

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
November 27, 2023

MEMBERS PRESENT

Jim Lidderdale, *Chairman*
Chris Shiflett, *Vice Chairman*
Octavio Perez
Jody McClurg
David Pennington IV

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Jevin Jensen *Chairman-via video conference*
Greg Jones
John Thomas

VISITORS PRESENT VIA VIDEO CONFERENCE

John West, Teddy R. Higginbotham Jr., Kaye Clark, Tom Minor, Juan Figueroa, Bryan Spence, Gonzalo Galvan, Jorge Romero Loreda, and others.

STAFF PRESENT

Ethan Calhoun
Robert Sivick
Robert Smalley
Jacob Bearden
Jean Garland

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 Barry Robbins and Robby Staten absent, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with Eric Barr absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the October 23, 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 4-0.

II. REZONING PUBLIC HEARINGS

A. Heard the request of John West to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 16.82 acres located at 3613 Lindsey Memorial Road, Rocky Face, Georgia. Parcel (27-310-16-000) (County)

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

John West stated that he wishes for his son to be able to build a house on the subject property in addition to his existing house on the subject property.

With no other comments being heard for or against, the hearing closed at 6:04

B. Heard the request of Eileen M. Kelly and Jean M. Finney to rezone from Low-Density Single Family Residential (R-2) and Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 77.55 acres located at 3529 Hurricane Road, Rocky Face, Georgia. Parcel (12-345-06-000) (County)

Chairman Lidderdale determined the petitioner was absent and that the public hearing would be tabled until the December meeting.

C. Heard the request of Teddy R. Higginbotham Jr. to rezone from Rural Residential (R-5) to Transitional Residential (R-6) a tract of land totaling 0.46 acres located at 759 Townsend Lane, Tunnel

Hill, Georgia. Parcel (27-056-01-030) (County)

Mr. Calhoun summarized the staff analysis which recommended the R-6 rezoning be approved. There were no further questions for Calhoun.

Teddy Higginbotham stated that the subject property had been developed as a quadplex since the mid-1970s and that he simply wished to restore the existing structure in order to rent the units.

With no other comments heard for or against, this hearing closed at approximately 6:08 pm.

D. Heard the request of Grant Family Properties to rezone from General Commercial (C-2) to Limited Commercial (C-1A) a tract of land totaling 1.18 acres located at 106 N.E. Wildwood Road, Dalton, Georgia. Parcel (11-277-01-001) (County)

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

Kaye Clark stated that their plan is to rezone the subject property in order to ensure conformity of the existing single-family detached dwelling. Clark stated that their preference is to continue renting the single-family dwelling on the subject property, but that they prefer the flexibility of the C-1A zone district for the purpose of selling the subject property at a later date. Chairman Lidderdale asked Clark if they would consider dividing the subject property to separate the residential portion from the speculative future commercial development. Clark stated that they did not wish to divide the subject property. Chris Shiflett then noted that dividing the subject property would likely result in a commercial lot too small for practical commercial development. Robert Smalley and Jean Price-Garland clarified for the petitioner that the existing dwelling on the subject property would be considered non-conforming and could remain rented for residential use in perpetuity regardless of its zoning. Chris Shiflett asked staff if C-1A would prohibit any viable commercial uses on the subject property given its limited size to which Garland stated it would have little effect.

With no other comments heard for or against, this hearing closed at approximately 6:24 pm.

E. Heard the request of Hamilton Medical Center to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) tracts of land totaling 30.41 acres located in Dalton, Georgia. Parcels (12-145-01-001, 12-145-01-002, 12-145-01-003, 12-145-01-004, 12-145-03-000, 12-159-01-021, 12-160-09-000, 12-160-19-000, 12-160-37-000, 12-160-58-000, and 12-160-59-000) (County)

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

Tom Minor, the petitioner's attorney, stated that the petitioner is requesting this rezoning in order to have the subject property in conformity with the zoning ordinance.

With no other comments heard for or against, this hearing closed at approximately 6:32 pm.

F. Heard the request of the Whitfield County Board of Commissioners along with the Cities of Dalton and Varnell to amend the Unified Zoning Ordinance to address commercial poultry and swine operations.

Mr. Calhoun summarized the staff analysis which recommended the text amendments be approved. Octavio Perez asked Calhoun if there would be an issue if a property was in the process of being sold for such use. Calhoun stated that the City's attorney would have to determine if a vested right was obtained prior to the adoption of the ordinance. Commissioners Thomas and Jones then expressed their concerns with the subjectivity of the proposed commercial poultry and swine definitions. Calhoun stated that using USDA concentrated animal feeding operation language would be a solution for a more specific definition. Commissioner Thomas then asked Calhoun for an explanation regarding the impetus of the proposed text amendment. Calhoun stated that the cities of Varnell and Dalton requested planning staff to draft a text amendment to address commercial poultry and swine operations within city limits. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 6:39 pm.

G. Heard the request of Juan Figueroa to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 1.12 acres total located on Waring Road, Dalton, Georgia. Parcel (12-143-11-003) (City)

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

Juan Figueroa was present and made no additional comments.

With no other comments heard for or against, this hearing closed at approximately 6:43 pm.

H. Heard the request of Bryan Spence to rezone from Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.19 acres located at Straight and Frederick Streets, Dalton, Georgia. Parcel (12-218-02-020) (City)

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

Bryan Spence stated that he plans to construct a duplex on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:46 pm.

I. Heard the request of Gonzalo Galvan to rezone from Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.29 acres located on Mitchell Street, Dalton, Georgia. Parcel (12-200-11-018) (City)

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

Gonzalo Galvan stated that he plans to construct a duplex on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:49 pm.

J. Heard the request of Jorge Romero Loreda to rezone from Transitional Commercial (C-4) to Limited Commercial (C-1A) a tract of land totaling 0.21 acres located at 1127 S. Thornton Avenue, Dalton, Georgia. Parcel (12-257-01-006) (City)

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

Manuel Meza stated that the subject property had been used residentially in the past. Meza then stated that the subject property has been limited for commercial use due to its size and limited off-street parking area. Meza stated that the last commercial occupancy of the subject property was in 2017 and it has been used residentially since 2017. Meza stated that the petitioner would be open to a strictly residential rezoning as well.

With no other comments heard for or against, this hearing closed at approximately 6:59 pm.

K. Heard the request of Teresa Acevedo to rezone from Medium Density Single Family Residential (R-3) to High-Density Residential (R-7) a tract of land totaling 0.40 acres located at 407 Sassafras Street, Dalton, Georgia. Parcel (12-180-01-024) (City)

Chairman Lidderdale stated that this item would be tabled due to the petitioner's absence.

L. Heard the request of Royal Oak Community, Ltd. to rezone from High-Density Residential (R-7) to General Commercial (C-2) a tract of land totaling 15.21 acres located at 1220 Broadrick Drive, Dalton, Georgia. Parcel (12-183-04-023) (City)

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

Tom Minor confirmed the staff analysis noting the petitioner intends to have a consistent and conforming zone district for all their combined properties.

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

M. Heard the request of Hamilton Children's Institute, Inc. to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 7.02 acres located at 1402 Walston Street, Dalton, Georgia. Parcel (12-184-01-047) (City)

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

Tom Minor confirmed the staff analysis noting the petitioner intends to have a consistent and conforming zone district for all their combined properties.

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

N. Heard the request of HLTC, Inc. to rezone from Neighborhood Commercial (C-1) and High Density Residential (R-7) to General Commercial (C-2) tracts of land totaling 18.73 acres located at 1102 Burleyson Road, 1110 Burleyson Road, 1115 Professional Blvd. and 1212 Broadrick Drive, Dalton, Georgia. Parcels (12-160-14-000) (12-160-15-000) (12-160-22-000) (12-183-04-022) (City)

Mr. Calhoun summarized the staff analysis which recommended the C-2 rezoning be approved. There were no

further questions for Calhoun.

Tom Minor confirmed the staff analysis noting the petitioner intends to have a consistent and conforming zone district for all their combined properties.

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

O. Heard the request of Hamilton Medical Center, Inc. to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) tracts of land totaling 95.13 acres located in Dalton, Georgia. Parcels (12-159-01-058, 12-160-02-001, 12-160-02-002, 12-160-02-003, 12-160-02-004, 12-160-03-000, 12-160-06-000, 12-160-16-000, 12-160-21-001, 12-160-21-006, 12-160-39-000, 12-160-51-000, 12-161-01-087, 12-182-02-001, 12-182-02-007, 12-182-02-041, 12-182-15-000, 12-183-03-000, 12-183-04-001, 12-183-04-002, 12-183-04-003, 12-183-04-004, 12-183-04-005, 12-183-04-009, 12-183-04-110, 12-183-04-111, 12-183-04-112, 12-183-04-113, 12-183-04-114, 12-183-04-115, 12-183-04-117, 12-183-04-119, 12-183-04-020, 12-183-04-021, 12-183-04-024, 12-183-05-000, 12-183-10-000, 12-183-11-000, 12-184-01-001, 12-184-01-010, and 12-184-01-039) (City)

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

Tom Minor confirmed the staff analysis noting the petitioner intends to have a consistent and conforming zone district for all their combined properties.

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

P. Heard the request of HMC Holdings, Inc. and Dalton-Whitfield County Joint Development Authority to annex 14.93 acres located on Lofts Way, into the City of Dalton, GA as High Density Residential (R-7). Parcel (12-160-25-000) (City)

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

Tom Minor confirmed the staff analysis noting the petitioner intends to have a consistent and conforming zone district for all their combined properties.

With no other comments heard for or against, this hearing closed at approximately 7:07 pm.

Q Heard the request of Hamilton Medical Center, Inc. to annex 30.41 acres located on multiple parcels into the City of Dalton, GA. As General Commercial (C-2). Parcels (12-145-01-001, 12-145-01-002, 12-145-01-003, 12-145-01-004, 12-145-03-000, 12-159-01-021, 12-160-19-000, 12-16-34-000, 12-160-09-000, 12-160-37-000, 12-160-58-000, and 12-160-59-000) (City)

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

Tom Minor confirmed the staff analysis noting the petitioner intends to have all their properties in this area within the same jurisdiction.

With no other comments heard for or against, this hearing closed at approximately 7:10 pm.

R. Heard the request of Kobayashi Healthcare International, Inc. to de-annex 12.32 acres located at 235 and 245 Kraft Drive, Dalton, GA from the City of Dalton, Parcel (13-025-11-000). (City)

Mr. Calhoun summarized the staff analysis which recommended the de-annexation be approved. There were no further questions for Calhoun.

Tom Minor stated that the petitioner desires to be de-annexed from the City of Dalton.

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

III. REGULAR MEETING

A. Recommendation regarding the request of John West to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 16.82 acres located at 3613 Lindsey Memorial Road, Rocky Face, Georgia. Parcel (27-310-16-000) (County)

Chairman Lidderdale sought a motion on the requested GA rezoning. Chris Shiflett then made a motion to recommend approval of the GA rezoning. David Pennington then seconded the motion and a unanimous recommendation to approve the GA rezoning followed, 4-0.

B. Recommendation regarding the request of Eileen M. Kelly and Jean M. Finney to rezone from Low Density Single Family Residential (R-2) and Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 77.55 acres located at 3529 Hurricane Road, Rocky Face, Georgia. Parcel (12-345-06-000) (County)

Chairman Lidderdale stated that this item would be tabled due to the petitioner's absence.

C. Recommendation regarding the request of Teddy R. Higginbotham Jr. to rezone from Rural Residential (R-5) to Transitional Residential (R-6) a tract of land totaling 0.46 acres located at 759 Townsend Lane, Tunnel Hill, Georgia. Parcel (27-056-01-030) (County)

Chairman Lidderdale sought a motion on the requested R-6 rezoning. Octavio Perez then made a motion to recommend the R-6 rezoning be approved. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-6 rezoning followed, 4-0.

D. Recommendation regarding the request of Grant Family Properties to rezone from General Commercial (C-2) to Limited Commercial (C-1A) a tract of land totaling 1.18 acres located at 106 N.E. Wildwood Road, Dalton, Georgia. Parcel (11-277-01-001) (County)

Chairman Lidderdale sought a motion on the requested C-1A rezoning. Chris Shiflett stated the limited commercial potential for the subject property as it is currently zoned. Chris Shiflett then made a motion to approve the C-1A rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the C-1A rezoning followed, 4-0.

E. Recommendation regarding the request of Hamilton Medical Center to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) tracts of land totaling 30.41 acres located in Dalton, Georgia. Parcels (12-145-01-001, 12-145-01-002, 12-145-01-003, 12-145-01-004, 12-145-03-000, 12-159-01-021, 12-160-09-000, 12-160-19-000, 12-160-37-000, 12-160-58-000, and 12-160-59-000) (County)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. Chris Shiflett then made a motion to approve the C-2 rezoning. David Pennington then seconded the motion and a unanimous recommendation to approve the C-2 rezoning with a condition followed, 4-0.

F. Recommendation regarding the request of the Whitfield County Board of Commissioners along with the Cities of Dalton and Varnell to amend the Unified Zoning Ordinance to address commercial poultry and swine operations.

Chairman Lidderdale sought a motion on the requested Unified Zoning Ordinance Text Amendment. Chris Shiflett then made a motion to table the text amendments until staff could make the necessary changes to the definitions. David Pennington then seconded the motion and a unanimous recommendation to table the text amendments followed, 4-0.

G. To hear the recommendation regarding the request of Juan Figueroa to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 1.12 acres total located on Waring Road, Dalton, Georgia. Parcel (12-143-11-003) (City)

Chairman Lidderdale sought a motion on the requested R-7 rezoning. Octavio Perez then made a motion to recommend approval of the R-7 rezoning. David Pennington then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 4-0.

H. To hear the recommendation regarding the request of Bryan Spence to rezone from Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.19 acres located at Straight and Frederick Streets, Dalton, Georgia. Parcel (12-218-02-020) (City)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. David Pennington then made a motion to recommend approval of the R-5 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.

I. To hear the recommendation regarding the request of Gonzalo Galvan to rezone from Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.29 acres located on Mitchell Street, Dalton, Georgia. Parcel (12-200-11-018) (City)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Octavio Perez then made a motion to recommend approval of the R-5 rezoning. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

J. To hear the recommendation regarding the request of Jorge Romero Loreda to rezone from Transitional Commercial (C-4) to Limited Commercial (C-1A) a tract of land totaling 0.21 acres located at 1127 S. Thornton Avenue, Dalton, Georgia. Parcel (12-257-01-006) (City)

Chairman Lidderdale sought a motion on the requested C-1A rezoning. Chris Shiflett confirmed with staff that commercial parking requirements would be the same in the C-2 and C-1A zone districts for commercial uses. Some discussion occurred that resulted in the understanding that the Planning Commission could recommend a residential rezoning without the need for the petitioner to re-apply for rezoning. **Chris Shiflett then made a motion to recommend approval of an R-5 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve an R-5 rezoning followed, 4-0.**

K. To hear the recommendation regarding the request of Teresa Acevedo to rezone from Medium Density Single Family Residential (R-3) to High-Density Residential (R-7) a tract of land totaling 0.40 acres located at 407 Sassafras Street, Dalton, Georgia. Parcel (12-180-01-024) (City)

Chairman Lidderdale stated that this rezoning would be tabled due to the petitioner's absence.

L. To hear the recommendation regarding the request of Royal Oak Community, Ltd. to rezone from High-Density Residential (R-7) to General Commercial (C-2) a tract of land totaling 15.21 acres located at 1220 Broadrick Drive, Dalton, Georgia. Parcel (12-183-04-023) (City)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **David Pennington then made a motion to recommend approval of the C-2 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0.**

M. To hear the recommendation regarding the request of Hamilton Children's Institute, Inc. to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 7.02 acres located at 1402 Walston Street, Dalton, Georgia. Parcel (12-184-01-047) (City)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **David Pennington then made a motion to recommend approval of the C-2 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0.**

N. To hear the recommendation regarding the request of HLTC, Inc. to rezone from Neighborhood Commercial (C-1) and High Density Residential (R-7) to General Commercial (C-2) tracts of land totaling 18.73 acres located at 1102 Burleyson Road, 1110 Burleyson Road, 1115 Professional Blvd. and 1212 Broadrick Drive, Dalton, Georgia. Parcels (12-160-14-000) (12-160-15-000) (12-160-22-000) (12-183-04-022) (City)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **David Pennington then made a motion to recommend approval of the C-2 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0.**

O. To hear the recommendation regarding the request of Hamilton Medical Center, Inc. to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) tracts of land totaling 95.13 acres located in Dalton, Georgia. Parcels (12-159-01-058, 12-160-02-001, 12-160-02-002, 12-160-02-003, 12-160-02-004, 12-160-03-000, 12-160-06-000, 12-160-16-000, 12-160-21-001, 12-160-21-006, 12-160-39-000, 12-160-51-000, 12-161-01-087, 12-182-02-001, 12-182-02-007, 12-182-02-041, 12-182-15-000, 12-183-03-000, 12-183-04-001, 12-183-04-002, 12-183-04-003, 12-183-04-004, 12-183-04-005, 12-183-04-009, 12-183-04-110, 12-183-04-111, 12-183-04-112, 12-183-04-113, 12-183-04-114, 12-183-04-115, 12-183-04-117, 12-183-04-119, 12-183-04-020, 12-183-04-021, 12-183-04-024, 12-183-05-000, 12-183-10-000, 12-183-11-000, 12-184-01-001, 12-184-01-010, and 12-184-01-039) (City)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **David Pennington then made a motion to recommend approval of the C-2 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0.**

P. To hear the recommendation regarding the request of HMC Holdings, Inc. and Dalton-Whitfield County Joint Development Authority to annex 14.93 acres located on Lofts Way, into the City of Dalton, GA as High Density Residential (R-7). Parcel (12-160-25-000) (City)

Chairman Lidderdale sought a motion on the requested annexation. **Octavio Perez then made a motion to recommend approval of the annexation. Chris Shiflett then seconded the motion and a unanimous recommendation to annex the subject property into the City of Dalton followed, 4-0.**

Q To hear the recommendation regarding the request of Hamilton Medical Center, Inc. to annex 30.41 acres located on multiple parcels into the City of Dalton, GA. As General Commercial (C-2). Parcels (12-145-01-001, 12-145-01-002, 12-145-01-003, 12-145-01-004, 12-145-03-000, 12-159-01-021, 12-160-19-000, 12-16-34-000, 12-160-09-000, 12-160-37-000, 12-160-58-000, and 12-160-59-000) (City)

Chairman Lidderdale sought a motion on the requested annexation. **Octavio Perez then made a motion to recommend approval of the annexation. Chris Shiflett then seconded the motion and a unanimous recommendation to annex the subject property into the City of Dalton followed, 4-0.**

R. To hear the recommendation regarding the request of Kobayashi Healthcare International, Inc. to de-annex 12.32 acres located at 235 and 245 Kraft Drive, Dalton, GA from the City of Dalton, Parcel (13-025-11-000). (City)

Chairman Lidderdale sought a motion on the requested de-annexation. **Chris Shiflett then made a motion to recommend approval of the de-annexation. Octavio Perez then seconded the motion and a unanimous recommendation to approve the de-annexation from the City of Dalton followed, 4-0.**

S. Flag Lot Review- Ricky Smith

Ms. Price-Garland oriented the Planning Commission to the subject property located along the east R/W of Highway 2. Garland then noted that the petitioner is proposing to divide the existing tract of land into five lots of which two would be considered flag lots. Garland stated that there were no issues identified with the plat from the perspective of staff due to the size of the flag lots. Garland then stated that all required department head signatures had been obtained prior to the meeting. Chairman Lidderdale asked for a motion on the proposed plat.

Octavio Perez made a motion to approve the plat; and his motion was seconded by David Pennington. The motion passed unanimously, 4-0.

T. Flag Lot Review- Red Hill Phase 4

Ms. Price-Garland oriented the Planning Commission to the subject property located at the current terminus of Red Hill Drive. Garland stated that this would be the fourth and final phase of the Red Hill residential development. Garland stated that there were no issues identified with the plat as proposed other than fire hydrant spacing. Jacob Bearden did notify the Planning Commission that an additional fire hydrant will need to be accounted for prior to the approval of the final plat. Chairman Lidderdale asked for a motion on the proposed flag lot. **Octavio Perez made a motion to approve the preliminary plat, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 4-0.**

U. Flag Lot Review- Edwin Dunagan

Ms. Price-Garland oriented the Planning Commission to the subject property located along the south R/W of Cohutta-Beaverdale Rd. Garland stated that the proposed plat would allow a father to deed 10-acres of land to his son, but the limited road frontage would create a flag lot which requires Planning Commission approval. Garland stated that all required signatures had been obtained prior to the meeting and that there were no issues identified by staff given the size of the proposed tracts of land.

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:37 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary

