

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
October 23, 2023

MEMBERS PRESENT

Jim Lidderdale, *Chairman*
Chris Shiflett, *Vice Chairman*
Octavio Perez
Jody McClurg
David Pennington IV
Eric Barr

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Barry Robbins *Vice-Chairman*
Greg Jones
Robby Staten
John Thomas

VISITORS PRESENT VIA VIDEO CONFERENCE

Kevin Reed, Robert Brooks, David Hardin, Bryan Spence, Yessica Sandoval, Joel Lyon, and others.

STAFF PRESENT

Ethan Calhoun
Robert Sivick
Dan Strain
Jacob Bearden
Jean Garland

I. GENERAL

A. Call to Order: Vice-Chairman Robbins called the meeting to order at 6:00 p.m. and confirmed a quorum of commissioners was present with Jevin Jensen absent, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with no absences.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the September 25, 2023, meeting minutes. Octavio Perez made the motion to accept the minutes as written and his motion was seconded by Chris Shiflett which then passed unanimously 5-0.

Mr. Calhoun summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the November meetings of the Whitfield County Board of Commissioners and Mayor and Council of the City of Dalton.

II. REZONING PUBLIC HEARINGS

A. Heard the request of BGR03, LLC to rezone from Rural Residential (R-5) to Heavy Manufacturing (M-2) a tract of land totaling 3.90 acres located at Old Grade Road, Dalton, Georgia. Parcel (12-244-03-048)

David Pennington recused himself from the public hearing for this item and exited the room. Mr. Calhoun summarized the staff analysis which recommended denial of the M-2 rezoning. There were no further questions for Calhoun.

Kevin Reed represented Northwest Georgia Paving Inc. by stating that his company had purchased the subject property recently. Reed went on to state that they desire to use the subject property for the storage of construction and landscaping materials as well as heavy equipment as an outpost. Some discussion occurred regarding the storage of heavy equipment on the subject property that resulted in Robert Smalley clarifying that the addition of storing heavy equipment on the subject property would be an expansion of the current nonconforming use of the subject property.

With no other comments being heard for or against, the hearing closed at 6:14

B. Heard the request of Robert Brooks to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 2.45 acres located at 1331 Tunnel Hill Varnell Road, Dalton, Georgia. Parcel (11-261-15-000)

Mr. Calhoun summarized the staff analysis which recommended the R-5 rezoning be approved. There were no further questions for Calhoun.

Robert Brooks stated that the manufactured home had been on the property since 1989 with a permanent foundation which would plan to remain on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:17pm.

C. Heard the request of Matrix Entertainment Group to rezone from Low Density Single Family Residential (R-2) to General Commercial (C-2) a tract of land totaling 1.1 acres located at 2113 Cleveland Highway, Dalton, Georgia. Parcel (12-126-17-000)

Mr. Calhoun summarized the staff analysis which recommended the C-2 rezoning be approved. There were no further questions for Calhoun.

David Hardin stated that his intention is to construct a restaurant on the subject property. Hardin noted that the single-family detached dwelling to the north appears to have been vacant for some time.

Joel Lyon did not raise a specific opposition to the rezoning, but Lyon stated that he was concerned with traffic safety at this location in regard to ingress/egress. Chris Shiflet stated that the GA DOT would determine the need for any specific access improvements since Cleveland Highway is a state-maintained highway. Hardin stated that he thought the proposed use of the subject property was a great idea given that some attention be given to traffic safety.

With no other comments heard for or against, this hearing closed at approximately 6:26pm.

D. Heard the request of Bryan Spence to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 2.02 acres located at 158 Callahan Cavender Road, Dalton, Georgia. Parcel (13-024-03-000)

Mr. Calhoun summarized the staff analysis which recommended the R-5 rezoning be approved. There were no further questions for Calhoun.

Bryan Spence stated that he intends to construct single-family detached dwellings and potentially duplexes on the subject property, but Spence did not have a specific site plan to identify the exact number of lots proposed or the number of units proposed for the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:30pm.

E. Heard the request of Juan Figueroa to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 1.12 acres total located on Waring Road, Dalton, Georgia. Parcel (12-143-11-003)

Mr. Calhoun summarized the staff analysis which recommended the C-3 rezoning be approved. There were no further questions for Calhoun.

Chairman Lidderdale determined that the petitioner was absent and stated that the public hearing would be tabled until the November meeting of the Planning Commission.

F. Heard the request of Yessica A. Sandoval and Cesar G. Sandoval Silva to annex 0.19 acres located at 1505 Hale Bowen Drive, Dalton, Ga. into the City of Dalton as Medium Density Single Family Residential (R-3) Parcel (12-179-02-051)

Mr. Calhoun summarized the staff analysis which recommended the annexation be approved. There were no further questions for Calhoun.

Yessica Sandoval stated that they wish to be annexed into the City of Dalton, and Sandoval went on to state that they assumed their property was in the city when they purchased their home.

With no other comments heard for or against, this hearing closed at approximately 6:38pm.

III. REGULAR MEETING

A. Recommendation regarding the request of BGR03, LLC to rezone from Rural Residential (R-

5) to Heavy Manufacturing (M-2) a tract of land totaling 3.90 acres located at Old Grade Road, Dalton, Georgia. Parcel (12-244-03-048)

David Pennington recused himself from this recommendation and left the room. Chairman Lidderdale sought a motion on the requested M-2 rezoning. **Octavio Perez then then made a motion to recommend denial of the M-2. Jody McClurg then seconded the motion and a unanimous recommendation to deny the M-2 rezoning followed, 4-0.**

B. Recommendation regarding the request of Robert Brooks to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 2.45 acres located at 1331 Tunnel Hill Varnell Road, Dalton, Georgia. Parcel (11-261-15-000)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Octavio Perez then then made a motion to recommend approval of the R-5 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning with the condition followed, 5-0.**

C. Recommendation regarding the request of Matrix Entertainment Group to rezone from Low Density Single Family Residential (R-2) to General Commercial (C-2) a tract of land totaling 1.1 acres located at 2113 Cleveland Highway, Dalton, Georgia. Parcel (12-126-17-000)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **David Pennington then made a motion to recommend the C-2 rezoning be approved. Eric Barr then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 5-0.**

D. Recommendation regarding the request of Bryan Spence to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 2.02 acres located at 158 Callahan Cavender Road, Dalton, Georgia. Parcel (13-024-03-000)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Octavio Perez then made a motion to approve the R-5 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning with a condition followed, 5-0.**

E. Recommendation regarding the request of Juan Figueroa to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 1.12 acres total located on Waring Road, Dalton, Georgia. Parcel (12-143-11-003)

Chairman Lidderdale stated that the public hearing and recommendation would be tabled until the November meeting due to the petitioner's absence.

F. Recommendation regarding the request of Yessica A. Sandoval and Cesar G. Sandoval Silva to annex 0.19 acres located at 1505 Hale Bowen Drive, Dalton, Ga. into the City of Dalton as Medium Density Single Family Residential (R-3) Parcel (12-179-02-051)

Chairman Lidderdale sought a motion on the requested annexation into the City of Dalton. **Chris Shiflett then made a motion to approve the annexation. David Pennington then seconded the motion and a unanimous recommendation to approve the annexation followed, 5-0.**

E. Final Plat Review- Bryan Spence

Ms. Price-Garland oriented the Planning Commission to the subject property located at the corner of Straight St. and North Frederick St. Garland then noted that the petitioner is proposing to divide the existing tract of land into two lots. Garland stated that there were no issues identified with the plat and that all required department head signatures had been obtained prior to the meeting. Chairman Lidderdale asked for a motion on the proposed plat. **Chris Shiflett made a motion to approve the plat, and his motion was seconded by Jody McClurg. The motion passed unanimously, 5-0.**

F. Flag Lot Review- Haley Wilson

Ms. Price-Garland oriented the Planning Commission to the subject property located along the west R/W of Bowers Rd. Garland noted that all required department head signatures had been obtained prior to the meeting. Garland went on to note that the proposed plat would create a new 2-acre tract of land from a larger parent tract. Garland stated that there were no issues identified with the plat as proposed. Chairman Lidderdale asked for a motion on the proposed flag lot. **Octavio Perez made a motion to approve the plat, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 5-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:49 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary