

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

MEMORANDUM

TO: City of Dalton Mayor and Council
Andrew Parker
Terry Miller
Jean Garland

FROM: Jim Lidderdale
Chairman

DATE: March 2, 2023

SUBJECT: The request of Bryan Spence to rezone from Rural Residential (R-5) and High Density Residential (R-7) to Zero Lot Line Residential (R-4) a tract of land totaling 2.849 acres located on Sheridan Avenue, Dalton, Georgia. Parcels (12-254-45-000 and 12-254-06-001) (County+City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on February 27, 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 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.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-4 rezoning. Calhoun noted that a thorough investigation revealed that only one of the three existing tracts of land is currently within the City of Dalton and the other two tracts are in unincorporated Whitfield County. Calhoun stated that annexation of the entire subject property into the City of Dalton would not be possible due to the fact that it would create an island of unincorporated county land to the north. That is when Calhoun stated that both City and County staff agreed that the development, if approved, would be partially within the city and partly within the county. It was noted by Calhoun that the jurisdictional situation was the only issue noted by staff and that the proposed development was a good fit for the area based on existing zoning and development. There were no further questions for Calhoun.

Bryan Spence confirmed Calhoun's explanation of the county/city boundary issue and stated that he would develop the new roads and tracts within the city to city codes and that he would develop the roads and tracts located in the county to county codes. Spence went on to note his request to R-4 would create the lot density necessary to justify developing a major subdivision with stormwater and new roads. Chairman Lidderdale asked Spence for the average dwelling size within the proposed development to which Spence stated the houses would be around 1,200 square feet. Lidderdale then asked Spence if he had an idea how many lots would be in the city and how many would be in the county to which Spence stated he was unsure at this time. Octavio Perez asked Spence if he knew the number of lots to be created in the proposed subdivision to which Spence stated that he expected up to 21 new lots, but that he stated that he had not invested in a preliminary plat due to the uncertainty of the rezoning approval.

With no other comments heard for or against, this hearing closed at approximately 7:31pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested R-4 rezoning. **Jody McClurg then made a motion to approve the R-4 rezoning with no conditions based on her agreement with the content of the staff analysis. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-4 rezoning followed, 5-0.**

