

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
January 28, 2019

MEMBERS PRESENT

Jim Lidderdale, Chairman
Scott DeLay, Vice Chairman
Tom Minor
John Thomas
Mitch Sanford

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Lynn Laughter, Chairman; Greg Jones, Roger Crossen, Barry Robbins

VISITORS PRESENT

and others

STAFF PRESENT

Ethan Calhoun
Jean Price-Garland
Robert Smalley
Gary Brown

I. GENERAL

A. Call to Order: Chairman Laughter called the meeting to order at 6:01 p.m. and confirmed a quorum of commissioners was present with Commissioner Brooker absent. Chairman Lidderdale confirmed a quorum of members was present with one absence since Deanna Mathis stepped down from her seat in December. Chairman Lidderdale went on to note that the City of Dalton is actively working to fill the vacant seat.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the December 17, 2018 meeting minutes. Mr. Minor made the motion to accept the minutes as written provided that Commissioner Crossen's name be spelled correctly and his motion was seconded by Mr. DeLay which then passed unanimously 4-0.

Mr. Calhoun summarized the procedures and standards for the public hearing at the request of Chairman Lidderdale. He also informed the audience that final action would likely occur during the regular meetings of the Board of Commissioners as well as the Dalton and Varnell City Councils in February.

II. REZONING PUBLIC HEARINGS

A. **Heard the request of Rena Smith to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 4.86 acres located at 494 McGaughey Rd. (Parcel 11-167-07-000) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was

not in favor of the requested R-5 rezoning.

Ms. Smith stated that her plan is to sell her current home on the subject property to her son after creating one new parcel from the subject property that will become her new residence once she constructs a new dwelling. Some discussion occurred regarding the proposed $\frac{3}{4}$ acre tract, initiated by Commissioner Crossen, that began with a concern that a manufactured home or duplex could be permitted on the subject property. Ms. Smith stated that she will only construct a single family detached dwelling on the subject property. Further discussion occurred regarding the applicability of the R-2 Low Density Single Family zone district for this location that resulted in the understanding that Ms. Smith's proposed Dwelling would be less than the required 1,200 square feet required in R-2. Chairman Lidderdale asked Ms. Smith if the slope of the subject property was an issue, which Ms. Smith acknowledged and stated that it is an obstacle that has been planned for.

With no other comments heard for or against this hearing closed at 6:16

B. Heard the request of the Varnell Mayor and Council to amend the Unified Zoning Ordinance (Whitfield, Dalton, Varnell)

Mr. Calhoun described the reasoning behind the staff's proposed amendments and that said amendments will only affect the City of Varnell. The proposed amendments will simply create better consistency in the Unified Zoning Ordinance and allow the same opportunities for the City of Varnell as allowed in the City of Dalton.

With no other comments heard for or against this hearing closed at 6:19

C. Heard the request of Johnny Bonds to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.29 acres located at 400 Rowena Street (Parcel 12-218-06-038) (Dalton)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested C-1A rezoning. Mr. Calhoun noted that, although the C-1A zone district is called commercial, it permits residential uses as well.

Mr. Bonds affirms his intent to sub-divide the subject property in order to sell the two existing structures individually. Mr. Bonds stated that he had inherited the subject property as is. Mr. Minor noted the potential issue that petitioners have had in the past related to difficulty selling commercially zoned properties to buyers based on the fact that mortgage lenders refuse to finance commercial property. Ms. Price-Garland restated that no other residential zone district would be applicable due to lot density requirements. Mr. Bonds stated that he was aware of his options and that this seemed to be the best fit for his needs.

With no other comments heard for or against this hearing closed at 6:31

D. Heard the request of Greg Sutton to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 7 acres located at 3957 Cleveland Highway (Parcel 11-228-01-005) (Varnell)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested C-2 rezoning.

Mr. Sutton stated that the staff analysis accurately described the plans for the subject property. Mr. Thomas inquired if there were plans for the western portion of the subject property given that there were no structures included on the proposed site plan. Mr. Sutton stated that this portion of the subject property was planned to be utilized for recreational vehicle and boat storage.

With no other comments heard for or against this hearing closed at 6:41

III. REGULAR MEETING

A. Recommendation regarding the request of Rena Smith to rezone from General

Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 4.86 acres located at 494 McGaughey Rd. (Parcel 11-167-07-000) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Mr. Minor then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. Mr. Sanford seconded the motion and a unanimous recommendation to approve the requested R-5 rezoning followed, 4-0.**

B. Recommendation regarding the request of the Varnell Mayor and Council to amend the Unified Zoning Ordinance (Whitfield, Dalton, Varnell)

Chairman Lidderdale sought a motion on the proposed text amendments. **Mr. DeLay then made a motion to recommend the text amendments based on his agreement with the content of the staff analysis. Mr. Thomas seconded the motion and a unanimous recommendation to approve the text amendments followed, 4-0.**

C. Recommendation regarding the request of Johnny Bonds to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.29 acres located at 400 Rowena Street (Parcel 12-218-06-038) (Dalton)

Chairman Lidderdale sought a motion on the requested C-1A rezoning. **Mr. DeLay then made a motion to recommend the C-1A rezoning based on his agreement with the content of the staff analysis. Mr. Sanford seconded the motion and a unanimous recommendation to approve the requested C-1A rezoning followed, 4-0.**

D. Recommendation regarding the request of Greg Sutton to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 7 acres located at 3957 Cleveland Highway (Parcel 11-228-01-005) (Varnell)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Mr. Thomas then made a motion to recommend the C-2 rezoning based on his agreement with the content of the staff analysis. Mr. Minor seconded the motion and a unanimous recommendation to approve the requested C-2 rezoning followed, 4-0.**

E. Other Business

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:46 p.m.

Respectfully submitted,

Ethan Calhoun
Secretary