



Whitfield County Board of Commissioners Planning and Zoning Department

201 South Hamilton Street, Dalton, GA 30720
(706) 876-2592

Public Hearing: July 12, 2023 – Board of Zoning Appeals Meeting Minutes
Location: 201 South Hamilton Street, Dalton, Georgia – 5th Floor Conference Room
Call to Order: 12:02 P.M.
Adjournment: 12:08 P.M.

I. Roll Call

The following Board of Zoning Members were present:

Chair:	Kenneth Harless
Board Member:	Tracy Ward
Board Member:	Mike Brown

The following staff members were present:

Dalton-Whitfield Planning:	Jake Bearden
County Attorney:	Robert Smalley

Others present:

Applicant/Owner:	Davis & Kimberly Summers
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II. Approval of Minutes from June 14, 2023 BZA Meeting

Motion to approve the minutes as presented was made by Mike Brown and seconded by Tracy Ward. The motion passed 3-0.

III. Appeal Hearings

Applicant/Owner: Davis Summers

Property Address: 2636 Foxmore Circle, Dalton, Georgia 30721

Discussion: Mr. Summers was present at the hearing. Staff presented the GIS layout of the property, and explained the circumstances of the variance request. The property is located on the west side of Foxmore Circle, approximately 0.5 miles east of the intersection with Dug Gap Road., in unincorporated Whitfield County. The 0.50-acre lot is currently zoned R-2, Low Density Single Family Residential.

The applicant is requesting a variance to encroach the south side setback, defined under Section 3-7 of the Unified Zoning Ordinance, for the construction of a pool house on the subject property. The pool house will be approximately 8 feet from the southern property line.

The applicant requested a variance from **Section 3-7 of the Unified Zoning Ordinance** to allow an encroachment into the front setback.

Decision: After noting that conditions for the variance had been met, Tracy Ward made a motion, seconded by Mike Brown, to approve the variance requested by Mr. Summers. The Motion passed 3-0.

IV. Other Business

No other business was reported.

V. Adjournment

Chair Kenneth Harless adjourned the meeting at 12:08 PM.

Minutes submitted by: Jacob Bearden