

**UNIFIED BOARD OF ZONING APPEALS**  
**Meeting Minutes**  
**November 9, 2016**

**I. Call to order**

Chairman Kenneth Harless called to order the meeting of the Unified Board of Zoning Appeals at 12:00 PM on Wednesday, November 9, 2016 in the council chambers at Dalton City Hall.

**II. Roll call**

The following persons were present:

Board members:

*Kenneth Harless*

*Mike Brown*

*Austin King*

*Debby Peppers*

*Tracy Ward*

Staff members:

*Jean Price-Garland, Dalton-Whitfield Zoning*

*Robert Smalley, County Attorney*

*Greg Williams, Chief Building Official*

*Jeff Dugger, Assistant Dalton Fire Chief*

Others:

*Joe Parks*

*Al Bronner*

*Sandy McKenzie*

*Justin Roark*

**III. Approval of minutes from last BZA meeting**

Motion to approve the minutes of the September 14, 2016 Unified Board of Zoning Appeals meeting was made by Austin King and seconded by Tracy Ward. The motion was approved 5-0.

**IV. New Business**

**Appeal Hearing**

**Applicant/Owner: Hamilton Medical Center; Memorial Drive (City of Dalton)**

The applicant was represented at the hearing by civil engineer Joe Parks and several Hamilton Medical Center administrative personnel. Staff presented a GIS layout of the property, and explained the circumstances surrounding the case. The subject property consists of approximately 4.65 acres located south of Memorial Drive and across from the main hospital complex building. The property is zoned C-1, Neighborhood Commercial and is within the city limits of Dalton.

The hospital intends to demolish the two existing buildings on the site in order to construct a cancer center clinic with attached parking garage. As the hospital re-adjusts parcel lines, the existing ambulatory center off Broadrick Drive and the proposed new parking garage will encroach into the required side and rear building setback areas. Additionally, the height of the

proposed cancer center clinic building will exceed the maximum building height allowed in the C-1 zoning district. Site plans showing the encroachment areas and building height request were presented to the board members.

It was noted the topography of the project property falls over 30 feet from Memorial Drive toward the southeastern corner of the property. The lot is very steep and relatively narrow given the change in grade. As the hospital adjusts current property lines, it will cause the existing ambulatory center building off Broadrick Drive and the proposed parking garage to encroach into the required building setback areas. It was pointed out the hospital owns all the property on both sides of the adjusted property lines. Adjusting the property lines will also give room to extend the parking garage southward and will provide the space needed for ramps between the garage floors. It was further explained the reduced proximity of buildings will improve pedestrian circulation between HMC buildings.

It was explained the height variance is being requested in order to construct a parking garage of sufficient size to accommodate patient parking. Even though a height variance is sought, the new cancer center complex will still be lower in height than the main hospital complex across Memorial Drive to the north.

Mr. Parks stated the engineering firm will work with the fire department to insure that adequate fire protection access is provided. Jeff Dugger, assistant fire chief and Greg Williams, chief building official both reported they had no concerns with the variances being granted.

**The applicant requested a variance from Chart 3.7 of the Unified Zoning Ordinance to allow the construction of a medical facility which encroaches into the side and rear building setback area and also exceeds the maximum height allowed for a parcel in the C-1, Neighborhood Commercial zoning district. .**

Noting that all the conditions for granting a variance had been met, Debby Peppers made a motion, seconded by Austin King, to grant the variances as requested.  
The motion passed 5-0.

**V. Other business**

Staff reported there was no other business to discuss.

**VI. Adjournment**

Chairman Kenneth Harless adjourned the meeting at 12:09 PM.

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