

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
December 28, 2020

MEMBERS PRESENT

Jim Lidderdale, Chairman via video conference
John Thomas via video conference
David Pennington IV via video conference
Eric Barr via video conference

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Lynn Laughter, Chairperson via video conference
Harold Brooker via video conference
Greg Jones via video conference
Barry Robbins via video conference

VISITORS PRESENT VIA VIDEO CONFERENCE

Dustin Stafford, Kelly Roy, Eric Azua, Zaira Mesa, and others.

STAFF PRESENT

Ethan Calhoun via video conference
Jean Price-Garland via video conference
Robert Smalley via videoconference

I. GENERAL

A. Call to Order: Chairperson Laughter called the meeting to order at 6:00 p.m. and confirmed a quorum of commissioners was present, and Laughter then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with Scott DeLay and Jody McClurg Absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the November 30, 2020 meeting minutes. Mr. Pennington 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 summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the January meetings of the Whitfield County Board of Commissioners and City of Dalton Mayor and Council meetings.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Zaira Mesa to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.38 acres located at 214 Hewitt Drive, Dalton, Georgia. Parcel (12-242-01-060) (County)

Mr. Calhoun summarized the staff analysis, which was not in favor of the requested R-5 rezoning. Mr. Thomas stated that he realized that he had been involved in the sale of this property and that he preferred to recuse himself from the vote. With Mr. Thomas' recusal, the Planning Commission failed to have quorum for this matter and Chairman Lidderdale confirmed with Mr. Smalley that the item would be automatically tabled to the next meeting in January.

B. Heard the request of Kelly Roy and Dustin Stafford to rezone from Low Density Single

Family Residential (R-2) to General Agricultural (GA) a tract of land totaling 178.07 acres located at 0 Houston Valley Road, Ringgold, Georgia. Parcel (27-156-01-000) (County)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested GA rezoning. Chairman Lidderdale asked Calhoun if the proposed rezoning would be considered some form of spot zoning based on the fact that it would create an island of R-2. Calhoun assured Lidderdale that the proposed rezoning would not constitute a spot zone or introduce an entering wedge. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 6:34pm.

C. Heard the request of Eric Azua to annex .172 acres located at 1230 Frazier Drive, Dalton, Georgia as Medium Density Single Family Residential into the City of Dalton. Parcel (12-179-02-058) (City)

Mr. Calhoun summarized the staff analysis, which was in favor of the annexation into the City of Dalton. Commissioner Brooker confirmed with Calhoun that no issues were identified in regard to the City's school system in the outreach to City officials. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 6:44pm.

III. REGULAR MEETING

A. Recommendation regarding the request of Zaira Mesa to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.38 acres located at 214 Hewitt Drive, Dalton, Georgia. Parcel (12-242-01-060) (County)

Chairman Lidderdale stated that this item would return at the January meeting and that no action need occur in the absence of a quorum on this item.

B. Recommendation regarding the request of Kelly Roy and Dustin Stafford to rezone from Low Density Single Family Residential (R-2) to General Agricultural (GA) a tract of land totaling 178.07 acres located at 0 Houston Valley Road, Ringgold, Georgia. Parcel (27-156-01-000) (County)

Chairman Lidderdale sought a motion on the proposed GA rezoning. **Mr. Pennington then made a motion to recommend approval of the GA rezoning based on his agreement with the content of the staff analysis. Mr. Barr seconded the motion and a unanimous recommendation to approve the GA rezoning followed, 3-0.**

C. Recommendation regarding the request of Eric Azua to annex .172 acres located at 1230 Frazier Drive, Dalton, Georgia as Medium Density Single Family Residential into the City of Dalton. Parcel (12-179-02-058) (City)

Chairman Lidderdale sought a motion on the requested annexation into the City of Dalton. **Mr. Thomas then made a motion to recommend the annexation into the City of Dalton based on his agreement with the content of the staff analysis. Mr. Barr then seconded the motion and a unanimous recommendation to approve the annexation into the City of Dalton followed, 3-0.**

D. Flag Lot Review- Amie Burchfield - Ms. Price-Garland oriented the Planning Commission to the subject property along the east R/W of Waring Road. Price-Garland clarified that the proposed plat would split one tract into two tracts that would result in Lot A becoming a flag lot. She then noted that the driveway and single-family detached dwelling already existed on the property and that this approval would simply separate that tract from the rest of the property. Price-Garland stated that all the required signatures had been obtained to approve the plat and she identified no issues with the proposed plat. Chairman Lidderdale sought a motion of the proposed flag lot. Eric Barr made a motion to approve the plat as drawn and his motion was seconded by David Pennington which then passed unanimously 3-0.

E. Other- Flag Lot Review-Gerald and Donna Clark

Ms. Price-Garland oriented the Planning Commission to the subject property along the east R/W of Reed Road. She stated that the property is currently a single 24.9-acre tract zoned R-5 that contains two single-family detached dwellings. Price-Garland then noted that the request to subdivide the tract as presented was due to the petitioners refinancing their home on Tract 2 of the proposed plat. She clarified that the owners did not want to put up the entire property for collateral and that the proposed subdivision was their only option to mitigate risk. Price-Garland stated that all required department head signatures had been obtained and that no issues were identified by staff with the proposed plat. **Chairman Lidderdale sought a motion of the proposed flag lot. John Thomas made a motion to approve the plat as drawn and his motion was seconded by David Pennington which then passed unanimously 3-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:56 p.m.

Respectfully submitted,

Ethan Calhoun
Secretary