



Department Report

Report Title: Community Development – March 2023
Report Highlight: Continual growing number of permits
Name and Title: Jameson Kinley, Planning and Zoning Administrator

Projects Underway:

1. (LDP 22-6 & BCOM 22-4) BGW Dentist office.
 - Location: 175 Morrison Moore
 - The footing was installed only.

2. (LDP 22-15 & BCOM 22-18) Bellamy
 - Location: 3 Bellamy Place
 - The two-apartment building has gone vertical with one building 2 floors up and the other on the third-floor framing.

3. (LDP 21-15 & BCOM 22-2) The Laurel,
 - Location: Brook Trout Lane
 - 9 townhome units are about 85 percent completed.
 - Working on asphaltting the parking lot, landscaping, trim woodworking, touch-up painting, and appliances within units.

4. (LDP 21-19 & BRES 22-2 -BRES 22-11 & BRES 23-15 to BRES 23-19) Miners Ridge
 - Location: Miners Ridge Road
 - 15 townhomes units.
 - 10 units have been completed, including rough-in cover and sheeting. 5 units just started to break ground and were installed under slab plumbing.

5. (LDP 21-8 & BCOM 22-4) Tidal Wave Carwash,
 - Location: 132 Legion Road
 - the building has gone vertical.

6. (LDP 22-18 & BCOM 22-12) McClean Carwash
 - Location: 45 Morrison Moore Parkway
 - footings for retaining wall were installed, working on-site preparations and storm drainage.

7. (BCOM 22-9) Organic 42 retail/coffee shop
 - Location: 15 Arcadia Street
 - Working on the interior of the structure only.

8. (BCOM 23-3) Bear Necessity restaurant
 - Location: 1808 South Chestatee Street
 - Working on the interior of the structure only.

9. (BCOM 23-8) Dollar General Store
 - Location: 473 Morrison Moore Parkway
 - Adding electrical outlets to expand the freezer and coolers section within the store only.

Through Plan Review – Not Stared:

1. (LDP 22-8) Sherman Green Terrace
 - Location: Vickery Drive
 - 3 Apartments- 60 units, Land Disturbances only.

2. (LDP 23-1) Stephens Street Court
 - Location: Stephens Street
 - 12 Townhome units, Land Disturbance only.

3. (BCOM 22-21) Wendy's
 - restaurant interior renovations only, no exterior renovations.

4. (BCOM 23-4) Chick FI-A
 - Location: 188 Morrison Moore Parkway
 - interior renovations have been approved, waiting on LDP to be approved.

5. (LDP 22-5) St. Peter Lutheran Church
 - Location: 3460 South Chestatee Street

 - Land Disturbance only.

6. (LDP 22-14) The Ridge
 - Location: Summit Drive
 - Land Disturbance only, 38 single-family homes, and 15 townhomes.

7. (LDP 22-9 & BCOM 22-21 THRU 22-26) The Peaks of Dahlonega
 - Location: Morrison Moore (across from Summit)

- 60-unit apartment complex.

In Plan Review:

1. (LDP 22-13) The Summit phase two
 - Location: Summit Drive
 - waiting on re-submittals, 24 individual single-family lots.
2. (LDP 22-20) Mountain Music Park
 - Location: Stoneybrook Drive
 - 128 Townhome units waiting on resubmittal and under review.
3. (LDP 23-2) Whataburger Restaurant
 - Location: Riley Road
 - Waiting on resubmittal and under review.
4. LDP 23-4) The Mill Restaurant on the river
 - Location: 2718 South Chestatee Street
 - Waiting for the resubmitted of the LDP site plans only.
5. (LDP 23-3) Chick Fil A
 - Location: 188 Morrison Moore Parkway
 - waiting on final submittals for the site plan.

Active Records:

- Total Active Permits: 145
 - Residential: 74
 - Commercial: 21
 - Land Disturbance: 17

Committee Updates:

- Planning Commission
 - Heard Rezoning for Mountain Tip Real Estate Group
 - Presented with Housing Needs Assessment for discussion following month.
 - Historic Planning Commission
 - Did not meet.
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