

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**January 22, 2024**

**MEMBERS PRESENT**

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

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

Jevin Jensen *Chairman*  
Barry Robbins *Vice-Chairman*  
Robby Staten  
John Thomas

**VISITORS PRESENT VIA VIDEO CONFERENCE**

Tom Minor, Tangel Johnson, Darrell Dempsey, Dan Combs Jr., Todd Pangle, Tracy Wadford, Jeff and Carrie Raymond, and others.

**STAFF PRESENT**

Ethan Calhoun  
Dan Strain  
Jean Garland

**I. GENERAL**

A. Call to Order: Chairman Jensen called the meeting to order at 6:00 p.m. and confirmed a quorum of commissioners was present with Greg Jones absent, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with Eric Barr absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the December 18, 2023, meeting minutes. David Pennington made the motion to accept the minutes as written and his motion was seconded by Octavio Perez which then passed unanimously 4-0.

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

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Hardnett and Peck, LLC for a special use request in a General Agricultural (GA) district a tract of land totaling 60.00 acres located on Coley Cliff, Rocky Face, Georgia. Parcel (12-302-03-000)**

Mr. Calhoun summarized the staff analysis which recommended approval of the special use permit. There were no further questions for Calhoun.

Tom Minor represented the petitioner as their attorney. Minor agreed with the content of the staff analysis. Octavio Perez asked Minor if the current request for a special use permit would replace the plans for the previous special use permit granted on the adjacent property. Minor stated that the current request would replace the plans for the adjacent property.

Tracy Wadford, a neighbor, stated his concern with traffic on Coley Cliff Drive. Wadford listed his concerns which included: maintenance of Coley Cliff Drive due to increased use, inability for cars to pass along Coley Cliff Dr., and damage to Coley Cliff Drive resulting from heavy equipment accessing the subject property. Wadford went on to state his concerns with the potential for trespassers on his property due to unmarked property

boundaries or fencing.

Jeff and Carrie Raymond, nearby residents to the west. Mr. and Mrs. Raymond stated their concerns with the potential for stormwater runoff and erosion caused by the proposed development of the subject property. The Raymonds also voiced their concerns about potential noise pollution originating from the proposed event center. The Raymonds then stated they were concerned with the potential for safe access to the subject property as well as concerns for litter associated with guests residing on the subject property.

Joseph Parks, the petitioner's civil engineer for this project, stated that the heavy construction equipment can access the subject property directly from Dug Gap Battle Road to avoid damage to Coley Cliff Drive. Parks stated that only tracked equipment would be capable of accessing Dug Gap Battle Road due to the steep grade. Parks went on to state overnight accommodations will reduce daily traffic. Parks then stated that hiking trails would be created to guide visitors and avoid confusion and the potential for unintentional trespassing. Parks went on to note that the proposed development of the subject property will be designed with green infrastructure such as rain gardens and gravel driveway to reduce stormwater and erosion. Octavio Perez noted his experience of Coley Cliff Drive and asked Parks if improvements would be made to allow vehicles to pass when traveling in opposite directions. Parks stated that they would be able to accommodate improvements to Coley Cliff Drive. Jody McClurg then asked Parks the length of the proposed driveway to which Parks stated approximately ½ mile. Chris Shifflett then asked Parks if emergency vehicles would be able to access the subject property's proposed structures. Parks stated that the driveway is planned to be graded at a gradual slope at a width of 18'. Parks stated that both ambulance and firetruck access should be possible.

With no other comments being heard for or against, the hearing closed at 6:27

**B. Heard the request of Darrell Dempsey to rezone from General Commercial (C-2) to Limited Commercial (C-1A) a tract of land totaling 6.95 acres located on Georgia Hwy 2, Varnell, Georgia. Parcel (11-229-01-003)**

Mr. Calhoun summarized the staff analysis which recommended the C-1A rezoning be approved. There were no further questions for Calhoun.

Dan Combs Jr. represented the subject property owner with power of attorney. Combs agreed with the content of the staff analysis and added that there are no current plans for the development of the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:39 pm.

**C. Heard the request of the Joint Development Authority to rezone from Transitional Commercial (C-4) to Urban Planned Unit Development (U-PUD) tracts of land totaling 3.19 acres located along South Hamilton Street, Nichols Street, and Cherokee Street, Dalton, Georgia. Parcels (12-257-07-055, 12-257-07-057, 12-257-07-065, 12-257-07-064)**

Mr. Calhoun summarized the staff analysis which recommended the U-PUD rezoning be approved. Octavio Perez asked if there would be enough parking spaces off-street and if there would be any on-street parking. Calhoun stated that there would be off-street parking and that any on-street parking would only be legal if there were marked spaces. There were no further questions for Calhoun.

Todd Pangle, Dalton's Assistant City Administrator, represented the petition by noting the City's resounding support of the proposed rezoning and development. Pangle stated that the grant funding the subject property's infrastructure will require the prospective homes to be sold between \$125,000-\$290,000 to ensure the units are affordable. Pangle assured the Planning Commission that emergency vehicle access has been made a top priority for the proposed project and that there are multiple access points to ensure redundant ingress/egress in the event of an emergency. Pangle made note of the covenants that will be applied to the subject property and stated that all new streets would be city-owned and maintained. Pangle noted the architect responsible for the development's design and went on to mention that City officials had visited multiple comparable developments in the Atlanta area before developing a site plan. Chris Shifflett asked Pangle for the areas they visited and Pangle stated that they had visited several similar developments in and around Atlanta.

With no other comments heard for or against, this hearing closed at approximately 6:50 pm.

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of Hardnett and Peck, LLC for a special use request in a General Agricultural (GA) district a tract of land totaling 60.00 acres located on Coley Cliff, Rocky Face, Georgia. Parcel (12-302-03-000)**

Chairman Lidderdale sought a motion on the requested Special Use Permit for an event center. **Octavio Perez then made a motion to recommend approval of the special use permit for the event center on the condition that the affected section of Coley Cliff Dr. be widened enough for two vehicles to safely pass in opposing directions. Jody McClurg then seconded the motion and a unanimous recommendation to approve the special use permit for an event center with a condition followed, 4-0.**

**B. Recommendation regarding the request of Darrell Dempsey to rezone from General Commercial (C-2) to Limited Commercial (C-1A) a tract of land totaling 6.95 acres located on Georgia Hwy 2, Varnell, Georgia. Parcel (11-229-01-003)**

Chairman Lidderdale sought a motion on the requested C-1A rezoning. **Chris Shiflett then made a motion to recommend approval of the C-1A rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the C-1A rezoning followed, 4-0.**

**C. Recommendation regarding the request of the Joint Development Authority to rezone from Transitional Commercial (C-4) to Urban Planned Unit Development (U-PUD) tracts of land totaling 3.19 acres located along South Hamilton Street, Nichols Street, and Cherokee Street, Dalton, Georgia. Parcels (12-257-07-055, 12-257-07-057, 12-257-07-065, 12-257-07-064)**

Chairman Lidderdale sought a motion on the requested U-PUD rezoning. **David Pennington then made a motion to recommend the U-PUD rezoning be approved subject to a condition requiring a minimum of two off-street parking spaces per dwelling. Octavio Perez then seconded the motion and a unanimous recommendation to approve the U-PUD rezoning and condition followed, 4-0.**

**D. Final Plat Review- John Suttles**

Ms. Price-Garland oriented the Planning Commission to the subject property and noted that the petitioner had corrected the issues since the previous plat proposal had been denied. Garland then noted that the petitioner provided two plats for the subject property that each met the subdivision regulations and had received department head signatures. Garland stated that the plats could be approved such that the petitioner could choose one of the two for recording. Chairman Lidderdale asked for a motion on the proposed plat. **Octavio Perez made a motion to approve the plat for either option since they met the criteria, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 4-0.** This approval allows Suttles to choose either of the two proposals to record with the Clerk of the Superior Court.

**E. Flag Lot Review- Segura, Excobedo**

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Maple Grove Road. Garland stated that there are currently two single-family detached dwellings on the subject property. Garland went on to note the only way to divide the subject property's two dwellings would be by the creation of a flag lot. Garland pointed out that the proposed lots were in excess of the minimum required lot size as well as minimum road frontage. Garland then stated that all the required department head signatures had been obtained. Chairman Lidderdale asked for a motion on the proposed plat. **Octavio Perez made a motion to approve the plat, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 4-0.**

**F. Final Plat Review- Glenndale Subdivision**

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Acme Ave proposing the creation of one new vacant lot. Garland stated there were no issues after staff review, and Garland noted that all required department head signatures had been obtained. Garland pointed out that this is within the City of Dalton and would therefore require Planning Commission approval. Chairman Lidderdale asked for a motion on the proposed plat. **David Pennington made a motion to approve the plat, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 4-0.**

**IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 7:03 p.m.

Respectfully submitted,  
Ethan Calhoun  
Secretary