



CITY OF DAHLONEGA

City Council Meeting Minutes

June 01, 2026, 6:00 PM

Gary McCullough Chambers, Dahlonge City Hall

On Monday, June 1, 2026, at 6:00 p.m. in the Gary McCullough Council Chambers at Dahlonge City Hall, the Dahlonge City Council held a Regular Meeting with the following persons present: Johnny Ariemma - Member, Lance Bagley - Member, Dan Brown - Member, Tony Owens - Member, Ryan Reagin - Member, Ross Shirley - Mayor Pro Tem / Member, Sam Norton - Mayor, Allison Martin - City Manager, Doug Parks - City Attorney, and Rhonda Hansard - City Clerk.

I. CALL TO ORDER

II. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENTS - PLEASE LIMIT TO FOUR MINUTES PER SPEAKER

V. APPROVAL OF MINUTES

(1.) Regular Meeting of May 4, 2026
Rhonda Hansard, City Clerk

(2.) Public Hearing of May 18, 2026
Rhonda Hansard, City Clerk

(3.) Work Session of May 18, 2026
Rhonda Hansard, City Clerk

VI. CITY REPORTS

(1.) Financial Report - April 2026
Allison Martin, City Manager

VII. ORDINANCES AND RESOLUTIONS

(1.) Ordinance 2026-103 REZN 26-3 (resubmission): Pinetree Development, LLC, by Dillard Sellers, applicant, Vivian L. Cottrell, property owner, seeks rezoning from PUD (Planned Unit Development District), Conditional, to PUD (Planned Unit Development District), Conditional (change of use and conditions of approval) for 55.44 acres fronting on the south side of Pinetree Way and on the north side of Mechanicsville Road (Map/Parcel 079 054). Proposed use: 125 residential lots/units (85 detached single-family lots and 40 fee simple townhouse lots/units).
Doug Parks, City Attorney

VIII. CONTRACTS AND AGREEMENTS

- (1.) *Georgia Indigent Defense Services Agreement*
Doug Parks, City Attorney

IX. STAFF / COUNCIL ANNOUNCEMENTS AND COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Clerk Comments

City Manager Comments

City Attorney Comments

City Council Comments

Mayor Comments

X. ADJOURNMENT

Mayor Norton called the Regular Meeting to order at 6:00 p.m. with all Councilmembers present.

Councilman Brown led the Invocation and Councilman Reagin led the Pledge of Allegiance to the American Flag.

APPROVAL OF AGENDA

There was a motion by Councilman Reagin and a second by Councilman Shirley to approve the Agenda as presented.

Motion carried unanimously.

Mayor Norton announced that the Agenda Item regarding Halloween activities in Hancock Park was not included on the Agenda because management of park operations falls under the authority of the City Manager. The Mayor explained that prior to the COVID-19 pandemic the City utilized a festival permitting process for activities in the Park and, following the pandemic, the City did not return to that permit process or to management of such activities by the City Manager. He confirmed that responsibility for the management and operation of activities in Hancock Park has now been returned to the City Manager.

PUBLIC COMMENTS

The following individuals addressed the Council during Public Comments:

Kelly (last name not captured)
Anne Ashley

Mayor Norton thanked Chairman James Spivey, Planning and Zoning Commission, for his attendance and recognized Miles Engle from Boy Scout Troop 233 for his attendance.

Tom Gordineer

Julie Sellers

APPROVAL OF MINUTES

There was a motion by Councilman Owens and a second by Councilman Reagin to approve the Regular Meeting of May 4, 2026 Minutes; the Public Hearing of May 18, 2026 Minutes; and, the Work Session of May 18, 2026 Minutes.

- (1.) Regular Meeting of May 4, 2026**
- (2.) Public Hearing of May 18, 2026**
- (3.) Work Session of May 18, 2026**

Motion carried unanimously.

CITY REPORTS

- (1.) Financial Report - April 2026**

Allison Martin, City Manager, addressed the Council and provided the April 2026 Financial Report. Manager Martin confirmed that Kimberly Stafford was working to complete the remaining items needed for the 2025 audit.

The Council held a discussion to include expressing desire to see better promotion of tourism and additional surveys of visitors to the square and/or event attendees.

Mayor Norton noted that the City has collected nearly eighty percent (80%) of its annual revenue to date and reported that current revenue figures are almost financially identical to those recorded at the same point in the previous fiscal year.

There was a motion by Councilman Reagin and a second by Councilman Bagley to accept the April 2026 Financial Report.

Motion carried unanimously.

ORDINANCES AND RESOLUTIONS

- (1.) Ordinance 2026-103 REZN 26-3 (resubmission): Pinetree Development, LLC, by Dillard Sellers, applicant, Vivian L. Cottrell, property owner, seeks rezoning from PUD (Planned Unit Development District), Conditional, to PUD (Planned Unit Development District), Conditional (change of use and conditions of approval) for 55.44 acres fronting on the south side of Pinetree Way and on the north side of Mechanicsville Road (Map/Parcel 079 054). Proposed use: 125 residential lots/units (85 detached single-family lots and 40 fee simple townhouse lots/units).**

Doug Parks, City Attorney, addressed the Council regarding Ordinance 2026-103 and confirmed that the version set forth in the Agenda Packet reflected the

incorporation of input and recommendations received from the City's consultant, the Planning Commission, individual members of the City Council, and his own legal recommendations.

The Council held a discussion to include thanking Attorney Parks for his efforts put towards drafting the Ordinance and inquiring about enforceability, parking on the street, whether a traffic count was performed, and sidewalks within the development.

Attorney Parks addressed the Council and confirmed that, if adopted, the Ordinance will be enforceable as it will be the law; read aloud proposed condition (7.) (e) to address the concerns of parking on the street; acknowledged that the developer presented the net flow traffic analysis during the Public Hearing; and, confirmed that the City is mandating the development to construct sidewalks as if these were public streets. He stated that the City Engineer will have discretion should there be a legitimate site dependent issue, including requiring sidewalks on both sides of the streets.

There was a motion by Councilman Reagin and a second by Councilman Shirley to approve Ordinance 2026-103, an application (REZN 26-3) for Pinetree Development, LLC, by Dillard Sellers, applicant, Vivian L. Cottrell, property owner, seeking to rezone from PUD (Planned Unit Development District), Conditional, to PUD (Planned Unit Development District), Conditional (change of use and conditions of approval) for 55.44 acres fronting on the south side of Pinetree Way and on the north side of Mechanicsville Road (Map/Parcel 079-054) with a proposed use of 125 residential lots/units (85 detached single-family lots and 40 fee simple townhouse lots/units), with the conditions as presented by staff. The conditions are as follows:

1. Generally.

- A. As required by the Dahlonge zoning ordinance, the letter of intent, dimensional requirements, and architectural inspiration images and other information regarding design material submitted with the application are adopted by reference and are conditions of approval, except as modified by these conditions of approval.
- B. Except as modified by these conditions of zoning approval, the site shall be developed in general accordance with the conceptual master plan for "Pine Tree Way, A Master Planned Residential Development" prepared for Pine Tree Development, LLC, by Planners & Engineers Collaborative (PEC+), dated March 12, 2026, on file with the City of Dahlonge in Case file REZN 26-3. The Zoning Administrator may authorize minor modifications to the conceptual master plan due to engineering constraints, ingress and egress, and/or to meet conditions of zoning, and city, county and state regulations. Any major deviation from the approved conceptual master plan, as determined by the Zoning Administrator, shall require an amendment to the approved PUD zoning district following applicable zoning procedures.

2. **Uses.** The site shall be limited to 125 dwelling units along with common areas for parking, recreation, mail kiosks, and stormwater management. Of the total units, up to 40 units may be fee-simple townhouse units with the remainder to be fee simple single family detached.
3. **Dimensional requirements.** Dimensional requirements shall be as shown on the conceptual master plan, except for the following additional requirements shall apply:
 - A. The minimum lot size of a townhouse unit shall be 1,200 square feet, and the minimum width of all townhouse lots shall be 24 feet.
 - B. For detached units on individual lots, the minimum lot size shall be 4,400 square feet, and the minimum lot width shall be 40 feet.
4. **Building and architectural design and exterior material finishes.** In addition to the general requirement of condition #1, which makes the architectural concepts binding, the PUD shall be subject to the following:
 - A. Each unit shall have a gabled roof and shall be brick or stone, or brick or stone veneer for at least 20% of front and side (building end) and the remaining 80% of the facade shall be limited to wood siding, Hardie-plank or similar engineered fiber cement composite siding material, stone, brick, or a combination of these elevations.
 - B. Units in the same building shall be staggered or offset at the building line or roof line at least two feet from each adjoining dwelling.
 - C. The development must provide for a minimum of four (4) different architectural elevations for attached residential buildings that are staggered throughout the site. Mirrored/reversed floor plans and exterior finishes will not be considered a different elevation.
 - D. Final elevations shall be subject to the review and approval of the Zoning Administrator prior to issuance of a building permit for any dwelling in the development.
 - E. For any residential unit containing three or more bedrooms, the number of full bathrooms shall be at least one fewer than the number of bedrooms. For purposes of this condition, a half-bath or powder room shall not count as a full bathroom. Any room capable of being used for sleeping, including a room labeled as a study, den, office, flex room, or media room, shall be counted as a bedroom if it contains a closet or direct access to a bathroom.
5. **Water and sewer improvements.** The owner shall be required to provide public water and sanitary sewer connections necessary to connect the project to the City's water and sanitary sewer systems at no cost to the City.
6. **Access.**

- A. The development shall have one street connection (entrance/exit) to Mechanicsville Road.
- B. The development may have one but not more than one street connection (entrance/exit) to Pinetree Way. Access to Pinetree Way from within the development shall be limited to a right turn only so that traffic is directed through the existing roundabout after exiting the development. The City Engineer is, however, authorized to approve an alternate access design after review of all applicable regulations and safety guidelines.
- C. No street connection or other access shall be permitted to/from Lumpkin County school property, unless required by the Fire Marshal for emergency access and agreed to by the Lumpkin County School System.
- D. The access plan for the development shall require approval by the Fire Marshal prior to preliminary plat approval and development permitting.

7. Street standards.

- A. All streets within the PUD shall be designed to meet City standards and specifications for a local (city) public street and shall be private streets.
- B. Any deviations to City street standards shall only be made by variance application approved by City Council.
- C. Along the private internal street(s) within the zoned property, speed tables and/or raised crosswalks shall be required. Installation requirements as to the number of speed tables and location shall be based on City standards and overseen by the City Engineer.
- D. Sidewalks along the private streets within the zoned property shall be required pursuant to and consistent with City regulations for public roads or streets. Whether sidewalks are required on both sides of the street shall be site dependent based upon review and direction by the City Engineer.
- E. The conditions, covenants and restrictions for the development shall provide that no owner, tenant, or guest shall park any vehicle on development streets within the subdivision overnight, except in cases of temporary loading or unloading. All vehicles must be parked in designated driveways or garages (or within common area parking provided) between the hours of 11:00 p.m. and 6:00 a.m. Commercial vehicles, trailers, and recreational vehicles must be prohibited from on-street parking and from parking in common area parking at all times except when actively performing service calls, maintenance, deliveries or construction.

8. Bond. On or before the issuance of certificates of occupancy for one half the units, the applicant or applicant's successor in interest (including a builder if the Zoning Administrator so directs) must post a bond in an amount to be approved by the Zoning Administrator in consultation with the public works director and City Engineer, in a form approved by the City Attorney, and in an amount sufficient to insure final completion of the improvements to Pinetree Way and any other access point, after construction on the site is complete, which shall include repair of any damage caused by construction traffic, final paving and striping.

9. Stormwater management areas.

- A. The applicant or applicant's successor in interest shall submit a stormwater management report in accordance with the latest edition of the Georgia Stormwater Management Manual, prior to any land disturbance.
- B. Any stormwater facilities designed and/or maintained as wet detention facilities will be required to be surrounded by a fence of five (5) feet high and which is open to the air. If chain link is utilized for fencing of a wet detention facility, it shall be vinyl coated.

10. Covenant and restriction pertaining to rental.

- A. No more than 20% of the residential units within the development may be renter-occupied, as opposed to owner-occupied, at any given time. This restriction shall be and remain an enforceable zoning condition.
- B. In addition, the covenants, conditions and restrictions for the PUD shall have provisions that effectuate the 20% cap at any one time on renter-occupied residential dwelling units.
- C. The conditions, covenants and restrictions for the development shall be subject to approval by the Zoning Administrator to ensure that specifics of enforcing the rental restrictions are included.
- D. The conditions, covenants and restrictions shall also specifically include a prohibition against the rental of individual bedrooms of any residential dwelling unit in the project that has more than one bedroom.
- E. Rental restrictions shall also reflect that no residential units shall be operated commercially (other than home occupations as may be approved by the City) including but not limited to short-term rental uses. Rental of any residential unit for a period of less than 31 days shall be prohibited.

11. Sanitation. All proposed solid waste loading centers shall be accessible by rear-loading solid waste vehicles consistent with those used by the City of Dahlonaga.

Councilman Shirley requested explanation of three elevations versus four and noted that he is comfortable with three. Mayor Norton explained that three was the recommendation from the Planning Commission.

Councilman Ariemma seconded the motion.

Motion carried unanimously.

CONTRACTS AND AGREEMENTS

(1.) Georgia Indigent Defense Services Agreement

Doug Parks, City Attorney, addressed the Council regarding the Georgia Indigent Defense Services Agreement.

There was a motion by Councilman Brown and a second by Councilman Reagin to approve the Agreement.

Motion carried unanimously.

STAFF / COUNCIL ANNOUNCEMENTS AND COMMENTS - PLEASE LIMIT TO THREE MINUTES PER SPEAKER

Rhonda Hansard, City Clerk, announced that the Planning and Zoning Commission's Regular Meeting scheduled to occur on June 2 was cancelled.

Councilman Ariemma commented that the City currently does not have an Ordinance to address parking in the streets. Allison Martin, City Manager, clarified that vehicles creating a hazard or creating an issue for public safety are subject to towing and/or fines; she also stated that vehicles are not allowed to stop and park in the street on regular, municipal streets.

Councilman Bagley congratulated UNG's softball team for advancing to the college world series; he commented that, although the team did not win, they made citizens proud.

Councilman Brown thanked citizens for attending this evening's meeting and commented that he appreciated the data presented regarding the Farmer's Market [during Public Comments].

Councilman Reagin commented that the development approved this evening [REZN 26-3 / Ordinance 2026-103] could have been much larger and that he appreciated the developer's cooperation.

Councilman Owens congratulated the 2026 Lumpkin County graduates, including his daughter. The Councilman commented that the graduation was a fantastic event at UNG and that it was great to have that collaboration with the University.

Councilman Shirley commented that a lot of thought and hard work from staff and the City Attorney were put into drafting Ordinance 2026-103, he stated that this was as good of a deal as the City could have hoped.

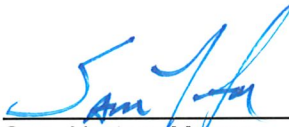
Mayor Norton commented on the Georgia Department of Transportation's (GDOT's) plans to do bridge replacements and road maintenance in the community; this work includes replacing two bridges and two roundabouts.

ADJOURNMENT

There was a motion by Councilman Brown and a second by Councilman Bagley to adjourn the Regular Meeting.

Motion carried unanimously, and the Regular Meeting was adjourned at 7:04 p.m.

Approved this 6th day of July, 2026.



Sam Norton, Mayor

ATTEST:



Rhonda P. Hansard, City Clerk