



Whitfield County Board of Commissioners Planning and Zoning Department

201 South Hamilton Street, Dalton, GA 30720
(706) 876-2592

Public Hearing: March 8, 2023 – Board of Zoning Appeals Meeting Minutes

Location: 201 South Hamilton Street, Dalton, Georgia – 5th Floor Conference Room

Call to Order: 12:00 P.M.

Adjournment: 12:14 P.M.

I. Roll Call

The following Board of Zoning Members were present:

Vice-Chair:	Austin King
Board Member:	Tracy Ward
Board Member:	Mike Brown

The following staff members were present:

Dalton-Whitfield Planning:	Jake Bearden
County Attorney:	Robert Smalley
Chief Building Official:	Michael Fowler
Stormwater Coordinator:	Chris Hester

Others present:

Applicant/Owner:	Murray Bandy
Applicant/Owner:	Gregg Beavers
Contractor:	Kim Wood

II. Approval of Minutes from February 8, 2023 BZA Meeting

Motion to approve the minutes as presented was made by Tracey Ward and seconded by Mike Brown. The motion passed 3-0.

III. Appeal Hearings

Applicant/Owner: Murray Band

Property Address: 618 Miller Street, Dalton, Georgia 30720

Discussion: Mr. Bandy was present at the hearing. Staff presented the GIS layout of the property, and explained the circumstances of the variance request. The subject property is located on the west side of Miller Street, approximately 615 feet north of the intersection with West Walnut Avenue, in the city limits of Dalton. The 0.71-acre lot is currently zoned R-2, Low Density Single Family Residential. The parcel is served by public water and public sewer.

The applicant is requesting a variance to encroach the front setback of West Franklin Street, defined under Section 3-7 of the Unified Zoning Ordinance, for the replacement of a pool house on the subject property. The current pool house is approximately 16 feet from the southern property line, fronting West Franklin Street. Cornered by 3 publicly owned streets, the property is subject to 3 front yard setback requirements.

The applicant requested a variance from **Section 3-7 of the Unified Zoning Ordinance** to allow an encroachment into the front setback.

Decision: After noting that conditions for the variance had been met, Tracy Ward made a motion, seconded by Mike Brown, to approve the variance requested by Mr. Bandy. The Motion passed 3-0.

Applicant/Owner: Gregg Beavers on behalf of Ashish Chaudhari

Property Address: 2020 Sheffield Place, Dalton, GA 30720

Discussion: Mr. Beavers was present at the hearing. Staff presented the GIS layout of the property, and explained the circumstances of the variance request. The subject property is located in the northwest corner of the cul-de-sac on Sheffield Place, in the city limits of Dalton. The 0.54-acre lot is currently zoned R-2, Low Density Single Family Residential. The parcel is served by public water and public sewer.

The applicant is requesting a variance to encroach the southern side yard setback at 2020 Sheffield Place, defined under Section 3-7 of the Unified Zoning Ordinance, for the completion of a storage building on the subject property.

The building is approximately 3-4 feet from the southern property line. The storage building is almost complete, but needs the variance to lift the Stop Work Order issued by the Whitfield County Building Inspections Office.

The applicant requested a variance from **Section 3-7 of the Unified Zoning Ordinance** to encroach the southern side yard setback at 2020 Sheffield Place.

Decision: After noting that conditions for the variance had been met, Tracy Ward made a motion, seconded by Mike Brown, to approve the variance requested by Mr. Beavers on Mr. Chaudhari's behalf. The Motion passed 3-0.

IV. Other Business

No other business was reported.

V. Adjournment

Vice-Chair Austin King adjourned the meeting at 12:14 PM.

Minutes submitted by: Jacob Bearden