

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
February 25, 2019

MEMBERS PRESENT

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

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Greg Jones, Roger Crossen, Barry Robbins

VISITORS PRESENT

Charles Warren, Daniel and Louise Wise, and others

STAFF PRESENT

Ethan Calhoun
Jean Price-Garland
Robert Smalley
Gary Brown

I. GENERAL

A. Call to Order: Commissioner Jones called the meeting to order at 6:01 p.m. and confirmed a quorum of commissioners was present with Commissioner Brooker and Chairman Laughter absent. Chairman Lidderdale confirmed a quorum of members was present with one absence since Deanna Mathis stepped down from her seat in December.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the January 28, 2019 meeting minutes. Mr. Minor made the motion to accept the minutes as written 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 March.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Charles Warren to rezone from Suburban Agriculture (SA) to Rural Residential (R-2) a tract of land totaling 5.0 acres located at 2363 Bryant Circle (Parcel 10-253-12-000) (County)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-2 rezoning.

Mr. Warren stated that their plans are to sub-divide the subject property into one three-acre tract and

one two-acre tract. He then stated that the proposed two-acre tract would create a buildable lot for his son to construct a single-family detached dwelling upon and distributed some a basic house plan to Chairman Lidderdale to share with the Commissioners and Planning Commission. Chairman Lidderdale inquired the size of the proposed dwelling to which Mr. Warren stated that the proposed dwelling would be approximately 1,400 square feet in size.

With no other comments heard for or against this hearing closed at 6:10

B. Heard the request of Daniel & Louise Wise to rezone from General Agriculture (GA) to Low-Density Single-Family Residential (R-2) a tract of land totaling 24.15 acres located along the north R/W of Highway 2 (Parcel 11-211-01-000) (County)

Mr. Sanford recused himself from this hearing. Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-2 rezoning.

Mr. Wise stated that the staff analysis accurately described the request and went on to state the current site design would include approximately 24 residential lots that would each be roughly one acre in size.

Mr. Wise noted that there was an elevation on the subject property, but he then stated that Dalton Utilities had confirmed adequate water pressure of approximately 60 psi. would exist for all the proposed dwellings. Mr. Wise then stated that the expected price range for the developed tracts would be around \$180,000 each. Commissioner Crossen asked for the average size of the proposed dwellings to which Mr. Wise stated that the proposed dwellings would average 1,500 square feet in size.

With no other comments heard for or against this hearing closed at 6:20

C. Heard the request of Kinnamon Property Development, LLC and Butcher Properties, LLC to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 1.19 acres located at 3619 Cleveland Highway (Parcel 11-264-03-000) (Varnell)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested C-2 rezoning.

Mr. Miller stated that this request was for the Butcher's Market, an existing restaurant business in Varnell, to be able to brew beer on-site for retail sales and consumption. Mr. Miller stated that the business model is similar to Cherokee Pizza in the City of Dalton although the Butcher's Market would be of a much lower volume.

With no other comments heard for or against this hearing closed at 6:25

D. Heard the request of Elmer Lopez to rezone from Transitional Residential (R-6) to General Commercial (C-2) a tract of land totaling 0.278 acres located at 729 Riverbend Rd. (Parcel 12-240-15-004) (Dalton)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested C-2 rezoning.

Mr. Lopez stated that he purchased the property with the understanding that it was already zoned for commercial use. Chairman Lidderdale made an inquiry regarding the proposed use for the subject property and Mr. Lopez stated that he planned on utilizing the original structure as a hair salon. Chairman Lidderdale asked Mr. Calhoun if there was a sufficient buffer along the northern and eastern border of the subject property and Mr. Calhoun stated that the existing trees and chain-link fence along the northern property boundary would not satisfy the UZO buffer requirement. Mr. Calhoun went on to state that the petitioner would be required to create a conforming buffer if building permits would be issued in the future. Chairman Lidderdale explained this to Mr. Lopez who stated that he understood the situation.

With no other comments heard for or against this hearing closed at 6:32

E. Heard the request of Brass Holdings to annex a tract of land totaling 3.14 acres, zoned High-Density Residential (R-7) and located at 1556 Crow Valley Rd. into the City of Dalton (Parcel 12-147-01-001) (Dalton)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested annexation into the City of Dalton. Mr. Calhoun went on to explain that the previous R-4 rezoning request had not been approved or denied by the Whitfield County Board of Commissioners which means that the Dalton Mayor and Council would have jurisdiction to rezone the subject property if it is annexed. Mr. Minor asked if the petitioner would need to re-submit an application for the pending rezoning if the property is annexed to which Mr. Calhoun answered by stating that the Unified Zoning Ordinance would allow the City of Dalton to decide final action of the rezoning without the need for any additional processes.

With no other comments heard for or against this hearing closed at 6:36

III. REGULAR MEETING

A. Recommendation regarding the request of Charles Warren to rezone from Suburban Agriculture (SA) to Rural Residential (R-2) a tract of land totaling 5.0 acres located at 2363 Bryant Circle (Parcel 10-253-12-000) (County)

Chairman Lidderdale sought a motion on the requested R-2 rezoning. **Mr. DeLay then made a motion to recommend the R-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 R-2 rezoning followed, 4-0.**

B. Recommendation regarding the request of Daniel & Louise Wise to rezone from General Agriculture (GA) to Low-Density Single-Family Residential (R-2) a tract of land totaling 24.15 acres located along the north R/W of Highway 2 (Parcel 11-211-01-000) (County)

Mr. Sanford recused himself from this vote. Chairman Lidderdale sought a motion on the proposed R-2 rezoning. **Mr. Minor then made a motion to recommend the R-2 rezoning based on his agreement with the content of the staff analysis. Mr. Thomas seconded the motion and a unanimous recommendation to approve the R-2 rezoning followed, 3-0.**

C. Recommendation regarding the request of Kinnamon Property Development, LLC and Butcher Properties, LLC to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 1.19 acres located at 3619 Cleveland Highway (Parcel 11-264-03-000) (Varnell)

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

D. Recommendation regarding the request of Elmer Lopez to rezone from Transitional Residential (R-6) to General Commercial (C-2) a tract of land totaling 0.278 acres located at 729 Riverbend Rd. (Parcel 12-240-15-004) (Dalton)

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

E. Recommendation regarding the request of Brass Holdings to annex a tract of land totaling 3.14 acres, zoned High-Density Residential (R-7) and located at 1556 Crow Valley Rd. into the City of Dalton (Parcel 12-147-01-001) (Dalton)

Chairman Lidderdale sought a motion on the requested City of Dalton annexation. **Mr. Minor then made a motion to recommend the annexation based on his agreement with the content of the staff analysis. Mr. Sanford seconded the motion and a unanimous recommendation to**

approve the requested annexation followed, 4-0.

F. Other Business

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:39 p.m.

Respectfully submitted,

Ethan Calhoun
Secretary