

**CITY OF DAHLONEGA**  
**ZONING BOARD OF APPEALS**  
**MINUTES**  
**January 7, 2013**

The Dahlonega Zoning Board of Appeals met on Monday, January 7, 2013 at City Hall. Members present were Bruce Hoffman, Ralph Prescott, Gerald Lord, Terry Peters, Sam Norton and Johnny Ariemma. Also present was City Attorney Doug Parks. Mayor Gary McCullough called the meeting to order at 6:00 p.m.

**AGENDA APPROVAL:**

Mayor Gary McCullough asked for a motion to approve the agenda. A motion was made by Councilman Lord to approve the agenda, seconded by Councilman Norton. Mayor McCullough asked for all in favor to say aye, all opposed like sign, motion carried unanimously.

**MINUTE APPROVAL:**

Mayor McCullough asked for a motion to approve the minutes of November 5, 2012. A motion was made to approve as printed by Councilman Peters, seconded by Councilman Lord. Mayor McCullough asked any additions or corrections, hearing none, he asked for all in favor to say aye, all opposed like sign, motion carried unanimously.

**VARIANCE REQUEST:**

City Attorney Doug Parks informed Council that each motion made concerning the variance request would be contingent upon the action to be taken at the regular Council meeting concerning plat approval.

Mr. Rob Beecham with Global Projects informed Council that his intent was to develop a paint store in front of the American Legion. The City regulations require a sixty (60) ft. setback and he is requesting the setback be reduced to twenty (20) ft. This would bring the building in line with the existing buildings on Morrison Moore Parkway. Mr. Beecham further informed that he is also requesting the required parking spaces of twenty (20) be reduced to fifteen (15) spaces.

City Attorney Doug Parks questioned why the variance requests were necessary. Mr. Beecham informed for quality of the development. Mr. Parks asked if anyone else was present to speak or comment in favor or against this request. Hearing none, he asked Planning Director Chris Head for staff comment. Ms. Head informed the Planning Commission recommended approval of the setback as submitted however; Planning Commission denied the request for reduction in parking spaces.

Councilman Prescott made a motion on the variance request to ratify the action taken by the Planning Commission to allow the sixty (60) ft. setback be changed to twenty (20) feet, with the contingency of the subdivision plat approval, seconded by Councilman Norton. Mayor

McCullough asked for any discussion. Councilman Lord questioned that the plat shows a new drive and asked if the variance would be for the new road and Morrison Moore Parkway. Planning Director Chris Head informed that the setback request will apply to Morrison Moore Parkway. Mayor McCullough asked for all in favor to raise their hand, all opposed like sign, motion carried unanimously.

Councilman Prescott made a motion to ratify the decision of the Planning Commission to deny the parking variance request, seconded by Councilman Peters. Mayor McCullough asked for any discussion. Councilman Ariemma questioned Mr. Beecham was the size of the property the reason he could not comply with the required parking. Mr. Beecham informed since the Planning Commission meeting he had met with engineers and the parking requirement will not be a hardship. Mayor McCullough asked for all in favor to raise their hand, all opposed like sign, motion carried unanimously.

Mayor McCullough entertained a motion to adjourn the meeting at 6:10 p.m. A motion was made by Councilman Ariemma to adjourn, seconded by Councilman Norton. Motion approved by all members present.

APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

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Gary McCullough, Mayor

Attest:

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Lou Stewart, City Clerk