



CITY OF DAHLONEGA

Board of Zoning Appeals Special Called Meeting Agenda

September 02, 2025, 6:00 PM

Gary McCullough Chambers, Dahlonaga City Hall

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 - Dahlonaga will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonaga, 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Special Called Meeting of July 7, 2025
Rhonda Hansard, City Clerk
2. Public Hearing of August 18, 2025
Rhonda Hansard, City Clerk

OLD BUSINESS

NEW BUSINESS

3. BZA 25-3: Applicant and homeowners, Randy Hampton (Barbara E. and Clark Randall Hampton), are requesting a variance from the City's setback regulations for the R-1 District. The request is to reduce the side setback to ten feet from the required fifteen feet and the rear setback to zero feet for Tax Parcel D11 109.
Allison Martin, City Manager / Prepared by Doug Parks, City Attorney

ADJOURNMENT

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



CITY OF DAHLONEGA

Board of Zoning Appeals Meeting Minutes

July 07, 2025, 6:00 PM
Gary McCullough Council Chambers, Dahlonega City Hall

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.

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CALL TO ORDER

Mayor Taylor called the Special Called Meeting to order at 6:00 p.m. with all Board members present.

APPROVAL OF MINUTES

There was a motion by Councilman Shirley and a second by Councilman Reagin to approve the Special Called Meeting of June 2, 2025 Minutes and the Special Called Public Hearing of June 16, 2025 Minutes.

1. Special Called Meeting of June 2, 2025
Rhonda Hansard, City Clerk
2. Special Called Public Hearing of June 16, 2025
Rhonda Hansard, City Clerk

Motion carried unanimously.

OLD BUSINESS

There was no *Old Business*.

NEW BUSINESS

3. BZA-24-7 Crowder variance request - Reduce on Calhoun Road front setback 35 feet to 15 feet; Parcel 062B 097
Allison Martin, Prepared by Doug Parks

Allison Martin, City Manager, addressed the Board.

The Board held a discussion to include inquiring about how big of a difference a smaller footprint will make; whether topography is the concern; and, if a hardship was included with the request. Doug Parks, City Attorney, and Allison Martin, City Manager, addressed the Board and confirmed that a Georgia Power Easement is depicted on the Variance Exhibit Excerpt and that other parcels have the same or similar Easement.

There was a motion by Councilman Gaddis and a second by Councilman Shirley to approve BZA-24-7, an application seeking a variance to reduce the minimum required 35-foot front principal building setback to 15-feet - Parcel 062B-097, as requested.

Motion carried unanimously.

ADJOURNMENT

There was a motion by Councilman Bagley and a second by Councilman Reagin to adjourn the Special Called Meeting.

Motion carried unanimously, and the Special Called Meeting was adjourned at 6:08 p.m.

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

DRAFT



CITY OF DAHLONEGA

Board of Zoning Appeals Public Hearing Minutes

August 18, 2025, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

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.

CALL TO ORDER

Mayor Taylor called the Special Called Public Hearing to order at 4:00 p.m. with the following Board members present: Ariemma, Bagley, Brown, Reagin, and Shirley; Councilman Gaddis was absent.

APPROVAL OF AGENDA

There was a motion by Councilman Bagley and a second by Councilman Shirley to approve the Agenda as presented.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis).

PUBLIC HEARING

1. BZA 25-3: Applicant and homeowners, Randy Hampton (Barbara E. and Clark Randall Hampton), are requesting a variance from the City's setback regulations for the R-1 District. The request is to reduce the side setback to ten feet from the required fifteen feet and the rear setback to zero feet for Tax Parcel D11 109.

Allison Martin, City Manager / Prepared by Doug Parks, City Attorney

Doug Parks, City Attorney, addressed the Board and declared the Public Hearing open.

Speaking in favor:

Randy Hampton

Mr. Parks asked Mr. Hampton if he was fully in accord with the Planning Commission's determination; Mr. Hampton confirmed.

Speaking in opposition:

None

No Board action was taken.

ADJOURNMENT

There was a motion by Councilman Shirley and a second by Councilman Reagin to adjourn the Special Called Public Hearing.

Motion carried with five members in favor (Ariemma, Bagley, Brown, Reagin, and Shirley) and one member absent (Gaddis), and the Special Called Public Hearing was adjourned at 4:04 p.m.

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

DRAFT



Agenda Memo

DATE: 9/2/2025
TITLE: BZA 25-3
PRESENTED BY: Doug Parks, City Attorney
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

Applicant and homeowners, Randy Hampton (Barbara E. and Clark Randall Hampton) are requesting a variance from the City's setback regulations for the R-1 district. The request is to reduce the side setback to ten feet from the required fifteen feet and the rear setback to zero feet for Tax Parcel D11 109.

HISTORY/PAST ACTION

During its Regular Meeting held on August 5, 2025, the Planning Commission recommended partial approval of this application with a reduction of the side setback to ten feet from the required fifteen feet and a reduction of the rear setback to five feet from fifteen feet. At the public hearing before the BZA the applicant indicated that he was in accord with the recommendation of the planning commission.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval based upon the Planning Commission's recommendation.

SUGGESTED MOTIONS

Motion to approve as noted above.

ATTACHMENTS

Application for variance.



BZA-25-3

Variance Application

Status: Active

Submitted On: 5/29/2025

Primary Location


130 PARK ST S
DAHLONEGA, GA 30533

Owner


No owner information

Applicant

 Randy Hampton

 770-862-7364

 randy.hampton61@gmail.com

 130 South Park Street
Dahlongega, GA 30533

Variance Information

Describe Variance Request *

Set back variance to add garage.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district.*

House was built prior to existing zoning and setbacks.

A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.*

There are other properties nearby with garage with similar setbacks variance.

Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.*

None I'm aware of.

Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.*

Will increase value.

The special circumstances are not the result of the actions of the applicant.*

No.

The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.*

Yes.

The variance is not a request to permit a use of land, building or structures which are not permitted by right in the district involved.*

NO.

A legal description of the property to be considered in the application. The legal description shall be by metes and bounds.*



② Boundary Survey* ②



Site Plan* ②



Parcel Number or Numbers*

D11 109 LL985 LD12-1

Total Acreage of Site Requesting Variance*

.26

Property Owner's Certification

I hereby request the action contained with this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and City Council's agenda(s) for a public hearing.

I understand that the Community Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I must present all data necessary and required by statute to enable the Planning Commission and City council to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.


I understand that my request will be acted upon at the Planning Commission and City Council hearings and that I am required to be present or to be represented by someone able to present all the facts.

I understand that failure to appear at the public hearing may result in the postponement or denial of my application. I further understand that it is my responsibility to be aware of relevant public hearing dates and time regardless of notification from the City of Dahlonega.









I hereby certify that I have read the above and that the above information, as well as the attached information, is true and accurate.

I certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of rezoning of this property.





Property Owner Signature

 Randell Clark Hampton
May 29, 2025

BZA Information

 BZA Case #	 Status
	—
 BZA Determination Date	 Vote Tally
—	
 Primary Variance	
 Variance Request	
 Variance Granted	
 BZA Conditions	


Attachments




	Site Plan 20250529105246260.pdf Uploaded by Timothy Martin on May 29, 2025 at 10:54 AM	REQUIRED
	Legal Description By Metes And Bounds 20250529105253514.pdf Uploaded by Timothy Martin on May 29, 2025 at 10:51 AM	REQUIRED
	Boundary Survey 20250529105246260.pdf Uploaded by Timothy Martin on May 29, 2025 at 10:54 AM	REQUIRED
	20250529105309294.pdf 20250529105309294.pdf Uploaded by Timothy Martin on May 29, 2025 at 10:52 AM	

Record Activity

Timothy Martin started a draft Record	05/29/2025 at 10:19 am
Timothy Martin added file 20250529105253514.pdf	05/29/2025 at 10:51 am
Timothy Martin added file 20250529105309294.pdf	05/29/2025 at 10:52 am
Timothy Martin added file 20250529105246260.pdf	05/29/2025 at 10:54 am
Timothy Martin added file 20250529105246260.pdf	05/29/2025 at 10:54 am
Timothy Martin submitted Record BZA-25-3	05/29/2025 at 10:54 am
OpenGov system altered approval step Application Review, changed status from Inactive to Active on Record BZA-25-3	05/29/2025 at 10:54 am

Timeline



Label	Activated	Completed	Assignee	Due Date	Status
 Application Review	5/29/2025, 10:54:30 AM	-	-	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
 Variance Fee	-	-	Randy Hampton	-	Inactive
 Variance Approval	-	-	-	-	Inactive
 Approval Notice	-	-	-	-	Inactive

Variance Application**BZA-25-3**

Submitted On: May 29, 2025

Applicant

 Randy Hampton
 770-862-7364
@ randy.hampton61@gmail.com

Primary Location

130 PARK ST S
DAHLONEGA, GA 30533

Variance Information**Describe Variance Request**

Set back variance to add garage.

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district.

House was built prior to existing zoning and setbacks.

A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.

There are other properties nearby with garage with similar setbacks variance.

Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

None I'm aware of.

Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

Will increase value.

The special circumstances are not the result of the actions of the applicant.

No.

The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

Yes.

The variance is not a request to permit a use of land, building or structures which are not permitted by right in the district involved.?

NO.

A legal description of the property to be considered in the application. The legal description shall be by metes and bounds.

true

Boundary Survey

true

Site Plan

true

Parcel Number or Numbers

D11 109 LL985 LD12-1

Total Acreage of Site Requesting Variance

.26

Property Owner's Certification**Property Owner Signature**

true

I hereby request the action contained with this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and City Council's agenda(s) for a public hearing.

I understand that the Community Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I must present all data necessary and required by statute to enable the Planning Commission and City council to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and City Council hearings and that I am required to be present or to be represented by someone able to present all the facts.

I understand that failure to appear at the public hearing may result in the postponement or denial of my application. I further understand that it is my responsibility to be aware of relevant public hearing dates and time regardless of notification from the City of Dahlonega.

I hereby certify that I have read the above and that the above information, as well as the attached information, is true and accurate.

I certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of rezoning of this property.



CITY OF DAHLONEGA

COMMUNITY DEVELOPMENT DEPARTMENT

Variance Application

Application Fee \$200.00

Property Owner:

Name: Randy Hampton randy.hampton61@gmail.com
Address: 130 South Park St.
Phone: 770-862-7364

Applicant:

Name: Same
Address: _____
Phone: _____

Agent:

Name: N/A
Address: _____
Phone: _____

Existing Zoning: R-1
Existing Use: Residential
Proposed Use: Residential (add garage)
Acreage of Site: .25 acre

Variance Request: Set back variance to add garage

Location of Physical Property: 130 South Park St.
Tax Plat and Parcel: D11-109

The following questions are the variance criteria that will be looked at to determine whether or not it is approved or denied.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district. *House was built prior to existing zoning and setbacks.*
2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located. *There are other properties nearby with garage with similar setback variance.*
3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located. *None I'm aware of.*
4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value. *Will increase value.*
5. The special circumstances are not the result of the actions of the applicant. *No*
6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure. *Yes*
7. The variance is not a request to permit a use of land, building or structures which are not permitted by right in the district involved. *No*

Property Owner's Certification

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I understand that the Community Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.


I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and City council to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

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I certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of rezoning of this property.

Signature of Property Owner:



Printed name of Property Owner:

Randy Hampton

Date of Signature:

5-29-25

Signature of Witness:



DISCLOSURE OF CAMPAIGN CONTRIBUTION

Pursuant to OCGA Section 36-37 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for re-zoning & campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following information:

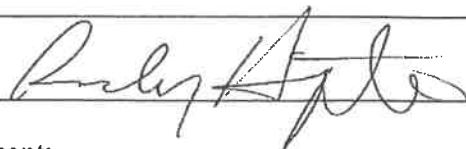
1. The name of the local official(s) to whom the campaign contribution was made: N/A
2. The dollar amount and/or description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount \$ _____ Date: _____

Amount \$ _____ Date: _____

3. Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

Amount and Description:

Signature of Applicant: 

Representative of Applicant: _____

Date: 5-29-25

Lumpkin County, GA

Summary

Parcel Number D11 109
Location Address 130 PARK STREET SOUTH
Legal Description LOT PARK ST LL 985 LD 12-1
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Character Area R1
Tax District Dahlonga (District 02)
Millage Rate 28.825
Acres 0.26
Neighborhood *CITY@750/FF (00259)
Homestead Exemption No (\$0)
Landlot/District 985 / 12

[View Map](#)



Map



Owner

HAMPTON BARBARA E & CLARK RANDALL
360 KENT ROAD
ROSWELL, GA 30075

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	*CITY@750/FF	Front Feet	11,449	107	107	0.26	0

Residential Improvement Information

Style One Family
Heated Square Feet 1832
Interior Walls Pine
Exterior Walls Hardie Plank
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1934
Roof Type Metal
Flooring Type Hardwood/Tile
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 4
Number Of Half Bathrooms 1
Number Of Plumbing Extras 12
Value \$473,169
Condition Average
House Address 130 PARK STREET SOUTH

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Fireplace Brk or Stone	2023	0x0 / 1	1	\$4,850
Gazebo	2018	1x90 / 0	0	\$1,638

Permits

Permit Date	Permit Number	Type	Description
02/10/2023	BRES 23-7	RENOVATIONS	
12/18/2015	2845	ELECTRIC	NO VALUE GIVEN
09/30/2015	2823	RENOVATIONS	NO VALUE GIVEN
07/22/2009	1859	STORAGE SHED	NO ESTIMATED VALUE GIVEN:

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/18/2019	1413 133	MB	\$494,000	Fair Market	POWELL FRED A JR & BRENDA C	HAMPTON BARBARA E & CLARK RANDALL
9/28/2015	1309 489		\$110,000	Fair Market	WIMPY KATHLEEN BILLIE	POWELL, JR. FRED A & BRENDA C.

Area Sales Report

Sale date range:

From:

05/29/21

To:

05/29/21

Distance:

1500

Units:

Feet



Valuation

	2025	2024	2023	2022	2021
Previous Value	\$517,606	\$471,848	\$415,510	\$345,657	\$337,948
Land Value	\$69,874	\$69,874	\$69,874	\$69,874	\$69,874
+ Improvement Value	\$473,169	\$441,244	\$400,336	\$343,998	\$274,037
+ Accessory Value	\$6,488	\$6,488	\$1,638	\$1,638	\$1,746
= Current Value	\$549,531	\$517,606	\$471,848	\$415,510	\$345,657

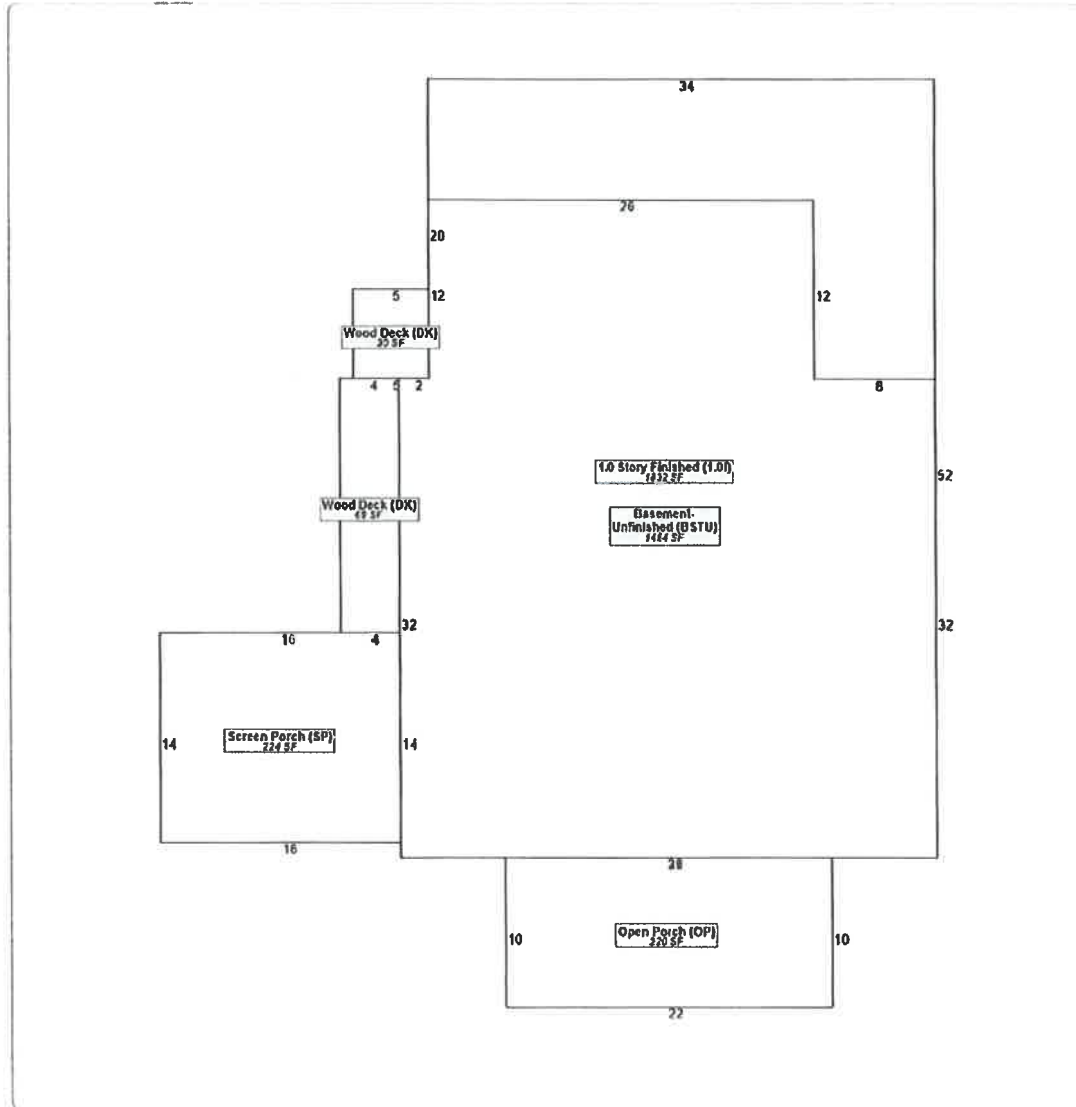
Tax Collector

Photos





Sketches



Mailing Labels

Distance:

100 Feet ▼

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160) ▼

☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels 0

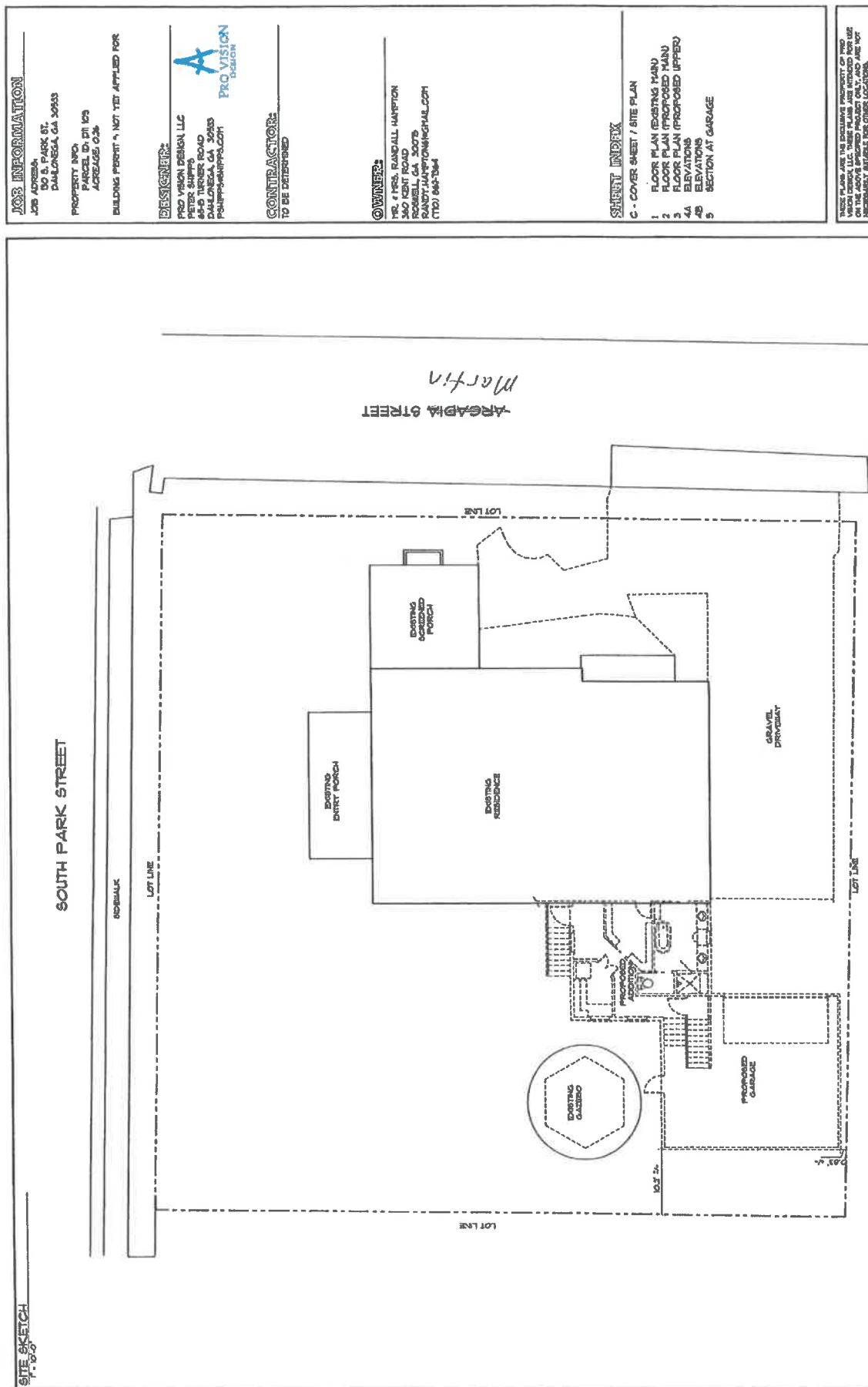
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.



a REMODEL/ADDITION PROJECT for:

130 SOUTH PARK ST., DAHLONEGA, GA 30533



[illegible]

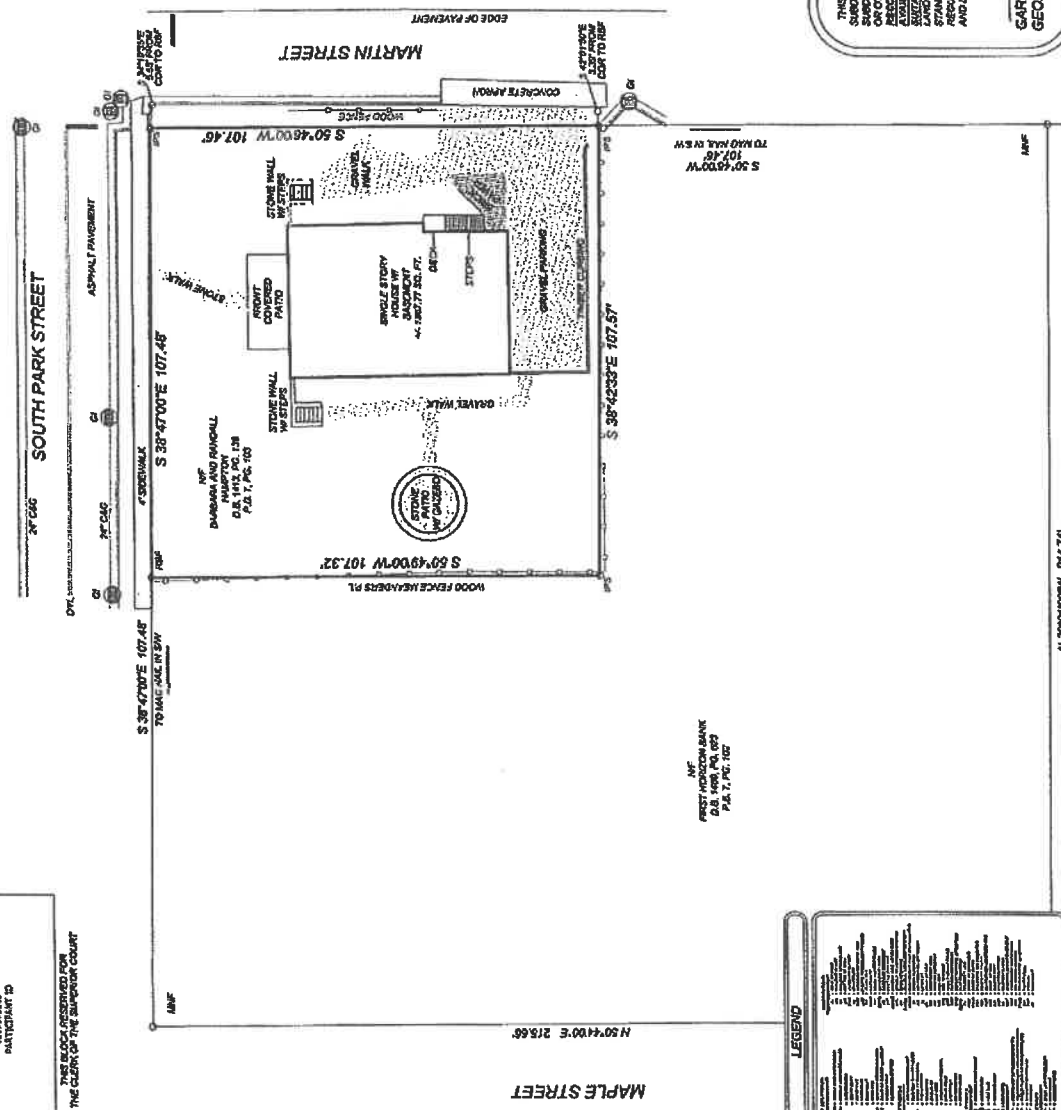
CERTIFICATION

[illegible]

11/15/22


GARY S. MARVIN, JR.
GEORGIA REGISTERED LAND SURVEYOR NO. 3105

THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 130-1 OF THE RULES OF GEORGIA BOARD OF PROFESSIONAL SURVEYORS, ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-2-60.



P20230800010
BK-2023 PG:10-10
FILED IN OFFICE
CLERK OF COURT
01/29/2023 10:09 AM
RTA HOLDING, CLERK
SUPERIOR COURT
LAWREN COUNTY, GA
Rita Markins
000792101
PARTICIPANT ID

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

[illegible]

GRAPHIC SCALE - FEET

0 20 40 60

EXHIBIT "A"

File No.: GA105-18-0295

All that tract or parcel of land lying and being in the County of Lumpkin, State of Georgia, in the City of Dalton, same being one-fourth of an acre, more or less, of original Land Lots 950 and 985, in the 12th district and first section, originally Cherokee now Lumpkin County, situate lying and being on the South side of Park Street described by metes and bounds as follows: BEGINNING on the North side of Martin Street at a point midway between Park Street and Chestatee Street; thence running a northwesternly direction a straight line midway between said Park and Chestatee Streets to the boundary of the lands of Miss Jennie Waters; thence a Northeastly direction along the boundary line of the Lands of the said Miss Jennie Waters to Park Street; thence following along Park Street a southeasternly direction along Park Street to Martin Street; thence a south westernly direction along Martin Street to the point of beginning. Being the property conveyed from M. H. Garrett and H. F. Parks to A. G. Wimpy by deed dated February 4, 1938. Parcel ID Number: D11 109. Subject to any Easements or Restrictions of Record.

Deed (Limited Warranty)

GA105-18-0295

EXHIBIT "A"

File No.: GA105-18-0295

All that tract or parcel of land lying and being in the County of Lumpkin, State of Georgia, in the City of Dahlonega, same being one-fourth of an acre, more or less, of original Land Lots 950 and 985, in the 12th district and first section, originally Cherokee now Lumpkin County, situate lying and being on the South side of Park Street described by metes and bounds as follows: BEGINNING on the North side of Martin Street at a point midway between Park Street and Chestatee Street; thence running a northwesternly direction a straight line midway between said Park and Chestatee Streets to the boundary of the lands of Miss Jennie Waters; thence a Northeastly direction along the boundary line of the Lands of the said Miss Jennie Waters to Park Street; thence following along Park Street a southeasternly direction along Park Street to Martin Street; thence a south westernly direction along Martin Street to the point of beginning. Being the property conveyed from M. H. Garrett and H. F. Parks to A. G. Wimpy by deed dated February 4, 1938. Parcel ID Number: D11 109. Subject to any Easements or Restrictions of Record.

2 REMODEL/ADDITION PROJECT FOR: MR. & MRS. RANDY HAMPTON

130 SOUTH PARK ST., DAHLONEGA, GA 30533

SITE SKETCH

SOUTH PARK STREET

ROADWAY

LOT LINE

EXIST LOT

EXISTING
REAR PORCH

EXISTING
FRONT PORCH

EXISTING
SCREENED
PORCH

ARGADIA STREET

Martin

PROPOSED
GARAGE

GRANITE
COUNTER

LOT LINE

JOB INFORMATION

JOB ADDRESS:
DO A. PARK ST.
DAHLONEGA, GA 30533
PROPERTY INFO:
PARCEL ID: 01 03
ACRES: 0.23
BUILDING PERMIT # NOT YET APPLIED FOR

DESIGNER:

PRO VISION DESIGN, LLC
PETER HARTPS
600 THUNDER ROAD
DAHLONEGA, GA 30533
PETER@PROVISIONDESIGN.COM



CONTRACTOR:

TO BE DETERMINED

OWNER:

MR. & MRS. RANDY HAMPTON
340 WEST ROAD
ROXBELL, GA 30075
RANDY.HAMPTON@GMAIL.COM
(770) 685-0544

SHEET INDEX

1. COVER SHEET / SITE PLAN
2. FLOOR PLAN EXISTING MAIN
3. FLOOR PLAN PROPOSED MAIN
4. ELEVATIONS
5. SECTION AT GARAGE

THIS PLAN AND ALL EXISTING INFORMATION IS PROVIDED BY THE OWNER AND THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.



Variance Fee

Record No.BZA-25-3

Status Inactive

Became Active Unknown

Assignee Randy Hampton

Due Date None

Invoice ID 9458

Primary Location

130 PARK ST S
DAHLONEGA, GA 30533

Owner

No owner information

Applicant

 Randy Hampton
 770-862-7364
 randy.hampton61@gmail.com
 130 South Park Street
Dahlonega, GA 30533

Fee Breakdown

Fee Name	Total Fee	Paid	Due
Variance Fee (100.0000.32.2900)	\$200.00	\$0.00	\$200.00
Signage (100.000.32.2900)	\$50.00	\$0.00	\$50.00
Total	\$250.00	\$0.00	\$250.00

Payment History

No payments to show.

Messages

No comments yet.

Step Activity

Timothy Martin added fee Signage (100.000.32.2900)

05/29/2025 at 10:54 am

City of Dahlonega

Variance Letter Request

June 5, 2025

To Whom It May Concern,

I am requesting a variance for property line setbacks at 130 South Park St. We would like to add a garage to the property. Our request is for a setback on the south property line of less than one foot, and on the west property line of 10'. This garage would be built along with a small addition that would join both structures. We are surrounded on two sides by First Horizon Bank, which are the sides affected by this request. We don't believe there would be any negative impact on residential properties nearby. Please let me know if there are any questions I can answer.

Thank you for your consideration.

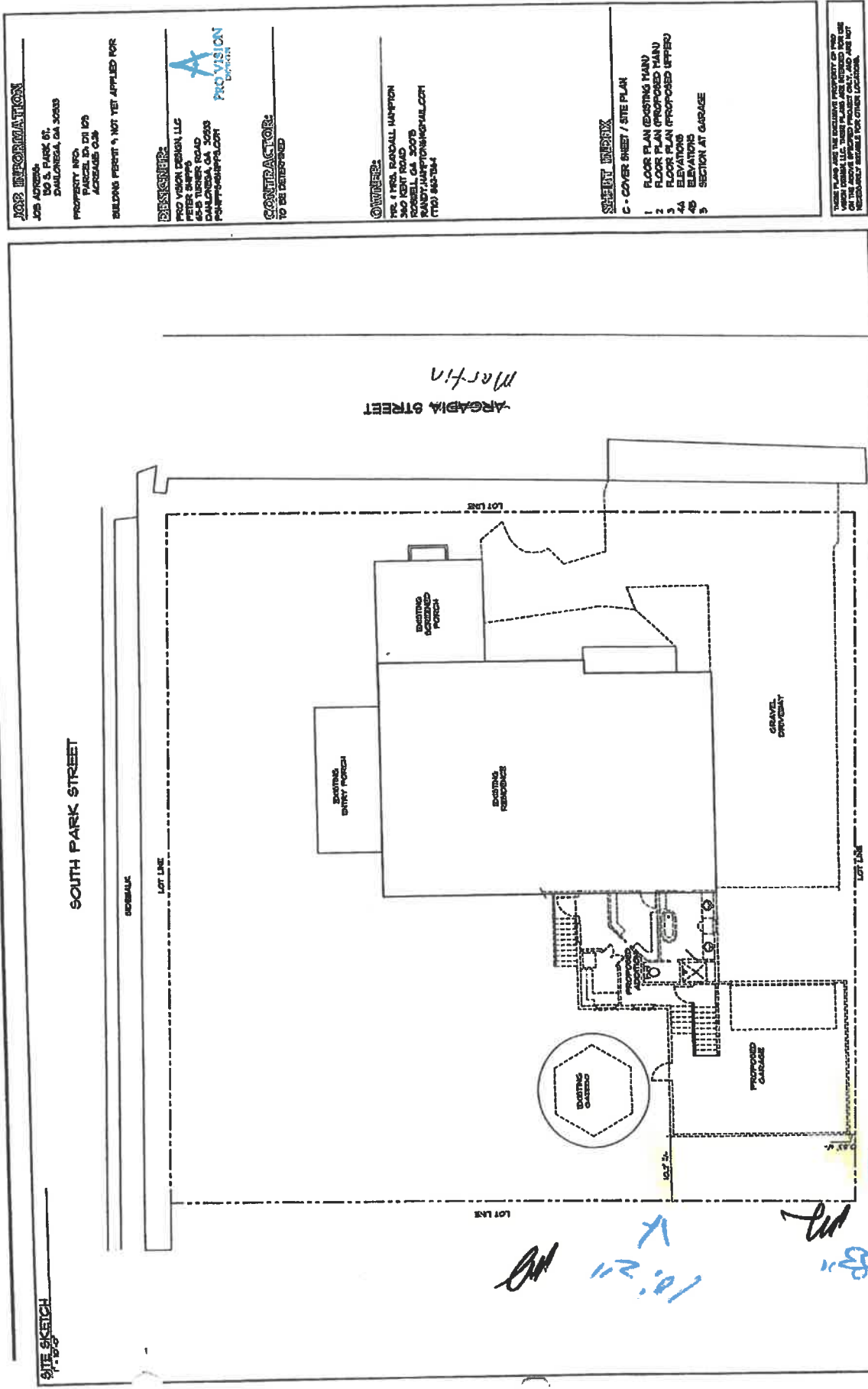
Randy & Barbara Hampton

770-862-7364 (Randy)

randy.hampton61@gmail.com

a REMODEL/ADDITION PROJECT for: **MR. & MRS. RANDY HAMPTON**

130 SOUTH PARK ST., DAHLONEGA, GA 30533



JOB INFORMATION

JOB ADDRESS:
130 S. PARK ST.
DAHLONEGA, GA 30533

PROPERTY INFO:
PARCEL ID: D1119
ACRES: 0.15

BUILDING PERMIT: NOT YET APPLIED FOR

DESIGNER:

PRO VISION DESIGN LLC
PETER SHAFER
66-15 TURNER ROAD
DAHLONEGA, GA 30533
PDA@PROVISIONLLC.COM

CONTRACTOR:

TO BE DETERMINED

OWNER:

MR. & MRS. RANDY HAMPTON
360 KENT ROAD
ROSELAND, GA 30085
PH: 770.451.0100
RHH@PROVISIONLLC.COM

SHEET INDEX

- C - COVER SHEET / SITE PLAN**
- 1 FLOOR PLAN (EXISTING MAIN)
 - 2 FLOOR PLAN (PROPOSED MAIN)
 - 3 ELEVATIONS (PROPOSED UPPER)
 - 4 ELEVATIONS (PROPOSED LOWER)
 - 5 SECTION AT GARAGE

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