



CITY OF DAHLONEGA

Board of Zoning Appeals Minutes

March 17, 2025, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

Mayor Taylor called the Meeting to order at 4:01 p.m. with all Board members present.

PLEDGE OF ALLEGIANCE

Board member Brown led the Pledge of Allegiance.

APPROVAL OF AGENDA

There was a motion by Board member Bagley and a second by Board member Ariemma to approve the Agenda as presented.

Motion carried unanimously.

APPROVAL OF MINUTES

1. Regular Meeting of December 16, 2024
Rhonda Hansard, City Clerk

There was a motion by Board member Gaddis and a second by Board member Brown to adopt the Minutes of the Regular Meeting of December 16, 2024.

Motion carried unanimously.

PUBLIC HEARING

2. BZA-24-8 - Jim Gribben has requested to vary from the Zoning Ordinance as provided below for the property at 277 Hawkins Street - Parcel D07 065:

Relief from Sec. 2001, Minimum setback requirements by zoning district, to reduce the minimum front yard setback from 35 feet to 15 feet and to reduce the minimum left-side yard setback from 15 feet to 12 feet along a non-arterial street in a R-1: single-family residential district. The applicant has requested this relief to construct a residential addition.

Doug Parks, City Attorney, and Allison Martin, City Manager, addressed the Council.

Attorney Parks declared the Public Hearing as open.

Speaking in favor:

Jim Gribben

Speaking in opposition:
None

The Board addressed Mr. Gribben and requested additional clarification of the proposal; Mr. Gribben addressed the Board and provided a Site Plan.

Attorney Parks confirmed that the Board has the authority to remand the request back to the Planning Commission.

The owner of an adjoining parcel addressed the Board and confirmed that he had no objections to this application.

Attorney Parks closed the Public Hearing.

OLD BUSINESS

There was no *Old Business*.

NEW BUSINESS

3. BZA-24-8 - application to vary from the Zoning Ordinance for the property located at 277 Hawkins Street - Parcel D07 065

(This is the action item regarding the application as discussed during Public Hearing 2.)

There was a motion by Board member Brown and a second by Board member Reagin to approve BZA-24-8, an application seeking to vary from the Zoning Ordinance for the property located at 277 Hawkins Street - Parcel D07 065, to be in line with what is already built.

The Board held a discussion regarding the original application submitted versus the request and Site Plan that was submitted during the Public Hearing.

Board member Brown withdrew his previous motion.

There was a motion by Board member Shirley and a second by Board member Ariemma to remand BZA-24-8, an application seeking to vary from the Zoning Ordinance for the property located at 277 Hawkins Street - Parcel D07 065, back to the Planning Commission.

Motion carried unanimously.

ADJOURNMENT

There was a motion by Board member Ariemma and a second by Board member Bagley to adjourn the Meeting.

Motion carried unanimously, and the Meeting was adjourned at 4:47 p.m.

Guideline Principles - The City of Dahlongega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlongega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!
