

# **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 asphalting 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
  - o Residential: 74
  - o Commercial: 21
  - o Land Disturbance: 17

# **Committee Updates:**

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

	2022			2023			
	Oct	Nov	Dec	Jan	Feb	Mar	Total
Annexation Application							(
Building Permit - Commercial	4		4	3	1	. 2	14
Building Permit - Residential	8	6	4	5	5	21	49
Home Occupation Form							(
Certificate of Appropriateness			1				1
Cemetery/Columbarium - Purchase	4		2	7	2	2	17
Demolition Permit	3						3
Final Plat							(
Land Disturbance Permit	2			2		1	5
Minor Final Plat			2	2	5	3	12
Outside Sales and Dining				1			1
Pool/Spa Permit						1	1
Preliminary Plat							(
Open/Close of Cemetery Lot	3	5	3	7		6	24
Rezoning Permit		1			1	1	3
Short-Term Rental Application		1	3	3			7
Sign Permit	2	1	4	3	2	2	14
Tree Removal Permit	2		1	2	2		7
Variance Application	1				1		2
Visitation Cemetery Application				1			1
Zoning Verification Letter Request	1						1
Total	30	14	24	36	19	39	162
Inspections	140	174	96	34	107	140	691
	R	evenue					
	Oct	Nov	Dec	Jan	Feb	Mar	Total
Occupational Tax	\$ 515.87	\$ 3,336.18	\$ 7,930.00	\$42,940.00	\$18,720.00	\$72,821.63	\$146,263.68
Permits/Cemetery	\$28,360.16	\$14,513.75	\$512,224.29	\$78,181.58	\$40,694.28	\$147,134.57	\$821,108.63
							\$967,372.31