

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
April 12, 2017

I. Call to order

Chairman Tracy Ward called to order the meeting of the Unified Board of Zoning Appeals at 12:00 PM on Wednesday, March 8, 2017 in the council chambers at Dalton City Hall.

II. Roll call

The following persons were present:

Board members:

Kenneth Harless

Austin King

Debby Peppers

Tracy Ward

Staff members:

Jean Price-Garland, Dalton-Whitfield Zoning

Robert Smalley, County Attorney

Tracey Crawley, Engineering

Others:

Bobby Howard, Hibbymo representative

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the March 8, 2017 Unified Board of Zoning Appeals meeting was made by Austin King and seconded by Kenneth Harless. The motion was approved 4-0.

IV. New Business

Appeal Hearing

Applicant: Hibbymo-Beaverdale; Beaverdale Road/Boyles Mill Road (county)

Owner: Mark & Nathan Daniel Cline

The applicant was present 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 northeast intersection of Beaverdale Road and Boyles Mill Road. The 2-acre lot is currently vacant, but is the site for a proposed 9100 square foot Dollar General Store. The property is zoned C-2, General Commercial and is located in the unincorporated area of Whitfield County.

The current zoning regulations for a retail store are 5 parking spaces per 1000 square feet of ground floor area. In this instance, 45 spaces would be the required minimum. The DG site plan provides for 32 parking spaces.

Staff noted the topography of the proposed site will require considerable cut and fill slopes and retaining walls to place the building and parking area at levels acceptable to the road grade and stormwater detention area. The stormwater detention basin and septic system will encompass a considerable amount of the site resulting in reduced area available for parking. It was noted

corporate Dollar General had submitted a written statement explaining DG parking studies had shown that 30 spaces were more than adequate for the proposed 9100 square foot store.

The applicant explained the requirement of 5/1000 was applicable to an urbanized area more so than a small retail store in a rural community. He further stated DG had no more than 2-3 employees, and anticipated no more than 10-15 shoppers at any one time. He also provided the Board with examples of the type of façade materials and lighting structures he planned to use. Mr. Howard stated he planned to install additional vegetative greenery along with the required greenspace buffer.

The applicant requested a variance from Section 5.4 of the Unified Zoning Ordinance to allow a reduction in the number of required parking spaces for a proposed retail store.

Noting that all the conditions for granting a variance had been met, Austin King made a motion, seconded by Kenneth Harless, to grant the variance request to reduce the required parking to 32 spaces.

The motion passed 4-0.

V. Other business

Staff reported there was no other business to discuss.

VI. Adjournment

Chairman Kenneth Harless adjourned the meeting at 12:14 PM.

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