



Whitfield County Board of Commissioners Planning and Zoning Department

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

Public Hearing: August 9, 2023 – Board of Zoning Appeals Meeting Minutes

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

Call to Order: 12:11 P.M.

Adjournment: 12:33 P.M.

I. Roll Call

The following Board of Zoning Members were present:

Chair:	Kenneth Harless
Board Member:	Tracy Ward
Board Member:	Talli Williams

The following staff members were present:

Dalton-Whitfield Planning:	Jake Bearden
County Attorney:	Robert Smalley
Dalton-Whitfield Planning:	Jean Garland
Whitfield County Building:	Mike Fowler

Others present:

Applicant/Owner:	Luther Green
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II. Approval of Minutes from July 12, 2023 BZA Meeting

Motion to approve the minutes as presented was made by Tracy Ward and seconded by Kenneth Harless. The motion passed 3-0.

III. Appeal Hearings

Applicant/Owner: Luther Green

Property Address: 4324 Cronan Drive, Dalton GA

Discussion: Mr. Green was present at the hearing. Staff presented the GIS layout of the property, and explained the circumstances of the variance request. The property is located on the west side of Cronan Drive, approximately 1000 feet southeast of the intersection with Cleveland Highway (SR 71), in unincorporated Whitfield County. The 1.00-acre lot is currently zoned R-5, Rural Residential.

The applicant is requesting a variance to allow a 2nd dwelling, defined under Section 9-1-2 of the Unified Zoning Ordinance, on the subject property. The 2nd dwelling is located approximately 120 feet south of the primary residence. The applicant stated that the second dwelling is needed for a family member.

The applicant requested a variance from **Section 9-1-2 of the Unified Zoning Ordinance** to allow a 2nd dwelling.

Decision: After noting that conditions for the variance had not been met, Tracy Ward made a motion, seconded by Talli Williams, to postpone the hearing for one month. The applicant is to investigate with Environmental Health Department if the subject property can be subdivided and if the mobile home can be repaired. The Motion passed 3-0.

IV. Other Business

No other business was reported.

V. Adjournment

Chair Kenneth Harless adjourned the meeting at 12:33 PM.

Minutes submitted by: Jacob Bearden