

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
December 19, 2022

MEMBERS PRESENT

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

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

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

VISITORS PRESENT VIA VIDEO CONFERENCE

Vicky Alt, Matt Coker, Gerald Brown, Amanda Brown, and others.

STAFF PRESENT

Ethan Calhoun
Robert Sivick
Dan Strain
Jacob Bearden
Kent Benson

I. GENERAL

A. Call to Order: Chairman Jensen called the meeting to order at 6:06 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 Jody McClurg absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the November 28, 2022 meeting minutes. David Pennington made the motion to accept the minutes as written and his motion was seconded by Chris Shiflett 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 January 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 Jaime Paucay and Alberta Alvarade to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 2.30 acres located at 4398 S. Dixie Hwy, Resaca, Georgia. Parcel (13-171-02-000)

Mr. Calhoun summarized the staff analysis which recommended approval of the R-5 rezoning. There were no further questions for Calhoun.

Benjamin Gonzalez served as Jaime Paucay's translator and stated that Paucay simply wished to make the existing dwelling on the subject property a conforming structure so that the petitioner could rent it out.

With no other comments heard for or against, this hearing closed at approximately 6:14pm.

B. Heard the request of Ricardo and Maria Salais to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 0.54 acres located at 1525 NW Waring Road, Dalton, Georgia. Parcel (12-143-02-000)

Mr. Calhoun summarized the staff analysis which recommended the C-2 rezoning. There were no further questions for Calhoun.

Ricardo Salaises stated that they simply wished to use the existing building for an event center and were informed that the property would need to be rezoned for commercial use.

With no other comments heard for or against, this hearing closed at approximately 6:18pm.

C. Heard the request of Lewis Dixon to rezone from Estate Residential (R-1) to General Agriculture (GA) a tract of land totaling 22.63 acres located at 189 Sloan Road, NW, Resaca, Georgia. Parcel (13-241-07-000)

Mr. Calhoun summarized the staff analysis which recommended an approval of the GA rezoning based on the content of the staff analysis. There were no further questions for Calhoun.

Lewis Dixon stated that he and his family wished to use the subject property as their home, and they desired to raise cattle.

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

D. Heard the request of RW Sales LLC to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 0.28 acres located at 433 Spencer Street, Dalton, Georgia. Parcel (12-238-19-008)

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

Roger Mitchell stated that he is a partner with Wayne Burgess. Mitchell stated that he and Burgess also own the western adjacent mini warehouse property and that they were interested in constructing two duplex dwellings on the subject property as a means for infill development. Mitchell went on to note the nearby housing in the areas to the north and west of the subject property and believed that the proposed rezoning and development would be an investment for this area of the city and be a benefit to the community.

Vicky Alt spoke in favor of the proposed rezoning based on her beliefs that the proposed rezoning and development would provide for needed workforce housing and infill development in a well-served area of the city in terms of utilities and transportation. Alt went on to state that infill development such as this request is a better means of development than suburban sprawl development in the unincorporated county.

With no other comments heard for or against, this hearing closed at approximately 7:39pm.

E. Heard the request of East Morris Properties, LLC to rezone from General Commercial (C-2) to Central Business District (C-3) a tract of land totaling 0.62 acres located at 222 East Morris Street, Dalton, Georgia. Parcel (12-238-18-004)

Mr. Calhoun summarized the staff analysis which recommended the C-3 rezoning with the condition of 25 off-street parking spaces be maintained until public parking is adequate to serve this area. There were no further questions for Calhoun.

Gerald Brown stated that he planned to remodel the existing building on the subject property. Chairman Lidderdale confirmed that the commercial building on the subject property had burned and that the petitioner planned to remodel the existing building rather than construct a new building. Chairman Lidderdale confirmed with Brown that he was not concerned with the condition to provide the 25 off-street parking spaces.

With no other comments heard for or against, this hearing closed at approximately 7:46pm.

F. Heard the request of East Morris Properties, LLC to rezone from Heavy Manufacturing (M-2) to Central Business District (C-3) a tract of land totaling 0.17 acres located at 411 South Glenwood Street, Dalton, Georgia. Parcel (12-238-18-023)

Mr. Calhoun summarized the staff analysis which recommended a C-4 rezoning to ensure off-street parking be required. There were no further questions for Calhoun.

Gerald Brown stated that he wished to get the C-3 rezoning in order to be able to build the prospective commercial building to 0-lot line which would not be permitted in the staff recommended C-4 zone district. Chairman Lidderdale deliberated with staff to determine if a similar condition to the previous item could be used. Jean Garland and Ethan Calhoun stated that a condition requiring 5 parking spaces per 1,000 SF of gross leasable commercial building area would be sufficient off-street parking. Lidderdale confirmed with Brown that he would be satisfied with the condition requiring off-street parking.

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

G. Heard the request of Amanda Brown to rezone from Medium Density Single Family Residential (R-3) to Limited Commercial (C-1A) a tract of land totaling 0.36 acres located at 524 and 526 W. Hawthorne Street, Dalton, Georgia. Tax Parcels (12-199-20-004 and 12-199-20-005)

Mr. Calhoun summarized the staff analysis which recommended the C-1A rezoning. There were no further questions for Calhoun.

Amanda Brown spoke on behalf of the Creative Arts Guild to inform the Planning Commission of their need for an expanded campus to meet the growing needs of the Guild. Brown stated that the current plans for the subject property would be to utilize the existing structures on the subject property for pottery and/or music classrooms. Brown then noted that their future plans may include demolishing the two dwellings on the subject property in order to make room for additional parking.

Lynne Morrise, a neighbor, stated that she would not be opposed to the use of the existing structures on the subject property for the Guild's classrooms. Morrise went on to state that she would be strongly opposed to any demolition on the subject property due to her concern for dust and debris that might affect her health. Morrise also stated her concern for the demolition of the existing housing due to the loss of the neighborhood's character.

Brown rebutted by stating that the Guild would not be looking to do any significant changes to the subject property any time soon due to budget limitations as well as the lack of a grounds and buildings plan. Brown stated that the Guild would be deliberate in their attempts to ensure that any alterations to the subject property would be aesthetically pleasing to the neighbors and the community.

With no other comments heard for or against, this hearing closed at approximately 7:05pm.

H. Heard the summary for the Whitfield County Joint Comprehensive Plan Update

Mr. Calhoun summarized the staff analysis which recommended approval of the requested C-1A rezoning. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 7:56pm.

III. REGULAR MEETING

A. Recommendation regarding the request of Jaime Paucay and Alberta Alvarade to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 2.30 acres located at 4398 S. Dixie Hwy, Resaca, Georgia. Parcel (13-171-02-000)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **David Pennington then made a motion to recommend the R-5 rezoning be approved 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.**

B. Recommendation regarding the request of Ricardo and Maria Salaises to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 0.54 acres located at 1525 NW Waring Road, Dalton, Georgia. Parcel (12-143-02-000)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Octavio Perez then then made a motion to recommend approval of the C-2 rezoning. Eric Barr then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0.**

C. Recommendation regarding the request of Lewis Dixon to rezone from Estate Residential (R-1) to General Agriculture (GA) a tract of land totaling 22.63 acres located at 189 Sloan Road, NW, Resaca, Georgia. Parcel (13-241-07-000)

Chairman Lidderdale sought a motion on the requested GA rezoning. **Chris Shiflett then made a motion to recommend the GA rezoning based on his agreement with the content of the staff analysis. Octavio Perez then seconded the motion and a unanimous recommendation to recommend a the GA rezoning followed, 4-0.**

D. Recommendation regarding the request of RW Sales LLC to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 0.28 acres located at 433 Spencer Street, Dalton, Georgia. Parcel (12-238-19-008)

Chairman Lidderdale sought a motion on the requested R-7 rezoning. **Chris Shiflett stated that he is very familiar with this area and believes that the duplexes would be a viable use for the subject property. Chris Shiflett then made a motion to approve the R-7 rezoning based on his belief that the infill development would work at this location. David Pennington then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 4-0.**

E. Recommendation regarding the request of East Morris Properties, LLC to rezone from General Commercial (C-2) to Central Business District (C-3) a tract of land totaling 0.62 acres located at 222 East Morris Street, Dalton, Georgia. Parcel (12-238-18-004)

Chairman Lidderdale sought a motion on the requested C-3 rezoning. **Chris Shiflett then made a motion to recommend the requested C-3 rezoning based on his agreement with the content of the staff analysis and added that the condition for providing a minimum of 25 off-street parking spaces was included in his motion. David Pennington then seconded the motion and a unanimous recommendation to approve the requested C-3 rezoning and condition followed, 4-0.**

F. Recommendation regarding the request of East Morris Properties, LLC to rezone from Heavy Manufacturing (M-2) to Central Business District (C-3) a tract of land totaling 0.17 acres located at 411 South Glenwood Street, Dalton, Georgia. Parcel (12-238-18-023)

Chairman Lidderdale sought a motion on the requested C-3 rezoning. **David Pennington then made a motion to approve the C-3 rezoning and added a condition requiring five off-street parking spaces per 1,000SF of commercial building area be required for any new development. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-3 rezoning and condition followed, 4-0.**

G. Recommendation regarding the request of Amanda Brown to rezone from Medium Density Single Family Residential (R-3) to Limited Commercial (C-1A) a tract of land totaling 0.36 acres located at 524 and 526 W. Hawthorne Street, Dalton, Georgia. Tax Parcels (12-199-20-004 and 12-199-20-005)

Chairman Lidderdale sought a motion on the requested C-1A rezoning. **Octavio Perez then made a motion to approve the C-1A rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-1A rezoning followed, 4-0.**

H. Flag Lot Review- Squattersville Phase 2

Jean Price-Garland oriented the Planning Commission to the subject property that fronts Bridges Rd. in unincorporated Whitfield County. Garland noted that the three flag lots shown on the plat were each in excess of 3-acres in size and did not present the same issues associated with smaller flag lots given the degree of separation between building sites. Garland stated that all three plats had received the necessary department head signatures. Octavio Perez conformed with Garland that all three flag lots had a minimum of 50' of road frontage for driveways.

Chairman Lidderdale sought a motion on the requested plat and three flag lots. **Chris Shiflett then made a motion to approve the plat. David Pennington then seconded the motion and a unanimous recommendation to approve the plat followed, 4-0.**

I. 4:1 Lot Ratio Review- Brandon Harrison

Jean Price-Garland oriented the Planning Commission to the subject property that fronts Old Cottonwood Mill Rd. Garland stated that he four proposed lots very narrowly exceed the 4:1 lot ratio limitation and that the tracts do not pose an issue based on their design. Garland stated that the proposed plat would need Planning Commission approval to move forward. Garland also stated that all the required department head signatures had been obtained for this plat.

Chairman Lidderdale sought a motion on the requested plat and three flag lots. **Chris Shiflett then made a motion to approve the plat. David Pennington then seconded the motion and a unanimous**

recommendation to approve the plat followed, 4-0.

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:24 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary