



**CITY OF DAHLONEGA BOARD OF ZONING APPEALS MEETING  
NOVEMBER 7, 2016, 5:45 P.M.  
MINUTES OF MEETING**

Call to Order

The Dahlonega Board of Zoning Appeals met Monday, November 2, 2016 in the Council Room at Dahlonega City Hall. Members Michael Clemons, Roman Gaddis, Bruce Hoffman, Ron Larson, Sam Norton, Mitchell Ridley and Chairman Gary McCullough were present. City Manager Bill Schmid, City Attorney Douglas Parks, Finance Director Melody Marlowe, Planning Director Chris Head, Municipal Court Clerk Taylor Ewing and City Clerk Kimberly Smith were present. Chairman Gary McCullough called the meeting to order at 6:00 p.m.

Approval of Agenda

Chairman McCullough called for a motion to approve the agenda. Motion by Member Ridley and seconded by Member Gaddis. Chairman McCullough called for a vote of those in favor signifying so by saying aye, like sign for those opposed. The motion carried with a unanimous vote.

Approval of Minutes from Board of Zoning Appeals Meeting October 3, 2016, 5:45 p.m.

Chairman McCullough called for a motion to approve the minutes of the Board of Zoning Appeals meeting October 3, 2016. Motion made by Member Larson and seconded by Member Clemons. Chairman McCullough called for a vote of those in favor signifying so by saying aye, like sign for those opposed. The motion carried with a unanimous vote.

Notice of Determination and Findings Regarding Application submitted by Roberta Green Garret for Variance of Zoning Ordinance 91-9 Article XX reduction in front setback for building to encroach onto public sidewalk; Article VI for reduction in parking space requirements from 61 to 34 (withdrawn); reduction of maneuvering space to -0'- (withdrawn); Variance of Zoning Ordinance 91-9 Article III definitions by reduction in typical parking space size from 9'x20' to 9'x18'; Article VI Parking pavement setback from 10' to 5' (withdrawn) and Article 2104 Landscape strip from 10' to 5' (withdrawn). Property Acreage: 0.57 acres; Zone: B3 Historical Business District; Tax Id.: D11 Parcel 087 and 088. Location: 24 and 40 East Main Street.

City Attorney Parks informed the Board that they would need to make a motion and vote to approve the Notice of Determination and Findings.

Chairman McCullough called for a motion to approve the Notice of Determination and Findings Regarding Application submitted by Roberta Green Garret for Variance of Zoning Ordinance 91-9 Article XX reduction in front setback for building to encroach onto public sidewalk; Article VI for reduction in parking space requirements from 61 to 34 (withdrawn); reduction of maneuvering space to -0'- (withdrawn); Variance of Zoning Ordinance 91-9 Article III definitions by reduction in typical parking space size from 9'x20' to 9'x18'; Article VI Parking pavement setback from 10' to 5' (withdrawn) and Article 2104 Landscape strip from 10' to 5' (withdrawn) as submitted.

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Motion made by Member Norton and seconded by Member Clemons. Chairman McCullough called for a vote of those in favor signifying so by saying aye, like sign for those opposed. The motion carried with a unanimous vote.

Application submitted Dahlongega Methodist Church for variance of Zoning Ordinance 91-9, Section 2001 reduction in front setback from 35 ft. to 15 ft. Approval would allow construction of a pavilion to be located 15ft. from property line. Acreage 1.00 acres, Zone R1 Single Family Residential. Tax ID: Map D11, Parcel 133. Location 105 Martin Street.

City Attorney Parks asked if there was anyone present to speak on behalf of Dahlongega Methodist Church regarding their variance request.

Dave Thraikill spoke on behalf of Dahlongega United Methodist Church. Mr. Thraikill said the Church wants to install a pavilion on the vacant lot next to the Church. They are requesting a reduction in the front setback from 35 feet to 15 feet He noted other homes and structures are between 20 to 30 feet from the centerline of the street and they are proposing 54 feet from the street. Mr. Thraikill said that most houses in the area are 25 ft. from the street.

City Attorney Parks asked if there was anyone else present to speak either in favor of or against the variance request presented by Dahlongega United Methodist Church. There were no comments.

Planning Director Head said staff recommendation is to approve the recommendation of the Planning and Zoning Commission to approve the variance request.

Chairman McCullough called for a motion to approve the variance request. Motion made by Member Clemons and seconded by Member Larson. Chairman McCullough called for a vote of those in favor signifying so by saying aye, like sign for those opposed. The motion carried with five members voting aye and Member Gaddis abstaining from the vote.

Chairman McCullough called for a motion to adjourn the meeting. Motion made by Member Norton and seconded by Member Larson. Chairman McCullough called for a vote of those in favor signifying so by saying aye, like sign for those opposed. The motion carried with a unanimous vote.

The meeting adjourned at 6:07 p.m.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_ Gary McCullough, Chairman

Attest:

\_\_\_\_\_ Kimberly A. Smith, City Clerk