



MINUTES

CITY OF DAHLONEGA ZONING BOARD OF APPEALS JUNE 1, 2015 6:00 PM

The Dahlongega City Council held a Zoning Board of Appeals for Variance Requests on Monday, June 1, 2015 at 6:00 PM. Members present were Roman Gaddis, Bruce Hoffman, Terry Peters, Sam Norton and Mitchell Ridley. City Manager Bill Schmid and City Attorney Doug Parks were in attendance. Councilman Michael Clemons was not present.

Mayor Gary McCullough called the Zoning Board of Appeals to order at 6:00 PM.

City Attorney Doug Parks asked Mr. Michael James to come forward to inform the Mayor and Council of why he is seeking an appeal from the Planning and Zoning Commission decision. Mr. James informed the Mayor and Council that he would like to renovate and build an addition to his home to make it larger for his family.

City Attorney Doug Parks asked anyone in favor of the application to please step forward. Hearing none, City Attorney Doug Parks asked anyone adverse to the application to please come forward.

Mrs. Gail Haight was in attendance and came forward to inform the Mayor and Council of her concern that Mr. James may not have enough footage to install his own driveway. Mrs. Haight also informed the Mayor and Council that Mr. James has been using the driveway from her property to access his home.

City Attorney Doug Parks asked Planning and Zoning Director Chris Head what were the recommendations from the Planning and Zoning Commission. Ms. Head informed Mayor and Council that the Planning and Zoning Commission recommendations were to deny the applicants request.

After further discussion, City Manager Bill Schmid made the recommendation to have this item remanded back to the Planning and Zoning Commission with the applicant to provide further documentation of current and future site plans.

Councilman Gaddis made the motion to remand this item back to the Planning and Zoning Commission with the applicant to provide current and future site plans. Councilman Norton seconded. Mayor McCullough asked for all in favor to say aye, all opposed like sign. Motion carried unanimously. Voting for the motion was Councilman Gaddis, Councilman Hoffman, Councilman Peters, Councilman Norton, and Councilman Ridley. No Councilman voted against.

City Attorney Doug Parks asked Rainie Krahn who is representing Steak 'N' Shake to come forward to inform the Mayor and Council on why Steak 'N' Shake is seeking an appeal from the Planning and Zoning Commission decision. Ms. Krhan informed the Mayor and Council of the background concerning signs

and graphics for the Steak 'N' Shake Corporation. Ms. Krhan also informed the Mayor and Council of the visibility difference between internal illuminated signs vs. non-internal illuminated signs.

City Attorney Doug Parks asked anyone in favor of this application to please step forward. Hearing none, City Attorney Doug Parks asked anyone who is adverse to this application to please step forward. Hearing none from those in attendance, City Attorney Doug Parks asked Planning and Zoning Director Chris Head to state the recommendations from the Planning and Zoning Commission. Ms. Head informed Mayor and Council that the Planning and Zoning Commission recommendations were to deny the applicant's request. Mayor McCullough summarized the City's perspective on opposing internally illuminated signs.

Councilman Norton made the motion to deny Steak 'N' Shake's request for a variance. Councilman Gaddis seconded. Mayor McCullough asked for all in favor of the motion to raise their hand. Councilman Gaddis, Councilman Norton, and Councilman Peters were in favor of denying the request for variance. Mayor asked all opposed to raise their hand. Councilman Hoffman and Councilman Ridley were opposed to denying the variance. The motion was carried by a three (3) to two (2) vote. Voting for the motion was Councilman Gaddis, Councilman Peters, and Councilman Norton. Voting against the motion was Councilman Hoffman and Councilman Ridley.

Mayor McCullough made a motion to adjourn the meeting at 6:20 PM. Motion carried unanimously. Voting for the motion was Councilman Gaddis, Councilman Hoffman, Councilman Peters, Councilman Norton, and Councilman Ridley. No Councilman voted against.

APPROVED THIS _____ DAY OF _____, 2015

Gary McCullough, Mayor

Rebecca Shirley, Acting City Clerk