



CITY OF DAHLONEGA

BOARD OF ZONING APPEALS MINUTES

MONDAY, DECEMBER 19, 2022, AT 4:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL
CHAMBER

In compliance with the Americans with Disabilities Act, those requiring accommodation for Board of Zoning Appeals meetings, please contact the City Manager.

Vision - To be an open, honest, and responsive city, balancing preservation, and growth, and delivering quality services fairly and equitably by being good stewards of Dahlonega's resources.

Call to Order

Mayor Taylor called the meeting to order at 4:00 P.M.

PRESENT

Mayor JoAnne Taylor
Councilmember Roman Gaddis
Councilmember Ron Larson
Councilmember Johnny Ariemma
Councilmember Ryan Reagin
Councilmember Ross Shirley
Councilmember Lance Bagley

Pledge of Allegiance

Councilmember Shirley led the Pledge of Allegiance.

Approval of Minutes

1. Board of Zoning Appeals Minutes - November 21, 2022, Mary Csukas, City Clerk
Mayor Taylor called for a motion to approve the November 21 minutes.
Motion made by Councilmember Larson, Seconded by Councilmember Bagley.
Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley.

Old Business

2. BGW Dental Group
Request to waiver from the requirement for sidewalks for new development
ARTICLE VII Section 7.12 – Sidewalks, Mark Buchanan, City Engineer
Director Buchanan directed council members to page five of the packet to look at BGW Dental Groups Site Plan. He knows that any development must include sidewalks along the road frontage within a mile of a school or park. Due to several reasons, BGW Dental Group is requesting a waiver of this requirement. Buchanan claims he has no control over the development portion located along the DOT Right of Way. His primary issue is having a sidewalk

along Riley Road, as he feels uncomfortable sending pedestrians to that bypass.

Director Buchanan's comment is extended by the project's designer, Brian Day. He states that a stream runs almost precisely parallel to Riley Road, which has been one of the project's most significant issues. They would have to encroach on the stream buffer to solve this problem, which is not feasible for the company.

Councilmember Ariemma questioned if there would be frontal parking on the DOT right of way.

Director Buchanan discusses the assigned location while pointing to the site plan. On the DOT Road, which is a part of DOT, he advises not to worry too much.

Mr. Day notes that there is no authorized sidewalk across that frontage and that if a sidewalk were built, it would turn into a parking lot.

Mayor Taylor called for a motion to approve the request for a waiver from the requirement for sidewalks for new development.

Motion made by Councilmember Shirley, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

Voting Nay: Councilmember Gaddis

New Business

Information & Training

Adjournment

Mayor Taylor entertained a motion to adjourn.

Motion made by Councilmember Shirley, Seconded by Councilmember Bagley.

Voting Yea: Councilmember Gaddis, Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

The meeting was adjourned at 4:09 P.M.