manager  
SP#3 - Communication

### CONTRACTS & AGREEMENTS:

### OTHER ITEMS:

9. 2024 Alcoholic Beverage License Renewals – Strategic Priority #3 Communications  
Mary Csukas, City Clerk & Doug Parks, City Attorney

### COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments  
City Manager Comments  
City Attorney Comments  
City Council Comments  
Mayor Comments

### ADJOURNMENT



**DATE:** January 2, 2024  
**TITLE:** Request to Rezone – (062A 075)  
**PRESENTED BY:** Doug Parks, City Attorney

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**AGENDA ITEM DESCRIPTION:**

This is a request for Squaretail, LLC to amend the zoning map of the City of Dahlonega, Georgia, by changing the zoning on a parcel of land owned by Steven H Fuller Jr. and William T Hardman Jr. Executor of Bill T. Hardman – the request is to change the 3.81+/- acres located at Alicia Lane (062A 075) from B-2 Highway Business District to R-3 multi-family or alternatively to remove the existing conditions for B-2 and remain in the B-2 category.

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**HISTORY/PAST ACTION:**

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**FINANCIAL IMPACT:**

N/A

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**RECOMMENDATION:**

This is a public hearing only. Action will be taken during the ordinances and resolutions portion of the meeting.

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**SUGGESTED MOTIONS:**

None during the public hearing as noted above.

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**ATTACHMENTS:**

Staff report is attached. Of special significance are the recommendations at the conclusion of the report.

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## STAFF REPORT

### REZN 23-2

Applicant:	Squaretail, LLC
Owner:	Steve H. Fuller, Jr. & Bill T. Hardman
Location:	Alicia Lane (Tax Parcel 062A 075)
Acreage:	+/- 3.61 Acres
Current Zoning Classification:	B-2 (C): Highway Business District, conditional
Requested Zoning Classification:	B-2: Highway Business District
Current Use of Property:	Undeveloped / Vacant
General Land Use:	Undeveloped / Vacant
City Services:	The property is in the Dahlonega Water Service Area

#### Applicant Proposal

The applicant is requesting to rezone a 3.61± acre property on Alicia Lane (Tax Parcel 062A 075) from B-2: Highway Business District, with conditions, to B-2: Highway Business District for the purpose of developing a 10-lot, 20-unit, duplex development. The current B2 conditions of zoning restrict the use of the property to medical offices only, resulting in this request.

The submitted Letter of Intent (LOI) states the ten (10) lots will be developed as “high end multi-family (Duplex) units to serve the residents of Dahlonega and will be offered for sale.” The units will have a “high-end Mountain Modern design ranging from 3 to 4 bedrooms with two car garage and recreation area on the lowest level, master bedroom with large living room and chef’s kitchen on the main level and 2 bedrooms with full bathrooms on the upper level.”. The applicant provided photographs to represent the “Mountain Modern Design” aesthetics as part of the application materials.

The proposed homes will be accessed via five (5) shared driveways connecting to Alicia Lane and will adhere to the city’s design and landscaping requirements, per the LOI. Each of the driveways will serve two (2) of the duplex buildings, providing access to four (4) total units.



### History and Surrounding Uses

The subject property is zoned B-2: Highway Business 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 2007.

North: Directly north of the subject property is an undeveloped 1.09 acre parcel zoned B-2: Highway Business District, with conditions, which has frontage on both Alicia Lane and Morrison Moore Parkway West.

South: The property directly south is The Village at Crown Mountain condominium development, zoned PUD: Planned Unit Development. Other than the initial rezoning request to establish the PUD, the development has had no zoning or variance requests that staff are aware of. Alicia Lane intersects with Crown Mountain Drive, near Golden Avenue, south of the Village at Crown Mountain development.

East: To the east of the subject parcel are two (2) properties zoned B-2: Highway Business District, located at the end of Tipton Drive. The north side of Tipton Drive is developed with a number of commercial buildings, many of which appear to be occupied by office-based uses.

West: Across Alicia Lane to the west are parcels zoned R-1: Single Family Residential District, PUD: Planned Unit Development, and B-2: Highway Business District. The B-2 parcel is developed with a post office while the other two parcels are undeveloped.

Other significant uses in the area include the Dahlonega Historic District which is a block to the south and the Vickery Apartment to the Southwest.

### 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 south and an undeveloped B-2: Highway Business District parcel to the north. The condominium development is located at a higher elevation than the subject property and overlooks the proposed development as a result.

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

With the introduction of twenty (20) residential units the zoning proposal has the potential to lead to an increase in traffic in the immediate area of the development, but no information is known to staff that would indicate the zoning proposal poses an adverse effect on the existing uses or usability of adjacent or nearby 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 an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools, though the development of 20 residential units will lead to more vehicular traffic in the area.

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 Mixed Use Residential. Land use strategies within this character area aim to intensify residential development through the redevelopment of large parcels of land. Increased residential densities should be allowed with the intent to design and build a sustainable neighborhood along the steep contours of the properties. The following are encouraged distinctions of this area:

- Development encouraged to be compatible with design guidelines.
- Landscaping and decorative elements encouraged.
- Primarily residential but neighborhood commercial uses allowed.
- 1-2-story structures oriented close to the street front, with on-site parking and pedestrian accessibility where possible.
- Rural / Mountain themed design elements preferred, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches.

The current proposal can be interpreted as in-line with the goals of the character area though careful attention should be given to the final site layout to ensure the steep topography of the site is taken into consideration.

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.

The City of Dahlonega completed a Citywide Housing Needs Assessment in 2022, which found that City “has seen steady growth over the last two decades, averaging 2 – 3% annually. New home construction, however, has not kept pace with population growth. In the past 5 years, the City has added less than 30 new for sale homes, satisfying 4% of housing demand. Much of new rental product has been student targeted housing. Looking forward, population growth is forecasted to cool slightly, averaging 1% over the next 5 years. Strong demand exists for new housing to both satisfy pent up demand and accommodate new Dahlonega residents.”

The study continues to state that “Demand for attached product, both for sale and rental, represents 70% of total demand. This is both a component of housing preference as well as price.”



The proposed development has the potential to provide additional units to the housing stock within the City, but careful thought and consideration should be given to whether the site is the most suitable location.

Staff Analysis

The applicant is requesting to rezone the subject property from B-2: Highway Business District, with conditions to B-2: Highway Business District for the purpose of developing a 10-lot, 20-unit multi-family (duplex) development.

The below table summarizes the zoning standards of the B-2: Highway Business and the proposed development:

Lot Dimensions	B-2: Highway Business	Proposed Development
Minimum Lot Area	None	Building Footprint
Minimum Lot Width	None	--
Minimum Floor Area	700 sq. ft. (residential uses)	2,880 sq. ft. (45' x 64') – 8 units 3,000 sq. ft. (50' x 60') – 12 units
Maximum Density	8.0 du/a	5.54 du/a
Front Setback (Arterial Streets)	60 ft.	--
Front Setback (Other Streets)	35 ft.	25 ft.
Side Setback	15 ft.*	15 ft.
Rear Setback	25 ft.*	25 ft.
*Residential use in the B-2 District would be subject to setbacks provided in Section 2001. Section 2001 establishes a minimum front setback of 35 feet for lots that front on non-arterial (local) streets.		

Sec. 2001. – Establishes a minimum front setback of 35 feet for lots that front on nonarterial streets. The proposed site plan shows a 25-foot front setback from Alicia Lane. If the proposed development does not meet the minimum requirements of the B-2 district as depicted on the site plan, the site plan will need to be modified to meet the standards prior to consideration by the Planning Commission. In the current configuration, 2 of the 10 proposed lots do not meet the minimum front setback requirement of the B-2 zoning district.



Sec. 2.2 provides definitions and phrases for the Development Regulations of the City of Dahlonega. A driveway is defined as a “vehicular access way in private ownership, other than a private street, which provides access to primarily only one property, or no more than two single-family detached residences.”

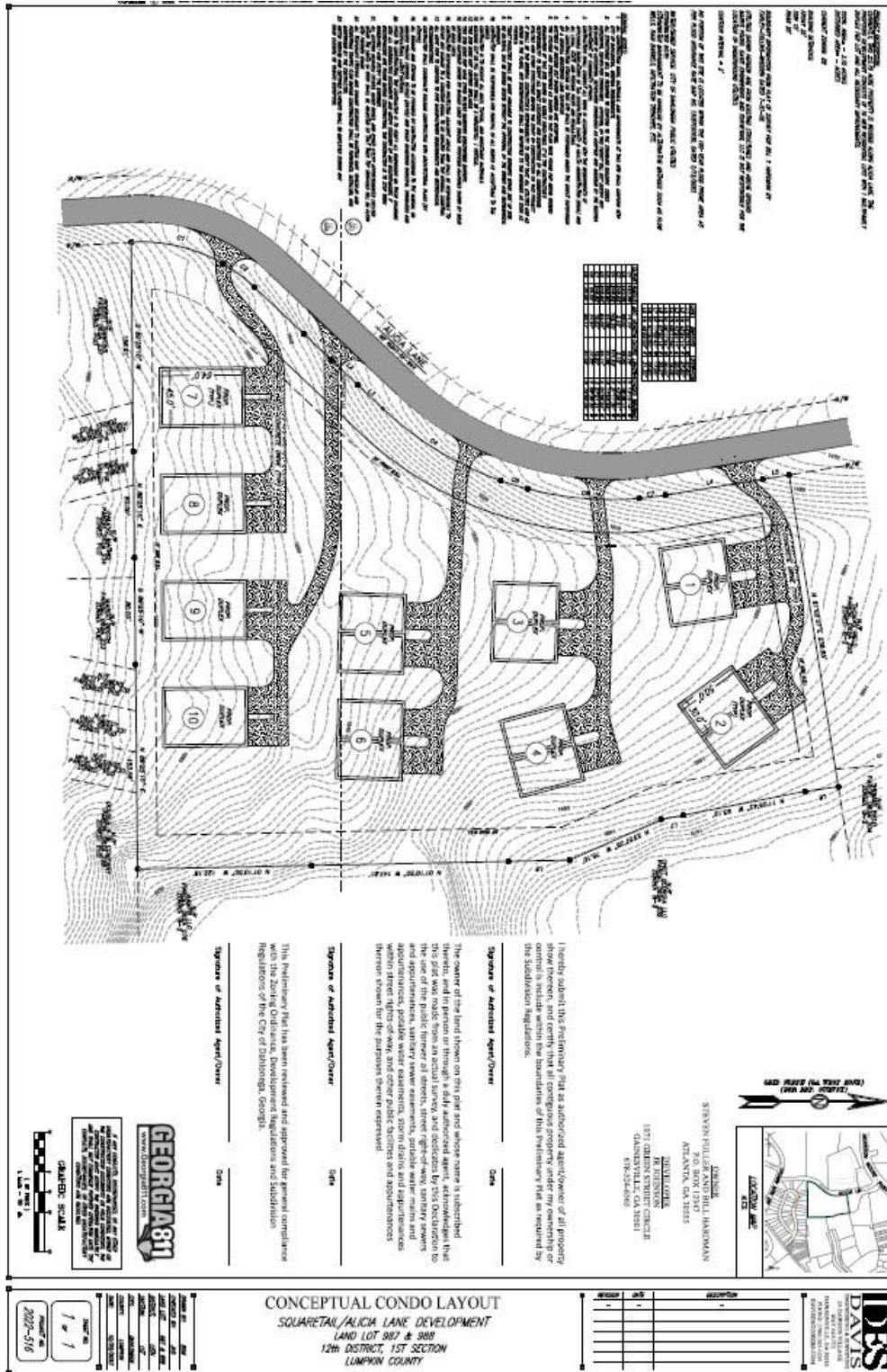
The site plan, as proposed, is noncompliant with the definition of a driveway and the applicant will either need to revise the plan to be compliant with the "The Comprehensive Development Ordinance of the City of Dahlonega, Georgia" and "Zoning Ordinance of the City of Dahlonega, Georgia."

Alternatively, the applicant may pursue a waiver from the definition of a driveway, as outlined in Sec. 11 – Administration, enforcement, appeals, and violations – within "The Comprehensive Development Ordinance of the City of Dahlonega, Georgia."





Site Plan:





Architectural Examples:





Aerial:



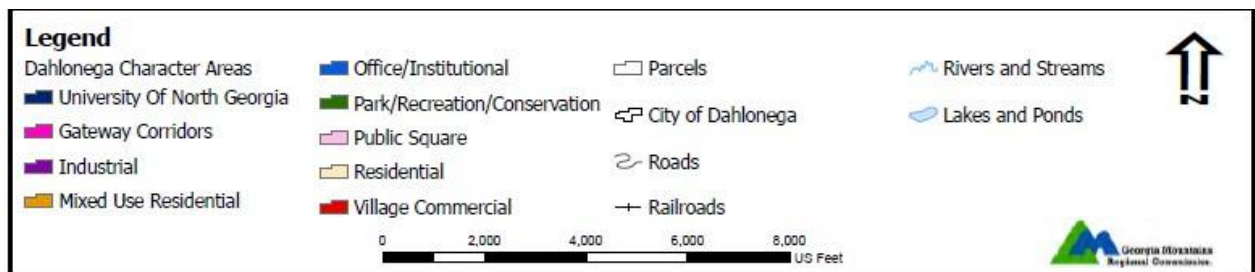
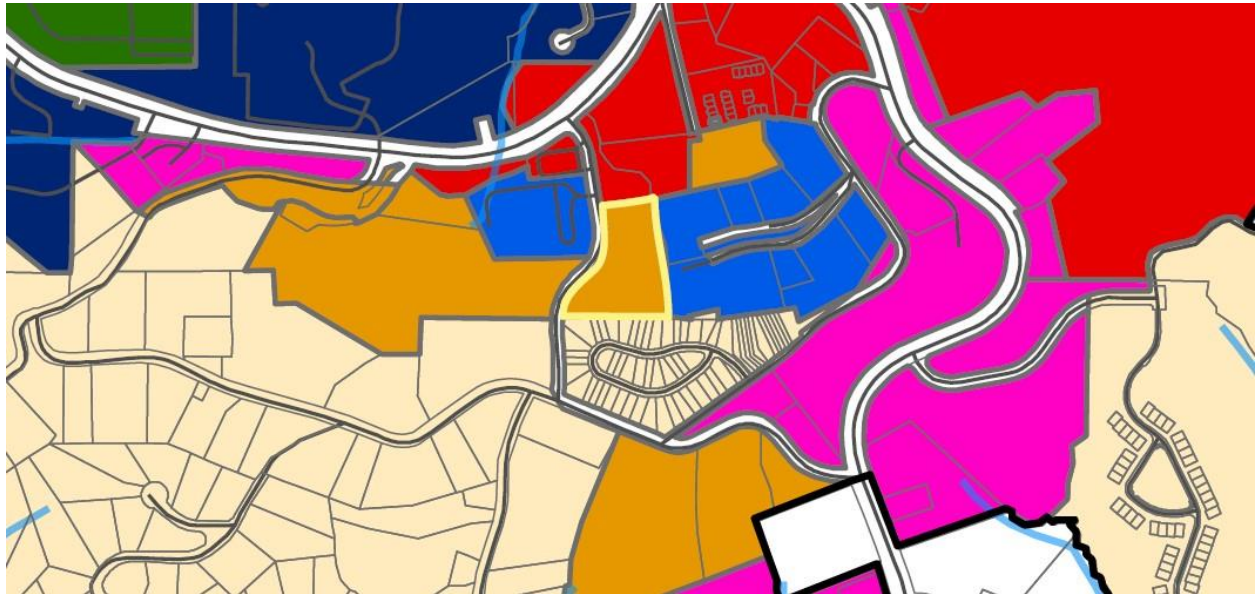


Current Zoning:





Comprehensive Plan:



Staff Recommended Motion:

Per the requirements of Sec. 2610. - Recommendation by zoning administrative officer, Staff recommends denial of application REZN 23-2 based on the following findings:

1. The proposed development fails to meet the minimum development standards of the B-2 Highway Business District for the minimum front setback requirements.



2. Approval of REZN23-2 would be in violation of Sec. 2001: Minimum setback requirements.
3. The proposed site access is noncompliant with the Development Ordinance and regulations of the City of Dahlonega.
4. The property has reasonable economic use as currently zoned.

However, in performing its duty to balance the interests of private property rights against the need to protect the public interest, should the governing authority deem approval appropriate, the following mitigating conditions should be imposed:

1. Development is approved as generally shown on the Conceptual Condo Layout (dated 10-20-2023) described in the project narrative, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
2. The front setback for the development shall be 35 feet, as required by Section 2001. The Conceptual Condo Layout shall be amended so that the development meets the setback requirement. Alternatively, the applicant may pursue relief through the variance process, as provided for in Section 2405.
3. The development shall be approved for 10 duplexes and a maximum of 20 units.
4. The duplexes shall have a Mountain architectural theme consistent with the architectural examples provided as part of the application.
5. The development shall be developed in accordance with Section 1005, residential condominium development regulations and shall meet all applicable state laws, including the Georgia Condominium Act. The proposed site plan shall be revised so that the development meets the definition of a driveway, or a waiver/variance granted by the Board of Zoning Appeals, as outlined in Sec. 11 – Administration, enforcement, appeal, and violations.
6. Prior to the issuance of any development permits, the applicant, if deemed necessary by the city engineer, shall be required to obtain a traffic study (prepared to the specifications provided by the city engineer) completed that examines the safety of the proposed site access points/driveways to Alicia Lane as well as parking, access geometry and construction standards, turn around area and related elements. Any recommendations of the traffic study shall be the sole responsibility of the applicant and/or developer and shall be implemented as a condition to this rezoning.



7. Short-term rentals (rental of all or part of a residence for less than 30 days) shall be prohibited. Also, rentals of any type by the room shall be prohibited. These prohibitions shall be stipulated in the mandatory restrictive covenants and condominium documents recorded for the development.

Planning Commission

The planning commission recommended approval.



# CITY OF DAHLONEGA

## Council Work Session Minutes

November 20, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlongega City Hall

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### OPEN MEETING

Mayor Taylor opened the Work Session at 4:00 p.m. and informed the Council that the scheduled Public Hearing is postponed until January 2024 due to technical difficulties.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Ron Larson  
Councilmember Roman Gaddis  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### APPROVAL OF AGENDA

Mayor Taylor called for a motion to approve the agenda.

Motion made by Councilmember Larson, Seconded by Councilmember Bagley.  
Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin,  
Councilmember Shirley, Councilmember Bagley

DEPARTMENT REPORTS AVAILABLE AT: <https://dahlongega.gov/category/department-reports/>

### BOARD & COMMITTEES

1. Cemetery Committee—October 2023

Chris Worick, Chair, Dahlongega Cemetery Committee

Mayor Taylor informed the Council of the dedicated effort of committee members, volunteers, and UNG students to preserve the cemetery and headstones at Mt. Hope Cemetery. The Cemetery Committee is working with other historic cemeteries in our region to assist with forming committees to preserve these cemeteries.

2. Dahlongega Downtown Development Authority/Main Street – October 2023

Ariel Alexander, Downtown Development Director



Mayor Taylor praised Director Alexander for her outstanding job representing the City of Dahlonega at the recent Lumpkin County Chamber of Commerce Luncheon and her organization's endeavors this year.

#### APPOINTMENT, PROCLAMATION & RECOGNITION: (Vote at Council Meeting)

##### 3. Appointment to Downtown Development Authority

Mayor Taylor asked for input from Director Alexander and City Manager Martin on actions needed for appointments to the Downtown Development Authority Board.

City Manager Martin informed the Council that two members of the Board will be stepping down at the end of this year, leaving two vacancies.

Director Alexander updated the Council on two recent applications, Dr. Melanie Dunlap and Anita Wheeler, a local Broker and Real Estate Agent

Councilmember Larson ensured these appointments were to the DDA Board.

#### PRESENTATION

##### 4. TSW Consultant Report - SP #1 - Effectively Manage Growth

The planning firm of TSW gave an overview of their firm and how their expertise can assist Dahlonega with updating Zoning Codes. They outlined the four-part process for updating Zoning codes: Analysis and Listening, Charting a Course, Draft Changes, and Final Updates. Charting a course is essential only if there is community interaction and staff agreement.

Dahlonega's diagnostic report has four parts: Introduction, Process, Findings, and Next Steps. This report will be the road map for understanding what is or is not needed in the community and will be used by all parties involved in updating the zoning code. The creation of this report was manifested by immersing ourselves in Dahlonega's comprehensive plan, zoning codes, housing study, and various other plans and reports, as well as an extensive walkthrough of Dahlonega with staff. This report allowed our team to understand what the Council, staff, and community expect for the future.

The recurring themes have been identified as house affordability and design. Central Business District and Citywide Regulations. The TSW team gave recommendations outlined in the report attached to the agenda packet from this meeting to address these themes. These recommendations are the starting process for the discussion.

The TSW team is looking at a six-month timeline that can only be confirmed with clear directions from the Council to allow code writing. We will have staff involvement and the engagement of a steering community, and then an open house review with citizens.

Councilmember Bagley asked questions about housing in the community

Councilmember Shirley asked questions about housing and use permits.

Councilmember Ariemma was pleased with the presentation and feels our quality of life has turned upside down with the traffic on Morrison Moore Parkway in conjunction with a city of less than 4 square miles. A housing study is essential, as is the number of houses

built. He was informed what worked well and what didn't work well; he wanted to know if there were questions for stakeholders. There were questions and discussions with stakeholders.

Mayor Taylor reminded everyone that our zoning ordinances are out of date and were last revised in 1991, so the Morrison Moore Parkway long-range plan will be a community discussion. She informed the group that the stakeholders that convened with us were from various walks of life: bankers, teachers, churches, etc.

Councilmember Reagin had questions about the presented overlay map that was discussed.

Councilmember Larson inquired into interaction with developers and was informed that is part of our dynamics with this project.

Councilmember Gaddis wondered if manufacturing was part of the zoning for downtowns. He was informed that manufacturing in commercial storefronts allows for candle making, beverages, etc., in CBD but only light manufacturing with hand-held equipment. Also, dwelling accessories will be reviewed to enable R1 and short-term rentals as required. The plan is to look at the big picture of our corridors and entryways.

Councilmember Shirley asked for information on projects handled by this company and was informed that the Statesboro project was comparable to our area.

Councilmember Ariemma believed short-term rentals may be hurting our long-term rentals.

Mayor Taylor discussed the need for hometown and tourist communities with housing for people working there.

Councilmember Bagley applauds this team for a good start.

City Attorney Parks agreed to work on moratorium needs for the current zoning code.

## AGREEMENTS & CONTRACTS

5. GEFA Service Line Inventory Grant Program SP# 2 – Infrastructure, Allison Martin, City Manager

City Manager Martin informed the Council that with the assistance of our grant writers, the city applied for funds from GEFA to aid in the completion of the mandatory federal lead and copper service line inventory and reporting. The city was awarded \$66,000 under this program. GEFA has decided to make this program a draw-down grant and has sent forms for a 100% loan forgiveness program.

Staff met with GEFA last week to ensure this was a program the city should enter. After the meeting, staff recommends proceeding as these dollars are retroactive for any eligible expenditures in the past year and can be used for communication, inventory, and reporting costs the city will incur. Staff recommend the use of this program.

Mayor Taylor reminded the Council that the program's subject matter is lead and copper.

Councilmember Shirley asked about the termination date of the loan; Manager Martin stated the funds must be used by the October 2024 deadline.

Councilmember Ariemma was informed that the federal government mandates an inventory to determine the service line on the water system side and the customer side. This new inventory requirement is due to a lack of due diligence in other communities.

Councilmember Larson requested moving this item to the consent agenda.

6. GDOT Safety Action Plan 2023-13 – SP #2 – Infrastructure, Vince Hunsinger, Capital Projects Manager

Capital Projects Manager Hunsinger informed the Council of the GDOT - Safety Action Plan Grant that is in place to assist with signage and stripping of the roads and crosswalks in a community for safety-related items on the streets: speed bumps, road signs, approach, and stop bars, etc.

Mayor Taylor reminded the Council this grant had already been awarded to the City.

Councilmember Ariemma and Manager Martin discussed using the requested flashing digital speed signs for the community's safety.

Councilmember Larson recommended moving this item to the consent agenda.

7. Koyo Lift Station Rehabilitation Bid Award – SP #2 – Infrastructure, John Jarrard, JWS

Director Jarrard informed the Council that this is the last large lift station project. It has been on the capital improvement program for several years and is part of the city's program to rehabilitate the older lift stations. This project was included in the FY2024 budget and is slated to start in late spring 2024.

The lowest bid for this project came in just over the budget of \$725,000. The difference can be paid from the contingency funds in the water/sewer fund without adversely impacting the funds' financial position. If the federal budget is approved, the city will receive \$350,000 from congressionally directed spending funds for this project. Director Jarrard discussed the funds, bid process, and needed training for the Lift Station projects now and in the past with the Council and Mayor.

8. 2024 Agreement for Tourism Development Services – Strategic Priority #3 – Communication, Allison Martin, City Manager

City Manager Martin informed the Council and Mayor that feedback and comments from the Lumpkin County Chamber Board and Sam McDuffie, the Executive Director of Tourism, were incorporated into this draft of the 2024 Agreement for Tourism Development Services, most specifically clearly defining the holidays that the visitors and welcome center remained open.

Councilmember Larson praised the parties involved in creating the tourism agreement after many years of struggle.

9. Park Street Construction Inspection Services - Wiedeman and Singleton - SP #2 – Infrastructure, Mark Buchanan, City Engineer/Public Works Director

City Manager Martin and Director Buchannan discussed the many phases of this project and that the council previously approved construction contracts and contingency funds to cover these items in a project. Given the nature and scope of the construction and the desire to reduce liability, the city's staff recommends using outside construction inspection services.

We received a letter proposal from the engineer of record for this project and recommended using their services for the Park Street Utility Replacement Project. The proposal for this project is being reviewed by the construction manager, possibly allowing for single-street access in two-phase projects. This proposal would allow one traffic lane to open for the residents during this construction project. We plan to prepare this updated proposal when we meet with residents in December.

Councilmember Shirley found this company's outline included an excellent explanation of the funds needed for the project.

Councilmember Ariemma inquired about the project timeline and was informed it was based on the budgets.

Councilmember Larson recommended this item for the consent agenda.

OTHER ITEMS:

10. Nighthawk Tavern LLC dba Nighthawk Tavern, SP # 3 Communication

Doug Parks, City Attorney

City Attorney Parks informed Council that this application is for a new 2023 alcoholic beverage license for Nighthawk Tavern LLC dba Nighthawk Tavern, owned by Randy Harris, location to be 84 Public Square N, Ste 1 & 2,

Mr. Harris requests a 2023 Consumption on Premise Alcoholic Beverage License for Beer, Wine, and Distilled Liquor at the establishment. The alcoholic beverage license application is in order with all payments and completed paperwork. This location is zoned for restaurants and was previously held by the restaurant Capers, which served food and alcoholic beverages.

This license will be heard at the upcoming Special Called Meeting, as the owner hopes to be approved to sell in the last few weeks of 2023.

11. Leah Kay Catering LLC, dba Yahoola Grill, SP # 3 Communication, Doug Parks, City Attorney

City Manager Parks informed the Council and Mayor that this is a change in ownership for an existing restaurant for a 2024 alcoholic beverage license. The current owner's alcoholic beverage license will not be renewed for 2024.

Leah Kay Catering LLC, dba Yahoola Grill, owned by Leah Lloyd, location to be 1810 South Chestatee Street, requests a Consumption on Premise Alcoholic Beverage License for Beer, Wine, and Distilled Liquor at the establishment. The alcoholic beverage license application is in order with all payments and completed paperwork. This is a change in ownership for a 2024 Alcoholic Beverage License.

12. 39 Stargel St Encroachment Agreement, Doug Parks, City Attorney

City Attorney Parks informed the Council and Mayor of this Encroachment and Easement Agreement for 39 Stargel St to allow current residence/structure(s) to remain in place as is but deny the current and or any future owner(s) from building new additions, improvements or rebuilds into the right of way.

ADJOURNMENT

Mayor Taylor called for approval to adjourn the Work Session and move the comment section to the end of the Special Called Meeting tonight.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

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

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments - There are no comments tonight.

City Manager Martin reminded everyone that this Friday will be the Lighting of the Square, comprising staff and many volunteers' hours of work. We have a special work session next Monday to discuss SPLOST and a joint county work session on December 4th before our meeting that day.

City Attorney Comments - There are no comments tonight.

### City Council Comments

Councilmember Bagley thanked the Christmas Committee for all their hard work in creating our Christmas downtown.

Councilmember Reagin celebrated our local high school's continued winning season. Councilmember Larson discussed the status and timeline for our area's paving and sidewalk projects with the city manager. I think the need for a long-term plan is very evident for the traffic issues on Morrison Moore Parkway, which will need to be handled with GDOT as we move forward with a solution.

Councilmember Gaddis, thank everyone for all the hard work this year and have a great holiday weekend.

Councilmember Ariemma agreed with celebrating our high school winning season and the need for a long-term plan for Morrison Moore Parkway.

Councilmember Shirley wished everyone a great holiday season and looks forward to more interaction with the community and staff with our upcoming zoning project.

Mayor Taylor wished everyone a wonderful and safe Thanksgiving weekend and thanked the teams that created our special downtown celebrations.



# CITY OF DAHLONEGA

## City Council Special Called Meeting Minutes

November 20, 2023, 4:00 PM  
Gary McCullough Chambers, Dahlonega City Hall

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### CALL TO ORDER AND WELCOME

Mayor Taylor called the Special Called Meeting to order at 5:21 p.m.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Roman Gaddis  
Councilmember Ron Larson  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### APPROVAL OF AGENDA

#### NEW BUSINESS

1. New 2023 Alcoholic Beverage License - Nighthawk Tavern LLC dba Nighthawk Tavern, SP#3 Communication

Doug Parks, City Attorney

City Attorney Parks requests approval of a 2023 Consumption on Premise Alcoholic Beverage License for Beer, Wine, and Distilled Liquors for Nighthawk Tavern LLC dba Nighthawk Tavern. All of the qualifications are met for this license.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

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

### ADJOURNMENT

Mayor Taylor called for a motion to adjourn the meeting at 5:24 p.m.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.

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



# CITY OF DAHLONEGA

## City Council Special Called Work Session Minutes

November 27, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

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### OPEN MEETING

Mayor Taylor called the City Council Special Called Work Session meeting to order at 4:00 P.M.

Mayor Taylor stated that this meeting aims to work on proposals that the Council will make for the Distribution Percentage of the proposed special purpose local options sales tax. The second objective is to review the current proposed project list of the city's big expenses in the next few years. The Mayor wishes to have a thorough discussion on each of these topics and the impact of each one of these items.

### APPROVAL OF AGENDA

Mayor Taylor made a motion to approve the agenda. Motion made by Councilmember Reagin, Seconded by Councilmember Shirley.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley

### OTHER ITEMS:

#### 1. 2026 SPLOST Proposed Project List and Distribution Percentage

Allison Martin, City Manager

SP#2 - Infrastructure

Mayor Taylor asked City Manager Martin to review this topic with the Council.

City Manager Martin stated that she has met with County Manager Ours to discuss and prepare for SPLOST. She previously shared the county's timeline for this continuation referendum with the council. City Manager Martin agreed with Mr. Ours that a population split of the last census would be the best option for both governing bodies to consider. She stated that based on the 2020 census, the population percentage for the City sits at 22.51%, and the county is 77.49%. Based on the county estimate, which has some growth, it is just over a \$7.4 million dollar collection for six years if you do an intergovernmental agreement. By law, six years is the maximum amount with an IGA. Without an IGA, you can only collect five years. She states that it would benefit the community if there were an IGA. Staff recommends approving the project list and entering into an IGA with the county, whereby a tax distribution is based on the 2020 census count for the City of Dahlonega

and Lumpkin County. This will be voted on at the Joint Special Called Meeting on Monday, December 4th.

There was a discussion about the 2026 SPLOST Proposed Project List and Distribution Percentage between the Mayor, Council, and City Manager Martin.

#### COMMENTS – PLEASE LIMIT TO THREE MINUTES

City Clerk Csukas had no comments.

City Manager Martin thanked the council for their feedback and said she would have more data for them at the next meeting.

#### City Council Comments

Councilmember Larson thanked the staff for doing a great job on the SPLOST project and all of the effort they put into serving our citizens.

Councilmember Gaddis mentioned that there was no Lumpkin High School Football on Friday.

Councilmember Ariemma congratulated the staff and Dahlongega Christmas on the lighting of Dahlongega and shared how well it went.

Councilmember Reagin thanked Dahlongega for Christmas and said they did a great job and were beautiful.

Councilmember Shirley had no comments.

Mayor Taylor stated that Dahlongega Christmas went great and thanked staff for everything they did to help with the lighting of Dahlongega.

#### ADJOURNMENT

Mayor Taylor made a motion to adjourn the meeting at 5.17 P.M. The Motion was made by Councilmember Reagin and seconded by Councilmember Larson.

Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley





# CITY OF DAHLONEGA

## Joint Special Called Meeting City Councilmembers / Board of Commissioners Minutes

December 04, 2023, 4:00 PM

Lumpkin County Administrative Building, Executive Conference Room, 99 Courthouse Hill, Dahlonega GA, 30533

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### CALL TO ORDER AND WELCOME

Mayor Taylor called the meeting to order at 4:00 P.M.

### PRESENT

Mayor JoAnne Taylor  
Councilmember Roman Gaddis  
Councilmember Ron Larson  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

### APPROVAL OF AGENDA

Mayor Taylor made a motion to approve the agenda.

Motion made by Councilmember Shirley, Seconded by Councilmember Larson.

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

### NEW BUSINESS

1. Discuss the Possible Projects for Inclusion in the 2023 SPLOST Referendum

County Manager Ours recaps what is in the packet. He states that they have funding in the proposed SPLOST for the airport, animal shelter, development authority, dept service, emergency services, information technology, water and sewer, park and recreation, public buildings and facilities, recycling, road department, and sheriff's department.

City Manager Martin stated that the City of Dahlonega's proposed projects are a parking deck in the downtown area, expansion to City Hall, tower radio meter read system, equalization Basin Wastewater Treatment Plant, and a shop facility.

2. Approve 2023 SPLOST Sales Tax Distribution - Distribution is based on the 2020 US Census which has the population of the City of Dahlonega at 7,537 and unincorporated area of Lumpkin County at 25,951 which represents a split of 22.51% and 77.49%  
Distribution is based on the 2020 US Census, which has the population of the City of Dahlonega at 7,537 and the unincorporated area of Lumpkin County at 25,951, representing a split of 22.51% and 77.49%.

Mayor Taylor Made a motion to approve the 2023 SPLOST Sales Tax Distribution.

Motion made by Councilmember Reagin, Seconded by Councilmember Shirley.  
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

#### ADJOURNMENT

Motion to Adjourn at 4:04 P.M.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.  
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley



# CITY OF DAHLONEGA Council Meeting Minutes

December 04, 2023, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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## CALL TO ORDER AND WELCOME

Mayor Taylor called the December 4th, 2023, City Council Meeting to order at 6:00 P.M.

Mayor Taylor welcomed everyone and thanked the audience for coming. She announced that there would be some changes to the agenda.

## PRESENT

Mayor JoAnne Taylor  
Councilmember Ron Larson  
Councilmember Roman Gaddis  
Councilmember Johnny Ariemma  
Councilmember Ryan Reagin  
Councilmember Ross Shirley  
Councilmember Lance Bagley

## PRAYER / PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Taylor asked Councilmember Larson to say the prayer and Councilmember Reagin to lead the pledge of allegiance.

## APPROVAL OF AGENDA

Mayor Taylor amended the agenda to include the appointment of Allison Martin as acting Zoning Administrator and Resolution 2023-06 Moratorium to the Acceptance and Processing of Sign Permit.

Motion made by Councilmember Gaddis, Seconded by Councilmember Larson.  
Voting Yea: Councilmember Larson, Councilmember Gaddis, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

## APPROVAL OF CONSENT AGENDA

Mayor Taylor made a motion to approve the Consent Agenda.  
Motion made by Councilmember Gaddis to approve the consent agenda, which includes the GEFA Service Line Inventory Grant Program, GDOT Safety Action Plan 2023-13, Koyo Lift Station Rehabilitation Bid Award, 2024 Agreement for Tourism Development Services, and Park Street Construction Inspection Services Seconded by Councilmember Larson.

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

GEFA Service Line Inventory Grant Program SP# 2 – Infrastructure, Allison Martin, City Manager

GDOT Safety Action Plan 2023-13 – SP #2 – Infrastructure, Vince Hunsinger, Capital Projects Manager

Koyo Lift Station Rehabilitation Bid Award – SP #2 – Infrastructure, John Jarrard, JWS

2024 Agreement for Tourism Development Services – Strategic Priority #3 - Communication  
Allison Martin, City Manager

Park Street Construction Inspection Services - Wiedeman and Singleton - SP #2 – Infrastructure  
Mark Buchanan, City Engineer/Public Works Director

Mayor Taylor thanked Dr. Bobby Mayfield for attending the meeting.

#### PUBLIC COMMENT – AGENDA SPECIFIC / THREE MINUTE LIMIT

Mr. Hulsey made a public comment about Dahlonga's government.

#### APPROVAL OF MINUTES:

- a. City Council Meeting Minutes - November 6th, 2023, Sarah Hunsinger, Assistant City Clerk

Mayor Taylor made a motion to approve the City Council Meeting Minutes on November 6th, 2023

Motion made by Councilmember Reagin, Seconded by Councilmember Shirley.

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

#### APPOINTMENT, PROCLAMATION & RECOGNITION:

1. Cemetery Committee Recognition, JoAnne Taylor, Mayor

Mayor Taylor acknowledged the Cemetery Committee and thanked them for their efforts. She states that this committee has done significant things for this community's history and historic preservation. A lot of work has been done, and they have been collaborating with UNG and have greatly assisted UNG with the Appalachian Studies Program. She states that, most importantly, they have improved the appearance of our cemetery and that there will be more to come. She complimented and thanked them once more.

2. Recognition, JoAnn Taylor, Mayor

Mayor Taylor recognized Councilmember Larson. He has decided not to seek re-election, she says. Larson has been a council member in this city for eight years. He has a financial background, so he has been helpful with budget analysis and has an excellent eye for detail. Larson has been a pillar of this council and has done so much for the community outside of the council.

Councilmembers acknowledged Councilmember Larson and thanked him.

Councilmember Larson thanked the Mayor, Council, and staff for the past eight years.

3. Proclamation - Dr. Frank "Mac" McConnell Retirement from UNG, JoAnne Taylor, Mayor  
Mayor Taylor said that Mr. McConnell was one of many community leaders who collaborated on a master plan for Downtown Dahlonega in 2008 that was never implemented. Mayor Taylor announced that they would use portions of that plan and that his work would continue.

Motion made by Councilmember Larson, Seconded by Councilmember Gaddis.

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

4. Appointment of Allision Martin as Acting Zoning Administrator, JoAnne Taylor, Mayor  
Mayor Taylor made a motion to appoint Allision Martin as Acting Zoning Administrator.

Motion made by Councilmember Gaddis, Seconded by Councilmember Bagley.

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

#### CITY REPORTS:

5. Cemetery Committee 2023 Annual Report, Chris Worick, Chairman

Chairman Worick presented the Cemetery Committee 2023 Annual Report to the Mayor and Council.

Mayor Taylor complimented the committee on their hard work, and they appreciated their efforts.

6. Financial Report - October 2023 - SP #3 – Communication, Allison Martin, City Manager  
City Manager Martin stated that the finance department is still making the necessary entries for the end of the year. All of the department expenditures are in line. Water revenue continues to exceed based on previous years. She states that most of the revenue that has come in since we closed our Fiscal Year has been adjusted back to its prior year's revenue. We did receive our insurance premium tax, which was over \$624,000, which is an increase of \$100,000 compared to last year and what we budgeted for. She stated that she spoke to the Tax Commissioner, and the property tax revenue continues to grow. Our finance department checked with them, and that will be a little over \$400,000.

Mayor Taylor entertained a motion to accept the October 2023 Financial Report.

Motion made by Councilmember Gaddis, Seconded by Councilmember Reagin.

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

#### OTHER ITEMS:

7. Leah Kay Catering LLC, dba Yahoola Grill, Mary Csukas, City Clerk

City Clerk Csukas introduced the Alcohol License of Leah Kay Catering LLC, dba Yahoola Grill. She stated that everything was in order and recommended that this be approved.

Mayor Taylor entertained a motion to approve Leah Kay Catering LLC, dba Yahoola Grill.

Motion made by Councilmember Ariemma, Seconded by Councilmember Shirley.

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

8. 2024 Alcoholic Beverage License Renewals – Strategic Priority #3 Communications

Mary Csukas, City Clerk & Doug Parks, City Attorney

City Clerk Csukas stated that all of the applications are in order. We are seeking approval of the list of renewals for the 2024 license.

Mayor Taylor entertained a motion to approve the 2024 Alcoholic Beverage License Renewals.

Motion made by Councilmember Gaddis, Seconded by Councilmember Reagin.

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

9. 39 Stargel St Encroachment Agreement, Doug Parks, City Attorney

City Attorney Parks stated that the Encroachment and Easement Agreement for 39 Stargel St allows the current residence/structure to remain in place but denies the current and/or any future owner from building new additions, improvements, or rebuilds in the right of way. Approval is recommended, with possible text refinement before approval.

Mayor Taylor entertained a motion to approve the Encroachment Agreement.

Motion made by Councilmember Larson to approve as recommended, Seconded by Councilmember Reagin.

Councilmember Bagley stated that he was concerned about who approved the right-of-way until he found out the house was built in 1914.

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

10. TSW Guidance on Recommendations - SP #1 - Effectively Manage Growth

Allison Martin, City Manager

Mayor Taylor reviewed the TSW Guidance on Recommendations and reviewed TSW's recommendations to provide guidance in the next step of the process.

Mayor Taylor entertained a motion to accept TSW recommendations as stated.

Councilmember Gaddis made a motion to move forward with TSW Guidance on Recommendations, seconded by Councilmember Bagley.

Councilmember Ariemma stated that he thinks this company could give the city good guidelines.

Councilmember Shirley stated that he agreed, and he thinks that it is essential to get recommendations.

Mayor Taylor stated that this rezoning will update zoning regulations that were in place in 1991. One of the issues it presents is when a developer wants to come and build, they must translate the zoning to the present day. It is an obstacle for residential buildings. This firm will put in a lot of effort. It will take a lot of public hearings, so she encourages the public to give their opinions.

Councilmember Bagley stated that he wants to be more educated on these options.

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

11. Resolution 2023-06 - Moratorium on the Acceptance and Processing of Sign Permit Applications for All Properties within the City of Dahlonega's Sign Ordinance and For Other Purposes

Doug Parks, City Attorney

Mayor Taylor states that the sign regulations are outdated and will take around 90 days to finish reviewing this.

Mayor Taylor made a motion to approve this Moratorium.

Motion made by Councilmember Larson, Seconded by Councilmember Gaddis.

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

12. Executive Session - Real Estate

No action was taken.

COMMENTS – PLEASE LIMIT TO THREE MINUTES

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

City Clerks Cszik had no comment.

City Manager Martin had no comment.

City Attorney Parks thanked Councilmember Larson for everything he has done for the City of Dahlonega.

Councilmember Bagley told everyone to have a Merry Christmas and stated that Councilmember Larson would be missed.

Councilmember Reagin thanked Councilmember Larson for everything and stated that the Cemetery Committee was doing a great job.

Councilmember Larson thanked everyone for the nice things that had been said.

Councilmember Gaddis stated that Councilmember Larson will be missed.

Councilmember Ariemma stated that the Cemetery Committee had a great presentation and thanked Councilmember Larson for everything he had done.

Councilmember Shirley wished Councilmember Larson the best of luck.

Mayor Taylor thanked Councilmember Larson for everything and said he would be missed.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the City Council Meeting at 6:52 P.M.

Motion made by Councilmember Reagin, Seconded by Councilmember Gaddis.

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



# CITY OF DAHLONEGA

## City Council Public Hearing Minutes

December 18, 2023, 4:00 PM

Gary McCullough Chambers, Dahlongega City Hall

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### 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

### *Public Hearing:*

1. 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. Moyer 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 Dahlonge 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



# CITY OF DAHLONEGA

## Council Work Session Minutes

December 18, 2023, 4:00 PM

Gary McCullough Council Chambers, Dahlongega City Hall

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### OPEN MEETING

Mayor Taylor called the City Council Work Session of December 18th, 2023, to order at 5:24 P.M.

### PRESENT

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

### APPROVAL OF AGENDA

Mayor Taylor made a motion to approve the agenda.

Motion made by Councilmember Reagin, Seconded by Councilmember Bagley.

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

### BOARD & COMMITTEES

1. Dahlongega Downtown Development Authority/Main Street – November 2023, Ariel Alexander, Downtown Development Director

Director Alexander thanked everyone for attending Dahlongega's 190th Birthday.

DEPARTMENT REPORTS AVAILABLE AT: <https://dahlongega.gov/category/department-reports/>

Mayor Taylor read a list of everything the City Council has accomplished this year. The list of accomplishments is incorporated as an attachment to these minutes.

Councilmember Ariemma stated that the police department is doing a great job. He asked if there was a way to have more City Police Officers patrolling the Downtown area between 8:00 P.M. and 12:00 AM. He stated there was a lot of traffic and activity in that period.

City Manager Martin stated she would discuss this request with Police Chief Albert.

### APPOINTMENT, PROCLAMATION & RECOGNITION: (Vote at Council Meeting)

2. Reappointment to Housing Authority - Janet Tolbert, JoAnne Taylor, Mayor

City Manager Martin went over Janet Tolbert's reappointment to the Housing Authority. Councilmember Bagley asked what the requirements are to be a part of the Housing Authority. City Manager Martin responded that there must be one resident member, the executive director must be a member, and the remaining members are comprised of those that live within the city limits.

3. Discussion of Appointment to Downtown Development Authority, JoAnne Taylor, Mayor  
Director Alexander reviewed the two Downtown Development Authority applications with the Mayor and Council.

Mayor Taylor stated that the Downtown Development Authority suggests people with a background in real estate and business experience.

4. Discussion of Appointment to Cemetery Committee, JoAnne Taylor, Mayor  
City Engineer Buchanan reviewed the Cemetery Committee applications with the Mayor and Council.

Mayor Taylor asked if the by-laws should be changed. Director Buchanan will review with the committee.

Councilmember Reagin told the cemetery committee they are doing a great job.

Councilmember Bagley asked about the time they have to wait to get back on the committee. Director Buchanan stated the time is one year.

Councilmember Shirley asked if there were any requirements to be on the Cemetery Committee and if he could read the by-laws for each committee and commission. City Manager Martin will send the requested by-laws.

Councilmember Reagin asked if the college would still be involved with the Cemetery Committee. Mayor Taylor stated that they would only be getting volunteers from UNG.

5. Appointment to Historic Preservation Commission, JoAnne Taylor, Mayor

City Manager Martin reviewed the Historic Preservation Commission applications with the Mayor and Council.

Councilmember Reagin asked if there is anything put on social media or in the newspaper about these openings. City Manager Martin stated that the applications are on the City of Dahlonega website.

6. Appointment to the Planning Commission, JoAnne Taylor, Mayor

City Manager Martin reviewed the Planning Commission applications with the Mayor and Council. She recommends from staff that these appointments only be for one year. This can be revisited next year after reviewing zoning ordinances.

Councilmember Shirley asked if boards could be changed into committees.

City Manager Martin stated that there are laws that require a quorum but that this could be looked into.

#### COMMENTS – PLEASE LIMIT TO THREE MINUTES

City Clerk Ms. Csukas had no comments.

City Manager Martin had no comments.

City Attorney Parks complimented the City Council on their accomplishments this year.

City Council Comments-

Councilmember Ariemma stated that he hopes everyone has a Merry Christmas and has much to be thankful for.

Councilmember Reagin stated that everyone has done a great job this year.

Councilmember Shirley complimented staff on Christmas in Dahlonga and how they are doing amazingly.

Councilmember Bagley complimented Jane on a well-done Christmas, and the city staff is doing great.

Mayor Taylor thanked the council for everything they have done this year.

ADJOURNMENT

Mayor Taylor called for a motion to adjourn the City Council Work Session meeting at 5:47 P.M.

Motion made by Councilmember Ariemma, Seconded by Councilmember Reagin.

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



# City Council Agenda Memo

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**DATE:** December 27, 2023  
**TITLE:** Re-appointment to the Public Housing Authority  
**PRESENTED BY:** JoAnne Taylor, Mayor  
**STRATEGIC PRIORITIES:** SP#3 - Communication

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## **AGENDA ITEM DESCRIPTION:**

Re-appointment to the Public Housing Authority

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## **HISTORY/PAST ACTION:**

The City of Dahlonega appoints members to the Housing Authority board so the authority's business can be handled timely. The authority is requesting the reappointment of the resident seat with Janet Tolbert.

---

## **FINANCIAL IMPACT:**

There is no impact.

---

## **RECOMMENDATION:**

It is the recommendation to reappoint Janet Tolbert to the resident seat on the authority.

---

## **SUGGESTED MOTIONS:**

I make a motion to re-appoint Jan Tolbert.

---

## **ATTACHMENTS:**

Oaths of Office

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CITY OF DAHLONEGA

OATH OF OFFICE

I, Jan Tolbert, solemnly swear that I will support the Constitution of the United States and the State of Georgia, that I will in all respects observe the provisions of the Charter and Ordinances of the City of Dahlonega, and that I will faithfully discharge the duties of the Dahlonega Housing Authority BOC so help me God.

This is the 2nd day of January of 2024.

---

Jan Tolbert  
Dahlonega Housing Authority

Attest:

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JoAnne Taylor  
Mayor, City of Dahlonega



# City Council Agenda Memo

---

**DATE:** December 27, 2023  
**TITLE:** Appointment to Downtown Development Authority  
**PRESENTED BY:** JoAnne Taylor, Mayor  
**STRATEGIC PRIORITIES:** SP#3 - Communication

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**AGENDA ITEM DESCRIPTION:**

Appointment to the Downtown Development Authority

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**HISTORY/PAST ACTION:**

There are currently two vacancies on the Downtown Development Authority. The seats must be filled to ensure a quorum and that the business of the authority can be handled.

---

**FINANCIAL IMPACT:**

There is no impact as members are unpaid.

---

**RECOMMENDATION:**

It is the recommendation to fill the vacant seats with the applicants in the attached document.

---

**SUGGESTED MOTIONS:**

I make a motion to appoint Dr. Melanie Dunlap and Zach Payne to the Downtown Development Authority.

---

**ATTACHMENTS:**

Oaths of Office and applications

---



CITY OF DAHLONEGA

OATH OF OFFICE

I, Melanie Dunlap, solemnly swear that I will support the Constitution of the United States and the State of Georgia, that I will in all respects observe the provisions of the Charter and Ordinances of the City of Dahlonega, and that I will faithfully discharge the duties of the Downtown Development Authority so help me God.

This is the 2nd day of January of 2024.

---

Melanie Dunlap  
Downtown Development Authority

Attest:

---

JoAnne Taylor  
Mayor, City of Dahlonega





CITY OF DAHLONEGA

OATH OF OFFICE

I, Zach Payne, solemnly swear that I will support the Constitution of the United States and the State of Georgia, that I will in all respects observe the provisions of the Charter and Ordinances of the City of Dahlonega, and that I will faithfully discharge the duties of the Downtown Development Authority so help me God.

This is the 2nd day of January of 2024.

---

Zach Payne  
Downtown Development Authority

Attest:

---

JoAnne Taylor  
Mayor, City of Dahlonega



# City Council Agenda Memo

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**DATE:** December 27, 2023  
**TITLE:** Appointment to Cemetery Committee  
**PRESENTED BY:** JoAnne Taylor, Mayor  
**STRATEGIC PRIORITIES:** SP#3 - Communication

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**AGENDA ITEM DESCRIPTION:**

Appointment to the Cemetery Committee

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**HISTORY/PAST ACTION:**

None: however, three committee members' terms have been completed, leaving multiple vacancies on the committee

---

**FINANCIAL IMPACT:**

There is no impact as members are unpaid.

---

**RECOMMENDATION:**

It is the recommendation to fill the vacant seat with the applicant in the attached document.

---

**SUGGESTED MOTIONS:**

I make a motion to appoint Rick Harris Cemetery Committee.

---

**ATTACHMENTS:**

Oaths of Office and applications

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CITY OF DAHLONEGA

OATH OF OFFICE

I, Rick Harris, solemnly swear that I will support the Constitution of the United States and the State of Georgia, that I will in all respects observe the provisions of the Charter and Ordinances of the City of Dahlonega, and that I will faithfully discharge the duties of the Cemetery Committee as a voting member so help me God.

This is the 2nd day of January of 2024.

---

Rick Harris  
Cemetery Committee

Attest:

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JoAnne Taylor  
Mayor, City of Dahlonega



# City Council Agenda Memo

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**DATE:** December 27, 2023  
**TITLE:** Appointments to the Planning Commission  
**PRESENTED BY:** JoAnne Taylor, Mayor  
**STRATEGIC PRIORITIES:** SP#3 - Communication

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**AGENDA ITEM DESCRIPTION:**

Appointments to the Planning Commission

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**HISTORY/PAST ACTION:**

There are currently two vacancies on the Planning Commission. In order to hear matters related to variances and zoning matters, these seats must be filled to ensure a quorum can be called.

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**FINANCIAL IMPACT:**

There is no impact as funds as budgeted annually to pay the members.

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**RECOMMENDATION:**

It is the recommendation to fill the two vacant seats with the applicants in the attached documents.

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**SUGGESTED MOTIONS:**

I make a motion to appoint James Guy and Noah Steinberg to the Planning Commission.

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**ATTACHMENTS:**

Oaths of Office and applications

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CITY OF DAHLONEGA

OATH OF OFFICE

I, James Guy, solemnly swear that I will support the Constitution of the United States and the State of Georgia, that I will in all respects observe the provisions of the Charter and Ordinances of the City of Dahlonega, and that I will faithfully discharge the duties of the Planning Commission so help me God.

This is the 2nd day of January of 2024.

---

James Guy  
Planning Commission

Attest:

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JoAnne Taylor  
Mayor, City of Dahlonega



## CITY OF DAHLONEGA

### Temporary Council Member Appointment Application

The City Council of Dahlonega believes citizen input and specialized skills are valuable assets to the community. Applications for appointment as a Temporary Council Member are being accepted at this time. Please complete the following and submit it with a resume to Mary Csukas at [mcsukas@dahlonega.gov](mailto:mcsukas@dahlonega.gov), by fax to 706-864-4837, or by USPS to 465 Riley Road, Dahlonega, Georgia, 30533. Thank you for your interest in serving.

<b>Name:</b> Noah A. Steinberg		
<b>Mailing Address:</b> 504 West Circle, Dahlonega, GA 30533		
<b>Physical Address:</b> 504 West Circle, Dahlonega, GA 30533		
<b>Phone:</b> (706) 867-5100	<b>Email:</b> noah.steinberg@icloud.com	
<b>Place of Employment:</b> Mount Sinai Wellness Center	<b>Occupation:</b> Physician Assistant	
<b>Are you a resident of Dahlonega?</b> Yes	<b>Years:</b> 14 yrs	<b>Months:</b> 8 mos

<p><b>Why are you interested in serving?</b></p> <p>My life has always been about service. As a youth, the Scouting program taught me about civic duty and community service. As an adult, I enlisted in the Army and served in the defense of our nation for over 22 years on active duty. I currently serve in the healthcare profession as a Physician Assistant for those that struggle with alcohol and substance addiction and mental health issues. I ran for Dahlonega City Council Post 2 in the fall of 2017, and I welcome the opportunity to submit my application to serve our wonderful community.</p>
<p><b>What specialized training or experience do you have that would be of benefit to the City?</b></p> <p>BA, Texas Lutheran University, Economics  MS, BS, University of Nebraska, Physician Assistant Studies  US Army Commissioned Officer – Retired, 22 years active duty, Ranger qualified  Dahlonega Historic Preservation Commission  Volunteer CASA in Etowah Judicial Circuit</p>

**Professional or Personal References:**

Name	Telephone Number
George Albert, Sr.	(706) 429-7449
Sam McDuffie	(706) 974-3110
Melissa Line	(678) 548-7853

During City Council meetings, decisions are made that formally set municipal programs in motion, enact ordinances, adopt policies, and authorize City funds' expenditures. City councils hold different types of meetings: regular meetings, work sessions, executive sessions, special meetings, and public hearings.

As an appointed official, you bear the heavy burden of making decisions that will determine your City's future. You owe it to your constituents to represent them well. This responsibility includes being prepared to lead.

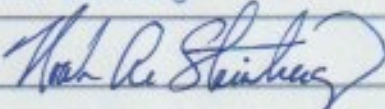
The City of Dahlonega Oath of Office is administered upon appointment to the City Council:

- ❖ That I am not the holder of any unaccounted-for public money due this State or any political subdivision or authority thereof; and
- ❖ That I am not the holder of any office of trust under the government of the United States, any other State, or any foreign state which by the laws of the State of Georgia I am prohibited from holding; and
- ❖ That I am otherwise qualified to hold an appointed position on the City Council according to the Constitution and Laws of Georgia; and
- ❖ That I will support the Constitution of the United States and of this State; and
- ❖ That I have been a resident of the City of Dahlonega for the time required by the City Charter, the Constitution, and Laws of this State; and
- ❖ As required by the Charter of the City of Dahlonega, I do solemnly swear that I will support the Constitution of the United States and of the State of Georgia, that I will in all respects observe the provisions of the Charter and ordinances of the City of Dahlonega and I will faithfully discharge the duties of a Council Member, so help me God.

**Terms and conditions**

By my signature below, I hereby attest that all statements and information provided in this application are true to the best of my knowledge. I understand that I may be interviewed before consideration for the Mayor's recommendation, subject to approval by the Council. I hereby agree that if appointed to serve as a member of the City of Dahlonega City Council, I will spend my time, skills, and energy on the mission of the Council, including preparation for and attendance at meetings to remain a member, in good standing. Furthermore, I agree that, if appointed, my term will be governed by the City Charter and Constitution and Laws of the State of Georgia. Finally, I acknowledge that, in accordance with Section 5.12 of the Dahlonega City Charter, no person appointed to fill a vacancy on the City Council shall be eligible to run in the next succeeding election for the post to which he or she was appointed.

Applicant's Name: Noah A. Steinberg

Applicant's Signature: 

Date: 2/17/2022

# Noah A. Steinberg

noah.steinberg@icloud.com • (706) 867-5100  
504 West Circle, Dahlonega, GA 30533

## EDUCATION

**University of Nebraska Medical Center, College of Medicine**  
*Master of Science in Physician Assistant Studies*

Omaha, NE  
August 2001

**Interservice Physician Assistant Program**  
*Bachelor of Science in Physician Assistant Studies*

Fort Sam Houston, TX  
September 2000

**Texas Lutheran University**  
*Bachelor of Arts in Economics*

Seguin, TX  
May 1994

## EXPERIENCE

### **Physician Assistant**

2000 to Present

Highly skilled mid-level provider with 22 years of clinical experience in primary care and emergency care during military operations and training in garrison, field, and deployed environments. Transitioned to the civilian sector after military retirement in 2016 for full-time and part-time employment in family practice and urgent care at home and overseas. Deployed as civilian Physician Assistant with SOS International to Iraq for five relief missions from 2016 to 2018 to serve as sole provider at Urgent Care Clinic for civilian contractors supporting US Department of Defense military mission at Camp Taji. Currently working locally in the field of Addiction Medicine and Mental Health.

### **Military Service**

1994 to 2016

Active Duty Army career spanning over 22 years from enlisted medic to commissioned officer. Deployed (9 months) as military Physician Assistant to Afghanistan in 2014 to conduct detainee healthcare in a major prison facility in Bagram. Deployed (10 months) as military Physician Assistant to Iraq in 2003 as the organic medical provider of a tank battalion to conduct combat operations near Tikrit. Final duty assignment was medical support to the Mountain Phase of US Army Ranger School and Officer in Charge (OIC) of Clinical Operations at Camp Frank Merrill.

## ACHIEVEMENT

### **Military Awards & Decorations**

Ranger Tab, Combat Medical Badge, Expert Field Medical Badge, Senior Flight Surgeon Badge, Parachutist Badge, Pathfinder Badge, Joint Meritorious Unit Award, Valorous Unit Award, Bronze Star Medal, Meritorious Service Medal (2nd Award), Army Commendation Medal (8th Award), Army Achievement Medal (3rd Award), Good Conduct Medal (2nd Award), National Defense Service Medal (2nd Award), Afghanistan Campaign Service Medal (1 BSS), Iraq Campaign Service Medal (2 BSS), Global War on Terrorism Service Medal, Military Outstanding Volunteer Service Medal (3rd Award), NCO Professional Development Ribbon (Numeral 2), Army Service Ribbon, Overseas Service Ribbon, NATO Medal (ISAF Clasp)

### **Military Recognition**

Surgeon General's Physician Assistant of the Year Award - Nominee 2002  
Surgeon General's Physician Assistant of the Year Award - Nominee 2009

### **Civilian Recognition**

Eagle Scout (w/double bronze palms), Boy Scouts of America 1985



**EMPLOYMENT HISTORY**

- Physician Assistant (civilian employment)** 08/2019 – present *Mount Sinai Wellness Center* (2 years, 6 months) Dahlonega, Georgia
- Physician Assistant (contracted civilian employment)** 02/2019 – 03/2019 *Roi-Namur Health Clinic, International SOS, Inc.* (35 days) Kwajalein Atoll, Marshall Islands (US)
- Physician Assistant (contracted civilian employment)** 09/2016 – 07/2018 *EMS Support & Urgent Care Clinic, SOSi, LLC* (1 year, 11 months) Five rotations to Taji, Iraq
- Clinic Officer in Charge (OIC)** 11/2012 – 07/2016 *Troop Medical Clinic #6, Martin Army Community Hospital* (3 years, 9 months) Camp Merrill, Dahlonega, Georgia
- Physician Assistant (part-time civilian employment)** 04/2015 – 06/2016 *Emergency Room, Northeast Georgia Medical Center* (1 year, 3 months) Gainesville, Georgia
- Brigade Surgeon / Brigade Physician Assistant** 08/2010 – 11/2012 *528th Sustainment Brigade, US Army Special Operations Command* (2 years, 4 months) Fort Bragg, North Carolina
- Physician Assistant (part-time civilian employment)** 08/2007 – 07/2010 *Urgent Care Clinic, Dahlonega Family Practice* (3 years, 0 months) Dahlonega, Georgia
- Physician Assistant** 05/2007 – 08/2010 *5th Ranger Training Battalion, US Army Infantry School* (3 years, 4 months) Camp Merrill, Dahlonega, Georgia
- Brigade Physician Assistant** 07/2005 – 05/2007 *USASOC Sustainment Brigade, US Army Special Operations Command* (1 year, 11 months) Fort Bragg, North Carolina
- Physician Assistant** 06/2004 – 07/2005 *A Co, 528th Support Battalion, US Army Special Operations Command* (1 year, 2 months) Fort Bragg, North Carolina
- Physician Assistant** 01/2001 – 05/2004 *HHC, 3rd Battalion, 66th Armor Regiment, 4th Infantry Division, Forces Command* (3 years, 5 months) Fort Hood, Texas

**COMMUNITY ENGAGEMENT**

- |   |              |
|---|--------------|
| Cub Scout Pack 303 Cubmaster, Assistant Cubmaster, Den Leader | 2007 to 2010 |
| Boy Scout Troop 303 Committee Chair, Assistant Scoutmaster    | 2011 to 2018 |
| Volunteer CASA for Etowah Judicial Circuit                    | 2017 to 2019 |
| Historic Preservation Commission                              | 2018 to 2021 |
| Georgia Mountains UU Church Board of Trustees                 | 2018 to 2020 |



CITY OF DAHLONEGA

OATH OF OFFICE

I, Noah Steinberg, solemnly swear that I will support the Constitution of the United States and the State of Georgia, that I will in all respects observe the provisions of the Charter and Ordinances of the City of Dahlonega, and that I will faithfully discharge the duties of the Planning Commission so help me God.

This is the 2nd day of January of 2024.

---

Noah Steinberg  
Planning Commission

Attest:

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JoAnne Taylor  
Mayor, City of Dahlonega



**DATE:** January 2, 2024  
**TITLE:** Request to Rezone – (062A 075)  
**PRESENTED BY:** Doug Parks, City Attorney

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**AGENDA ITEM DESCRIPTION:**

This is a request for Squairetail, LLC to amend the zoning map of the City of Dahlonega, Georgia, by changing the zoning on a parcel of land owned by Steven H Fuller Jr. and William T Hardman Jr. Executor of Bill T. Hardman – the request is to change the 3.81+/- acres located at Alicia Lane (062A 075) from B-2 Highway Business District to R-3 multi-family or alternatively to remove the existing conditions for B-2 and remain in the B-2 category.

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**HISTORY/PAST ACTION:**

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**FINANCIAL IMPACT:**

N/A

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**RECOMMENDATION:**

This is now ready for action by the council to approve the ordinance rezoning the property or to deny it, or other action.

---

**SUGGESTED MOTIONS:**

Motion to approve or to deny as may be the wish of the council.

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**ATTACHMENTS:**

Ordinance 2024-01

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**CITY OF DAHLONEGA  
ORDINANCE 2024-01**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, BY CHANGING THE ZONING CONDITIONS ON A PARCEL OF LAND OWNED BY STEVEN H. FULLER JR. AND WILLIAM T HARDMAN JR., EXECUTOR OF THE BILL HARDMAN ESTATE, FOR 3.81+/\_ ACRES LOCATED ON ALICIA LANE (062A 075) AND BEING IN THE B-2 HIGHWAY DISTRICT.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF DAHLONEGA, GEORGIA, AS FOLLOWS:**

**SECTION I.**

That from and after the passage of this Ordinance the lands described in the Legal Description incorporated into this Ordinance shall remain zoned and so designated on the Zoning Map of the City of Dahlonega in classification B-2 (Highway Business District); however, the conditions currently in place shall be changed to those set forth herein. All aspects of the development shall as a condition conform to a further detailed site plan to be submitted before the commencement of any development activities and to be approved by the Zoning Administrative Officer before the issuance of any permits or other approvals and shall further be subject to and conform to the revised conditions set forth herein which are as follows:

- (1) Development is approved as generally shown on the Conceptual Condo Layout (dated 10-20-2023) described in the project narrative, modified as necessary for compliance with the conditions herein and developed standards enforced at the time of the site plan approval. Revisions to site plan can be approved by the Zoning Administrative Officer during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping.
- (2) The front setback for the development shall be 35 feet, as required by Section 2001. The Conceptual Condo Layout shall be amended so that the development meets the setback requirement. Alternatively, the applicant may pursue relief through the variance process, as provided for in Section 2405.
- (3) The development shall be approved for 10 duplexes and a maximum of 20 units.
- (4) The duplexes shall have a Mountain architectural theme consistent with the architectural examples provided as part of the application.
- (5) The development shall be developed in accordance with Section 1005, residential condominium development regulations and shall meet all applicable state laws, including the Georgia Condominium Act. The proposed site plan shall be revised so that the development meets the definition of a driveway, or a waiver/variance granted by the Board of Zoning Appeals, as outlined in Sec. 11 – Administration, enforcement, appeal, and violations.
- (6) Prior to the issuance of any development permits, the applicant, if deemed necessary by the city engineer, shall be required to obtain a traffic study (prepared to the specifications provided by the city engineer) completed that examines the safety of the proposed site

access points/driveways to Alicia Lane as well as parking, access geometry and construction standards, turn around area and related elements. Any recommendations of the traffic study shall be the sole responsibility of the applicant and/or developer and shall be implemented as a condition to this rezoning.

- (7) Short-term rentals (rental of all or part of a residence for less than 30 days) shall be prohibited. Also rentals of any type by the room shall be prohibited. These prohibitions shall be stipulated in the mandatory restrictive covenants and condominium documents recorded for the development.

## **LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 987 and 988 of the 12th District, 1st Section of the City of Dahlonega, Lumpkin County, Georgia, consisting of 4.902 acres, more or less, and being more particularly set out on a plat of survey dated July 3, 2002, prepared for Bill T. Hardman by William H. Collins, Georgia Registered Land Surveyor. This plat is recorded in Plat Cabinet 1, Slide 116, Plat 104, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

**Less and except:** All that tract or parcel of land lying and being in Land Lot 987 of the 12th District, 1st Section of the City of Dahlonega, Lumpkin County, Georgia, consisting of 1.090 acres, more or less, and being more particularly set out on a plat of survey dated June 29, 2005, prepared for Thomas C. Field by John T. Gaston, Georgia Registered Land Surveyor. This plat is recorded in Plat Cabinet 1, Slide 118, Plat 143, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

## **SECTION II.**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

## **SECTION III.**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

## **SECTION IV.**

The effective date of this Ordinance shall be upon approval by the City Council of Dahlonega, Georgia.

**[EXECUTION ON THE FOLLOWING PAGE]**

**APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE MAYOR AND COUNCIL  
OF THE CITY OF DAHLONEGA, GEORGIA.**

---

JoAnne Taylor, Mayor

Attest:

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Mary Csukas, City Clerk



**DATE:** January 2, 2024  
**TITLE:** Request to Amend a Previously approved PUD – (079-054 & 079-074)  
**PRESENTED BY:** Doug Parks, City Attorney

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**AGENDA ITEM DESCRIPTION:**

This is a request for Mountain Top Real Estate Group, LLC to amend a previously approved PUD on land owned by Don Michael Cottrell (REZN-22-4) – the request is to amend a previously approved PUD of a +/- 62.77- acre property located on Pinetree Way (079-054 & 079-074). The purpose of this request is for construction of a mixed-use development to include townhomes and 10,000 square feet of Commercial Space.

---

**HISTORY/PAST ACTION:**

---

**FINANCIAL IMPACT:**

N/A

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**RECOMMENDATION:**

This is now ready for actions by the council to approve the ordinance rezoning the property or to deny it, or other action.

---

**SUGGESTED MOTIONS:**

Motion to approve or deny as may be the wish of the council.

---

**ATTACHMENTS:**

Ordinance 2024-02

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**CITY OF DAHLONEGA  
ORDINANCE 2024-02**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF DAHLONEGA, GEORGIA, BY CHANGING THE ZONING CONDITIONS REGARDING AN EXISTING PLANNED UNIT DEVELOPMENT CONSISTING OF 62.77+ ACRES (TAX PARCELS 079 054 & 079 074) FOR THE PURPOSE OF DEVELOPING A MIXED-USE DEVELOPMENT WITH 228 TOWNHOME UNITS AND 8,860 SQUARE FEET OF COMMERCIAL SPACE.**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF DAHLONEGA, GEORGIA, AS FOLLOWS:**

**SECTION I.**

That from and after the passage of this Ordinance the lands described in the Legal Description incorporated into this Ordinance shall remain zoned and so designated on the Zoning Map of the City of Dahlonega in classification PUD: Planned Unit Development District however, the conditions currently in place shall be changed to those set forth herein. All aspects of the development shall as a condition conform to a further detailed site plan to be submitted before the commencement of any development activities and to be approved by the Zoning Administrative Officer before the issuance of any permits or other approvals and shall further be subject to and conform to the revised conditions set forth herein which are as follows:

- (1) Development is approved as generally shown on the zoning exhibit for Pinetree Way and Mechanicsville Road Mountain Top Real Estate Group, LLC (dated 10-5-2023) described in the project narrative, modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to the site plan can be approved by the Planning Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of units or buildings; decrease required greenspace, amenity areas, or buffers; change the design or materials of the units; reduce the approved parking count; or reduce required landscaping. The development shall be constructed in substantial compliance with the approved site plan dated October 5, 2023. The rear setback for the development shall be 25 feet.
- (2) The development is approved for a maximum of 228 townhome units and 10,000 square feet of commercial space.
- (3) Prior to the issuance of any development permits, the applicant shall have a traffic impact study completed that examines the safety of the proposed site access points, specifically examining how the proposed site access will interact with the roundabout on Pinetree Way and the proposed primary entrance on Mechanicsville Road. Any recommendations of the traffic study shall be the sole responsibility of the applicant and/or developer and shall be implemented as a condition to this rezoning.



- (4) The townhomes shall have rural/mountain-themed design elements incorporated into the architectural elevations, which may include steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches.
- (5) A mandatory homeowner's association and covenants, conditions, and restrictions to address permanent care and maintenance of all common areas, facilities, and other improvements on common property are required. Restrictive covenants shall be recorded prior to the final project close-out on the residential portion of the project.
- (6) Dwelling units that form a part of a single building shall have the front setbacks and rooflines varied/staggered by a minimum of two (2) feet.
- (7) The development shall be designed in a way to be pedestrian-oriented with sidewalks, a minimum 5 feet in width, on both sides of the streets with a fully connected pedestrian network throughout. Automobile traffic and parking shall be accommodated in ways that respect pedestrian passages and the form of public space. Where possible, connections to future sidewalks or trails in the area shall be provided.
- (8) Roads within the development shall be developed to public street standards but shall be privately constructed and maintained through the established homeowner's association.
- (9) Short-term rentals (rental of all or part of a residence for less than 30 days) shall be prohibited. Also rentals of any type by the room shall be prohibited. These prohibitions shall be stipulated in the mandatory restrictive covenants and condominium documents recorded for the development.
- (10) Community amenities, as articulated on the site plan and project narrative, shall be completed prior to the issuance of more than 50% of the certificates of occupancy for the residential units.
- (11) Approval of Mary Henry Mine Road requires: (1) approval by the City Council as well as Lumpkin County and compliance with any conditions imposed; and (2) approval by the Fire Marshal of a KNOX Lock for Fire Dept. access in the event of an emergency together with a formal plan review and final approval by the Fire Marshal prior to any construction in compliance with local regulations, ordinances and any conditions in Codes.

**LEGAL DESCRIPTION IS INCLUDED ON THE FOLLOWING FIVE PAGES**

### Legal Description

All that tract or parcel of land lying and being in Land Lots 998, 1033, 1034, 1050, and 1051 of the 12th Land District of the 1st Section, Lumpkin County, Georgia, containing approximately 57.888 acres, more or less, according to a plat of survey dated September 6, 2022, prepared for Mike Cottrell by Land Development Professionals, certified by Douglas R. Sherrill, Georgia Registered Land Surveyor No. 2995 and, according to such plat of survey, being more particularly described as follows:

to find the True Point of Beginning, commence from a concrete monument located at the intersection of the common boundary line of Land Lots 1049, 1050, 1085, and 1086, which is the True Point of Beginning; run

thence North 89 degrees 13 minutes 10 seconds West a distance of 1318.76 feet to a concrete monument found; run

thence South 00 degrees 44 minutes 20 seconds West a distance of 314.40 feet to an iron pin found; run

thence, with a curve to the right having a radius of 1115.92 feet, an arc length of 112.06 feet, and a chord bearing of North 88 degrees 01 minutes 59 seconds West a distance of 112.01 feet to a point; run

thence North 85 degrees 11 minutes 31 seconds West a distance of 182.78 feet to a point; run

thence, with a curve to the right having a radius of 1666.67 feet, an arc length of 214.06 feet, and a chord bearing of North 81 degrees 30 minutes 45 seconds West a distance of 213.91 feet to a point; run

thence North 77 degrees 50 minutes 00 seconds West a distance of 181.71 feet to a point; run

thence South 01 degrees 00 minutes 33 seconds West a distance of 7.61 feet to a point; run

thence North 77 degrees 50 minutes 00 seconds West a distance of 15.40 feet to a point; run

thence, with a curve to the left having a radius of 1552.66 feet, an arc length of 202.32 feet, and a chord bearing of North 81 degrees 33 minutes 58 seconds West a distance of 202.18 feet to an open top pipe; run

thence North 04 degrees 17 minutes 19 seconds East a distance of 215.52 feet to an iron pin found; run

thence North 89 degrees 07 minutes 49 seconds West a distance of 421.10 feet to a point; run

thence North 00 degrees 43 minutes 27 seconds East a distance of 15.60 feet to a point; run

thence North 80 degrees 45 minutes 54 seconds West a distance of 62.38 feet to a point; run

thence, with a curve to the right having a radius of 96.54 feet, an arc length of 42.03 feet, and a chord bearing of North 73 degrees 20 minutes 23 seconds West a distance of 41.70 feet to a point; run

thence North 85 degrees 48 minutes 46 seconds West a distance of 2.49 feet to a point; run

thence North 00 degrees 12 minutes 06 seconds East a distance of 400.24 feet to a mining rail found; run

thence North 65 degrees 53 minutes 04 seconds East a distance of 102.87 feet to an iron pin found; run

thence, with a curve to the right having a radius of 445.00 feet, an arc length of 289.33 feet, and a chord bearing of North 09 degrees 38 minutes 59 seconds West a distance of 284.26 feet to a point; run

thence South 70 degrees 36 minutes 26 seconds East a distance of 79.34 feet to an iron pin found; run

thence South 19 degrees 16 minutes 14 seconds East a distance of 13.27 feet to an open top pipe; run

thence South 25 degrees 37 minutes 58 seconds East a distance of 65.22 feet to an open top pipe; run

thence South 33 degrees 41 minutes 05 seconds East a distance of 286.29 feet to a point; run

thence South 45 degrees 46 minutes 46 seconds East a distance of 91.08 feet to a point; run

thence South 62 degrees 54 minutes 17 seconds East a distance of 246.16 feet to a point; run

thence South 67 degrees 20 minutes 44 seconds East a distance of 219.70 feet to a point; run

thence South 72 degrees 12 minutes 19 seconds East a distance of 397.77 feet to a point; run

thence North 56 degrees 50 minutes 40 seconds East a distance of 104.42 feet to a point; run

thence North 20 degrees 10 minutes 39 seconds East a distance of 102.30 feet to a point; run

thence North 72 degrees 42 minutes 05 seconds East a distance of 326.78 feet to a point; run

thence South 84 degrees 14 minutes 49 seconds East a distance of 243.17 feet to a point; run

thence North 31 degrees 31 minutes 56 seconds East a distance of 214.31 feet to a point; run

thence North 59 degrees 29 minutes 15 seconds West a distance of 1082.56 feet to an iron pin found; run

thence North 34 degrees 10 minutes 47 seconds East a distance of 50.59 feet to an iron pin found; run

thence North 50 degrees 59 minutes 18 seconds West a distance of 64.94 feet to a point; run

thence North 63 degrees 41 minutes 27 seconds West a distance of 131.73 feet to an iron pin found; run

thence South 48 degrees 07 minutes 13 seconds West a distance of 52.76 feet to a point; run

thence North 59 degrees 28 minutes 53 seconds West a distance of 267.89 feet to a point; run

thence North 01 degrees 52 minutes 46 seconds East a distance of 33.20 feet to an iron pin found; run

thence South 89 degrees 07 minutes 58 seconds East a distance of 807.55 feet to a concrete monument found; run

thence North 00 degrees 56 minutes 28 seconds East a distance of 492.57 feet to a concrete monument found; run

thence North 69 degrees 49 minutes 25 seconds East a distance of 200.81 feet to a point; run

thence South 19 degrees 06 minutes 46 seconds East a distance of 131.07 feet to a point; run

thence South 32 degrees 38 minutes 22 seconds East a distance of 143.63 feet to a point; run

thence South 45 degrees 10 minutes 53 seconds East a distance of 141.49 feet to a point; run

thence South 36 degrees 46 minutes 28 seconds East a distance of 159.26 feet to a point; run

thence South 64 degrees 20 minutes 00 seconds East a distance of 174.47 feet to a point; run

thence South 70 degrees 42 minutes 22 seconds East a distance of 236.51 feet to a point; run

thence South 75 degrees 28 minutes 04 seconds East a distance of 235.60 feet to a point; run

thence South 69 degrees 08 minutes 19 seconds East a distance of 209.91 feet to a point; run

thence South 00 degrees 40 minutes 13 seconds West a distance of 1105.05 feet to a concrete monument found; which is the True Point of Beginning.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lots 998 and 1033 of the 12th Land District of the 1st Section, Lumpkin County, Georgia, containing approximately 4.882 acres, more or less, according to a plat of survey dated September 6, 2022, prepared for Mike Cottrell by Land Development Professionals, certified by Douglas R. Sherrill, Georgia Registered Land Surveyor No. 2995 and, according to such plat of survey, being more particularly described as follows:

to find the True Point of Beginning, commence from a concrete monument located at the intersection of the common boundary line of Land Lots 1032, 1033, 1050, and 1051; run thence along the common boundary line of Land Lots 1032 & 1033, North 89 degrees 07 minutes 58 seconds West a distance of 807.55 feet to an iron pin found located along the common boundary line of Land Lots 1032 & 1033; run along the common boundary line of Land Lots 1032 & 1033 thence South 89 degrees 59 minutes 59 seconds West a distance of 303.37 feet to a point located along the common boundary line of Land Lots 1032 & 1033, which is the True Point of Beginning;

thence from the True Point of Beginning, South 19 degrees 31 minutes 14 seconds West a distance of 534.87 feet to a point; run

thence North 70 degrees 43 minutes 03 seconds West a distance of 483.52 feet to a point; run

thence North 23 degrees 42 minutes 44 seconds East a distance of 376.33 feet to an iron pin found located along the common boundary line of Land Lots 1032 & 1033; run

thence along the common boundary line of Land Lots 1032 & 1033, North 89 degrees 59 minutes 59 seconds East a distance of 260.48 feet to a point located along the common boundary line of Land Lots 1032 & 1033; run

thence along the common boundary line of Land Lots 1032 & 1033, North 89 degrees 59 minutes 59 seconds East a distance of 223.35 feet to a point located along the common boundary line of Land Lots 1032 & 1033; which is the True Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

**This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.**

## **SECTION II.**

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

## **SECTION III.**

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

## **SECTION IV.**

The effective date of this Ordinance shall be upon approval by the City Council of Dahlonega, Georgia.

**[EXECUTION ON THE FOLLOWING PAGE]**

**APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE MAYOR AND COUNCIL  
OF THE CITY OF DAHLONEGA, GEORGIA.**

\_\_\_\_\_  
JoAnne Taylor, Mayor

Attest:

\_\_\_\_\_  
Mary Csukas, City Clerk



# City Council Agenda Memo

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**DATE:** December 27, 2023  
**TITLE:** FY2023 Budget Amendment  
**PRESENTED BY:** Allison Martin, City Manager  
**STRATEGIC PRIORITIES:** SP#3 - Communication

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**AGENDA ITEM DESCRIPTION:**

FY2023 Budget Amendment

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**HISTORY/PAST ACTION:**

Budgets are amended periodically to remain in compliance with accounting standards. Staff are currently making final audit adjustments. If a budget amendment is needed, this item will be updated and presented.

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**FINANCIAL IMPACT:**

There is no impact to the operational budget.

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**RECOMMENDATION:**

If needed, it is the recommendation of staff to amend the budget for compliance purposes.

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**SUGGESTED MOTIONS:**

n/a

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**ATTACHMENTS:**

Place holder. Once final adjustments are made, information will be provided if needed.

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# City Council Agenda Memo

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**DATE:** December 22, 2023,  
**TITLE:** 2024 Alcoholic Beverage License Renewals – Strategic Priority #3  
Communications  
**PRESENTED BY:** Mary Csukas, City Clerk & Doug Parks, City Attorney

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**AGENDA ITEM DESCRIPTION:**

1. Farm Winery Tasting Room = Wine Tasting Rooms in Dahlonega.
    - ❖ One application is pending for the farm winery tasting rooms.
- 

**HISTORY/PAST ACTION:**

Our annual renewal of alcoholic beverage licenses by class is underway. The city staff has reviewed the application on the attached alcoholic beverage license renewal by class list for compliance.

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**FINANCIAL IMPACT:**

None

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**RECOMMENDATION:**

Review and approve the alcoholic beverage license renewal for the Farm Winery Tasting Room by Gin Creek Ag Services, LLC, in the City of Dahlonega.

Farm Winery Tasting Room applications are accepted until 12.31.2023

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**SUGGESTED MOTIONS:**

Approve the alcoholic beverage license renewal for the Farm Winery Tasting Room by Gin Creek Ag Service, LLC, in the city of Dahlonega.

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**ATTACHMENTS:**

2024 Alcoholic Beverage License Renewal Application

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