

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
July 25, 2022

MEMBERS PRESENT

Jim Lidderdale, *Chairman*
Chris Shiflett
Eric Barr
David Pennington IV

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Jevin Jensen, Chairman
Barry Robbins, Vice Chairman
John Thomas
Greg Jones
Robby Staten

VISITORS PRESENT VIA VIDEO CONFERENCE

Vicky Alt, Virna Kimsey, Matt Coker, William Winkler, Mike and Regina Grant, Richard Greeson, and others.

STAFF PRESENT

Ethan Calhoun
Jean Price-Garland
Robert Smalley
Jacob Bearden

I. GENERAL

A. Call to Order: Chairman Jensen called the meeting to order at 6:01 p.m. and confirmed a quorum of commissioners was present with no absences, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with Octavio Perez and Jody McClurg absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the May 23, 2022 meeting minutes. David Pennington made the motion to accept the minutes as written and his motion was seconded by Eric Barr 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 June meetings of the Whitfield County Board of Commissioners and Mayor and Council of the City of Dalton.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Winkler and Grant Properties to rezone from General Agriculture (GA) to Medium Density Single Family Residential (R-3) a tract of land totaling 111.84 acres located on Rauschenberg Road, Dalton, GA. Parcel (11-281-02-000)

Mr. Calhoun summarized the staff analysis which recommended an R-3 rezoning. Chairman Jensen asked if the portion of the subject property north of Rauschenberg Rd. could be rezoned without rezoning the southern tract. Price-Garland stated that could be accomplished. Some other discussion occurred regarding the access to the subject property along Rauschenberg Rd. There were no further questions for Calhoun.

Mike Grant stated his plans to partner with Smith Douglas homes so that they would construct the homes that would range from \$280,000-\$300,000. Chairman Jensen asked Grant if he would be okay with only zoning the upper portion of the subject property. Grant stated that they would prefer to rezone the entire property, but Grant did not object to only zoning the upper portion. Grant pointed out the existing sewer line along Highway 201 that would be extended to Rauschenberg Rd. and across the road for a second phase.

Vicky Alt stated her opposition to the proposed R-3 rezoning based on her concerns with traffic generation, failure

to comply with the County's comprehensive plan, destruction of rural character, utility capacity, impact on school system capacity, and the clearing and grading of the subject property's tree cover. Alt asked several questions regarding the extent of research and input during the staff analysis process to which Calhoun answered. Jean Price-Garland gave a thorough description of the subdivision plat approval process and explained how each department must approve or cite issues before any plat can be approved or development can occur.

Matt Coker stated that he was opposed to the R-3 rezoning based on a lack of evidence to determine the potential impact the proposed development would have on the taxpayers and that he believed the proposed cost of the homes would not be affordable.

Grant stated that the utility capacity will not be an issue and that auxiliary pumps and utility infrastructure will be part of their development at the expense of the developer. Grant also stated that all engineering for streets and infrastructure would have to be reviewed and approved by the County before they could begin to develop. Jean Price-Garland gave a thorough description of the subdivision plat approval process and explained how each department must approve or cite issues before any plat can be approved or development can occur.

With no other comments heard for or against, this hearing closed at approximately 6:50pm.

B. Heard the request of Richard Gregory Greeson to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 3.47 acres located at 272 LaFayette Road, Rocky Face, Georgia. Parcel (12-151-10-000)

Mr. Calhoun summarized the staff analysis which recommended an R-5 rezoning with conditions. There were no further questions for Calhoun.

Richard Greeson stated that his desire is to build a 60'x60' barn on the subject property and a small chicken coop.

Some discussion occurred with staff and commissioners to ensure that Greeson could construct a barn of that size in the R-5 zone district to which Price-Garland confirmed it was permitted.

Vicky Alt stated that she was opposed to the R-5 rezoning based on her opinion that the subject property should be zoned SA to accommodate Greeson's needs and preventing potential future subdivision.

C. Heard the request of Wheeler Dam Properties, LLC to rezone from General Agriculture (GA) to Zero Lot Line Residential (R-4) a tract of land totaling 34.30 acres located on Wheeler Dam Drive, Cohutta, Georgia. Parcel (11-135-05-000)

Chairman Lidderdale informed the audience that the petitioner had been hospitalized and that the hearing for this item would be postponed one month.

III. REGULAR MEETING

A. Recommendation regarding the request of Winkler and Grant Properties to rezone from General Agriculture (GA) to Medium Density Single Family Residential (R-3) a tract of land totaling 111.84 acres located on Rauschenberg Road, Dalton, GA. Parcel (11-281-02-000)

Chairman Lidderdale sought a motion on the requested R-3 rezoning. Chris Shiflett noted the prive of the proposed homes and the similar setbacks to adjacent zone districts. Shiflett also noted the subdivision plat approval process would still be required. **Eric Barr then made a motion to recommend the R-3 rezoning.**

Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 3-0.

B. Recommendation regarding the request of Richard Gregory Greeson to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 3.47 acres located at 272 LaFayette Road, Rocky Face, Georgia. Parcel (12-151-10-000)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Chris Shiflet then made a motion to recommend the R-5 rezoning with staff's recommended conditions based on his agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 3-0.**

C. Preliminary Plat Review- Winkler & Grant Properties Rauschenberg Tract

Jacob Bearden walked the planning commission through the preliminary plat citing no issues were raised during department reviews. Bearden pointed out that some of the lots surrounding the cul de sacs fell just under the 50'

lot width, but Bearden noted the cul de sac lots were notably larger in lot size than the other lots. Bearden explained that the preliminary plat approval would not functionally apply unless the subject property is rezoned. Chairman Lidderdale sought a motion on the preliminary plat. Chris Shiflett made a motion to approve the preliminary plat as drawn. His motion was seconded by David Pennington which then passed unanimously, 3-0.

D. Flag Lot Review- Caleb & Precious Austin

Jean Price-Garland oriented the planning commission to the subject property along Cedar Ridge Rd. Price-Garland noted the Austin's property was adjacent to other family members and that this flag lot would in order to grant access to lot A. Chairman Lidderdale sought a motion on the flag lot. David Pennington made a motion to approve the proposed flag lot. His motion was seconded by Chris Shiflett which then passed unanimously, 3-0.

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:25 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary