



CITY OF DAHLONEGA
BOARD OF ZONING APPEALS AGENDA
TUESDAY, SEPTEMBER 08, 2020 AT 5:30 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 Kevin Herrit at the Community Development Department.

Call to Order

Pledge of Allegiance

Approval of Minutes

Old Business

New Business

1. Variance request for the reduction of the 35 feet front setback. The request is to reduce the 35 feet front setback to 20 feet. This would be a reduction of 15 feet.

Information & Training

Adjournment

LEGEND	
I.P.F.	= IRON PIN FOUND
I.P.S.	= IRON PIN SET
C/P	= CRIMP TOP PIPE
R/W	= RIGHT OF WAY
P/L	= PROPERTY LINE
C/L	= CENTER LINE
B/L	= BUILDING LINE
L.L.	= LAND LOT
L.L.L.	= LAND LOT LINE
P.P.	= POWER POLE
-P-	= POWER LINE
N/F	= NOW OR FORMERLY
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
PG.	= PAGE

SOURCE NOTES

1. FIELD DATA ON ORIGINAL SIGNAL ACCURACY, 0.95⁺
2. MEASUREMENTS WERE TAKEN WITH A CAESION BRINK+ RECOVER
3. USING RPT METHODS PROCESSED WITH GPS NETWORK.
4. THE PLAYERS WERE OBSERVED BY THE USE AND OTHER PARTIES
5. THE CLIENTS WERE CONDUCTED WITH BELOW. ALL OTHER PARTIES
6. ARE SUBSEQUENT, PUT ON NOTICE AS TO THE LIMITED DEGREE OF
7. THE PUBLIC RECORDS REFLECTED HERON REFLECT THOSE
8. RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY.
9. ALL RPT WERE DISSENTS, AND RESTRICTIONS OF RECORD.
10. THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH
11. WEST ZONE OBTAINED BY GPS RPT METHODS.

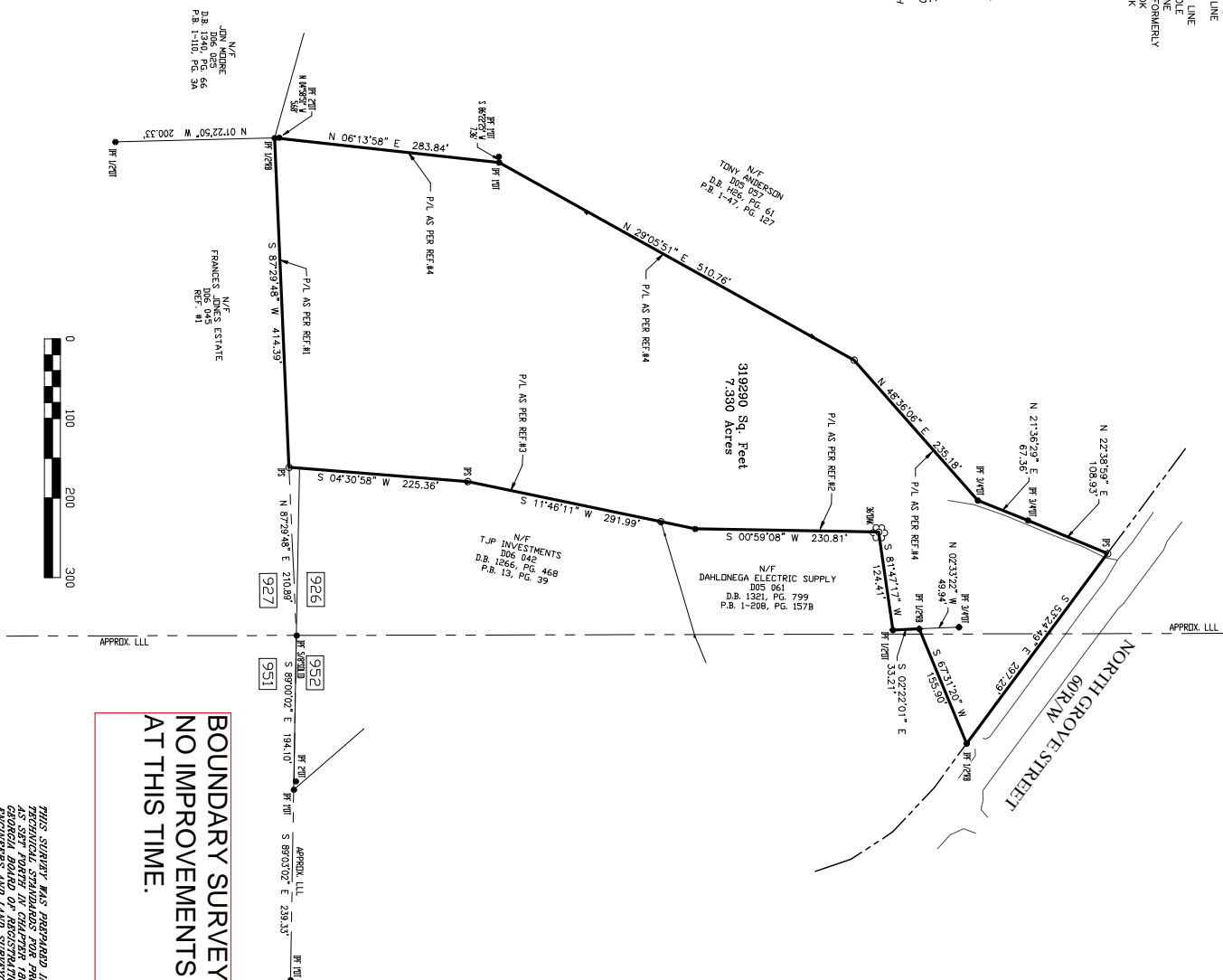
THIS INSTRUMENT IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, EASEMENTS, ENCUMBRANCES, AND OTHER INTERESTS ABOVE OR BELOW, REGARDLESS OF THE DATE OF RECORDATION, AND ANY MATTERS OF TITLE ARE ENGAGED THEREIN.

THE PUBLIC RECORDS TO ESTABLISH HENSON RECEIVED ONLY THOSE RECORDS NECESSARY TO RECONSTRUCT THE BONA FIDE PURCHASER'S CHAIN OF TITLE, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FPM MAP NO. 131972 01400, DATED 04/04/2018, THIS PROPERTY IS NOT LOCATED A FLOOD HAZARD AREA.

MAP PARCEL #006 027, 006 058 & 006 039

as required by subsection (4) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submission and approval by the Georgia Department of Transportation by a duly certified professional surveyor, engineer, or land surveyor. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the surveying instrument. The Georgia Department of Transportation, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 860-7 of the Georgia Administrative Code. The Georgia Professional Engineers and Land Surveyors Act as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



BOUNDARY SURVEY ONLY.
NO IMPROVEMENTS SHOWN
AT THIS TIME.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-4 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-32.

Surveyed by:

Surveyed by:
**ROBBIE
HENDERSON**
— Surveying & Planning
2990 HOLTZCLAW ROAD
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

Thou shalt not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shalt inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14

COMBINATION SURVEY FOR:

GLENSON CONNER ESTATE

STATE <i>GA</i>	SCALE <i>1" = 100'</i>	JOB # <i>20.019</i>	FIELD DATE: <i>AUGUST 15, 2019</i>
COUNTY <i>LUMPKIN</i>	LAND LOT <i>026 & 052</i>	DIST SECT. <i>12th 1st</i>	PLAT DATE: <i>AUGUST 26, 2019</i>



STAFF REPORT

BZA-20-1

Applicant:	City of Dahlonge
Owner:	Squaretail, LLC
Location:	555, 557 and 533 North Grove Street (Parcels # D05-059, D05-058 and D06-027)
Acreage:	+/- 6.69 Acres
Current Zoning Classification:	R-2
Current Use of Property:	Single Family Residential
General Land Use:	Residential
City Services:	All city services are available at this site.
Traffic Impact:	Approximately 76.5 trips per day by will be generated by the development.
Reasonableness of Request:	This request is reasonable within the confines of the parcel in which it is requested.

Conditions of Hardship:

1. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district.

Answer – There are no extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district.

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.

Answer – The literal interpretation of the provisions of the zoning regulations is creating an unnecessary hardship due to the double definitions found in the Zoning Code 91-9 for front setback. This is confusing as one states that the measurements can be taken from the road and the other for building front setback states that it shall come from the property line moving into the development or parcel. These two conflicting definitions have created a hardship for the development.



3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

Answer – Granting of the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located. The front setback and building frontage are in character with other structures located along the corridor of North Grove Street.

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonable affect their value.

Answer – Granting relief will be in harmony with the purpose and intent of the zoning regulations and will not be injurious to the neighborhood or general welfare of the community.

5. The special circumstances are not the result of the actions of the applicant.

Answer – The special circumstances are a combination of the result of the actions of the applicant and the duplicity of the front setback definitions within the zoning regulations.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

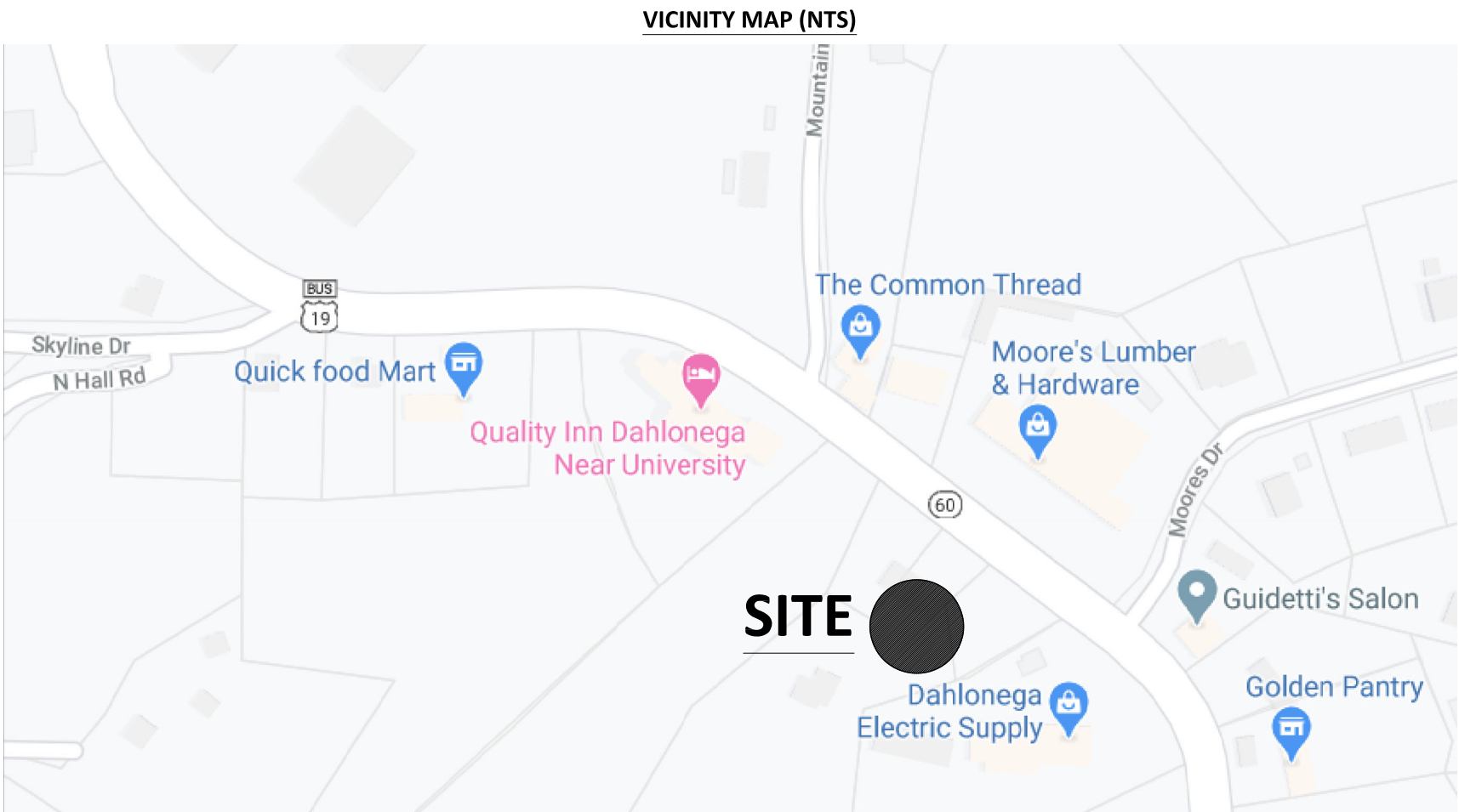
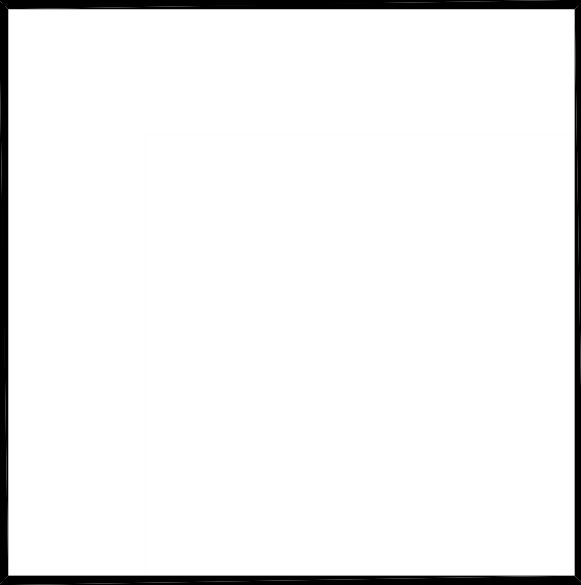
Answer – The requested variance of 15 feet is the minimum variance that will make possible the legal use of the land, building, and/or structures.

7. The variance is not a request to permit a use of land, building or structures which are not permitted by right in the district involved

Answer – The use of the land, building or structures are permitted by right in the district.

Community Development
Dept. Recommendation:

The department recommends approval of the
15-foot variance on the front setback for parcels
D05-059, D05-058 and D06-027



PRELIMINARY PLAT CERTIFICATION:

I HEREBY SUBMIT THIS PRELIMINARY PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE SUBDIVISION REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

OWNERS ACKNOWLEDGEMENT AND DECLARATION: :

(STATE OF GEORGIA)
(LUMPKIN COUNTY)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, STREET RIGHTS-OF-WAY, SANITARY SEWERS AND APPURTENANCES, SANITARY SEWER EASEMENTS, POTABLE WATER MAINS AND APPURTENANCES, POTABLE WATER EASEMENTS, STORM DRAINS AND APPURTENANCES WITHIN STREET RIGHTS-OF-WAY, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

OWNER _____ DATE _____

PRELIMINARY PLAT APPROVAL:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE, DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS OF THE CITY OF DAHLONEGA, GEORGIA.

SECRETARY, PLANNING AND ZONING COMMISSION _____ DATE _____

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TACS 03/25/20
PATRICK D. CANADAY, GA RLS #3039 DATE:
CLARKCANADAY, LLC C.O.A NO. LSF 00175
EMAIL: clarkcanaday2@gmail.com

ENGINEER:
DAY DESIGN GROUP, INC.
BRIAN H. DAY
770.271.4676
ddg@daydesigngroup.com

OWNER/DEVELOPER/APPLICANT:
THE LAUREL DAHLONEGA, LLC
110 CLOUDLAND PARK ROAD
DAHLONEGA, GA 30533

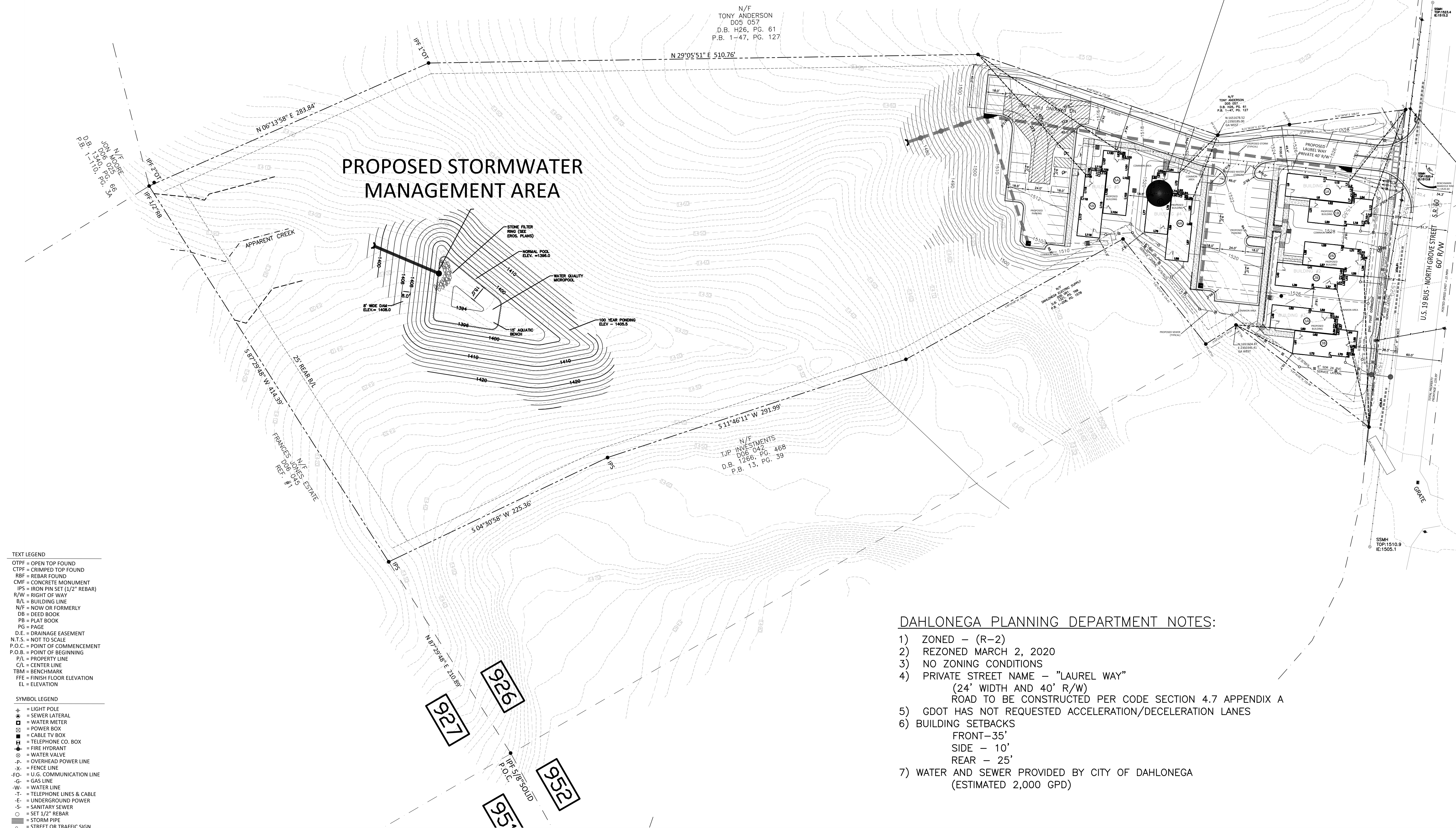
24 HR CONTACT:.
SEAN RUTH
678.776.3589
seanruth1@att.net

PROPOSED USE:
CONDOMINIUM DEVELOPMENT

TOTAL AREA:
7.33 ACRES

SEE SHEET 2 FOR DETAILED VIEW

OVERALL PARCEL VIEW



DAHLONEGA PLANNING DEPARTMENT NOTES:

- 1) ZONED - (R-2)
- 2) REZONED MARCH 2, 2020
- 3) NO ZONING CONDITIONS
- 4) PRIVATE STREET NAME - "LAUREL WAY"
(24' WIDTH AND 40' R/W)
ROAD TO BE CONSTRUCTED PER CODE SECTION 4.7 APPENDIX A
- 5) GDOT HAS NOT REQUESTED ACCELERATION/DECELERATION LANES
- 6) BUILDING SETBACKS
FRONT-35'
SIDE - 10'
REAR - 25'
- 7) WATER AND SEWER PROVIDED BY CITY OF DAHLONEGA
(ESTIMATED 2,000 GPD)

UNIT CALLS:

LINE	BEARING	DISTANCE
L1	S 53°57'41" E	15.00'
L2	N 36°02'19" E	4.10'
L3	S 53°57'41" E	4.50'
L4	N 36°02'19" E	2.00'
L5	S 53°57'41" E	4.54'
L6	S 36°02'19" W	2.00'
L7	S 53°57'41" E	5.33'
L8	S 36°02'19" W	61.79'
L9	N 53°57'41" W	21.37'
L10	N 36°02'19" E	36.42'
L11	N 53°57'41" E	2.00'
L12	N 36°02'19" E	21.27'
L13	S 53°57'41" E	15.50'
L14	S 36°02'19" W	1.85'
L15	S 53°57'41" E	4.85'
L16	S 36°02'19" W	3.65'
L17	S 53°57'41" E	4.36'
L18	S 36°02'19" W	18.21'
L19	N 53°57'41" E	2.00'
L20	S 36°02'19" W	36.42'
L21	N 53°57'41" W	21.27'
L22	N 36°02'19" E	38.87'
L23	N 53°57'41" W	5.33'
L24	N 36°02'19" E	19.25'
L25	S 36°02'19" W	19.25'
L26	N 53°57'41" W	5.33'
L27	S 36°02'19" W	38.87'
L28	N 53°57'41" W	21.36'
L29	N 36°02'19" E	36.42'
L30	S 53°57'41" E	2.00'
L31	N 36°02'19" E	16.21'
L32	S 53°57'41" E	4.36'
L33	N 36°02'19" E	3.65'
L34	S 53°57'41" E	4.85'
L35	N 36°02'19" E	1.85'
L36	S 53°57'41" E	15.50'
L37	S 36°02'19" W	21.27'
L38	S 53°57'41" E	2.00'
L39	S 36°02'19" W	36.42'
L40	N 53°57'41" W	21.37'
L41	N 36°02'19" E	61.79'
L42	S 53°57'41" E	5.33'
L43	N 36°02'19" E	2.00'
L44	S 53°57'41" E	4.54'
L45	S 36°02'19" W	2.00'
L46	S 53°57'41" E	2.00'
L47	N 36°02'19" E	4.10'
L48	S 53°57'41" E	5.00'
L49	N 53°57'41" W	21.37'
L50	N 36°02'19" E	2.00'
L51	S 53°57'41" E	2.00'
L52	N 36°02'19" E	21.27'
L53	S 53°57'41" E	5.00'
L54	N 36°02'19" E	4.10'
L55	S 53°57'41" E	4.50'
L56	N 36°02'19" E	2.00'
L57	S 53°57'41" E	4.54'
L58	S 36°02'19" W	2.00'
L59	S 53°57'41" E	5.33'
L60	S 36°02'19" W	61.79'
L61	N 53°57'41" W	21.37'
L62	N 36°02'19" E	38.87'
L63	N 53°57'41" W	5.33'
L64	N 36°02'19" E	19.25'
L65	S 53°57'41" E	15.50'
L66	S 36°02'19" W	1.85'
L67	S 53°57'41" E	4.85'
L68	S 36°02'19" W	3.65'
L69	S 53°57'41" E	4.36'
L70	S 36°02'19" W	16.21'
L71	N 53°57'41" E	2.00'
L72	S 36°02'19" W	36.42'
L73	S 53°57'41" E	19.25'
L74	S 36°02'19" W	5.33'
L75	S 53°57'41" E	38.87'
L76	S 36°02'19" W	21.37'
L77	N 53°57'41" W	36.42'
L78	N 36°02'19" E	2.00'
L79	N 53°57'41" W	16.21'
L80	N 36°02'19" E	4.36'
L81	N 53°57'41" W	3.65'
L82	N 36°02'19" E	4.85'
L83	N 53°57'41" W	1.85'
L84	N 36°02'19" E	15.50'
L85	S 53°57'41" E	21.27'
L86	N 36°02'19" E	2.00'
L87	S 53°57'41" E	36.42'
L88	S 36°02'19" W	21.36'
L89	N 53°57'41" W	61.79'
L90	N 36°02'19" E	5.33'
L91	N 53°57'41" W	2.00'
L92	N 36°02'19" E	4.54'
L93	S 53°57'41" E	2.00'
L94	N 36°02'19" E	4.50'
L95	S 53°57'41" E	4.10'
L96	N 36°02'19" E	5.00'
L97	S 53°57'41" E	1.85'
L98	N 36°02'19" E	4.85'
L99	S 53°57'41" E	3.65'
L100	N 36°02'19" E	4.36'
L101	N 53°57'41" E	16.21'
L102	N 36°02'19" E	2.00'
L103	S 53°57'41" E	36.42'
L104	S 36°02'19" W	21.37'
L105	N 53°57'41" W	38.88'
L106	S 36°02'19" W	5.33'
L107	N 53°57'41" W	19.25'
L108	N 36°02'19" E	15.00'
L109	N 53°57'41" W	4.10'
L110	N 36°02'19" E	4.50'
L111	N 53°57'41" W	2.00'
L112	N 36°02'19" E	4.54'
L113	S 53°57'41" E	2.00'
L114	N 36°02'19" E	5.33'
L115	S 53°57'41" E	61.79'
L116	S 36°02'19" W	21.36'
L117	N 53°57'41" W	36.42'
L118	N 36°02'19" E	2.00'
L119	N 53°57'41" W	21.27'
L120	S 36°02'19" E	15.50'

UNIT AREAS:

Area	Sq. Feet
1A	1258.61
1B	1268.72
2A	1268.72
2B	1258.61
3A	1258.61
3B	1268.72
4A	1258.61
4B	1268.72
5A	1268.72
5B	1258.61

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ENGINEER:
DAY DESIGN GROUP, INC.
BRIAN H. DAY
770.271.4676
ddg@daydesigngroup.com

OWNER/DEVELOPER/APPLICANT:
THE LAUREL DAHLONEGA, LLC
110 CLOUDLAND PARK ROAD
DAHLONEGA, GA 30533

24 HR CONTACT:
SEAN RUTH
678.776.3589
seanruth1@att.net

PROPOSED USE:
CONDOMINIUM DEVELOPMENT

TOTAL AREA:
7.33 ACRES

NOTES:

- 1.) SETBACKS, PROPOSED GRADES, PROPOSED BUILDING LOCATIONS, PROPOSED PARKING LOCATIONS AND PROPOSED STORM, WATER, AND SEWER UTILITIES. SHOWN HEREON TAKEN FROM A SITE PLAN PREPARED BY DAY DESIGN GROUP DATED 3/22/20.
- 2.) EXTERIOR BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A COMBINATION SURVEY FOR GLENSON CONNER ESTATE PREPARED BY ROBBIE HENDERSON SURVEYING AND PLANNING DATED 8/26/19. NO EXTERIOR BOUNDARY WAS PERFORMED BY CLARKCANADAY, LLC.
- 3.) EXISTING CONTOURS SHOWN HEREON WERE COMPILED FROM LUMPKIN COUNTY GIS TOPO AND GROUND RUN TOPO ALONG GROVE STREET ROADWAY.

SURVEY NOTES:

- 1.) FIELD DATA:
AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
- 2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX+ RECEIVER USING RTK METHODS PROCESSED WITH eGPS NETWORK.
- 3.) PLAT PRECISION: 1"/965,281'.
- 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS. VERTICAL DATUM IS BASED ON NAVD88 MSL OBTAINED BY GPS RTK METHODS.
- 7.) ACCORDING TO FIRM MAP NO. 13187C 0140D, DATED 04/04/2018, THIS PROPERTY IS NOT LOCATED A FLOOD HAZARD AREA.

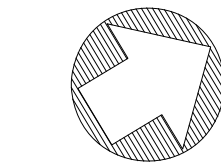
MAP PARCEL #D06 027, D06 058 & D06 059

PRELIMINARY CONDOMINIUM PLAT FOR:

THE LAUREL
A COTTAGE COMMUNITY

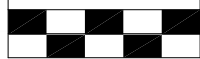
LAND LOTS 926 & 952 12TH DISTRICT - 1ST SECTION
LUMPKIN COUNTY, GEORGIA

CLARKCANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 HOLLY SPRINGS ROAD
GILLSVILLE, GA 30543
678.630.2039
clarkcanaday2@gmail.com



Grid North - GA WEST

Scale: 1" = 20'



Plat Date: 3/25/2020
Project #: 205R8001
Drawn by: PDC
Checked by: PDC

Sheet
2 of 2