

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
April 11, 2018

I. Call to order

Chairman Tracy Ward called to order the meeting of the Unified Board of Zoning Appeals at 12:00 Noon on Wednesday, April 11, 2018 in the council chambers at Dalton City Hall.

II. Roll call

The following persons were present:

Board members:

Mike Brown

Austin King

Debby Peppers

Tracy Ward

Staff members:

Jean Price-Garland, Dalton-Whitfield Zoning

Robert Smalley, County Attorney

Tracey Crawley, Engineering

Others:

Kelly Wagoner

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the Unified Board of Zoning Appeals meeting for February 14, 2018 was made by Austin King and seconded by Mike Brown. The motion was approved 4-0.

IV. New Business

Appeal Hearing Kelly Wagoner, Buckel Design Group

Property Owner: Girl Scout Council of NW Georgia; 2204 E Walnut Avenue (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 south right-of-way of E Walnut Avenue and in front of the Walnut Square Mall site. The 0.98-acre tract contains a commercial building which is planned for demolition. The property is zoned C-2, General Commercial and is located within the city of Dalton.

It was noted there is a proposal to construct a Discount Tire store on the site. Due to the topography and peculiar shape of the lot and the location of existing driveway entrances from Walnut Avenue and the interior mall drive, the proposed store is designed in such a manner that it will encroach into the west side and rear building setback areas. The applicant provided Board members with a site plan showing a proposed single entrance from Walnut Avenue with a straight pathway to the mall road. Mr. Wagoner explained his design resulted after consideration of several alternatives which could eliminate the need for a variance but the alternatives would be problematic for customer and truck delivery traffic flow. He stated there were ongoing discussions with GDOT and the mall owners with regard to the Walnut Avenue access and the mall road access.

The applicant requested a variance from Chart 3.7 of the Unified Zoning Ordinance to allow an encroachment into the required minimum fifteen-foot side line building setback and an encroachment into the required minimum twenty-foot rear line building setback for a property in the C-2, General Commercial zoning district.

Noting all conditions for granting a variance had been met, Debby Peppers made a motion, seconded by Austin King, to grant the variance as requested and as shown on the submitted site plan (copy attached.) The motion passed 4-0.

V. Other business

Staff reported there was no other business to discuss.

VI. Adjournment

Chairman Tracy Ward adjourned the meeting at 12:16 PM.

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