



CITY OF DAHLONEGA

Board of Zoning Appeals Meeting Agenda

June 02, 2025, 6:00 PM
Gary McCullough Chambers, Dahlonaga 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 - Dahlonaga will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonaga, 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

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF MINUTES

1. Special Called Meeting of March 17, 2025
Rhonda Hansard, City Clerk

OLD BUSINESS

2. BZA-24-8
Allison Martin, Prepared by Doug Parks
Strategic Priority - Communication

NEW BUSINESS

ADJOURNMENT

Guideline Principles - The City of Dahlonaga 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, Dahlonaga commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare...for ALL!



CITY OF DAHLONEGA

Board of Zoning Appeals Minutes

March 17, 2025, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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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!



Board of Zoning Appeals Planning Commission Review

DATE: 5/23/2025
TITLE: BZA-24-8
PRESENTED BY: Allison Martin, Prepared by Doug Parks
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

(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) to reduce the minimum front yard setback from 35 feet to 23 feet and to reduce the minimum left-side yard setback from 15 feet to 12 feet along a street in a R-1: single-family residential district. The applicant requested this relief to construct a residential addition.

HISTORY/PAST ACTION

The applicant was directed to submit a complete and accurate plan which depicted the requested variance and met the standards contained in the City's Code of Ordinances. The applicant complied with the request. At the Planning Commission's meeting on May 6, 2025, the Planning Commission recommended approval of the front yard setback and the left side setback facing the subject property from Hawkins Street.

FINANCIAL IMPACT

None.

RECOMMENDATION

n/a

SUGGESTED MOTIONS

Motion to approve the recommendation of the planning commission at a BZA meeting on June 2, 2025.

ATTACHMENTS

Diagram of proposed front variance.

LEGEND
BOC = BACK OF CURB
BSL = BUILDING SETBACK LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
M/P# = TAX MAP / PARCEL NO.
POB = POINT OF BEGINNING
NTS = NOT TO SCALE
IPF = IRON PIN FOUND
IPS = IRON PIN SET
COR MON = USCOE MONUMENT
RB = REBAR
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
SQ. ROD = SQUARE ROD
AIF = ANGLE IRON FOUND
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONC. PIPE
WM = WATER METER
WV = WATER VALVE
PP = POWER POLE
LP = LIGHT POLE
PH. BOX = PHONE BOX
U/G = UNDERGROUND
C.O. = SEWER CLEAN-OUT
MB = MAILBOX
SS = SANITARY SEWER
MH = MAN HOLE
FFE = FINISHED FLOOR ELEV.
FH = FIRE HYDRANT
--G-- = GAS LINE
--P-- = POWER LINE
--SS-- = SANITARY SEWER LINE
--FM-- = SANITARY FORCE MAIN
--T-- = TELEPHONE LINE
--W-- = WATER LINE
--X-- = FENCE LINE

DATE OF SURVEY: 11/24/14

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,193 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 54,449 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.

THIS PROPERTY IS PARTIALLY/IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13187C0161C, DATED 09/26/2008.

TOTAL = 0.120 ACRES
5,227.483 SQUARE FEET
PARCEL# D07 065
ZONED R-1

THIS SURVEY AND IT'S FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

MAGNETIC
N

NOTES & REFERENCES:

1. SURVEY FOR CARROLL McGEHEE
BY RICHARD WEBB &
ASSOCIATES DATED: AUGUST
25, 1993
2. ZONED R1
3. MAP-PARCEL D07-054

OWNER INFO:
JAMES & JOANN GRIBBEN
257 HAWKINS STREET
DAHLONEGA, GA 30533
727-698-6900

PROPERTY INFO:
277 HAWKINS STREET
DAHLONEGA, GA 30533

VARIANCE PLAT FOR:

**JAMES & JO ANN
GRIBBEN**

IN THE CITY OF DAHLONEGA
LAND LOT 928
12TH DISTRICT-1ST SECTION
LUMPKIN COUNTY, GEORGIA
APRIL 1, 2015

REVISED: APRIL 11, 2025 TO SHOW REQUESTED VARIANCES

N/F
WEST BROTHERS ENTERPRISE
LLC.
ZONED R1
D07-047

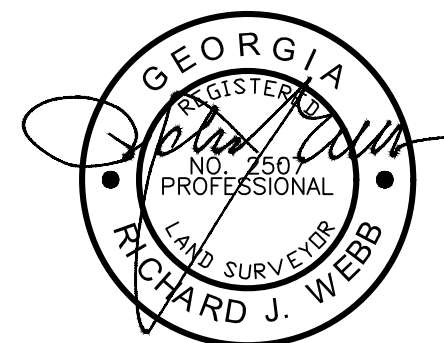
N/F
LINDA & JOHNNY CHATTIN
ZONED R1
D07-053

N/F
JAMES & JO ANN GRIBBEN
ZONED R1
D07-054

N/F
LAURELANNE HACKINSON
ZONED R1
D07-056

VARIANCE NOTES:

1. Reduce the front setback from 35 ft to 21 ft for proposed addition.
2. Reduce the side setback abutting parcel #D07-054 from 15 ft. to 12 ft for proposed addition.

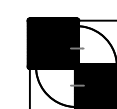


Surveyor's Certificate

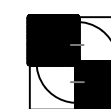
"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me, or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future".

By:

Registered Georgia Land Surveyor No. 2507



TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
100 KELLY MILL ROAD CUMMING GA. 30040
Email: info@richardwebbandassociates.com
www.richardwebbandassociates.com



**JOB NO.
25092**

