

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
March 11, 2020

I. Call to order

Chairman Tracy Ward called to order the meeting of the Unified Board of Zoning Appeals at 12:04 PM on Wednesday, March 11, 2020 in the 5th floor conference room of the Wells Fargo Building located at 201 South Hamilton Street.

II. Roll call

The following persons were present:

Board members:

Mike Brown

Kenneth Harless

Austin King

Debby Peppers

Tracy Ward

Staff members:

Jean Price-Garland, Dalton-Whitfield Zoning

Robert Smalley, County Attorney

Tracey Crawley, Engineering

Others:

Kim Woods

III. Election of Officers for 2020

Debby Peppers made a motion, seconded by Tracy Ward to nominate Mike Brown as Chairman of the Unified Board of Zoning Appeals for 2020. The motion was approved 5-0.

Kenneth Harless made a motion, seconded by Debby Peppers to nominate Austin King as Vice-Chairman of the Unified Board of Zoning Appeals for 2020. The motion was approved 5-0.

IV. Approval of minutes from last BZA meeting

Motion to approve the minutes of the Unified Board of Zoning Appeals meeting for November 20, 2019 made by Austin King and seconded by Kenneth Harless. The motion was approved 5-0.

V. New Business

Applicant/Property Owner: James Taylor II

Property Address: 411 Southland Drive (City of Dalton jurisdiction)

Mr. Taylor's builder, Kim Woods, represented the applicant at the hearing. Staff presented a GIS layout of the property, and explained the circumstances surrounding the case. The subject property is located at the southeast intersection of Southland Drive/Learning Way and west of South Thornton Avenue. The 0.34-acre lot is currently zoned C-4, Transitional Commercial and is located within the city limits of Dalton.

Several block structures are located on the property. Staff explained the owner wishes to double the size of the largest building on the site by constructing a 2,371-square foot addition onto the south side of the building. In doing so, the owner will need variances to allow a one-foot building setback off the r/w of Learning Way and a four-foot building setback off the south property line. It was noted the applicant owns businesses and property to the north across Southland Drive and to the west across Learning Way.

Mr. Woods explained the owner intends to remove the center section currently existing between the two main buildings on the property. He stated the front parking area adjacent to Southland Drive will continue to be utilized for employee parking and overflow customers for Taylor Tire. He explained the building with the proposed new addition would be used for tire storage and auto accessories. Mr. Woods stated the only access to the building would be from a single door on the Learning Way side of the building. He explained the owner was attempting to utilize as much space on the property as possible.

Board members were provided written statements from the Dalton Fire Department, Chief Building Official, and Dalton Public Works stating no objection to the granting of the variance as long as the exterior walls are one-hour fire rated and there is no aerial overhang in the city right of way.

The applicant requested a **variance from Chart 3.7 of the Unified Zoning Ordinance to reduce the required fifteen-foot local street building setback and the required ten-foot side building setback for a proposed commercial building addition in the C-4 zoning district.**

After some discussion, Austin King made a motion, seconded by Tracy Ward, to grant the variance to reduce the local street building setback to one foot from the r/w of Learning Way, and to reduce the side-yard building setback to four (4) feet from the south property line.

The motion passed 5-0.

VI. Other business

Staff reported one appeal application had been filed thus far and would be on the April BZA schedule.

VII. Adjournment

Chairman Mike Brown adjourned the meeting at 12:24 PM.

Minutes respectfully submitted by: **Jean Price-Garland**