

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
February 22, 2021

MEMBERS PRESENT

Jim Lidderdale, Chairman
Scott DeLay, Vice-Chairman via teleconference
John Thomas
David Pennington
Eric Barr
Jody McClurg

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Jevin Jensen, Chairman
Barry Robbins, Vice Chairman
Greg Jones

VISITORS PRESENT VIA VIDEO CONFERENCE

Vicki Alexander, Ken Hostetler, Sergio Paez, Alexis Paez, James Hensley, Mike Vaughn, and others.

STAFF PRESENT

Ethan Calhoun
Jean Price-Garland
Robert Smalley
Mark Gibson

I. GENERAL

A. Call to Order: Chairman Jensen called the meeting to order at 6:00 p.m. and confirmed a quorum of commissioners was present with Commissioner Staten absent, and Jensen then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with no absences.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the January 25, 2021 meeting minutes. Mr. Pennington made the motion to accept the minutes as written and his motion was seconded by Ms. McClurg which then passed unanimously 5-0.

Mr. Calhoun summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the March meetings of the Whitfield County Board of Commissioners and City of Dalton Mayor and Council.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Vicki Alexander to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 5.84 acres located at 1932 Mill Creek Road, Rocky Face, Georgia. Parcel (12-342-34-000)

Mr. Calhoun summarized the staff analysis, which was in favor of the requested R-5 rezoning. There were no further questions for Calhoun.

Vicki Alexander stated that she is intending to sell off a portion of the subject property, and she stated that in order to do so she understood the property would need to be rezoned.

James Hensley, an adjacent neighbor to Alexander, stated that he was concerned with the potential of a future owner to develop another duplex dwelling. Some discussion occurred resulting in the understanding that Hensley's property was already zoned R-5. Hensley stated that he was not aware that his property was zoned R-5 and that he acknowledged that his opposition was unwarranted. With no other comments heard for or against, this hearing closed at approximately 6:12pm.

B. Heard the request of Ken and Ryan Hostetler to rezone from Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.48 acres located at 3620 Hurricane Road, Rocky Face, Georgia. Parcel (12-345-04-000)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning. There were no further questions for Calhoun.

Ken Hostetler confirmed that the proposed accessory dwelling unit is intended to house his wife's mother and father. Hostetler went on to clarify that, after conversations with the building inspector, it was determined that the dwelling unit would be considered a duplex. Chairman Lidderdale asked Hostetler if the proposed dwelling unit would be a loft above the garage or on the ground level. Hostetler replied to Lidderdale by confirming that the dwelling unit would, most likely, be on the ground level of the attached garage.

Trip Phiney, a nearby neighbor of the Hostetler's, stated that he was in favor of their request and supported their decision to care for their aging family members.

With no other comments heard for or against, this hearing closed at approximately 6:23pm.

C. Heard the request of Sergio Paez to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.10 acres located at 624 S. Hamilton Street, Dalton, Georgia. Parcel (12-238-05-023)

Mr. Calhoun summarized the staff analysis, which was in not favor of the C-2 rezoning. Mr. Barr asked Calhoun if the most recent use of the subject property was known to which Calhoun stated he was uncertain. There were no further questions for Calhoun.

Alexis Paez translated for his father Sergio Paez, and Paez stated that, in light of the recommendation to deny, he and his father had a number of other uses in mind for the subject property as it is currently zoned. Paez then stated that the former use of the subject property had been a used car dealership, and he went on to say that he and his father had initially desired to reinstate a used car dealership. Chairman Lidderdale confirmed with Paez that they understood their options for the subject property as it is currently zoned. Paez did make a final statement that he and his father have operated a used car dealership and would do so with integrity if the rezoning is approved.

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

D. Recommendation regarding the request of Mike Vaughn to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.31 acres located at 326 Paige Street, Dalton, Georgia. Parcel (12-201-10-015)

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning. There were no further questions for Calhoun.

Mike Vaughn stated that he had invested money into the renovation of the dwelling, but that in order for a buyer to obtain a mortgage on the subject property it would need to be a residential zone district.

With no other comments heard for or against, this hearing closed at approximately 6:40pm.

E. Recommendation regarding the request of Tom Walters to annex 4.39 acres located at 1534 E. Walnut Avenue, Dalton into the City of Dalton as General Commercial (C-2). Parcel (12-254-10-000)

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. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 6:43pm.

III. REGULAR MEETING

A. Recommendation regarding the request of Vicki Alexander to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 5.84 acres located at 1932 Mill Creek Road, Rocky Face, Georgia. Parcel (12-342-34-000)

Chairman Lidderdale sought a motion on the proposed R-5 rezoning. **Scott DeLay then made a motion to recommend denial of the R-5 rezoning based on his agreement with the content of the staff analysis. Jody McClurg seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.**

B. Recommendation regarding the request of Ken and Ryan Hostetler to rezone from Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.48 acres located at 3620 Hurricane Road, Rocky Face, Georgia. Parcel (12-345-04-000)

Chairman Lidderdale sought a motion on the proposed R-5 rezoning. **John Thomas then made a motion to recommend approval of the R-5 rezoning. Scott DeLay seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.**

C. Recommendation regarding the request of Sergio Paez to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.10 acres located at 624 S. Hamilton Street, Dalton, Georgia. Parcel (12-238-05-023)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Scott DeLay then made a motion to recommend a denial of the C-2 rezoning based on his agreement with the content of the staff analysis. Eric Barr then seconded the motion and a unanimous recommendation to deny the rezoning followed, 5-0.**

D. Recommendation regarding the request of Mike Vaughn to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.31 acres located at 326 Paige Street, Dalton, Georgia. Parcel (12-201-10-015)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Jody McClurg then made a motion to recommend the R-5 rezoning based on her agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the rezoning followed, 5-0.**

E. Recommendation regarding the request of Tom Walters to annex 4.39 acres located at 1534 E. Walnut Avenue, Dalton into the City of Dalton as General Commercial (C-2). Parcel (12-254-10-000)

Chairman Lidderdale sought a motion on the requested annexation into the City of Dalton. **David Pennington then made a motion to recommend the annexation. Scott DeLay then seconded the motion and a unanimous recommendation to approve the annexation followed, 5-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:55 p.m.

Respectfully submitted,

Ethan Calhoun
Secretary