



**CITY OF DAHLONEGA**  
**BOARD OF ZONING APPEALS AGENDA**  
**MONDAY, FEBRUARY 20, 2023 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**

**Pledge of Allegiance**

**Approval of Minutes**

- [1.](#) Board of Zoning Appeals Meeting Minutes - December 19, 2022

**Old Business**

**New Business**

- [2.](#) Summit 2 Waiver of Minimum Vertical Curvature (Section 4.2)  
City Engineer Mark Buchanan and Larry Lackey, PE

**Information & Training**

**Adjournment**



# CITY OF DAHLONEGA

## BOARD OF ZONING APPEALS MINUTES

MONDAY, DECEMBER 19, 2022, AT 4:00 PM  
CITY HALL - MAYOR MCCULLOUGH COUNCIL  
CHAMBER

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### Call to Order

Mayor Taylor called the meeting to order at 4:00 P.M.

### PRESENT

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

### Pledge of Allegiance

Councilmember Shirley led the Pledge of Allegiance.

### Approval of Minutes

1. Board of Zoning Appeals Minutes - November 21, 2022, Mary Csukas, City Clerk

Mayor Taylor called for a motion to approve the November 21 minutes.

Motion made by Councilmember Larson, Seconded by Councilmember Bagley.

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

### Old Business

2. 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 directed council members to page five of the packet to look at BGW Dental Groups Site Plan. He knows that any development must include sidewalks along the road frontage within a mile of a school or park. Due to several reasons, BGW Dental Group is requesting a waiver of this requirement. Buchanan claims he has no control over the development portion located along the DOT Right of Way. His primary issue is having a sidewalk

along Riley Road, as he feels uncomfortable sending pedestrians to that bypass.

Director Buchanan's comment is extended by the project's designer, Brian Day. He states that a stream runs almost precisely parallel to Riley Road, which has been one of the project's most significant issues. They would have to encroach on the stream buffer to solve this problem, which is not feasible for the company.

Councilmember Ariemma questioned if there would be frontal parking on the DOT right of way.

Director Buchanan discusses the assigned location while pointing to the site plan. On the DOT Road, which is a part of DOT, he advises not to worry too much.

Mr. Day notes that there is no authorized sidewalk across that frontage and that if a sidewalk were built, it would turn into a parking lot.

Mayor Taylor called for a motion to approve the request for a waiver from the requirement for sidewalks for new development.

Motion made by Councilmember Shirley, Seconded by Councilmember Reagin.

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

Voting Nay: Councilmember Gaddis

## **New Business**

### **Information & Training**

### **Adjournment**

Mayor Taylor entertained a motion to adjourn.

Motion made by Councilmember Shirley, Seconded by Councilmember Bagley.

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

The meeting was adjourned at 4:09 P.M.



# Board of Zoning Appeals Agenda Memo

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**DATE:** January 9, 2023  
**TITLE:** Summit 2 Waiver of Minimum Vertical Curvature (Section 4.2)  
**PRESENTED BY:** City Engineer Mark Buchanan and Larry Lackey, PE

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## **AGENDA ITEM DESCRIPTION:**

The applicant has submitted plans for a single-family community of 24 homes on Summit Drive. Due to site constraints, they desire a waiver from Section 4.2 of the Development Regulations...specifically the minimum K values for vertical curvature, 20 for crest curves and 30 for sag curves. Staff is available to provide technical discussion regarding vertical curvature, K-values and their recommended values. The minimum values indicated in the city's development regulations are more conservative than those found in the American Association of State Highway and Transportation Officials Policy on Geometric Design of Highways and Streets, commonly referred to as "the green book" or "the AASHTO manual". Most transportation engineers defer to this resource when designing roadways. Minimum K values recommended are 3 for vertical curves and 10 for sag curves, given a 15mph speed. The most recent set of design drawings provided by the applicant contain both sag and crest curves with K values as low as 5. It's worth mentioning that upon completion of this project, there is no desire on the part of the applicant to dedicate these streets to the City of Dahlonega.

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## **RECOMMENDATION:**

Staff recommendation is to approve a waiver allowing a variation from the required K values indicated in the development regulations. However, all approved K values shall meet AASHTO minimums for a 15 mph design speed and the Summit 2 streets shall not, at any point, be accepted for city maintenance and ownership.

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## **ATTACHMENTS:**

A full-sized site plan with street plan and profile drawings will be provided at the meeting.