

DALTON-WHITFIELD BOARD OF ZONING APPEALS
Meeting Minutes
March 9, 2016

I. Call to order

Acting Chairman Tracy Ward called to order the meeting of the unified Dalton-Whitfield Board of Zoning Appeals at 4:04 PM on Wednesday, March 9, 2016 in the council chambers at Dalton City Hall.

II. Roll call

The following persons were present:

Board members:

Mike Brown

Debby Peppers

Tracy Ward

Others:

Jean Price-Garland, Dalton-Whitfield Zoning

Robert Smalley, County Attorney

Kenneth Harless

Chuck Dobbins

Don Archer

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the February 10, 2016 Dalton-Whitfield Board of Zoning Appeals meeting was made by Mike Brown and seconded by Debby Peppers. The motion was approved 3-0.

IV. New Business

Appeal Hearing:

Applicant/Owner: Shaw Industries Group Inc (unincorporated county)

Site #1: 3435 Dug Gap Road SW (west side of I-75)

Site #2: 2456 Yeager Drive SW (east side of I-75)

Chuck Dobbins was present at the hearing representing Shaw Industries. Staff presented a GIS layout of the property areas, and explained the circumstances surrounding the case. The subject property consists of two separate tracts along the east and west sides of I-75 at Connector 3. The west I-75 tract contains Shaw Plants 26/29/41 and consists of 87.86 acres zoned M-2, Heavy Manufacturing. The east I-75 tract contains Shaw Plant 34 and consists of 162.82 acres also zoned M-2, Heavy Manufacturing.

Mr. Dobbins explained Shaw has a branding campaign in progress which includes installing billboards along the interstate to advertise Shaw products only. For the I-75 southwestern quadrant at Exit 328, Shaw wants to erect a third billboard. For the I-75 southeastern quadrant, Shaw wants to install three billboards.

Mr. Dobbins explained the Shaw property along the west side of I-75 is within the defined area for the billboard quadrant, but the two existing billboards to the north are situated such that a third billboard will not fit within the defined quadrant area and still meet the 500-foot spacing requirement. In order for Shaw to meet the spacing requirement, the quadrant would need to be extended an additional 195 feet to the south. It was noted that under normal circumstances, a third billboard would be allowed in the quadrant. Extending the quadrant to the south will allow all the requirements to be met with respect to the number of allowable billboards and the minimum

spacing between billboards.

Mr. Dobbins further explained there are currently no billboards in the southeastern quadrant of I-75 at Exit 328. Shaw wishes to erect three billboards in the defined quadrant area, however, there are trees within the I-75 right of way which prevent visibility of a sign at the maximum allowable height of 70 feet. He noted that GDOT will not allow any trimming of vegetation in the I-75 right of way until the billboards have been in place for a minimum of five (5) years. Shaw would like to erect the billboards at a height of 75 feet in order to increase the visibility of the signage to the traveling public.

The applicants requested a variance for each separate tract of property:

- (1) The west I-75 tract variance request is from Section 16-4-2(a) of the Whitfield County Sign Regulations to allow a 195-foot extension of the allowable billboard area for the southwest quadrant of Exit 328/I-75.**
- (2) The east I-75 tract variance is from Section 16-4-2(f) of the Whitfield County Sign Regulations to allow a five (5) foot increase in the allowable height for three (3) proposed billboards for the southeast quadrant of Exit 328/I-75.**

Debby Peppers made a motion, seconded by Mike Brown, to grant the both variances as requested. The motion passed 3-0.

V. Other business

Staff reported there was no other business to discuss.

VI. Adjournment

Chairman Kenneth Harless adjourned the meeting at 4:21 PM.

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