



Whitfield County Board of Commissioners Planning and Zoning Department

201 South Hamilton Street, Dalton, GA 30720
(706) 876-2533

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

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

Call to Order: 11:55 A.M.

Adjournment: 12:08 P.M.

I. Roll Call

The following Board Members were present:

Chair:	Kenneth Harless
Board Member:	Mickey Brock
Board Member:	Austin King
Board Member:	Tracy Ward

The following staff members were present:

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

Others present:

Applicant:	Bobby Howard
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II. Approval of Minutes from October 11, 2023 BZA Meeting

Motion to approve the October 11, 2023 minutes as presented was made by Tracy Ward and seconded by Austin King. The motion passed 4-0.

III. Appeal Hearing

Applicant: Hibbymo Properties – Rocky Face LLC

Property Owner: Kenneth White

Property Address: Chattanooga Road/Hwy 201, Rocky Face, GA 30740

Discussion: Hibbymo owner Bobby Howard 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 along the east side of Chattanooga Road at the intersection with Highway 201 in unincorporated Whitfield County. The 2.13-acre site is currently zoned C-2, General Commercial.

The site is the proposed location for a 10,500 square foot Dollar General store. The property is located at a traffic light at the intersection of two state highways. The topography of the site rises drastically to the rear which will require retaining wall construction. Current parking requirements of 5 spaces per 1000 square feet of GLA would require 52 spaces for the store. The applicant is requesting a variance to reduce the number of required parking spaces to 40 spaces. Mr. Howard explained DG corporate has determined a store of this size only needs 35 parking spaces. The variance would allow the developer to move the building closer to the front of the property. He would then be able to construct a lower height retaining wall and reduce the amount of impervious surface.

The applicant requested a variance from **Chart 5-4 of the Unified Zoning Ordinance** to allow a reduction in the number of required parking spaces for a proposed Dollar General store to 40 spaces.

Decision: After noting that conditions for the variance had been met, Austin King made a motion, seconded by Tracy Ward, to approve the parking reduction variance as requested by Hibbymo. The Motion passed 4-0.

IV. Old Business

Staff relayed the code enforcement office report that Gilbert Samano has completed the Board conditions attached to his variance approval with the exception of removing all the chickens from the property. The 30-day time limit placed by the Board expires on November 10, 2023. The code enforcement office will visit the site again on that day to observe whether the applicant is in compliance.

V. Adjournment

Chair Kenneth Harless adjourned the meeting at 12:08 PM.

Minutes submitted by: Jean Garland