

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
April 24, 2023

MEMBERS PRESENT

Jim Lidderdale, *Chairman*
Octavio Perez
Jody McClurg
Eric Barr
David Pennington IV

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Jevin Jensen, *Chairman*
John Thomas
Barry Robbins
Greg Jones

VISITORS PRESENT VIA VIDEO CONFERENCE

Pete Sanders, Vicky Alt, Kacie Perry, Gary Whaley, Marty Lane Pratt, Tom Minor, and others.

STAFF PRESENT

Ethan Calhoun
Robert Sivick
Robert Smalley
Jacob Bearden

I. GENERAL

A. Call to Order: Chairman Jensen called the meeting to order at 6:00 p.m. and confirmed a quorum of commissioners was present with Robby Staten absent, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with Chris Shiflett absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the March 27, 2023 meeting minutes. David Pennington made the motion to accept the minutes as written and his motion was seconded by Octavio Perez which then passed unanimously 4-0.

Mr. Calhoun summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the May meetings of the Whitfield County Board of Commissioners and Mayor and Council of the City of Dalton.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Kacie Perry to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.56-acre located along Dantzler Circle. Parcel (12-016-12-008) (County)

Mr. Calhoun summarized the staff analysis which recommended approval of the R-5 rezoning. There were no further questions for Calhoun.

Kacie Perry stated that she wishes to put a newer single-wide manufactured home on the subject property for her family.

With no other comments heard for or against, this hearing closed at approximately 6:07pm.

B. Heard the request of Gary Whaley to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 5.29-acres located at 3767 Mount Pleasant Road. Parcel (10-103-34-000) (County)

Mr. Calhoun summarized the staff analysis which recommended the R-5 rezoning be approved. There were no further questions for Calhoun.

Gary Whaley represented the petition and made no additional comments.

With no other comments heard for or against, this hearing closed at approximately 6:11pm.

C. Heard the request of Marty Lane Pratt to rezone from Medium-Density Single-Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.25-acre located at 1425 Joan Street. Parcels (12-240-04-036) (Dalton)

Mr. Calhoun summarized the staff analysis which recommended the R-5 rezoning be approved with conditions. There were no further questions for Calhoun.

Marty Lane Pratt stated that he intends to replace his manufactured home with a duplex so that he can live in one unit and rent the other unit.

With no other comments heard for or against, this hearing closed at approximately 6:17pm.

D. Heard the request of Charles & Bernita Cofield to rezone from Medium-Density Single-Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 2.82-acres located at 618 Veterans Drive. Parcel (12-202-12-007) (Dalton)

Mr. Calhoun summarized the staff analysis which recommended the C-1 rezoning be approved. Chairman Lidderdale asked Calhoun if it would be possible to divide the subject property to create a second lot. Calhoun stated a division would be possible, but development would be limited due to parking area. There were no further questions for Calhoun.

Tom Minor represented the petitioner with power of attorney. Minor first gave a brief history of the subject property since its initial development in the early 1950's. Minor went on to state that the prospective owner/tenant of the building plans to open a bakery as an expansion of their existing business.

Vicky Alt, a county resident, stated that she was not opposed to the proposed bakery, but Alt asked the Planning Commission to ensure that no Dollar General store would be constructed on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:27pm.

III. REGULAR MEETING

A. Recommendation regarding the request of Tiny Tudors, LLC to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 14.37 acres located along Reed Road. Parcel (12-106-16-000) (County)

Ethan Calhoun gave a brief recap of the staff analysis along with an update that the petitioner had completed the survey as the Planning Commission had requested the previous meeting. Calhoun went on to state that the discrepancies related to property boundaries had been addressed by the completion of the survey which accounted for roughly a whole additional acre. Jacob Bearden stated that any further dispute amongst the neighboring property boundaries would be considered a civil matter and not in the jurisdiction of the Planning Commission.

Chairman Lidderdale sought a motion on the requested GA rezoning. **Octavio Perez then then made a motion to recommend approval of the GA rezoning including the conditions of the staff analysis. Jody McClurg then seconded the motion and a unanimous recommendation to approve the GA rezoning with conditions followed, 4-0.**

B. Recommendation regarding the request of Kacie Perry to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.56-acre located along Dantzler Circle. Parcel (12-016-12-008) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **David Pennington then then made a motion to recommend approval of the R-5 rezoning. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

C. Recommendation regarding the request of Gary Whaley to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 5.29-acres located at 3767 Mount Pleasant Road. Parcel (10-103-34-000) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Octavio Perez then made a motion to recommend the R-5 rezoning be approved. Jody McClurg then seconded the motion and a unanimous recommendation the R-5 rezoning followed, 4-0.**

D. Recommendation regarding the request of Marty Lane Pratt to rezone from Medium-Density Single-Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.25-acre located at 1425 Joan Street. Parcels (12-240-04-036) (Dalton)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Jody McClurg then made a motion to approve the R-5 rezoning with the conditions listed in the staff analysis. Octavio Perez then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

E. Recommendation regarding the request of Charles & Bernita Cofield to rezone from Medium-Density Single-Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 2.82-acres located at 618 Veterans Drive. Parcel (12-202-12-007) (Dalton)

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **David Pennington then made a motion to recommend the requested C-1 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the requested C-1 rezoning followed, 4-0.**

F. Preliminary Plat Review- The Grove

Jacob Bearden oriented the Planning Commission to the subject property that fronts Cleveland Highway. Bearden noted that the subject property had been previously rezoned and a preliminary plat had been approved. Bearden went on to note that the changes from the previous preliminary plat are the connections to the Miller Grove cul-de-sacs which would include multiple undeveloped R-2 tracts of land. David Pennington asked Bearden to clarify the R-2 lot size minimum by pointing out lots that fell below that minimum area. Bearden stated that the R-2 lots were already lots of record and could be granted a variance as part of the preliminary plat approval.

Chairman Lidderdale sought a motion on The Grove preliminary plat. **David Pennington then made a motion to approve the preliminary plat. Octavio Perez then seconded the motion and a unanimous recommendation to approve the preliminary plat followed, 4-0.**

G. Flag Lot Review- Gregg Alan Ledford

Jacob Bearden oriented the Planning Commission to the subject property that fronts Lower King's Bridge Road. Bearden noted the large 30-acre tract and stated that the typical issues associated with flag lots did not apply due to the large lot size. Then Bearden pointed out that the subject property has 100' of road frontage due to the already established access easement which also grants access to an adjacent landlocked property. Octavio Perez then asked if the subject property could ever be further divided to which Bearden stated that the 100' access easement would prevent future divisions. Chairman Lidderdale sought a motion on the requested flag lot. **Octavio Perez then made a motion to approve the flag lot. Jody McClurg then seconded the motion and a unanimous recommendation to approve the flag lot followed, 4-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:44 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary