



**CITY OF DAHLONEGA  
PLANNING COMMISSION SPECIAL CALLED  
MEETING AGENDA  
THURSDAY, AUGUST 27, 2020 AT 6:00 PM  
CITY HALL - MAYOR MCCULLOUGH COUNCIL CHAMBER**

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In compliance with the Americans with Disabilities Act, those requiring accommodation for Planning Commission meetings please contact Kevin Herrit at the Community Development Department.

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**Call to Order**

**Approval of Agenda**

**Approval of Minutes**

**Old Business**

**New Business**

1. Variance request for a reduction in the front setback of 35 feet. The request is to reduce the 35 feet front setback by 15 feet making it a 20 feet front setback.

**Adjournment**

TOTAL AREA = 7.330 ACRES

- LEGEND
- I.P.F. = IRON PIN FOUND
  - C/P = CORNER OF PIPE
  - P/P = PROPERTY LINE
  - C/L = CENTER LINE
  - B/L = BUILDING LINE
  - L/L = LAND LOT LINE
  - F.P. = POWER POLE
  - P/- = NOW OR FORMERLY
  - N/P = NOW OR FORMERLY
  - D.B. = DEED BOOK
  - P.C. = PAGE

**SURVEY NOTES:**

- 1) AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.03"
- 2) MEASUREMENTS WERE TAKEN WITH A CARLSON BRK6+ RECEIVER USING RTK METHODS PROCESSED WITH e5DS NETWORK.
- 3) PLAT PRECISION: 1/666,281'
- 4) THE USE AND PURPOSE OF THE CLIENT ASSIGNED 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) THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PRECISION RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHTS OF EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6) WEST ZONE OBTAINED BY GPS RTK METHODS.

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE SURVEYOR'S CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, P.O.'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.

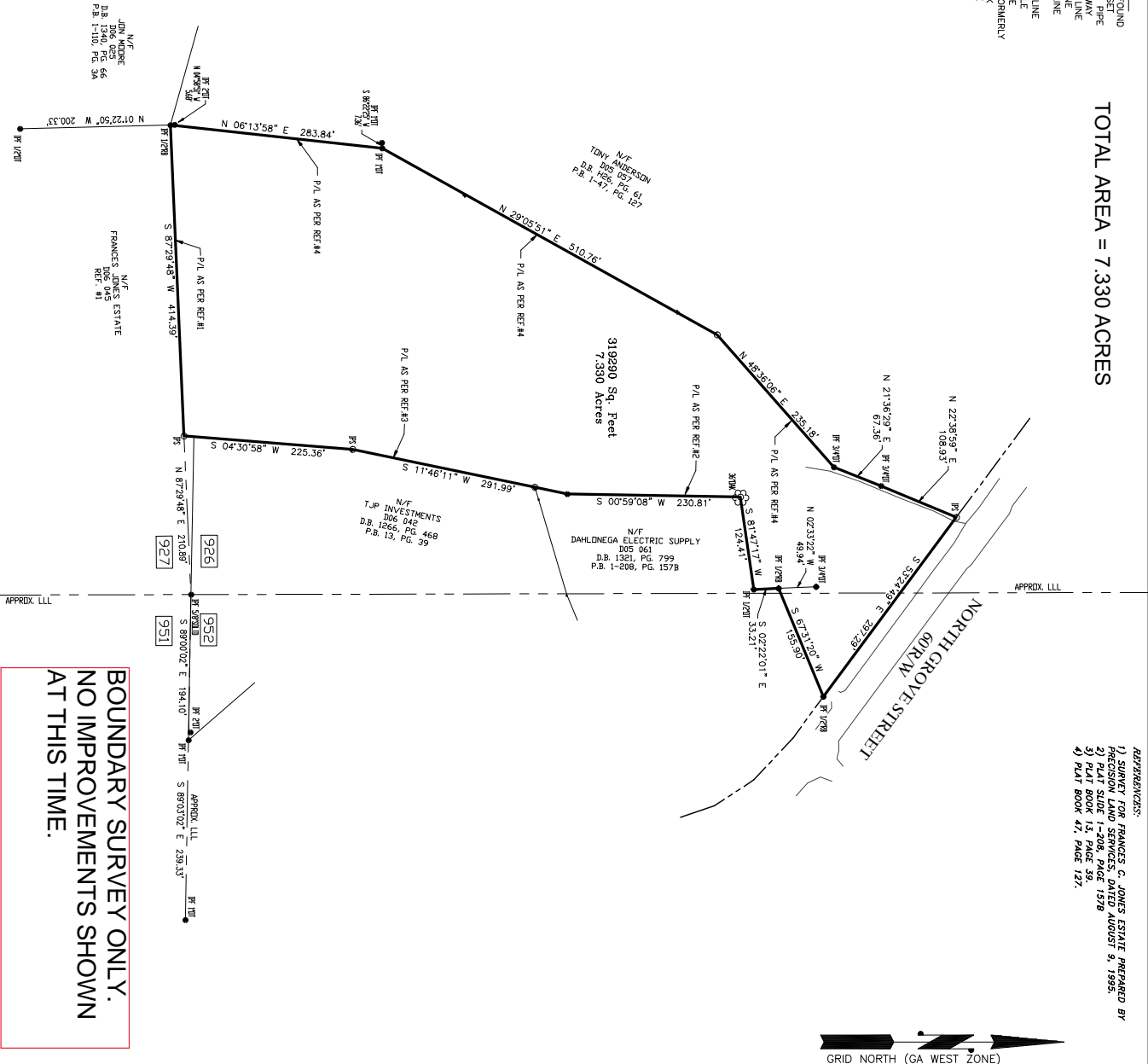
ACCORDING TO FPM MAP NO. 13187C 0140D, DATED 04/04/2018, THIS PROPERTY IS NOT LOCATED A FLOOD HAZARD AREA.

MAP PARCEL #008 027, 008 038 & 008 039

**SURVEYOR'S CERTIFICATE**

As required by subsection (d) of O.C.G.A. Section 45-6-67, this map or plat has been prepared in accordance with the rules and regulations of the Board of Professional Land Surveyors and is subject to the approval of the Board of Professional Land Surveyors. The surveyor certifies that the survey was conducted in accordance with the rules and regulations of the Board of Professional Land Surveyors and that the surveyor is a duly licensed Professional Land Surveyor in the State of Georgia as set forth in Chapter 180-2 of the Official Code of Georgia Annotated and that the surveyor is a duly licensed Professional Engineer and Land Surveyor and as set forth in the Georgia Plat Act O.C.G.A. 45-6-67.

RLS #2885



- REFERENCES:**
- 1) SURVEY FOR FRANCES C. JONES ESTATE PREPARED BY PRECISION LAND SERVICES, DATED AUGUST 9, 1995.
  - 2) PLAT SLICE 1-208A, PAGE 1378
  - 3) PLAT SLICE 1-208B, PAGE 1379
  - 4) PLAT BOOK 47, PAGE 127

**BOUNDARY SURVEY ONLY.  
NO IMPROVEMENTS SHOWN  
AT THIS TIME.**

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE SURVEY FOR FRANCES C. JONES ESTATE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.



<p>SH. 1 OF 1</p>	<p>Deuteronomy 19:14</p> <p>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.</p>	<p>Surveyed by:</p> <p><b>ROBBIE HENDERSON</b> — Surveying &amp; Planning</p> <p>2990 HOLTZCLAW ROAD CUMMING, GA 30041 PH: 706-654-2015 COA LSF #001242</p>	<p>COMBINATION SURVEY FOR:</p> <p><b>GLENSON CONNER ESTATE</b></p>	
			STATE	SCALE
GA	1" = 100'	20.019	AUGUST 15, 2019	
COUNTY	LAND LOT	DIST	SECT.	
LUMPKIN	926 & 952	12th	1st	



## STAFF REPORT

### BZA-20-1

Applicant:	City of Dahlonaga
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