

DALTON-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720

MEMORANDUM

TO: City of Dalton Mayor and Council
Kim Witherow
Jason Parker
Gandi Vaughn
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: July 1, 2019

SUBJECT: The request of Bryan Spence to rezone from Heavy Manufacturing (M-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 1.56 acres located on the corner of Chattanooga Avenue and Chenille Drive. Parcel (12-182-19-000) (Dalton)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 24, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met.

The petition was represented by Bryan Spence, the property owner and rezoning petitioner.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested R-3 rezoning and recommended an R-2 rezoning due to the factors described in the staff analysis. Chairman Lidderdale pointed out that the alleyway appeared to be mostly upon the subject property which would reduce lot sizes if more right-of-way is needed for improvements to the alleyway. Mr. Calhoun affirmed that Chairman Lidderdale's observation was correct and that any improvements made to the existing alleyway would need to be made with land from the subject property. Mr. Sanford asked Mr. Calhoun if the City of Dalton Public Works had expressed a desire to make the improvements discussed in the staff analysis to which Mr. Calhoun stated that he expected there would be improvements provided this development continues.

Bryan Spence stated that the flood engineering study had been completed and he does not expect any issues in regard to the flood plain and his proposed development. Mr. Spence went on to state that he fully intends to donate the alleyway to the City of Dalton. Mr. Sanford asked Mr. Spence what size of home he intended to build Mr. Spence replied that he intends to construct seven dwellings each of approximately 1300 square feet. Mr. Spence went on to state that he intends to construct dwellings with a modern architecture similar to a current project along Underwood Road in the City of Dalton. Mr. Spence showed the Planning Commission members a photo of his current project from his phone. Chairman Lidderdale asked what the expected price point will be for the proposed properties to which Mr. Spence stated that he intends the average selling price for each developed tract will be approximately \$169,000. Mr. Spence confirmed that both public water and sewer are available along both the front and rear lots and that he will be required to add an additional fire hydrant to complete his development as proposed.

With no other comments heard for or against this hearing closed at 6:52

Recommendation:

Chairman Lidderdale sought a motion on the requested R-3 rezoning. **Mr. Thomas then made a motion to recommend the R-3 rezoning as requested with the condition that the alleyway be donated to the City of Dalton based on his belief that there would be no issue with the proposed development. Mr. DeLay seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 5-0.**