



CITY OF DAHLONEGA

Planning Commission Regular Meeting / Public Hearing Agenda

May 05, 2026, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

- (1.) Regular Meeting / Public Hearing of April 7, 2026
Rhonda Hansard, City Clerk

V. RECESS REGULAR MEETING FOR PUBLIC HEARING

VI. PUBLIC HEARING

- (1.) 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). Allison Martin, Zoning Administrator
- (2.) BZA 26-1: Steven Leibel, property owner / applicant, seeks a variance from the 60-foot front setback requirement for the property located at 3619 South Chestatee St, Dahlonega, GA 30533 (Tax Parcel 081-476) to allow the placement of a deck structure. Requested is a ten-foot reduction. Allison Martin, Zoning Administrator
- (3.) REZN 25-11 Rezoning: Cathy Cain, owner, by Applicant, Shiri R. Gantt, and Doug Sherrill, Agent, seeks to rezone the subject property (Tax Parcel D10-076), located at 117 Turner Road, Dahlonega, Georgia, from Zoning Classification R-2 (Multi-Family Residential District) to Classification B-1 (Neighborhood Business District) for retail, office or service uses allowed in Classification B-1. The subject property contains 1.02 acres, more or less. Allison Martin, City Manager

VII. ADJOURN PUBLIC HEARING

VIII. RECONVENE REGULAR MEETING

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

IX. OLD BUSINESS

X. NEW BUSINESS

- (1.) 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). Allison Martin, Zoning Administrator
- (2.) BZA 26-1: Steven Leibel, property owner / applicant, seeks a variance from the 60-foot front setback requirement for the property located at 3619 South Chestatee St, Dahlonega, GA 30533 (Tax Parcel 081-476) to allow the placement of a deck structure. Requested is a ten-foot reduction. Allison Martin, Zoning Administrator
- (3.) REZN 25-11 Rezoning: Cathy Cain, owner, by Applicant, Shiri R. Gantt, and Doug Sherrill, Agent, seeks to rezone the subject property (Tax Parcel D10-076), located at 117 Turner Road, Dahlonega, Georgia, from Zoning Classification R-2 (Multi-Family Residential District) to Classification B-1 (Neighborhood Business District) for retail, office or service uses allowed in Classification B-1. The subject property contains 1.02 acres, more or less. Allison Martin, City Manager

XI. ADJOURNMENT