

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
June 26, 2023

MEMBERS PRESENT

Jim Lidderdale, *Chairman*
Octavio Perez
Eric Barr
David Pennington
Jody McClurg
Chris Shiflett

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

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

VISITORS PRESENT VIA VIDEO CONFERENCE

Vicky Alt, Bryan Spence, , and others.

STAFF PRESENT

Ethan Calhoun
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 May 22, 2023 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 5-0.

Mr. Calhoun summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the July 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 Bryan Spence to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.42 acres located on Hill Road, Resaca, Georgia. Parcel (12-291-07-000) (County)

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

Bryan Spence stated that he plans to construct two new single-family detached dwellings on the subject property. Eric Barr asked Spence if the proposed new dwellings would be similar in character to those built by Spence adjacent to the DMV property to which Spence confirmed that they would be very similar.

With no other comments heard for or against, this hearing closed at approximately 6:05pm.

B. Heard the request of Michael Hill to rezone from General Agricultural (GA) to Heavy

Manufacturing (M-2) a tract of land totaling 28.5 acres located at 220 Cross Plains Blvd, Dalton, Georgia. Parcel (13-100-06-000) (County)

Mr. Calhoun summarized the staff analysis which recommended the M-2 rezoning be approved. Commissioner Robbins confirmed with Calhoun that the required buffer on the subject property would be a minimum of 30 feet. There were no further questions for Calhoun.

Michael Hill stated that the plan for the subject property is to construct a trucking terminal that would serve as an expansion of their adjacent property that is already home to a large truck terminal. Commissioner Robbins confirmed with Hill that the proposed development would be logistics rather than manufacturing.

With no other comments heard for or against, this hearing closed at approximately 6:15pm.

C. Heard the request of Hunter and Hannah Painter to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 16 acres located at 1656 Trickum Road, Rocky Face, Georgia. Parcel (27-164-04-000) (County)

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

Hannah Painter stated that her family wishes to construct a new dwelling on the subject property as well as to operate a small family farm. Chairman Lidderdale asked Painter if they had plans to keep the existing dwelling if they build a new home. Painter stated that they would likely live in the existing dwelling and later build a new home on the subject property.

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

D. Heard the request of Joshua and Jessica Atchley to rezone from Heavy Manufacturing (M-2) to General Agricultural (GA) a tract of land totaling 6.96 acres located at 4690 S. Dixie Highway, Resaca, Georgia. Parcel (13-206-11-000) (County)

Mr. Calhoun summarized the staff analysis which recommended the GA rezoning and Special Use Permit be approved. Commissioner Robbins asked Calhoun if there had been any environmental studies conducted on the subject property to which Calhoun stated that a phase 1 environmental study had been conducted of which there were no findings. There were no further questions for Calhoun.

Joshua Atchley confirmed the content of the staff analysis by describing his plan for the subject property and stated that the buffers were already in place in the form of mature trees and vegetation.

Vicky Alt, a resident of North Whitfield County, stated that she was in favor of this rezoning based on her opinion that meat processing facilities were needed in Whitfield County.

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

E. Heard the request of Tammy Winter to rezone from Low Density Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.38 acres located at 668 Mill Creek Road, Rocky Face, Georgia. Parcel (12-189-10-000) (County)

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

Tammy Winter stated that she and her husband needed to replace their single-wide manufactured home due to the car accident that severely damaged it nearly two-years ago. Winter stated that they wished to replace the manufactured home with a larger double-wide manufactured home. Octavio Perez asked Winter what size the new manufactured home they were interested in was to which Winter stated their preference was for a 1,500sqft floor plan. Commissioner Robbins asked Winter how old the existing manufactured home was to which Winter responded that it was purchased in 1993. Winter stated that they has lived on the subject property for 53 years and replaced a former manufactured home in 1993 with the current manufactured home that has since been severely damaged by a vehicle. Perez asked Winter if they would be okay replacing the existing manufactured home with one of equal size to which Winter stated they would be okay with the same size but preferred a larger floor plan. Winter then stated that they had recently remodeled the manufactured home prior to it being struck by a vehicle. Chris Shiflett asked Winter if they would have to purchase flood insurance on the new home as a result of the house being within the flood zone. Commissioner Thomas asked Winter if they would be okay with conditions in R-5 that would limit the subject property to only one single-family detached dwelling to which Winter stated they would.

Barnett Chitwood, a resident of the adjacent neighborhood of Mill Creek Estates, stated that he was opposed to the R-5 rezoning for all the factors cited in the staff analysis such as an R-5 entering wedge, long-term property

devaluation, inconsistency with the existing zoning map, as well as the potential for multi-family and small-lot formats that are dissimilar to the overwhelming majority of this area. Chitwood distributed a petition signed by residents of several neighborhoods in this area that also oppose this rezoning.

Bill McKay, a nearby resident, stated that he was opposed to the R-5 rezoning based on his concerns for setting a precedent for higher-density in this area. McKay then stated his concerns with higher-density and potential for children to play on the busy street. McKay closed by stating that he was not opposed to the petitioner's having a larger manufactured home as long as the underlying zoning remained R-2.

Winter rebutted by stating that they searched for a replacement manufactured home and that the manufacturers do not make the same size and format of home that they currently have. Winer closed by stating that they have resided on the subject property prior to any of the modern subdivisions or County zoning ordinance.

With no other comments heard for or against, this hearing closed at approximately 6:47pm.

F. Heard the request of Sandra Milton to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) tracts of land totaling 0.46 acres located on Lavert Drive, Dalton, Georgia. Parcels (12-255-04-005 and 12-255-04-007) (City)

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

The petitioner was absent for the public hearing.

G. Heard the request of Benjamin Cordova and Mary Mendoza to rezone from Transitional Residential (R-6) to High Density Residential (R-7) a tract of land totaling 0.59 acres located at 1905 Abutment Road, Dalton, Georgia. Parcel (12-315-01-004) (City)

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

Benjamin Cordova stated that R-7 would allow him to construct two duplexes on the subject property which would be the same density as originally proposed in his plan to construct a quadplex in the R-6 zone district. Cordova then noted that the need for the two duplexes arose from the fact that a quadplex would require a sprinkler system and would exceed his budget.

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

III. REGULAR MEETING

A. Recommendation regarding the request of Bryan Spence to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.42 acres located on Hill Road, Resaca, Georgia. Parcel (12-291-07-000) (County)

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

B. Recommendation regarding the request of Michael Hill to rezone from General Agricultural (GA) to Heavy Manufacturing (M-2) a tract of land totaling 28.5 acres located at 220 Cross Plains Blvd, Dalton, Georgia. Parcel (13-100-06-000) (County)

Chairman Lidderdale sought a motion on the requested M-2 rezoning. **Jody McClurg then then made a motion to recommend approval of the M-2 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the M-2 rezoning followed, 5-0.**

C. Recommendation regarding the request of Hunter and Hannah Painter to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 16 acres located at 1656 Trickum Road, Rocky Face, Georgia. Parcel (27-164-04-000) (County)

Chairman Lidderdale sought a motion on the requested GA rezoning. **Chris Shiflett then made a motion to recommend the GA rezoning be approved. Jody McClurg then seconded the motion and a unanimous recommendation to approve the GA rezoning followed, 5-0.**

D. Recommendation regarding the request of Joshua and Jessica Atchley to rezone from Heavy Manufacturing (M-2) to General Agricultural (GA) a tract of land totaling 6.96 acres located at 4690 S.

Dixie Highway, Resaca, Georgia. Parcel (13-206-11-000) (County)

Chairman Lidderdale sought a motion on the requested GA rezoning and Special Use Permit. **Chris Shiflett then made a motion to approve the GA rezoning and Special Use Permit to include the buffer condition recommended in the staff analysis. Eric Barr then seconded the motion and a unanimous recommendation to approve the rezoning and Special Use Permit followed, 5-0.**

E. Recommendation regarding the request of Tammy Winter to rezone from Low Density Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.38 acres located at 668 Mill Creek Road, Rocky Face, Georgia. Parcel (12-189-10-000) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. Octavio Perez made note of the difficult issue at hand to which David Pennington also pointed out the complexity of the issue as it relates to the petitioner's hardship. Chris Shiflett raised the issue of the manufactured home and the introduction of the R-5 zone district in this area and asked Ethan Calhoun to clarify the non-conforming policy in this case. Calhoun stated that the petitioner could replace the existing manufactured home with a double-wide unit as long as the square footage does not exceed that of the existing single-wide unit. Some discussion occurred regarding a variance in the R-2 zone district that ended with Robert Smalley stating that a variance permitting a manufactured home in R-2 would not be a legal remedy for this issue. **Octavio Perez then made a motion to recommend a denial of the requested R-5 rezoning based on his agreement with the content of the staff analysis. Chris Shiflett then seconded the motion and a recommendation to deny the requested R-5 rezoning followed, 5-0.**

F. Recommendation regarding the request of Sandra Milton to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) tracts of land totaling 0.46 acres located on Lavert Drive, Dalton, Georgia. Parcels (12-255-04-005 and 12-255-04-007) (City)

Chairman Lidderdale stated that this recommendation would be tabled until the August meeting due to the petitioner's absence for the public hearing.

G. Recommendation regarding the request of Benjamin Cordova and Mary Mendoza to rezone from Transitional Residential (R-6) to High Density Residential (R-7) a tract of land totaling 0.59 acres located at 1905 Abutment Road, Dalton, Georgia. Parcel (12-315-01-004) (City)

Chairman Lidderdale sought a motion on the requested R-7 rezoning. **Jody McClurg then made a motion to recommend the requested R-7 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the requested R-7 rezoning followed, 5-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:15 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary