



CITY OF DAHLONEGA

PLANNING COMMISSION MINUTES

TUESDAY, NOVEMBER 01, 2022 AT 6:00 PM
CITY HALL - MAYOR MCCULLOUGH COUNCIL
CHAMBER

In compliance with the Americans with Disabilities Act, those requiring accommodation for Planning Commission meetings please contact Jameson Kinley at kinley@dahlonega.gov or (706) 701-0736.

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

Chairman Conaway call to order 6:00PM

Pledge of Allegiance

Chairman Conaway lead pledge of allegiance

Approval of Minutes:

Approval Planning Commission Meeting Minutes October 4, 2022

1. Planning Commission Meeting Minutes October 4, 2022
Motion made by Commission Member Win Crannell, Seconded by
Commission Member Guy.

Voting Yea: Commission Member Westmoreland, Commission Member
Feagin, Commission Member Spivey, Commission Member Carroll

OLD BUSINESS

Zoning Cases:

Conditional Uses:

NEW BUSINESS

Zoning Cases:

Conditional Uses:

Chairman Conaway announced that we were going to do the public hearing for the variances all at once. Since they all pertain to the same location, much of the same hardships apply to each variance. The Commission was then to vote on each variance individually.

Chairman Conaway turned it over to the applicant for presentation.

The applicant presented his case along with Jason Davis with Davis Engineering. Davis Engineering did the civil plans for the location.

Chairman Conaway open the public hearing for anyone to speak for or against.

Clinton Galbraith - 101 Stephens Street - wanted to know if the variances would apply to his properties along Stephens Street. He was not opposed to the variances.

Chairman Conaway closed the public hearing.

Commission members discussed the application with the applicant and staff.

2. BZA 22-3 Hardman Communities

A request to vary Section 1004.2 to allow for the minimum lot size to be reduced from 2,000 square feet to 1,750 square feet at 215 Stephens Street (D10 075).

Motion made by Commission Member Guy, Seconded by Commission Member Crannell to approve with the understanding that this variance is unique to this property and not to be set a precedence .

Voting Yea: Commission Member Westmoreland, Commission Member Crannell, Commission Member Guy

Voting Nay: Commission Member Feagin, Commission Member Spivey, Commission Member Carroll

Chairman Conaway broke the tie and voted to approve.

Motion Passed.

3. BZA 22-4 Hardman Communities

A request to vary Section 2001(minimum setback requirements) to allow for a reduction in front setbacks from 35 feet to 21 feet and in rear setbacks from 25 feet to 17 feet for the entire subdivision at 215 Stephens Street (D10 075).

Motion made by Commission Member Guy, Seconded by Commission Member Crannell with the understanding that this variance is unique to this property and not to be set a precedence.

Voting Yea: Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Guy

Voting Nay: Commission Member Spivey, Commission Member Carroll

Motion Passed

4. BZA 22-5 Hardman Communities

A request to vary Section 1004.5 to allow for a private road not built to city specification at 215 Stephens Street (D10 075).

Motion made by Commission Member Carroll, Seconded by Commission Member Guy with the understanding that this variance is unique to this property and not to be set a precedence.

Voting Yea: Commission Member Westmoreland, Commission Member Crannell, Commission Member Feagin, Commission Member Guy, Commission Member Carroll

Voting Nay: Commission Member Spivey

Motion Passed

INFORMATION & TRAINING

Adjournment