

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
September 26, 2022

MEMBERS PRESENT

Jim Lidderdale, *Chairman*
Chris Shiflett, *Vice Chairman*
Jody McClurg
Octavio Perez
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, Jacob Mitchell, Thomas and Barbara Warren, Doyle Gazaway, Zach Lewis, Elvia Zendejas, Mickey Brockand others.

STAFF PRESENT

Ethan Calhoun
Jean Price-Garland
Robert Sivick
Robert Smalley
Jacob Bearden

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 no absences, 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 August 22, 2022 meeting minutes. Octavio Perez made the motion to accept the minutes as written and his motion was seconded by Chris Shiflett 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 October meetings of the Whitfield County Board of Commissioners and Mayor and Council of the City of Dalton and City of Varnell.

II. REZONING PUBLIC HEARINGS

A. Heard the request of RW Sales, LLC to rezone from Low Density Single Family Residential (R-2) to High Density Residential (R-7) a tract of land totaling 2.62 acres located at Dawnville Road and Brooker Road, Dalton, Georgia. Parcel (12-127-01-017)

Mr. Calhoun summarized the staff analysis which recommended approval of the R-7 rezoning. There were no further questions for Calhoun.

Jacob Mitchell, representative of RW Sales with Power of Attorney, stated that further site planning would be necessary and that the preliminary site plan with the rezoning application was not set in stone. Lidderdale confirmed that the current plans were for 42 units, but Mitchell noted that the number could change depending on site plan corrections. Mitchell also noted that the Gail Dr. access was not a necessity for the proposed development.

Thomas Warren, a neighbor on Gail Dr, stated that he was opposed to the proposed R-7 rezoning. Warren stated that his opposition was due to his concerns that the multi-family development would create an increase in traffic and noise in his single-family detached neighborhood. Warren added that he was concerned that the development would be low-income housing which he believed would lessen he and his neighbors' property values as well as other public safety concerns including theft and crime.

Barbara Warren, a neighbor on Gail Dr, stated that she was also opposed to the R-7 rezoning for similar reasons as Mr. Warren along with her concern with parking issues that would affect her neighborhood along Gail Dr.

Mitchell stated that a connection to Gail Dr. was not crucial to the proposed multi-family development and that the two access points to Brooker Dr. would be sufficient.

With no other comments heard for or against, this hearing closed at approximately 6:22pm.

B. Heard the request of Whitfield County BOC to rezone from Rural Residential (R-5) to General Agriculture (GA) a tract of land totaling 24.47 acres located at 1531 Beaverdale Road, Dalton, Georgia. Parcel (10-254-01-000)

Mr. Calhoun summarized the staff analysis which recommended the GA rezoning. There were no further questions for Calhoun.

Chairman Jensen stated that the Board of Commissioners agreed with the staff analysis.

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

C. Heard the request of Doyle Gazaway to rezone from General Agriculture (GA) to Neighborhood Commercial (C-1) a tract of land totaling 4.38 acres located at Stadium Way, Cohutta, Georgia. Parcel (11-119-01-054)

Mr. Calhoun summarized the staff analysis which recommended a denial of the C-1 rezoning. Jody McClurg confirmed with staff that the petitioner could continue the business operation on the subject property if the petitioner could produce documentation proving the use predated the County's zoning ordinance. There were no further questions for Calhoun.

Doyle Gazaway stated that the metal building on the subject property that currently houses the auto detailing business operated by his grandson was constructed in 1999 and was previously used as a carpet backing operation.

Gazaway noted the rezoning to GA in 2017 was in order to allow his daughter to construct a home on the subject property, but Gazaway stated that his daughter decided not to build on the subject property. Gazaway stated that his grandson had been operating his business on the subject property for approximately one-year. Gazaway went on to note the vegetative buffers on the subject property as well as the distance of the commercial building from any existing residential dwellings including his own.

Zach Lewis, the petitioner's grandson, stated that he had been operating the auto detailing business there since 2019.

James Brown, an adjacent property owner to the south of the subject property, stated that he was opposed to the commercial rezoning for fear of future commercial expansion. Brown clarified that he was not opposed to the current commercial use of the subject property, but Brown stated that he was opposed to the subject property being rezoned for commercial use citing the issue of a commercial island in the residential community.

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

D. Heard the request of Elvia Zendejas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 1+ acres located at 1012 Coogler Road, Dalton, Georgia. Parcel (12-254-01-001)

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

Elvia Zendejas stated that their intent is to replace the manufactured home with a newer manufactured home.

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

E. Heard the request of Mickey J. Brock to rezone from General Agriculture (GA) to Neighborhood Commercial (C-1) a tract of land totaling 9.893 acres located Tunnel Hill-Varnell Road, Varnell, Georgia. Parcel (11-225-02-000)

Mr. Calhoun summarized the staff analysis which recommended the C-1 rezoning be approved with the conditions cited in the staff analysis. There were no further questions for Calhoun.

Mickey Brock drew attention to the architectural rendering he provided to give an example of the proposed martial

arts studio. Brock noted that his family had owned the subject property for many years. Chris Shiflett asked Brock to point out where he plans to construct the proposed studio building. Brock stated that there is a flat area atop the easternmost peak on the subject property large enough to build on with minimal excavation. Brock went on to state that the martial arts studio would face Varnell City Hall. Brock also noted ongoing conversations with Varnell leadership to connect trails from the subject property to Varnell's town center. Jody McClurg confirmed with Brock that he was in agreement with the 20' buffer and 40% greenspace condition as recommended by staff.

With no other comments heard for or against, this hearing closed at approximately 6:55pm.

F. Heard the request of Think Multifamily Holdings, LLC to annex 14.62 acres located on Tibbs Road, Dalton, GA (Tax Parcel 12-196-01-000 and 12-196-21-000) into the City of Dalton as High Density Residential (R-7).

Mr. Calhoun summarized the staff analysis which recommended approval of the annexation. There were no further questions for Calhoun.

Since the petitioner filed annexation under the 100% method, they were not required to represent the petition at the public hearing.

With no other comments heard for or against, this hearing closed at approximately 6:58pm.

III. REGULAR MEETING

A. Recommendation regarding the request of RW Sales, LLC to rezone from Low Density Single Family Residential (R-2) to High Density Residential (R-7) a tract of land totaling 2.62 acres located at Dawnville Road and Brooker Road, Dalton, Georgia. Parcel (12-127-01-017)

Chairman Lidderdale sought a motion on the requested R-7 rezoning. **Jody McClurg then made a motion to recommend approval of the R-7 rezoning based on her agreement with the content of the staff analysis. Octavio Perez then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 5-0.**

B. Recommendation regarding the request of Whitfield County BOC to rezone from Rural Residential (R-5) to General Agriculture (GA) a tract of land totaling 24.47 acres located at 1531 Beavertdale Road, Dalton, Georgia. Parcel (10-254-01-000)

Chairman Lidderdale sought a motion on the requested GA rezoning. **David Pennington then made a motion to recommend approval of the GA rezoning based on the staff analysis. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the GA rezoning followed, 5-0.**

C. Recommendation regarding the request of Doyle Gazaway to rezone from General Agriculture (GA) to Neighborhood Commercial (C-1) a tract of land totaling 4.38 acres located at Stadium Way, Cohutta, Georgia. Parcel (11-119-01-054)

Chairman Lidderdale sought a motion on the requested C-1 rezoning. Some discussion occurred with staff where it was determined that the auto detailing business was not in place prior to 1993 when zoning was applied to the unincorporated county. Jody McClurg attempted to determine a way for the current business to continue operation without rezoning, but staff assured McClurg the only way the petitioner could continue their business on the subject property is to be rezoned C-1. **Octavio Perez then made a motion to recommend a denial of the C-1 rezoning. Eric Barr then seconded the motion and a unanimous recommendation to recommend a denial of the C-1 rezoning followed, 5-0.**

D. Recommendation regarding the request of Elvia Zendejas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 1+ acres located at 1012 Coogler Road, Dalton, Georgia. Parcel (12-254-01-001)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Octavio Perez then made a motion to approve the R-5 rezoning. David Pennington then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.**

E. Recommendation regarding the request of Mickey J. Brock to rezone from General Agriculture (GA) to Neighborhood Commercial (C-1) a tract of land totaling 9.893 acres located Tunnel Hill-Varnell Road, Varnell, Georgia. Parcel (11-225-02-000)

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **Eric Barr then made a motion to recommend the C-1 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 C-1 rezoning followed, 5-0.**

F. Recommendation regarding the request of Think Multifamily Holdings, LLC to annex 14.62 acres located on Tibbs Road, Dalton, GA (Tax Parcel 12-196-01-000 and 12-196-21-000) into the City of Dalton as High Density Residential (R-7)

Chairman Lidderdale sought a motion on the requested annexation. **Octavio Perez then made a motion to approve the annexation. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the annexation followed, 5-0.**

G. 4:1 Lot Ratio Review- David and Daniela Ramos (County)

Jean Price-Garland explained to the planning commission that while one of the proposed tracts would be in excess of the 4:1 lot width to depth ratio that the subject property's size and topography effectively prevent the issues commonly associated with 4:1 lot ratio lots. Price-Garland pointed out that all department head signatures had been received in advance. Chairman Lidderdale sought a motion on the 4:1 lot ratio plat. Chris Shiflett made a motion to approve the plat as drawn. His motion was seconded by Octavio Perez which then passed unanimously, 5-0.

H. Final Plat Review- David Armstrong (City)

Jean Price-Garland oriented the planning commission to the subject property along Lester Ave. Price-Garland noted that the plat received all necessary signatures and posed no issues. Price-Garland noted that the existing dwelling was slated to be demolished in order to construct new dwellings on each of the proposed new lots. Chairman Lidderdale sought a motion on the final plat. Octavio Perez made a motion to approve the proposed final plat. His motion was seconded by David Pennington which then passed unanimously, 5-0.

I. Final Plat Review- Easley (City)

Jean Price-Garland oriented the planning commission to the subject property along the corner of Dogwood Ln. and Greenwood Dr. Price-Garland noted that this plat would require planning commission approval since the R-1 zone district requires lots to be a minimum of 1-acre in size. Price-Garland pointed out that the proposed plat met all requirements in R-1 but fell 0.09-acre under one acre. Chairman Lidderdale sought a motion on the final plat. Chris Shiflett made a motion to approve the proposed final plat. His motion was seconded by Octavio Perez which then passed unanimously, 5-0.

J. Final Plat Review- Hammond Creek Capital (City)

Jean Price-Garland oriented the planning commission to the subject property along Pleasant Grove Rd. and stated that the property owners simply wanted to separate out the portion of the subject property that is zoned for commercial use. Price-Garland pointed out that all required department head signatures had been received with no issues cited.

Chairman Lidderdale sought a motion on the final plat. Chris Shiflett made a motion to approve the proposed final plat as drawn. His motion was seconded by Jody McClurg which then passed unanimously, 5-0.

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:13 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary