

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
October 28, 2019

MEMBERS PRESENT

Jim Lidderdale, Chairman
Scott DeLay
John Thomas
Mitch Sanford

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

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

VISITORS PRESENT

Bryan Spence, Edna Gordon, Jimmie Mason, Kelly Putnam, Tanya Vasbinder, Billy Vinyard, Mandy Wilson, Elaine Jones, 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 6:08 p.m. and confirmed a quorum of commissioners was present with no absences. Chairman Lidderdale confirmed a quorum of members was present with Tom Minor and Jody McClurg absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the September 23, 2019 meeting minutes. Mr. Sanford made the motion to accept the minutes as written and his motion was seconded by Mr. Thomas which then passed unanimously 3-0.

Mr. Calhoun gave a brief overview of the meeting procedures and stated that final action would likely occur during the regular November meetings of the board of commissioners and city council.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Edna Gordon to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1 acre located along Rauschenberg Road. Parcel (11-243-19-000) (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.

Edna Gordon stated that she lives in the existing manufactured home on the adjacent property. She stated that she had cleared the subject property and cleaned up debris in anticipation of adding a manufactured home in the future. Chairman Laughter asked Ms. Gordon if she was planning to keep the existing manufactured home if she placed a new manufactured home on the subject property. Ms. Gordon stated that she considered keeping the original manufactured home for a relative or as a rental unit. Chairman Lidderdale asked Ms. Gordon if she owned the adjacent dwelling also to which she stated that she did not, and Ms. Gordon went on to clarify that it was once a family member's home. Mandy Wilson, an adjacent neighbor, stated that she was opposed to this rezoning based on the fact of

the manufactured home being so close and the potential to devalue her family's estate. She stated that other neighbors were concerned but were not at the meeting.

Ms. Gordon stated that she will not be operating a mobile home park and assured the Planning Commission that the property would be well-maintained.

With no other comments heard for or against this hearing closed at 6:26.

B. Heard the request of Jimmie Mason to rezone from General Agricultural (GA) Rural Residential (R-5) a tract of land totaling 13.34 acres located along Tilton Road/Old Tilton Road/Tilton Bridge Road. Parcel (13-121-02-000) (County)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning and recommended a SA rezoning.

Jimmie Mason stated that his surveyor and soil scientist were confident that the proposed plat would create buildable lots as proposed. Commissioner Crossen asked Mr. Mason what the average size of the proposed houses will be. Mr. Mason stated that he did not intend to build homes on the property, but he plans to plat the parcels and sell them to individuals. Commissioner Crossen asked Mr. Mason if he plans to inform the potential buyers of the limitations of the flood zone to which Mr. Mason stated that he does. He stated that the residential market seems to be in favor of smaller lots and explained that was his reasoning to create smaller lots. Some discussion occurred regarding the difference in the proposed lots and SA lots. The discussion ended with the understanding that Ms. Mason actually wants to create six R-5 lots and that SA would limit the property to three lots. Chairman Lidderdale asked Mr. Calhoun if R-2 would be a better fit than R-5 to which Mr. Calhoun stated that there would be no benefit to R-2 and stated that R-2 permits a greater density than staff recommend for this property.

With no other comments heard for or against this hearing closed at 7:01

C. Heard the request of Kelly Putnam to rezone from General Agricultural (GA) to Low Density Single Family Residential (R-2) a tract of land totaling 10± acres located along Sonya Drive. Parcel (11-281-02-000) (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.

Kelly Putnam stated that he intends to develop the property into approximately one-acre tracts with some tracts being around two-acres. Chairman Lidderdale asked is Mr. Putnam was intending on developing both tracts of the subject property. Mr. Putnam stated that he intends to develop both tracts of the subject property. Chairman Laughter asked what the average size of the proposed dwellings will be, and Mr. Putnam stated that they would each be approximately 1,300 square feet of floor area. Chairman Laughter asked how many new houses would be built, and Mr. Putnam stated there would be up to eight houses constructed as part of this project. Commissioner Brooker asked if the driveways would be concreted due to the extreme slope, and Mr. Putnam stated that all the driveways would be concrete to prevent erosion.

With no other comments heard for or against this hearing closed at 7:07

D. Heard the request of Tanya and William Vasbinder, Jr. to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 7.0 acres located along Blair Road. (11-015-11-000) (County)

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

Tonya Vasbinder stated that the staff analysis accurately described their need to rezone to GA. She elaborated by explaining that the reason they need to build a detached workshop/garage was in order to be able to build their own home. Mrs. Vasbinder stated that they need a place to store tools and materials as they build their house.

With no other comments heard for or against this hearing closed at 7:15

E. 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)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-7 rezoning.

Billy Vinyard stated that he intends to construct an access road and up to 130 townhouse units on the subject property. He stated that the City of Varnell required him to file the deed with restrictions for only townhouses on the subject property. Chairman Laughter asked Mr. Vinyard what the proposed townhouse units would be priced, and Mr. Vinyard stated that he expects them to sell for between \$170,000-\$190,000 per unit. Chairman Lidderdale asked Mr. Vinyard how large the units would be, and Mr. Vinyard stated that each unit would total approximately 1,200-1,600 square feet in floor area. Elaine Jones, a nearby resident, stated that she wasn't opposed to the rezoning, but she stated that she was concerned with the additional traffic this would create.

Billy Vinyard rebutted by stating that

With no other comments heard for or against this hearing closed at 7:34

III. REGULAR MEETING

A. Recommendation regarding the request of Edna Gordon to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1 acre located along Rauschenberg Road. Parcel (11-243-19-000) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Mr. DeLay then made a motion to recommend a denial for 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 deny the requested R-5 rezoning followed, 3-0.**

B. Recommendation regarding the request of Jimmie Mason to rezone from General Agricultural (GA) Rural Residential (R-5) a tract of land totaling 13.34 acres located along Tilton Road/Old Tilton Road/Tilton Bridge Road. Parcel (13-121-02-000) (County)

Chairman Lidderdale sought a motion on the proposed R-5 rezoning. **Mr. Thomas then made a motion to recommend approval of the R-5 rezoning based on his understanding that the impact would be minimal to the flood zone. Mr. Sanford seconded the motion and a recommendation to recommend approval of the R-5 rezoning followed, 2-1 with Mr. DeLay voting nay.**

C. Recommendation regarding the request of Kelly Putnam to rezone from General Agricultural (GA) to Low Density Single Family Residential (R-2) a tract of land totaling 10± acres located along Sonya Drive. Parcel (11-281-02-000) (County)

Chairman Lidderdale sought a motion on the requested R-2 rezoning. **Mr. DeLay then made a motion to recommend an approval for the R-2 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-2 rezoning followed, 3-0.**

D. Recommendation regarding the request of Tanya and William Vasbinder, Jr. to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 7.0 acres located along Blair Road. (11-015-11-000) (County)

Chairman Lidderdale sought a motion on the requested GA rezoning. **Mr. Sanford then made a motion to recommend approval for the GA 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 GA rezoning followed, 3-0.**

E. Recommendation regarding 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)

Chairman Lidderdale sought a motion on the requested R-7 rezoning. Mr. Thomas then made a motion to recommend approval for the R-7 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-7 rezoning followed, 3-0.

F. Final Plat Review—Brian Spence

Ms. Jean Price Garland oriented the Planning Commission members to the subject property that totaled 3.05 acres. She explained that the plat proposes six new tracts to be created to front Lance and Richardson Streets. Ms. Price-Garland stated that the plat had met all the requirements and had obtained all the required signatures from other departments. Chairman Lidderdale requested a motion on the proposed plat and Mr. Sanford made a motion to approve the plat as drawn. His motion was seconded by Mr. DeLay which then passed unanimously, 3-0. This allowed Mr. Calhoun to sign the plats to be recorded by the Whitfield County Clerk of Superior Court.

G. Other Business

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:42 p.m.

Respectfully submitted,

Ethan Calhoun
Secretary