

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
September 23, 2019

MEMBERS PRESENT

Jim Lidderdale, Chairman
Scott DeLay
John Thomas
Jody McClurg
Mitch Sanford

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Lynn Laughter; Chairperson, Greg Jones, Roger Crossen, and Barry Robbins

VISITORS PRESENT

Barnett Chitwood, Dan Wright, Don Carter, 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 6:00 p.m. and confirmed a quorum of commissioners was present with Vice Chairperson Brooker absent. Chairman Lidderdale confirmed a quorum of members was present with Tom Minor absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the August 26, 2019 meeting minutes. Mr. Sanford made the motion to accept the minutes as written and his motion was seconded by Ms. McClurg which then passed unanimously 3-0.

Mr. Calhoun suggested to waive the procedures and standards summary since none of the audience indicated that they would be speaking in opposition. Chairman Lidderdale gave a brief overview of the meeting procedures.

II. REZONING PUBLIC HEARINGS

A. Heard the request of the Estate of Dixie Stanley to rezone from General Commercial (C-2) to Estate Residential (R-1) a tract of land totaling 23.64 acres located at 189 Sloan Road. Parcel (13-241-07-000) (County)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-1 rezoning. Commissioner Robbins asked Mr. Calhoun why the staff recommended R-1 rather than R-5 since it was an adjacent zone district. Mr. Calhoun stated that the petitioner had requested R-1 and that staff felt as though R-1 would be appropriate for the subject property.

Barnett Chitwood stated that he is the executor of his late aunt's estate, and he noted his role is to sell the subject property per the instruction of his aunt's will and testament. Mr. Chitwood mentioned that during the County's original zoning ordinance in 1993, the subject property had been zoned C-2

because of a small business on the subject property that operated until approximately 2010. Mr. Chitwood stated the subject property would not be able to be sold to a new homeowner if it remains zoned C-2. Mr. Chitwood then stated that his reasoning for requesting R-1 rather than R-5 was in order to attempt to preserve the integrity of the property due to its topography and intact Civil War earthworks. Chairperson Laughter asked Mr. Chitwood about the second dwelling on the subject property. Mr. Chitwood stated that the second dwelling has been the primary residence of a family member for some time and that the will stated that a portion of the subject property, along with the secondary dwelling, shall be given to this relative as an heir to the estate. Some discussion occurred regarding how the secondary dwelling could be subdivided if zoned R-1 that resulted in the understanding that at least one-acre would be necessary for the second dwelling if it is rezoned R-1.

With no other comments heard for or against this hearing closed at 6:14.

B. Heard the request of Hamilton Medical Center to rezone from Neighborhood Commercial (C-1) to High Density Residential (R-7) a tract of land totaling 14.63 acres located along Broadrick Drive. Parcel (12-160-25-000) (County)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-7 rezoning. There were no further questions for Mr. Calhoun from the Planning Commission.

Dan Wright, the petitioner and Vice-President of Hamilton Medical Center, opened by stating that the existing use of the subject property was for a temporary parking area. Don Carter, the petitioner's engineer, discussed the proposed site design. Mr. Carter stated that the conceptual design for the apartments was based on a model with commercial retail area on the first story. He stated that the design for the subject property would not include any commercial development. Mr. Carter then stated the site plan shows four four-story apartment structures in total on the subject property. He went on to state that since there is the challenge of topography on the subject property that some of the buildings will need to have partial fifth stories in order to save the cost of earth moving and retaining walls. He noted that the developer would need to seek a variance, at a later time, to achieve the ability for a building height variance. Mr. Carter mentioned that the current design plans for 225 apartment units, but he then stated that the number of total units may vary depending on the final site design at up to 230 total apartment units. Mr. Sanford asked Mr. Carter how the property would be affiliated with the hospital to which Mr. Carter stated that the Hamilton Medical Center would create a land lease with the apartment company. Mr. Carter could not speak on the specifics of the association between the hospital and the proposed apartments from an operational standpoint.

With no other comments heard for or against this hearing closed at 6:48

C. Heard the request of Vinyard Construction to rezone from General Commercial (C-2) to High Density Residential (R-7) a tract of land totaling 16 acres located along Tunnel Hill Varnell Road. Parcels (11-282-06-000, 11-281-07-000) (Varnell)

This hearing was automatically postponed for the October Planning Commission meeting due to the absence of the petitioner.

III. REGULAR MEETING

A. Recommendation regarding the request of the Estate of Dixie Stanley to rezone from General Commercial (C-2) to Estate Residential (R-1) a tract of land totaling 23.64 acres

located at 189 Sloan Road. Parcel (13-241-07-000) (County)

Chairman Lidderdale sought a motion on the requested R-1 rezoning. **Mr. Sanford then made a motion to recommend the R-1 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 R-1 rezoning followed, 4-0.**

B. Recommendation regarding the request of Hamilton Medical Center to rezone from Neighborhood Commercial (C-1) to High Density Residential (R-7) a tract of land totaling 14.63 acres located along Broadrick Drive. Parcel (12-160-25-000) (County)

Chairman Lidderdale sought a motion on the proposed R-7 rezoning. **Mr. Thomas then made a motion to recommend approval of the R-7 rezoning based on his agreement with the content of the staff analysis. Mr. Sanford seconded the motion and a unanimous recommendation to recommend approval of the R-7 rezoning followed, 4-0.**

C. Final Plat Review—Brandon Harrison

Ms. Price-Garland oriented the Planning Commission to the subject property and stated that this is a single City of Dalton tract being proposed to be divided into two tracts and that all signatures had been gathered. Mr. DeLay made a motion to approve the plat as drawn. His motion was seconded by Mr. Thomas which then passed unanimously, 4-0.

D. Final Plat Review—Angel Polanco

Ms. Price-Garland oriented the Planning Commission to the subject property and stated that this is a single tract being proposed to be divided into two tracts. She stated that it meets all the regulations and had obtained all the required signatures for plat approval. Mr. Sanford made a motion to approve the plat as drawn. His motion was seconded by Mr. DeLay which then passed unanimously, 4-0.

E. Other Business

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:54 p.m.

Respectfully submitted,

Ethan Calhoun
Secretary