



City of Adairsville
Unified Zoning Board
August 16, 2021
6:00 P.M.
Public Hearing Agenda

- Call to Order
- **MOTION TO APPROVE** Minutes
 - **July 19, 2021** Unified Zoning Board Meeting

Agenda Item # 1: **Motion to consider variance request** to Section 47-65 of the Adairsville Code of Ordinances to decrease the façade coverage requirement on the front of the building from 75% to 25% at Parcel ID A009-0170-005. Applicants of the above proposed property are Trey Alexander and Tony Ramos.

- Staff Report
 - Community Development Staff
- Applicant comments
- Citizens Wishing to Speak

Action to be taken:

- **Approval**
- **Approval with conditions**
- **Denial**

Agenda Item # 2: **Motion to consider variance request** to Section 10-165(b) of the Adairsville Code of Ordinances to decrease the number of parking spots required at Parcel ID A009-0170-005. Applicants of the above proposed property are Trey Alexander and Tony Ramos.

Staff Report

- Community Development Staff
 - Applicant comments
 - Citizens Wishing to Speak

Action to be taken:

- **Approval**
- **Approval with conditions**
- **Denial**

Adjourn

City of Adairsville
Unified Zoning Board
July 19th, 2021

Present: Ronnie Everett, John Brunson, Bill Jackson, James Pullium, Jeanita Strain, Brandey Jenkins, Gregory Harris and Nelson McConnell

Absent: Taylor Forsyth

City Staff: Pam Madison, Brady Hammonds, Nicole Scoggins

Applicants: Eddie Davis (Item 1) Trey Alexander, Tony Ramos (Items 2/3)

The meeting was called to order by Chairman, Ronnie Everett at 6:00 p.m.

John Brunson made a motion to approve the June 21st, 2021 Unified Zoning Board Meeting minutes; seconded by James Pullium. Motion passed unanimously.

Agenda Item # 1: **Motion to consider variance request** to Section 10-165(a)(2); Parcel #A002-0009-002 to allow for gravel instead of asphalt or concrete. Applicant of the above proposed property, MHC Kenworth, LLC.

Zoning Administrator, Brady Hammonds provided a staff report to the UZB.

Applicant Comment on Agenda Item # 1:

- Applicant Eddie Davis briefed board on the purpose of the rezoning request.

Public Comment on Agenda Item # 1:

- **No citizens signed up to speak on this item.**

After discussion, Bill Jackson made a motion to recommend approval of the Variance request with the following condition:

- The gravel parking area meet the minimum standards set forth by the Fire Marshal that could result in additional paving.

The motion was seconded by James Pullium. Motion passed unanimously.

Agenda Item # 2: **Motion to consider variance request** to Section 47-130(b)(3); Parcel # A009-0170-005 to decrease the front yard setback from 40 feet to 20 feet. Applicant of the above proposed property, Dry Creek Land Development.

Zoning Administrator, Brady Hammonds provided a staff report to the UZB.

Applicant Comment on Agenda Item # 2:

- Applicants Tony Ramos and Trey Alexander briefed board members on request.

Public Comment on Agenda Item # 2:

- **No citizens signed up to speak on this item.**

After discussion, John Brunson made a motion to approve with conditions; seconded by James Pullium. Motion passed unanimously.

Agenda Item # 3: **Motion to consider variance request** to Section 10-165(a)(2); Parcel #A009-0170-005 to allow for gravel instead of asphalt or concrete. Applicant of the above proposed property, Dry Creek Land Development

Zoning Administrator, Brady Hammonds provided a staff report to the UZB.

Applicant Comment on Agenda Item # 3:

- Applicant/rep Kevin Barnes briefed board members on request.

Public Comment on Agenda Item # 3:

- **No citizens signed up to speak on this item.**

After discussion, Bill Jackson made a motion to recommend approval of the Variance request with the following condition:

- The gravel parking area meet the minimum standards set forth by the Fire Marshal that could result in additional paving.

The motion was seconded by James Pullium. Motion passed unanimously.

Adjourn:

John Brunson made a motion to adjourn; seconded by James Pullium. Motion passed unanimously. The meeting was adjourned at 7:34 pm.

MINUTES ADOPTED:

DATE OF: **08-16-2021**

Ronnie Everett, Chairman



City of Adairsville

116 Public Square • Adairsville, Georgia • 30103
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Office of Community Development

To: Unified Zoning Board
From: Brady Hammonds, Zoning Administrator
Date: August 3, 2021
Re: Variance Application – Highway 41, Parcel ID #A009-0170-005

Dry Creek Land Development submitted a variance application related to the façade requirements. The property is approximately 21.05 acres of land on Highway 41, Parcel ID A009-0170-005. The property is currently zoned IND-G.

The applicant filed the variance request consistent with the requirements of the Adairsville Code. Advertising requirements have been met.

Variance Items Requested:

The applicant is requesting a variance to Adairsville Code 47-65 to decrease the façade coverage requirement from 75% to 25% on both building fronts on the property.

Variance item standards per Adairsville Code of Ordinances

Sec. 46-65 – Building walls facing public right-of-way

In all zoning categories, principal and accessory structures must have at least 75 percent of the front of the building constructed of wood, hardiplank siding, brick, stucco, etched-faced block, rock, stone, or similar material. At least 25 percent of any side facing a public right-of-way shall be composed of these same materials. If a different material is proposed, the community development director shall review a written request to use a proposed similar material and determine, within seven days of receipt of written request, whether the proposed material is substantially similar to and consistent with the above-listed materials and meets the purpose and intent of this chapter.

Staff Comments:

The proposed project is to construct 2 building on the north and south sides of the property with possible future expansions. Based upon the location of the site and the setback distance from Highway 41, staff does not have any objections to this variance request based upon Section 47-330 (2) (a) (b) and (c).

General code standards for hearing variance requests

Section 47-330 (2). Powers and duties of the unified zoning board.

(2) Variances. The unified zoning board has the power to hear requests for variances from the provisions of this chapter. Variances may be granted only if the board finds all of the following to exist:

a. That one of the following is true, through no action or fault of the property owner or predecessor:

1. The property is exceptionally narrow, shallow or unusually shaped;
2. The property contains exceptional topographic conditions;
3. The property contains other extraordinary or exceptional conditions;

4. There are existing other extraordinary or exceptional circumstances; and
- b. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- c. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

All variance decisions shall be issued in writing within ten days of the hearing.

Attachments:

- Application
- Site Map
- Adairsville Code Section 10-165 Off Street Parking and Service Facility Standards



City of Adairsville

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Office of Community Development

To: Unified Zoning Board
From: Brady Hammonds, Zoning Administrator
Date: August 3, 2021
Re: Variance Application – Highway 41, Parcel ID #A009-0170-005

Dry Creek Land Development submitted a variance application related to the parking space requirement. The property is approximately 21.05 acres of land on Highway 41, Parcel ID A009-0170-005. The property is currently zoned IND-G.

The applicant filed the variance request consistent with the requirements of the Adairsville Code. Advertising requirements have been met.

Variance Items Requested:

The applicant is requesting a variance to Adairsville Code 10-165(b) to decrease the number of parking spaces required to the north building to 12 parking spaces, and the south building to 5 parking spaces.

Variance item standards per Adairsville Code of Ordinances

Sec. 10-165 – Off Street Parking and service facility standards
(b) *Number of parking spaces required*

Staff Comments:

The proposed project is to construct 2 building on the north and south sides of the property with possible future expansions. Based upon the existing conditions of the site, staff does not have any objections to this variance request based upon Section 47-330 (2) (a) (b) and (c).

General code standards for hearing variance requests

Section 47-330 (2). Powers and duties of the unified zoning board.

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2. The property contains exceptional topographic conditions;
3. The property contains other extraordinary or exceptional conditions;
4. There are existing other extraordinary or exceptional circumstances; and

b. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and

c. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

All variance decisions shall be issued in writing within ten days of the hearing.

Attachments:

- Application
- Site Map
- Adairsville Code Section 10-165 Off Street Parking and Service Facility Standards

