

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
September 13, 2017

I. Call to order

Acting Chairman Austin King called to order the meeting of the Unified Board of Zoning Appeals at 12:02 PM on Wednesday, September 13, 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

Staff members:

Jean Price-Garland, Dalton-Whitfield Zoning

Robert Smalley, County Attorney

Tracey Crawley, Engineering

Others:

Sandy McKenzie

Justin Roark

Joe Parks

Paul Celia

Dan Maxwell

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the August 9, 2017 Unified Board of Zoning Appeals meeting was made by Kenneth Harless and seconded by Mike Brown. The motion was approved 4-0.

IV. New Business
Appeal Hearing

Applicant/Property Owner: Hamilton Medical Center; Ross Drive (Dalton)

Sandy McKenzie, COO of HMC was present to represent the applicant at the hearing. Staff presented a GIS layout of the property, and explained the circumstances surrounding the case. The subject property consists of approximately 7 acres located between Ross Woods Daycare and the parking lot west of the HMC Burkett building, and bounded by Burleyson Road on the north and Ross Drive on the south. The property is zoned C-1, Neighborhood Commercial and is within the city limits of Dalton.

The hospital plans to construct a 50,000+ square-foot two-story children's institute on the property. The intention is to create a child-friendly site with a tree-house like atmosphere. The majority of patient parking spaces will be provided on the site with additional spaces provided elsewhere on the HMC campus. The Unified Zoning Ordinance requires at a minimum 255 parking spaces for

the proposed building. HMC wishes to use a shared parking strategy with neighboring hospital-owned property while providing approximately 175 new parking spaces at the proposed institute site.

Mrs. McKenzie explained the design of the institute building and parking was limited by the contours of the property. She explained the institute is a significant project for the hospital and would benefit the northwest Georgia region.

Debby Peppers questioned the shared parking strategy and expressed concern that there wasn't enough parking currently available for the users of the Burkett building much less sharing a portion of the Burkett parking for the institute. Mrs. McKenzie stated the hospital plans to complete construction by summer 2018 on a 3-story parking deck at the corner of Memorial Drive and Applewood Drive. This parking deck will provide approximately 250 additional new parking spaces for the hospital community. In addition, the new cancer institute on Memorial Drive and its associated new parking deck will be free up some of usable spaces at the Burkett building.

Kenneth Harless questioned the hardship and why the hospital could not design the site to provide the required parking spaces. Joe Parks explained the property falls over 80 feet from west to east so the contours are a design challenge. He stated the hospital could build a 30-foot high retaining wall and asphalt the entire area in order provide the required parking, but the hospital is attempting to create a unique environment for the patients by keeping as much of the wooded area as possible.

The applicant requested a variance from 5-4 of the Unified Zoning Ordinance to allow a reduction in the number of required parking spaces for a medical office.

Kenneth Harless made a motion, seconded by Debby Peppers, to grant the variance as requested to reduce the number of required on-site parking spaces for a proposed medical clinic facility from 255 spaces to approximately 175 new spaces along with incorporating a shared parking strategy with other HMC parking lots. The motion passed 4-0.

V. Other business

Staff reported there was no other business to discuss.

VI. Adjournment

Acting Chairman Austin King adjourned the meeting at 12:25 PM.

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