

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

MEMORANDUM

TO: City of Dalton Mayor and Council
Andrew Parker
Jonathan Bledsoe
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: December 19, 2023

SUBJECT: The request of the Whitfield County Board of Commissioners along with the Cities of Dalton and Varnell to amend the Unified Zoning Ordinance to create a new Urban Planned Unit Development (UPUD) zoning district.

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on December 18, 2023, at 6:00 p.m. at the Whitfield County Courthouse meeting room. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Ethan Calhoun and Carl Campbell.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended the UZO text amendment to create a new UPUD zone district affecting only the portions of Whitfield County that are within the Metropolitan Statistical Area as delineated by the US Census Bureau. Calhoun went on to note that parcels of land would be eligible up to eight acres in size with no minimum lot size requirement. Calhoun then stated that additional site design and architectural requirements would be applied to any prospective sites. There were no further questions for Calhoun. Carl Campbell, Executive Director of the Dalton-Whitfield Joint Development Authority, stated that the UPUD zone district would allow for infill and redevelopment within the urban areas where residential redevelopment is challenging under existing zone districts. Campbell then stated that the proposed UPUD would eliminate the need for countless variances and allow for additional design regulations than the current zone districts. Campbell stated that the UPUD zone district would be a step towards the implementation of the Believe Greater Dalton Housing Strategy by creating infill and redevelopment opportunities that may otherwise be unfeasible while installing barriers to prevent bad actors from creating poorly designed developments. Cambell then drew attention to a site plan for a proposed development funded by the Dalton-Whitfield JDA on South Hamilton Street for a tract of land formerly donated to the JDA by Mohawk. Cambell noted the JDA's pending application for funding through the Georgia Department of Community Affairs for the S. Hamilton residential development. Campbell stated that the proposed S. Hamilton development would create small-lot single-family detached and townhouse residential workforce housing to be marketed at under \$300,000 per unit as required by the aforementioned grant.

Chairman Jensen asked Campbell why the proposed area was not solely within the City of Dalton. Jacob Bearden then stated that the MSA boundary would allow eligibility for potential tracts of land surrounding the periphery of the City of Dalton where urban developments may be feasible.

With no other comments heard for or against, this hearing closed at approximately 8:06 pm.

Recommendation:

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