



CITY OF DAHLONEGA

Planning Commission Meeting Agenda

January 06, 2026, 6:00 PM

Gary McCullough Council Chambers, Dahlonega 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 - 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF AGENDA

ELECTION OF OFFICERS FOR 2026

APPROVAL OF MINUTES

- a. Regular Meeting / Public Hearing of December 2, 2025
Rhonda Hansard, City Clerk

OLD BUSINESS

1. Ordinance 2025-06 as to REZN 25-04 Annexation and Zoning: Bryan Bergstein, applicant and property owner, seeks annexation and PUD (Planned Unit Development) zoning for 4.30 acres (Land Lot 145, 2nd District, 1st Section, Lumpkin County) (Map/Parcel 081 009) fronting 384.22 feet on the west side of South Chestatee Street (SR 60/ US Hwy 19) 162 feet northwest of Old Village Lane (a.k.a. 3400 South Chestatee Street). Existing character area in unincorporated Lumpkin County is gateway corridor. Proposed use: Fee simple townhouses (30 units).

(The Applicant/Property Owner has requested that the Planning Commission postpone this matter to the Regular Meeting of February 3, 2026.)

Doug Parks, City Attorney

2. 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 Dahlonega.

(The Applicant has requested that the Planning Commission withdraw this application as the submittal of a new application is in process.)

Allison Martin, Zoning Administrator

NEW BUSINESS

ADJOURNMENT

Guideline Principles - The City of Dahlonega 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, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare...for ALL!



Agenda Memo

DATE: 1/6/2026
TITLE: Ordinance 2025-06 as to REZN 25-04
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Ordinance 2025-06 as to REZN 25-04 Annexation and Zoning: Bryan Bergstein, applicant and property owner, seeks annexation and PUD (Planned Unit Development) zoning for 4.30 acres (Land Lot 145, 2nd District, 1st Section, Lumpkin County) (Map/Parcel 081 009) fronting 384.22 feet on the west side of South Chestatee Street (SR 60/ US Hwy 19) 162 feet northwest of Old Village Lane (a.k.a. 3400 South Chestatee Street). Existing character area in unincorporated Lumpkin County is gateway corridor. Proposed use: Fee simple townhouses (30 units).

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

The City is awaiting confirmation from GDOT of the availability of access to the subject property which in turn may impact the proposed site plan. It is not expected that the response from GDOT will occur prior to the meeting.

SUGGESTED MOTIONS

Motion to postpone or continue this matter to the Planning Commission meeting of February 3, 2026.

ATTACHMENTS

None.



Agenda Memo

DATE: 12/2/2025
TITLE: REZN 25-10
PRESENTED BY: Allison Martin, Zoning Administrator
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

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 Dahlonega. WITHDRAWN BY APPLICANT – NEW APPLICATION IN PROCESS

HISTORY/PAST ACTION

FINANCIAL IMPACT

RECOMMENDATION

This application has been withdrawn by the applicant in order to adjust and/or correct certain items noted by the consultant in the prior report. A new application is pending.

SUGGESTED MOTIONS

No action required at this time.

ATTACHMENTS

None.
