



# CITY OF DAHLONEGA

## Planning Commission Public Hearing Minutes

March 04, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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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

Chairman Conaway called the Public Hearing to order at 6:10 p.m. with all Commissioners present.

### APPROVAL OF AGENDA

There was a motion by Commissioner Feagin and a second by Commissioner O'Gorman to approve the Agenda as presented.

Motion carried unanimously.

### PUBLIC HEARING

1. (BZA-24-8) Jim Gribben has requested to vary from the Zoning Ordinance as provided below for the property at 277 Hawkins Street (parcel D07 065):

Relief from Sec. 2001, Minimum setback requirements by zoning district, to reduce the minimum front yard setback from 35 feet to 15 feet and to reduce the minimum left-side yard setback from 15 feet to 12 feet along a non-arterial street in a R-1: single-family residential district. The applicant has requested this relief to construct a residential addition.

Zachary Lloyd, CPL

Jim Gribben addressed the Commission; a Concept Plan and image of the property was displayed.

The Commission addressed Mr. Gribben and asked questions regarding the intent of the requested variances; Mr. Gribben addressed the Commission.

Commissioner O'Gorman left the Meeting at 6:25 p.m. and returned at 6:27 p.m.

There were no individuals present wishing to speak in opposition to this application.

Allison Martin, City Manager, addressed the Commission and the parcel image from the County's qPublic website was displayed. Manager Martin confirmed that there is an existing structure on the property that encroaches the existing setback.

The Commission held a discussion with Mr. Gribben.

There was a motion by Commissioner Spivey and a second by Commissioner O'Gorman to deny the front yard setback and approve the left side setback facing the subject property from Hawkins Street.

Motion carried with four members in favor (Feagin, Guy, O'Gorman, and Spivey), one member opposed (Steinberg), and one member abstained (Norton).

Commissioner Norton explained that his reasoning for not voting on this application was due to his recent appointment to the Planning Commission (March 3, 2025) and not having time to review/study the applicant's request.

Chairman Conaway clarified that this evening's vote was for a recommendation to the Board of Zoning Appeals and was not to be considered as a formal approval.

#### **ADJOURNMENT**

There was a motion by Commissioner Guy and a second by Commissioner Feagin to adjourn the Public Hearing.

Motion carried unanimously, and the Public Hearing was adjourned at 7:02 p.m.

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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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