



# CITY OF DAHLONEGA

## Planning Commission Agenda

December 03, 2024, 6:00 PM

City Hall - Mayor McCullough Council Chamber

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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 – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, 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.

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

- a. Planning Commission Meeting Minutes - September 16, 2024  
Sarah Waters, Assistant City Clerk

### OLD BUSINESS

1. ZONING CASES:
2. CONDITIONAL USES:

### NEW BUSINESS

1. ZONING CASES:
2. (BZA-24-5) Thomas Blackwood has requested three variances from the Zoning Ordinance as provided below for the property at 52 Riley Road (parcel D11 070):
  1. Relief from Sec. 705, One principal building on a lot, to construct one duplex and one single-family dwelling on one lot in a R-3: multiple-family residential district.
  2. Relief from Sec. 2001, Minimum setback requirements by zoning district, to reduce the minimum front yard setback from 35 feet to 15 feet, reduce the minimum side yard setback from 10 feet to 5 feet, and reduce the minimum rear yard setback from 10 feet to 5 feet along a non-arterial street in a R-3: multiple-family residential district.
  3. Relief from Sec. 2002, Minimum lot width, lot size, floor area and density standards, to increase the maximum dwelling units per acre from 8.0 to 9.0, and to reduce the minimum lot area for a duplex from 20,000 square feet to 14,637 square feet, in a R-3: multiple-family residential district.

NOTE: Since public advertising occurred, the applicant has amended his application to request less Code relief as provided in the accompanying materials.

3. CONDITIONAL USES:

## ADJOURNMENT

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

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