



Board of Zoning Appeals - Public Hearing

Monday, September 16, 2024

5:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

MINUTES

CALL TO ORDER

Present
Brad Wood
Mike Cason
Jeff Cole

MINUTES APPROVAL

1. Motion to approve the Minutes from the May 13, 2024 meeting.

Motion made by Wood, Seconded by Cole.
Voting Yea: Cole, Cason, Wood

RECOGNITION OF VISITORS

2. None

REPORTS

3. None

OLD BUSINESS

4. None

NEW BUSINESS

5. Variance Application V-2024-07 Hancock Kitchen Designs, LLC to permit for three wall signs, whereas only one wall sign is permitted in the Corridor Overlay District. The site is located at 251 W Memorial Drive with Parcel Number 116.34.090.0000, in Land Lot(s) 276 in the 2nd District, Section 3 of Paulding County. The property is currently used as an indoor entertainment use and would convert into a food hall.

Josh McMillan spoke on behalf of the application. No one spoke in opposition.

Motion to approve Application V-2024-07 with the following conditions:

- Signs must meet the design and aesthetic standards of the Corridor Overlay Zone.
- The sign shall meet all requirements of the Historic Preservation Commission's Certificate of Appropriateness approval dated August 27th, 2024.
- The applicant must submit a finalized signage plan that integrates the three signs harmoniously into the building's overall architecture and the surrounding area.

Motion made by Wood, Seconded by Cason.

Voting Yea: Cason, Cole, Wood.

6. Variance Application V-2024-08 Paulding County Hospital Authority for four variances for minimum lot size, minimum lot frontage, and minimum lot width. The site is located at 600 W Memorial Drive with Parcel Number 135.3.1.075.0000, in Land Lot(s) 299 in the 2nd District, Section 3 of Paulding County. The property is currently used as a medical complex and a nursing center. The applicant is proposing to subdivide the property.

Kate Triplett spoke on behalf of the application. No one spoke in opposition.

Motion to approve Application V-2024-08 for the following variances;

1. Front Setback (Primary Street) Reduction

- **Zoning Requirement:** 35 feet
- **Variance Requested:** 25 feet for Tract 1A
- **Justification:** The existing configuration of the buildings on the site and the proposed subdivision necessitate this reduction to maintain existing functionality.

Motion to approve Front setback (Primary Street) Reduction.

Motion made by Wood, Seconded by Cason.

Voting Yea: Cole, Cason, Wood

2. Front Setback (Other Streets) Reduction

- **Zoning Requirement:** 30 feet
- **Variance Requested:** 0 feet for Tract 1B
- **Justification:** The parcel created by the subdivision will have minimal frontage on public streets, necessitating a reduction to 0 feet along secondary streets.

Motion to approve Front Setback (Other Streets) Reduction.

Motion made by Wood, Seconded by Cole.

Voting Yea: Cole, Cason, Wood

Voting Yea: Cole, Cason, Wood

3. Minimum Lot Width Reduction

- **Zoning Requirement:** 65 feet
- **Variance Requested:** 25 feet for both Tract 1A and Tract 1B

- **Justification:** The proposed lot widths do not meet the minimum required by R-2 zoning, but the existing site conditions and the need for separate ownership for Wellstar and Outcome Nursing support this variance.

Motion to approve Minimum Lot Width Reduction.

Motion made by Wood, Seconded by Cole.

Voting Yea: Cole, Cason, Wood

4. Side and Rear Setback Reductions

- **Zoning Requirement (Side):** 10 feet
- **Variance Requested (Side):** 0 feet for Tract 1B
- **Zoning Requirement (Rear):** 20 feet
- **Variance Requested (Rear):** 0 feet for both Tract 1A and Tract 1B
- **Justification:** The buildings on the property are located in close proximity to each other, and the proposed property lines follow the existing building edges. These setbacks would be impractical given the current layout of the site.

Motion to approve Side and Rear Setback Reductions.

Motion made by Wood, Seconded by Cason.

Voting Yea: Cole, Cason, Wood

ADJOURNMENT

Motion to adjourn.

Motion approved by Wood, Seconded by Cole.

Voting Yea: Cole, Cason, Wood

Date

Secretary