



# **CITY OF DAHLONEGA**

## **Planning Commission Regular Meeting / Public Hearing Agenda**

**February 03, 2026, 6:00 PM**

**Gary McCullough Chambers, Dahlonega City Hall**

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF MINUTES**

(1.) Regular Meeting of January 6, 2026  
Rhonda Hansard, City Clerk

**V. RECESS REGULAR MEETING FOR PUBLIC HEARING**

**VI. PUBLIC HEARING**

(1.) Ordinance 2026-101 regarding REZN 26-1: 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.  
Allison Martin, Zoning Administrator

**VII. ADJOURN PUBLIC HEARING**

**VIII. RECONVENE REGULAR MEETING**

**IX. OLD BUSINESS**

(1.) REZN 25-1 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 a gateway corridor. Proposed use: Fee simple townhouses (40 units).  
Allison Martin, Zoning Administrator

**X. NEW BUSINESS**

(1.) Ordinance 2026-101 regarding REZN 26-1: 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.  
Allison Martin, Zoning Administrator

**XI. ADJOURNMENT**