



# **CITY OF DAHLONEGA**

## **BOARD OF ZONING APPEALS MINUTES**

**MONDAY, NOVEMBER 21, 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 4:01 PM

#### **PRESENT**

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

#### **ABSENT**

Councilmember Roman Gaddis

### **Pledge of Allegiance**

Mayor Taylor led the Pledge of Allegiance

### **Approval of Minutes**

1. Board of Zoning Appeals Minutes, October 17, 2022  
Danna Foster, Assistant City Clerk  
Motion made by Councilmember Larson. Seconded by Councilmember Shirley.  
Voting Yea: Councilmember Larson, Councilmember Ariemma, Councilmember Reagin, Councilmember Shirley, Councilmember Bagley

**Old Business** - No old business

### **New Business**

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). Jameson Kinley, Planning and Zoning Administrator  
Administrator Kinley outlined that the Planning Commission approved the requested variances on November 1, 2022. Each variance is unique to this property and does not set precedence for other properties.  
Staff, Mayor, and Council discussed the variances requested by Hardman Communities. Mark Buchanan requested that, as Director, it is understood

that he is the responsible party to ensure this project is accountable for the variance requested.

Ms. Green, a resident on this road with property adjacent to the project, favors this development.

Motion made by Councilmember Reagin to approve the request for BZA 22-3 Hardman Communities with the inclusion of the words unique to this property and not set precedence, as per the Planning Commission. Seconded by Councilmember Larson.

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

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 Councilmember Larson to approve the request for BZA 22-4 Hardman Communities, Mayor Taylor requested to amend the first motion to include the words unique to this property and not set precedence, as per the Planning Commission. Councilmember Larson amended his motion to include unique to this property and not set precedence, as per the Planning Commission. Seconded by Councilmember Shirley

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

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 Councilmember Ariemma to approve the request for BZA 22-5 Hardman Communities with the inclusion of the words unique to this property and not set precedence, as per the Planning Commission. Seconded by Councilmember Larson.

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

5. Hardman Communities - Stephens Court Development

Request to waiver from the requirement for sidewalks for new development ARTICLE VII Section 7.12 – Sidewalks, Mark Buchanan, City Engineer

Motion made by Councilmember Larson to approve a waiver from the requirement for sidewalks for new development ARTICLE VII Section 7.12 – Sidewalks. Seconded by Councilmember Shirley.

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

6. Hardman Communities - Stephens Court Development

Request to waiver reduce the right-of-way width from the required 50 feet to 36 feet. ARTICLE IV Section 4.1- Minimum right-of-way and pavement widths, Mark Buchanan, City Engineer

Motion made by Councilmember Shirley to approve a waiver to reduce the right-of-way width from the required 50 feet to 36 feet. ARTICLE IV Section 4.1- Minimum right-of-way and pavement widths. Seconded by Councilmember Ariemma.

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

7. Hardman Communities - Stephens Court Development

Request to waiver from APPENDIX C - Standard Details of the Development Regulations, Mark Buchanan, City Engineer

Motion made by Councilmember Larson to approve a waiver from APPENDIX C - Standard Details of the Development Regulations. Seconded by Councilmember Shirley.

A discussion ensued better to understand HOA requirements in the City of Dahlonaga.

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

8. 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 requested to move this item to the next BZA meeting.

### **Information & Training**

No added information or training.

### **Adjournment**

Mayor Taylor called for a motion to adjourn.

Motion made by Councilmember Shirley. Seconded by Councilmember Bagley.

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