



CITY OF DAHLONEGA

Planning Commission Meeting / Public Hearing Agenda

December 02, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonaga City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision - Dahlonaga will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonaga, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- a. Regular Meeting / Public Hearing of November 4, 2025
Rhonda Hansard, City Clerk

RECESS REGULAR MEETING FOR PUBLIC HEARING

PUBLIC HEARING

- a. Ordinance 2025-10 regarding REZN 25-09 Rezoning: Laurel Hackinson, applicant and property owner, seeks rezoning from B-3 (Historical Business District), Conditional (use limited to a quilt shop) to B-3 (Historical Business District) for 0.52 acre fronting on the northwest side of Warwick Street and the southwest side of Church Street (Map/Parcel D07/056) (315 Church Street). Proposed use: Multi-family residential/short-term rental and any historic business use (remove existing condition limiting the property to a quilt shop).
Doug Parks, City Attorney
- b. BZA 25-05 Variance: Greg Imig, applicant, by Samantha Tinsley and Jim Pierce, agent, Sandra Moore and Barbara Armstrong, property owners, seeks a variance to the Dahlonaga Zoning Ordinance, Article XX, "Minimum Dimensional Requirements", Section 2001, "Minimum setback requirements by zoning district (in feet)", to reduce the principal building setback required by the R-1, Single-Family Residential District from 35 to 15 feet along the Jones Street frontage for property (0.39 acre) fronting on the east side of Jones Street, the southwest side of Meaders Street, and the north side of Park Street (Map/Parcel D11/036) (95 Jones Street). Proposed use: detached, single-family dwelling.
Doug Parks, City Attorney

- c. Ordinance 2025-11 regarding REZN 25-10 Pinetree Development, LLC has requested an amendment to the existing planned unit development zoning for the purpose of constructing 219 fee simple town homes with zoning conditions for Tax Parcels 079 054 and 079 074, City of Dahlonaga.
Allison Martin, Zoning Administrator

RECONVENE REGULAR MEETING

OLD BUSINESS

NEW BUSINESS

1. Ordinance 2025-10 regarding REZN 25-09 Rezoning: Laurel Hackinson, applicant and property owner, seeks rezoning from B-3 (Historical Business District), Conditional (use limited to a quilt shop) to B-3 (Historical Business District) for 0.52 acre fronting on the northwest side of Warwick Street and the southwest side of Church Street (Map/Parcel D07/056) (315 Church Street). Proposed use: Multi-family residential/short-term rental and any historic business use (remove existing condition limiting the property to a quilt shop).
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2. BZA 25-05 Variance: Greg Imig, applicant, by Samantha Tinsley and Jim Pierce, agent, Sandra Moore and Barbara Armstrong, property owners, seeks a variance to the Dahlonaga Zoning Ordinance, Article XX, "Minimum Dimensional Requirements", Section 2001, "Minimum setback requirements by zoning district (in feet)", to reduce the principal building setback required by the R-1, Single-Family Residential District from 35 to 15 feet along the Jones Street frontage for property (0.39 acre) fronting on the east side of Jones Street, the southwest side of Meaders Street, and the north side of Park Street (Map/Parcel D11/036) (95 Jones Street). Proposed use: detached, single-family dwelling.
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3. Ordinance 2025-11 regarding REZN 25-10 Pinetree Development, LLC has requested an amendment to the existing planned unit development zoning for the purpose of constructing 219 fee simple town homes with zoning conditions for Tax Parcels 079 054 and 079 074, City of Dahlonaga.
Allison Martin, Zoning Administrator

ADJOURNMENT

Guideline Principles - The City of Dahlonaga will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonaga commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare...for ALL!
