



Board of Zoning Appeals

Tuesday, February 23, 2021

5:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

MINUTES

CALL TO ORDER

The 5:00 PM Meeting was called to order on February 23, 2021 both in person and online via zoom.com.

Staff Members Present: Community Dev. Director -Micheal Cash, Assistant City Clerk – Lori Meienburg

PRESENT

Commissioner Brad Wood

Commissioner Billy Patrick

Commissioner Malinda Graham

MINUTES APPROVAL

1. Minutes of January 25, 2021

Motion to approve Minutes of 1.25.2021

Motion made by Commissioner Patrick, Seconded by Commissioner Graham.

Voting Yea: Commissioner Wood, Commissioner Patrick, Commissioner Graham

RECOGNITION OF VISITORS - None

REPORTS - None

OLD BUSINESS - None

NEW BUSINESS

Chair Wood opened the public hearing for Agenda Item 3:

3. Application V-2021-03 Chastidy Morris, 305 Academy Drive - reduce the side setback to 15' on westside of property.

Kevin Donalson, architect for project, 201 W. Memorial Drive, spoke on behalf application. Points made:

- Existing building extends over the required setback (on the west side of property)
- Applicant plans to add on 1400sq to existing building and convert into a daycare center
- Reducing setback would allow new building add-on and would not reduce setback anyone than what existing building footprint is at today

Discussion held.

Motion to approve Application V-2021-03 to reduce westside of property setback to 15'

Motion made by Commissioner Patrick, Seconded by Commissioner Patrick.

Voting Yea: Commissioner Wood, Commissioner Patrick, Commissioner Graham

Public Hearing Opened for Agenda Item 2:

2. Application V-2021-02 Greg Rowland, owner 1st Row Leasing, 160 Watson Drive - Move the front setback from 30' to 20'

Greg Rowland, 1st Row Properties, 5690 Stitche Ct, Douglasville, Ga. 30134, owner, spoke on behalf of application. Points made:

- Request will allow bringing house forward so basement wall is above curb level to allow for gravity feed to sewer line
- Elevation will be brought up so that front of house will be 2ft above curb; then tapering off on sides
- Prefers to avoid use of a pump system and have a gravity feed

Discussion held.

Motion to approve Application V-2021-02 with a 20' setback.

Motion made by Commissioner Patrick; no second. Motion died.

Discussion held.

Motion made to approve Application V-2021-02 with a 20' setback and to address safety concerns, adding the stipulation that the owner must install a circular drive.

Motion made by Commissioner Patrick; no second. Motion died.

Motion to adjourn

Motion made by Commissioner Wood, Seconded by Commissioner Patrick.

Voting Yea: Commissioner Wood, Commissioner Patrick, Commissioner Graham

Motion to re-open meeting.

Motion made by Commissioner Wood, Seconded by Commissioner Patrick.

Voting Yea: Commissioner Wood, Commissioner Patrick, Commissioner Graham

Motion to approve Application V-2021-02 with a 20' setback and the added stipulation of the installation of a circular driveway.

Motion made by Commissioner Graham, Seconded by Commissioner Patrick.

Voting Yea: Commissioner Wood, Commissioner Patrick, Commissioner Graham

Board Secretary

Date