

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
October 11, 2017

I. Call to order

Chairman Tracy Ward called to order the meeting of the Unified Board of Zoning Appeals at 11:58 AM on Wednesday, October 11, 2017 in the council chambers at Dalton City Hall.

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

Greg Williams, Building Inspection

Jeff Dugger, Dalton Fire Department

Donnie Blankenship, Dalton Fire Department

Others:

Joe Summers

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the September 13, 2017 Unified Board of Zoning Appeals meeting was made by Kenneth Harless and seconded by Mike Brown. The motion was approved 5-0.

IV. New Business

Appeal Hearing

Applicant/Owner: Joe Summers/System Concepts Plus; 205 E Matilda Street (Dalton)

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 along the north right-of-way of E Matilda Street at the intersection with Norfolk Southern Railroad. The 0.22-acre tract contains an electrical panel business. The property is zoned C-2, General Commercial and is located within the city of Dalton.

A twelve-foot wide loading dock runs between the west property line and the west side of the existing building. The property owner wishes to install a 12'x15' twelve-foot tall storage building at the north end of the loading dock. Since the loading dock is adjacent to the side property line, the proposed storage building will naturally encroach into the building setback area. A variance

will be required to allow the storage building to fully encroach into the required 15-foot side building setback area. It was noted the other 3 sides of the existing building are used for either parking or as a travel way for vehicles with very limited space available for the proposed storage building.

The applicant explained his desire to free up space inside his building in order to have a better flow of production for his electrical panel business. Currently, production is staged within the path inside the building between dock doors. His plan is to move his tools and parts out to the proposed storage building. This will free up the path between dock doors for better movement of delivered materials into the building from the west door and finished product out the east door. He explained the proposed location of the storage building is the best location for access of materials and tools.

City fire department officials were present at the meeting and noted that the proposed storage building would not interfere with their ability to respond to an emergency situation. The Chief Building Official also stated he had no objection to placement of the storage building. It was noted no objections had been received from any of the neighbors.

The applicant requested a variance from Chart 3/7 of the Unified Zoning Ordinance to allow placement of a storage building which will fully encroach into the required minimum fifteen-foot side line building setback for a property in the C-2, General Commercial zoning district.

Kenneth Harless made a motion, seconded by Debby Peppers, to grant the variance as requested. The motion passed 5-0.

V. Other business

Staff reported there was no other business to discuss.

VI. Adjournment

Chairman Tracy Ward adjourned the meeting at 12:08 PM.

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