



# CITY OF DAHLONEGA

## BOARD OF ZONING APPEALS MINUTES

MONDAY, NOVEMBER 21, 2022 AT 4:00 PM  
CITY HALL - MAYOR MCCULLOUGH COUNCIL  
CHAMBER

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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.

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### Call to Order

The meeting was called to order at 4:01 PM

### Pledge of Allegiance

### Approval of Minutes

1. Board of Zoning Appeals Minutes, October 17, 2022 - **Approved**  
Danna Foster, Assistant City Clerk

### Old Business

### New Business

2. BZA 22-3 Hardman Communities – **Approved**  
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).
3. BZA 22-4 Hardman Communities - **Approved**  
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).
4. BZA 22-5 Hardman Communities – **Approved**  
A request to vary Section 1004.5 to allow for a private road not built to city specification at 215 Stephens Street (D10 075).
5. Hardman Communities - Stephens Court Development - **Approved**  
Request to waiver from the requirement for sidewalks for new development  
ARTICLE VII Section 7.12 - Sidewalks  
Mark Buchanan, City Engineer
6. Hardman Communities - Stephens Court Development – **Approved**  
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
7. Hardman Communities - Stephens Court Development – **Approved**  
Request to waiver from APPENDIX C - Standard Details of the Development Regulations.

Mark Buchanan, City Engineer

8. BGW Dental Group – **Tabled**

Request to waiver from the requirement for sidewalks for new development  
ARTICLE VII Section 7.12 - Sidewalks

Mark Buchanan, City Engineer

**Information & Training**

**Adjournment**