

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
SEPTEMBER 27, 2021

MEMBERS PRESENT

Jim Lidderdale, Chairman
Chris Shiflett
Jody McClurg
Eric Barr

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Barry Robbins, Vice Chairman
John Thomas
Greg Jones

VISITORS PRESENT VIA VIDEO CONFERENCE

Shazman Ali, Lindsey Cox, Brandon Harrison, Aron and David Ortiz, Billy Vinyard, Andy Rotenstreich, Mathew Totten, and others.

STAFF PRESENT

Ethan Calhoun
Jean Price-Garland
Robert Smalley
Robert Sivick

I. GENERAL

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

B. Minutes: Chairman Lidderdale opened the meeting by announcing that Items A and B had been withdrawn by the petitioner and that Items A and B would be stricken from the agenda. Dozens of attendees began to exit the chambers over the next few minutes, and once the crowd had exited Chairman Lidderdale sought a motion to approve or correct the August 23, 2021 meeting minutes. Mr. Shiflett made the motion to accept the minutes as written and his motion was seconded by Mr. Pennington which then passed unanimously 4-0.

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

II. REZONING PUBLIC HEARINGS

A. Heard the request of Shazman Ali to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.34 acres located at 2051 Dug Gap Road, Dalton, Georgia. Parcel (12-336-01-000) (County)
Item A was withdrawn prior to the public hearing as noted above.

B. Heard the request of Shazman Ali to rezone from Low Density Single Family Residential (R-2) to General Agricultural (GA) a tract of land totaling 10.66 acres located at Antioch Road, Dalton, Georgia. Parcel (12-316-01-004) (County)

Item B was withdrawn prior to the public hearing as noted above.

C. Heard the request of Lindsey Cox to rezone from Suburban Agricultural (SA) to Rural Residential (R-5) a tract of land totaling 1.0 acres located on Mount Pleasant Road, Dalton, Georgia. Parcel (10-077-02-000) (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. There were no further questions for Calhoun.

Chairman Lidderdale asked Cox if she was planning to live on the subject property. Cox stated that she wishes to build a single-family detached dwelling on the property for her home.

With no other comments heard for or against, this hearing closed at approximately 6:13pm.

D. Heard the request of Brass Holdings, LLC to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 2.61 acres located at 1345 Tunnel Hill-Varnell Road, Dalton, Georgia. Parcel (11-261-13-000) (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. There were no further questions for Calhoun.

Brandon Harrison stated that his plan is to divide the property and construct new single-family detached dwellings. Chairman Lidderdale asked how the additional lots would access the highway to which Harrison stated he spoke with GDOT and will only be permitted a single point of access to the subject property and that the additional lots would share a private driveway.

With no other comments heard for or against, this hearing closed at approximately 6:19pm.

E. Heard the request of Aron Ortiz to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.72 acres located at Cavender Road, Dalton, Georgia. Parcel (12-354-62-000) (County)

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

David Ortiz translated for his father Aron Ortiz and stated that they had no additional comments.

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

F. Heard the request of Maria Pajarito to annex property located at 1501 Hale Bowen Drive, Dalton, Georgia a tract of land totaling .19 acres zoned Medium Density Single Family Residential (R-3) into the City of Dalton, Georgia. Parcel (12-179-02-050) (City)

Mr. Calhoun summarized the staff analysis which was in favor of the proposed annexation into the City of Dalton. Calhoun stated that since the petitioner filed the request for annexation, they are not required to be present at the public hearing. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 6:28pm.

III. REGULAR MEETING

A. Recommendation regarding the request of Towersource, Andy Loeb to obtain a Special Use Permit for a telecommunications tower for a tract of land totaling 19.42 acres zoned Rural Residential (R-5) and located at 846 Fennel Drive. Parcel (13-243-09-000) (County)

Chairman Lidderdale noted this item had been tabled from the August meeting of the Planning Commission. Mr. Calhoun distributed handouts to the Planning Commission and staff explaining that the new information was submitted by the petitioner as well as opposition. Calhoun noted the improved RF analysis with the 4-mile and 8-mile radius that included locations of other towers in the area. Calhoun then pointed out documents showing attempted correspondence by AT&T to

SBA Tower in 2019 as well as a letter stating that SBA Tower had not corresponded with AT&T since 2016. Calhoun stated that the improved RF analysis and correspondence further validate the original applications claim of economic hardship and improved service area. Some discussion occurred that resulted in the understanding that the proposed tower would be more closely spaced than the majority of towers in the area, but the proposed tower is in an area of low density with very little concern for negative impact to the viewshed expected. Chris Shiflett confirmed with Calhoun that staff feel confident that the proposed tower meets the intent of the ordinance. Chairman Lidderdale noted the section of the ordinance that encouraged co-location and confirmed with Calhoun that the proposed tower would not be in conflict with the intent of the Unified Zoning Ordinance. Calhoun stated that the petitioner's legal representation had been authorized to lower the tower to a 199 vertical feet monopole structure that would not be required to have FAA lighting. Chairman Lidderdale sought a motion on the proposed special use permit. **Chris Shiflett then made a motion to recommend the special use permit for the telecommunications tower based on his agreement with the content of the staff analysis. David Pennington seconded the motion and a unanimous recommendation to approve the special use permit for a telecommunications tower followed, 4-0.**

B. Recommendation regarding the request of Lindsey Cox to rezone from Suburban Agricultural (SA) to Rural Residential (R-5) a tract of land totaling 1.0 acres located on Mount Pleasant Road, Dalton, Georgia. Parcel (10-077-02-000) (County)
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. Chris Shiflett then seconded the motion and a recommendation to approve the R-5 rezoning followed, 4-0.**

C. Recommendation regarding the request of Brass Holdings, LLC to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 2.61 acres located at 1345 Tunnel Hill-Varnell Road, Dalton, Georgia. Parcel (11-261-13-000) (County)
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. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

D. Recommendation regarding the request of Aron Ortiz to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.72 acres located at Cavender Road, Dalton, Georgia. Parcel (12-354-62-000) (County)
Chairman Lidderdale sought a motion on the requested R-5 rezoning. **David Pennington then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

E. Recommendation regarding the request of Maria Pajarito to annex property located at 1501 Hale Bowen Drive, Dalton, Georgia a tract of land totaling .19 acres zoned Medium Density Single Family Residential (R-3) into the City of Dalton, Georgia. Parcel (12-179-02-050) (City)
Chairman Lidderdale sought a motion on the proposed annexation. **David Pennington then made a motion to recommend the proposed annexation based on his agreement with the content of the staff analysis. Jody McClurg then seconded the motion and a unanimous recommendation to approve the annexation followed, 4-0.**

F. Preliminary Plat Review- New Hope
Ms. Price Garland oriented the Planning Commission to the proposed plat and its location across the street from New Hope Elementary School in the City of Varnell. Price-Garland the Planning

Commission had conducted a public hearing and recommended rezoning of this property over one year ago, and Price-Garland noted that the property had been rezoned R-7. Price-Garland stated that the proposed plat shows 68 new lots to be developed for single-family detached dwellings that average 1,500sf in size. Price-Garland noted that all required department head reviews cited no issues with the proposed development. Price-Garland stated that if the preliminary plat is approved, then the developer may begin building roads and infrastructure. Ethan Calhoun confirmed with Price-Garland that the original proposal for the subject property was for over 120 townhouses, so the proposed development would be nearly half the original proposed density. Chris Shiflett asked Colin Bennett, the developer, to explain the type and price point of the proposed new homes. Bennet stated that the proposed dwellings would be faced in a blend of materials including masonry materials. Bennet then stated that the price range of the proposed developed lots would be between \$215,000-\$250,000 each with the goal of beginning development in December of 2021. Chairman Lidderdale sought a motion on the preliminary plat. Eric Barr then made a motion to approve the preliminary plat as presented. His motion was seconded by Chris Shiflett, and the preliminary plat was then approved unanimously, 4-0.

G. Flag Lot Review- Penland

Ms Price-Garland oriented the Planning Commission to the proposed plat and its location along Miller Drive. Price-Garland explained to the Planning Commission the need for this division is due to the petitioner's spouse's declining health. The petitioner requires assistance caring for their spouse and friend has offered to assist. The proposed new lot would allow the friend of the family to own property on which to build a new home in order to be close. Price-Garland notes that the existing driveway would be shared and that this division would not require Planning Commission approval if the friend were a family member. Chris Shiflett noted the need for a caregiver was understood, but Shiflett went on to note the issues created for future owners of the subject property. Jody McClurg confirmed with Price-Garland that the proposed new dwelling would be constructed on the 1.19-acre tract shown on the plat. Chairman Lidderdale sought a motion on the final plat for the Joyce Darlene Penland flag lot. David Pennington then made a motion to approve the flag lot as presented. His motion was seconded by Chris Shiflett, which then passed unanimously, 4-0.

H. 4:1 Ratio Preliminary Plat Review- Brandon Harrison

Ms. Price-Garland oriented the Planning Commission to the proposed plat and its location along Highway 201 and noted the rezoning on item E made up the parent tract of the proposed four new lots. Price-Garland stated that the proposed lots 1-3 would exceed the County's 4:1 lot ratio, thus requiring Planning Commission approval. Price-Garland stated that the proposed lots 1-3 are approximately 5:1, but Price-Garland went on to state that the developer could redraw the plat in a more peculiar fashion to avoid the 4:1 lot ratio. Price-Garland stated that the proposed plat would be the most logical way to divide the property to the proposed density, and Price-Garland pointed out that all other requirements would be met such as lot size, setbacks, etc. Price-Garland stated that GDOT will grant the developer a single access point to the subject property, and Brandon Harrison stated that the private driveway will be shared by the four proposed lots. Chris Shiflett asked Harrison what the size of the proposed single-family detached dwellings would be, to which Harrison stated 1,200sf of heated floor area with no garages with approximately three bedrooms and two bathrooms. Chairman Lidderdale sought a motion on the preliminary plat for the Brandon Harrison. Chris Shiflett then made a motion to approve the preliminary plat as presented including a variance on the 4:1 lot ratio of lots 1, 2, and 3. His motion was seconded by Jody McClurg, which then passed unanimously, 4-0.

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:03 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary