

**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 31, 2019

**SUBJECT: The request of Crutchfield Properties to rezone from Light Manufacturing (M-1) to Rural Residential (R-5) a tract of land totaling 1.91 acres located along Conway Street. Parcel (12-275-05-063)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on July 22, 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 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 Bryan Spence, with power of attorney.

**Public Hearing Summary:**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning.

Bryan Spence represented the petitioner with staff-confirmed power of attorney. Mr. Spence stated that the staff analysis covered the details of this proposal accurately and that he would be the developer of this property if this rezoning is approved. Mr. Sanford asked Mr. Spence if he planned to build the same type of housing as he described in Item C to which Mr. Spence affirmed that it would be. Chairman Lidderdale asked Mr. Spence about the southern portion of the subject property that appears to not be included in the proposed sub-division attached to the staff analysis. Mr. Spence stated that the subject property's current owner also owns the southern tract and plans to only sell Mr. Spence the portion of the subject property shown in the proposed plat in the staff analysis and merge the leftover portion of the subject property with the rest of the southern tract. Mr. Spence went on to state that he would like to purchase and develop the southern tract at a future date, but it would not be part of the proposed rezoning.

Jeff Crevier, owner of the eastern adjacent M-2 tract, stated that he had recently purchased the adjacent manufacturing property and has begun remodeling the blighted structure. He stated that his intentions are to bring the structure back into manufacturing status and better appearance as well. Mr. Crevier went on to state his intentions to develop new manufacturing structures on the currently undeveloped western portion of his property. Mr. Crevier asked what type of impact he R-5 rezoning of the subject property might have on his property, and Chairman Lidderdale stated that he would be required to create a buffer along his western boundary if the subject property is rezoned R-5. Mr. Crevier stated that he is concerned with potential buffer requirements that may burden his future plans if the subject

property is rezoned to R-5. Some discussion occurred among the Planning Commission and staff members that resulted in the understanding that the impact of the subject property's R- rezoning would require an additional fifteen feet of setback and a buffer along his property's entire western boundary. Mr. Calhoun stated that a buffer could consist of either a sight impervious fence, earthen berm or sight impervious vegetation somewhere within the thirty-foot setback on the western boundary. Mr. Calhoun went on to state that if new development should occur on Mr. Crevier's tract that simply leaving the existing vegetation in the thirty-foot buffer area should satisfy the ordinance requirements, and he went on to clarify that the majority of Mr. Crevier's tract's western boundary would already be required to create a thirty-foot buffer since one of the western adjacent tracts is already zoned R-5. Mr. Crevier stated that he thought the proposed single-family residential design for the subject property would be a great fit for this area, but he went on to state that he was concerned about his being required to bear the burden of creating a thirty-foot buffer and losing developable area upon his property. Mr. Crevier then stated that he was concerned with the property boundary with his property and tract eight of the proposed subdivision on the subject property. This discussion ended after Mr. Minor suggested that Mr. Crevier have his property surveyed to compare to Mr. Spence's survey. Mr. Crevier stated that he had issues in regard to the FEMA flood plain on his property as well as stormwater issues caused by adjacent property. Chairman Lidderdale explained to Mr. Crevier that the Planning Commission is not an authority in flood plains or stormwater regulations and suggested that he speak with staff regarding those matters at a later time.

With no other comments heard for or against this hearing closed at 7:00

**Recommendation:**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Mr. Thomas then made a motion to recommend the R-5 rezoning as requested based on his agreement with the content of the staff analysis. Ms. McClurg seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**