



CITY OF DAHLONEGA

Planning Commission Regular Meeting / Public Hearing Agenda

October 07, 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

1. Regular Meeting / Public Hearing of August 5, 2025
Rhonda Hansard, City Clerk

RECESS REGULAR MEETING FOR PUBLIC HEARING

PUBLIC HEARING

1. REZN 25-06: The Overlook of Dahlonaga, LLC, by Warren Welch - Applicant and Emerling Resources, LLC - Property Owner, seeks to rezone 83.505 acres fronting on the south side of Dawsonville Highway (State Route 9/State Route 52) across from Clay Creek Falls Road from PUD (Planned Unit Development District) to PUD (Planned Unit Development District). Proposed use: Mixed Use Development (132 detached single-family lots; 136 townhome lots; and, 17,000 square feet of commercial building space) (development of regional impact #4518) - Land Lots 681, 718, 719, 720, 752, and 753; District 12; 1st Section; Lumpkin County; Map/Parcels 045-063 and 045-066; 550 and 497 Dawsonville Highway
Doug Parks, City Attorney

RECONVENE REGULAR MEETING

OLD BUSINESS

NEW BUSINESS

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Doug Parks, City Attorney

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!
