

**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
Jacob Bearden

FROM: Jim Lidderdale
Chairman

DATE: June 1, 2023

SUBJECT: The request of the Whitfield County Board of Commissioners, Mayor and Council of the City of Dalton, and Mayor and Council of the City of Varnell to amend the Dalton-Whitfield-Varnell Unified Zoning Ordinance regarding compliance with GA HB 1405.

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on May 22, 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 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 recommended the text amendments be approved as written based on the understanding that the amendments are to be in compliance with HB1405. Octavio Perez asked why there was a 180-day window for Zoning Board of Appeals decisions in section 11-3-9 to which Robert Smalley stated that additional time was granted in order to compensate for the additional advertising time. Commissioner Jones and Perez expressed interest in reducing the 180 days to the minimum amount of time to ensure decisions were not to be delayed longer than necessary. Smalley stated that staff could revisit this section and reduce the 180 days to the minimum amount of time as legally necessary. There were no further questions for Calhoun.

Vicky Alt stated that she did not feel as though sufficient time had been given for citizens to review the proposed text amendments. Some discussion occurred regarding the text amendments draft having had a first reading at the May Commissioner's meeting as well as the opportunity for additional public comment at the upcoming June Commissioner's meeting.

With no other comments heard for or against, this hearing closed at approximately 6:29pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested UZO text amendment. Robert Smalley stated that one reading of the ordinance took place at the May Commissioner's meeting in addition to the public meeting held earlier at this meeting, and Smalley stated that there will be a second reading at the June Commissioner's meeting. Smalley stated that staff will reduce the 180-day appeal window for decisions to the least amount of time as legally allowed per the request of the Planning Commission and Board of Commissioners. **Chris Shiflett then made a motion to approve the text amendment with the conditions discussed in the public hearing regarding. Octavio Perez then seconded the motion and a unanimous recommendation to approve the text amendments followed, 3-0.**