

**PAULDING COUNTY
ZONING BOARD OF APPEALS
MARCH 10, 2020**

The Paulding County Zoning Board of Appeals held a meeting Tuesday, March 10, 2020, in the Watson Government Complex, Administration Building, on the second floor. Zoning Board of Appeals Members present were George Shill, Jack Hart, Lamar Clarke, Debra Sever and Dave Roberts. Chris Robinson, Planning and Zoning Manager and Mark Long, Planner/GIS Analyst were present. Additionally, Brian Smith from the Paulding County Marshal Bureau was present.

Chairman Jack Hart called the meeting to order at 5:30 P.M. He requested all audible devices be turned off.

Elections

Mr. George Shill made a motion to nominate Jack Hart as Chairman and was seconded by Mr. Dave Roberts. The motion carried unanimously (5-0). A second motion by Mr. Shill to nominate Ms. Debra Sever as Vice Chairman, and was seconded by Mr. Dave Roberts. The motion carried unanimously (5-0).

Approval of Minutes

Mr. Hart asked if there were any changes or edits to the December 10, 2019, meeting minutes. Mr. Lamar Clarke made a motion to adopt the minutes of the December 10, 2019, meeting as written; seconded by Ms. Debra Sever. The motion carried unanimously. (5-0)

FOR: Clarke, Hart, Sever, Shill, and Roberts
AGAINST: None
ABSTAIN: None

New Business

Mr. Jack Hart read both applications, however the board would vote on each separately.

1. **2020-02-V (CoH):** Application by **Trinity Property Development, LLC** for a variance on approximately 0.848 acres within the City of Hiram to reduce the side (east) building setback requirement from 15 feet to 4 feet for the development and construction of a retail establishment. Property is located in Land Lots 664 and 665; District 19, Section 2, on the north side of Wendy Bagwell Parkway (US 278), west of Poplar Springs Road. **POST 3**

2. **2020-03-V (CoH):** Application by **Trinity Property Development, LLC** for a variance on approximately 0.848 acres within the City of Hiram to reduce the required parking spaces for a retail development from 35 spaces to 25 spaces. Property is located in Land Lots 664 and 665; District 19, Section 2, on the north side of Wendy Bagwell Parkway (US 278), west of Poplar Springs Road. **POST 3**

Mr. Hart summarized the Policies and Procedure Policy stating it allows a 15 minute time period for the applicant to speak and present the application and also a 15 minute time period for any opposition to speak.

Mr. Joel Larkin, representative, with Sams, Larkin & Huff, LLP expressed the need for a variance to reduce the side setback and to accommodate at least 25 parking spaces to be fully utilized now and for future years. Also, by shifting the building it would create uniformity among existing businesses within the commercial development.

There were questions from the Board and discussion followed.

Support

There was no one to speak in support of the application.

Opposition/ Input/ Comments

There was no one to speak in opposition of the application.

Mr. Chris Robinson stated that Planning & Zoning Division had not received any noted opposition.

Mr. Lamar Clarke made a motion to approve application **2020-02-V**. The motion was seconded by Mr. George Shill. The motion carried unanimously (5-0).

FOR: Hart, Sever, Shill, Roberts and Clarke

AGAINST: None

ABSTAIN: None

Mr. Lamar Clarke made a motion to approve application **2020-03-V**. The motion was seconded by Mr. Dave Roberts. The motion carried unanimously (5-0).

FOR: Hart, Sever, Shill, Roberts and Clarke

AGAINST: None

ABSTAIN: None

There being no further business, Mr. George Shill made a motion to adjourn; seconded by Mr. Dave Roberts. The motion carried unanimously. (5-0)

FOR: Clarke, Hart, Sever, Shill, and Roberts

AGAINST: None

ABSTAIN: None

The meeting adjourned at 5:49 P.M.

Jack Hart, Chairman

Debra Sever, Vice-Chairman