

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

MEMORANDUM

TO: Whitfield County Board of Commissioners
Mark Gibson
Robert Smalley
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: June 25, 2020

SUBJECT: The request of the City of Dalton Mayor and Council to amend the Unified Zoning Ordinance to create clearer definitions, make inserts or omissions (including definitions as well as permitted uses), and otherwise improve the context and readability of the zoning text. The proposed amendments will affect Group Homes, Personal Care Homes, and Boutique Hotels, but other definitions and permitted uses may also be added/amended in this process.

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 22, 2020 at 6:00 p.m. at the Edwards Park Complex at 115 Edwards Park Entrance, Dalton, Georgia. A portion of the agenda included a public hearing concerning the above matter. A quorum of four 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.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which proposed several amendments to the UZO. Chairman Laughter asked several questions in regard to the existing senior care facilities in the community and stated that she wanted to ensure that none of those facilities would be impacted negatively. Unable to pinpoint those facilities and confirm their zoning, Calhoun and Price-Garland stated that they would confirm and report prior to any final action to ensure that the existing facilities were zoned appropriately. Price-Garland stated that even in the case that the existing uses weren't zoned accordingly, those properties would be able to continue their operations unphased by way of the UZO's non-conformity clause. Laughter also pointed out that some facilities offered care to both minors and seniors and pointed out that none of the proposed definitions described such a combination. Price-Garland stated that there are instances where one facility may obtain licenses for multiple programs through the state and operate multiple programs on a single property. Ms. McClurg requested an existing example of some of the proposed definitions, but Calhoun and Price-Garland were unable to give certain examples of facilities already established in the community.

With no other comments heard for or against this hearing closed.

Recommendation:

Chairman Lidderdale sought a motion on the requested text amendments. **Mr. DeLay then made a motion to recommend the proposed text amendments based on his agreement with the content of the staff analysis. Ms. McClurg then seconded the motion and a unanimous recommendation to approve the proposed text amendments followed, 3-0.**