

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**February 27, 2023**

**MEMBERS PRESENT**

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

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

Jevin Jensen, *Chairman*  
John Thomas  
Robby Staten  
Barry Robbins  
Greg Jones

**VISITORS PRESENT VIA VIDEO CONFERENCE**

Jeffrey Williams, Vicky Alt, Darrel Long, Billy Spence, Bryan Spence, Melanie Honig, Leonard Cochran Jr, Jose Garcilazo, Steve Cardin, Sergio Paez, Jose Arias, Tangela Johnson, Roger Jones, Arleen Walrath, and others.

**STAFF PRESENT**

Ethan Calhoun  
Robert Sivick  
Robert Smalley  
Jacob Bearden

**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 no absences, 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 December 19, 2022 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 March 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 Jeffrey Williams to rezone from Suburban Agriculture (SA) to General Commercial (C-2) a tract of land totaling 2.92 acres located on Carbondale Road, Dalton, Georgia. Parcel (13-173-31-000) (County)**

Mr. Calhoun summarized the staff analysis which recommended approval of the C-2 rezoning with a condition limiting access of the subject property to Carbondale Road. There were no further questions for Calhoun. Jeffrey Williams gave a brief history of his family's business known as Trinity Waste Management. Williams went into the details of their business noting that they operate dumpster pickup and delivery for businesses, construction, and residential properties. Williams stated that his business needed room to expand and that the subject property and the adjacent tract fit their needs. Williams stated that the dumpsters would be stored on the subject property, and Williams went on to note that he would eventually like to construct a shop for maintenance

and repairs to his equipment. Williams then pointed out that the Minnow Way easement was largely located on the subject property, but he had no intentions of restricting access for the residents nor did he have an issue with the condition restricting commercial access to Minnow Way. Then Williams mentioned that he speculated their stormwater would be on the west side of the subject property. Chairman Lidderdale confirmed with Williams that the subject property would house Trinity's primary location.

Vicky Alt, a resident of the Cohutta area, stated that Chairman Lidderdale and Jody McClurg had not been re-appointed to their seats on the Planning Commission since July of 2021, and that all rezoning decisions made since July of 2021 were null and void. Alt requested that the two members should recuse themselves from the February meeting and allow the vice-chairman to run the meeting. No statements pertaining to the Williams rezoning were raised in Alt's address to the Planning Commission.

Arleen Walrath, a neighbor along Minnow Way, stated her concern for commercial traffic along Minnow Way and confirmed that commercial access would be denied. Walrath then stated her concern for the safety of the children in the adjacent neighborhood along with a concern for light pollution and hours of operation.

Williams rebutted by stating that he plans to use minimal downward facing LED lighting outdoors. Then Williams stated that his hours of operation begin at 2am with trucks going out for their daily routes. Williams did state that he intends to build a fence around the subject property and that no trash will be stored in the dumpsters when they are on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:21pm.

**B. Heard the request of Billy Spence to rezone from Low Density Single Family Residential (R-2) and Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 2.418 acres located on MLK and Dycus Road, Dalton, Georgia. Parcels (12-205-01-032 and 12-205-01-033) (County)**

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

Billy Spence stated that he plans to construct three duplexes on MLK Jr. Blvd. as well as two single-family detached dwellings. Spence then stated that he intends to construct two duplexes on Dycus Road as well.

With no other comments heard for or against, this hearing closed at approximately 6:32pm.

**C. Heard the request of Jose Reyes Garcilazo to rezone from Heaving Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.52 acres located at 308 Shady Drive, Dalton, Georgia. Parcel (12-351-03-004) (County)**

Mr. Calhoun summarized the staff analysis which recommended an approval of the R-5 rezoning based on the content of the staff analysis. There were no further questions for Calhoun.

Jose Garcilazo had no additional comments.

With no other comments heard for or against, this hearing closed at approximately 6:35pm.

**D. Heard the request of Steve Cardin to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.45-acres located at 1025 Reed Rd. Dalton, Georgia. Parcel (12-085-26-000) (County)**

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

Steve Cardin stated that he intended to place a manufactured home on the subject property and that the subject property already had water and a septic system. Chairman Lidderdale confirmed with Cardin that he would be okay with a condition that no duplexes be permitted on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:40pm.

**E. Heard the request of Leonard Cochran Jr. from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.49-acres located at 1117 Beaverdale Rd. NE Dalton, Georgia. Parcel (11-307-32-000) (County)**

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

Leonard Cochran Jr. stated that he built the small structure on the subject property over twenty years ago to match the style of his adjacent home. Cochran stated that he retired a few years ago and rezoned the property for residential use. Cochran then stated that he has decided to use the small building on the subject property as an antique shop that would operate approximately 3-days a week. Chairman Lidderdale confirmed that there would

be adequate parking based on the small size of the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:47pm.

**F. Heard the request of Mary Dunn to rezone from Rural Residential (R-5) to General Agriculture (GA) two tracts of land totaling 5-acres located at 1688 LaFayette Rd Rocky Face, Georgia. Parcels (27-264-13-000 and 27-264-04-000) (County)**

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

Mary Dunn stated that she has purchased additional land to meet the 5-acre minimum lot size in order to be rezoned GA. Dunn stated that her intention for the rezoning was in order to be able to create a second dwelling on the subject property to house her aging parents. Dunn stated that the proposed additional dwelling would likely be a barndominium style building. Chairman Lidderdale confirmed with Dunn that the proposed additional dwelling would not be attached to the existing dwelling on the subject property. Dunn noted that the proposed new dwelling would have approximately 1,000sqft of heated floor area.

With no other comments heard for or against, this hearing closed at approximately 6:53pm.

**G. Heard the request of Hardnett+Peck, LLC to rezone from Estate Residential (R-1) to General Agriculture (GA) with a Special Use permit for an event center a tract of land totaling 38.2-acres located along Dug Gap Mountain Rd, Dalton, Georgia. Parcel (12-244-03-000) (County)**

Mr. Calhoun summarized the staff analysis which recommended the GA rezoning. There were no further questions for Calhoun.

Tangela Johnson began by noting telling the story of her professional development training business. Johnson stated that her business had been located in downtown Dalton for a number of years until the building was sold in 2021. Johnson went on to state her intent to develop a small professional development center on the subject property to be able to cater to groups of up to 25 participants. Then Johnson stated that she has been working to secure architects and engineers that are skilled in green infrastructure and buildings in order to minimize the impact to the natural landscape on the subject property. Johnson stated that there would be a central building where the teaching would occur and that the proposed structure would appear as a single-family detached dwelling. Then Johnson went on to note that the proposed cottages would be approximately 400sqft each in floor area. Chairman Jensen confirmed with Johnson that she would not be living on the subject property.

Roger Jones stated that he was representing his son who is an adjacent property owner to the southeast of the subject property. Jones stated that he and his son are opposed to the rezoning and special use permit for an event center. Jones stated that he believed the access easement to the subject property was insufficient for emergency access as well as the maintenance of the shared easement. Then Jones stated that part of the easement was impacted by swampland. Jones went on to state that his son intends to construct a new single-family detached dwelling on his adjacent property. Jones stated concerns with noise from events as well as uncertainty regarding future use of the subject property for other events or development.

Johnson rebutted by stating that her engineer and architect have been to the subject property and that any of the issues noted could be addressed with some investment. Johnson stated her intent to improve the access easement and share maintenance. Chairman Lidderdale confirmed with staff that the special use permit would not give blanket opportunity to develop the subject property and that any deviation from the proposed development would require future zoning action and a new site plan.

With no other comments heard for or against, this hearing closed at approximately 7:18pm.

**H. Heard the request of Jorge Ruedas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.9-acres located along Old Grade Rd, Georgia. Parcel (12-244-03-053) (County)**

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-5 rezoning. There were no further questions for Calhoun.

The petitioner was absent, so the public hearing is automatically tabled to the March meeting.

With no other comments heard for or against, this hearing closed at approximately 7:56pm.

**I. Heard the request of Bryan Spence to rezone from Rural Residential (R-5) and High Density Residential (R-7) to Zero Lot Line Residential (R-4) a tract of land totaling 2.849 acres located on Sheridan Avenue, Dalton, Georgia. Parcels (12-254-45-000 and 12-254-06-001) (County+City)**

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-4 rezoning. Calhoun noted that a thorough investigation revealed that only one of the three existing tracts of land is currently within the City of Dalton and the other two tracts are in unincorporated Whitfield County. Calhoun stated that annexation of the entire subject property into the City of Dalton would not be possible due to the fact that it would create an island of unincorporated county land to the north. That is when Calhoun stated that both City and County staff agreed that the development, if approved, would be partially within the city and partly within the county. It was noted by Calhoun that the jurisdictional situation was the only issue noted by staff and that the proposed development was a good fit for the area based on existing zoning and development. There were no further questions for Calhoun.

Bryan Spence confirmed Calhoun's explanation of the county/city boundary issue and stated that he would develop the new roads and tracts within the city to city codes and that he would develop the roads and tracts located in the county to county codes. Spence went on to note his request to R-4 would create the lot density necessary to justify developing a major subdivision with stormwater and new roads. Chairman Lidderdale asked Spence for the average dwelling size within the proposed development to which Spence stated the houses would be around 1,200 square feet. Lidderdale then asked Spence if he had an idea how many lots would be in the city and how many would be in the county to which Spence stated he was unsure at this time. Octavio Perez asked Spence if he knew the number of lots to be created in the proposed subdivision to which Spence stated that he expected up to 21 new lots, but that he stated that he had not invested in a preliminary plat due to the uncertainty of the rezoning approval.

With no other comments heard for or against, this hearing closed at approximately 7:31pm.

**J. Heard the request of Melanie Honig to rezone from Low Density Single Family Residential (R-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.21 acres located at NE corner of Tyler Street and Chattanooga Avenue, Dalton, Georgia. Parcel (12-200-01-025) (City)**

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-3 rezoning. There were no further questions for Calhoun.

Melanie Honig stated that she plans to construct a single-family detached dwelling on the subject property. Honig stated that the size and architecture of the proposed dwelling would be reflective of those within the historic Crown Mill village. Honig went on to state that her intent was to construct a house that would appear to have existed on the subject property for many years.

With no other comments heard for or against, this hearing closed at approximately 7:38pm.

**K. Heard the request of Sergio Paez to rezone from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.22 acres located at 401 Hawthorne Street, Dalton, Georgia. Parcel (12-200-14-001) (City)**

Mr. Calhoun summarized the staff analysis which recommended approval of the requested C-1 rezoning with conditions. There were no further questions for Calhoun.

Sergio Paez requested that Octavio Perez translate English to Spanish due to Paez's limited English vocabulary. Paez stated that his plan is to construct a drive-through only restaurant on the subject property of a very small size. Chairman Lidderdale confirmed with Paez that he would not have any issue with the 20' buffer along the northern boundary of the subject property.

With no other comments heard for or against, this hearing closed at approximately 7:48pm.

**L. Heard the request of Jose Arias to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25-acres located 1503 Byron St, Georgia. Parcel (12-241-13-009) (City)**

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

With no other comments heard for or against, this hearing closed at approximately 7:56pm.

**III. REGULAR MEETING**

**A. Recommendation regarding the request of Jeffrey Williams to rezone from Suburban Agriculture (SA) to General Commercial (C-2) a tract of land totaling 2.92 acres located on Carbondale Road, Dalton, Georgia. Parcel (13-173-31-000) (County)**

Chairman Lidderdale sought a motion on the requested C-2 rezoning. Octavio Perez then made a motion to

**recommend the C-2 rezoning be approved with the condition noted in the staff analysis. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 5-0.**

**B. Recommendation regarding the request of Billy Spence to rezone from Low Density Single Family Residential (R-2) and Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 2.418 acres located on MLK and Dycus Road, Dalton, Georgia. Parcels (12-205-01-032 and 12-205-01-033) (County)**

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

**C. Recommendation regarding the request of Jose Reyes Garcilazo to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.52 acres located at 308 Shady Drive, Dalton, Georgia. Parcel (12-351-03-004) (County)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. David Pennington then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.

**D. Recommendation regarding the request of Steve Cardin to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.45-acres located at 1025 Reed Rd. Dalton, Georgia. Parcel (12-085-26-000) (County)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. Octavio Perez then made a motion to approve the R-5 rezoning with the condition in the staff analysis limiting the subject property to only single-family detached development on the subject property. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.

**E. Recommendation regarding the request of Leonard Cochran Jr. from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.49-acres located at 1117 Beaverdale Rd. NE Dalton, Georgia. Parcel (11-307-32-000) (County)**

Chairman Lidderdale sought a motion on the requested C-1 rezoning. David Pennington stated that he saw no issue with the proposed rezoning based on the previous commercial use of the subject property which appeared to have no negative impact to the neighborhood. David Pennington then made a motion to recommend the requested C-1 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the requested C-1 rezoning followed, 5-0.

**F. Recommendation regarding the request of Mary Dunn to rezone from Rural Residential (R-5) to General Agriculture (GA) two tracts of land totaling 5-acres located at 1688 LaFayette Rd Rocky Face, Georgia. Parcels (27-264-13-000 and 27-264-04-000) (County)**

Chairman Lidderdale sought a motion on the requested GA rezoning. Chris Shiflett then made a motion to approve the GA rezoning based on his agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the GA rezoning and followed, 5-0.

**G. Recommendation regarding the request of Hardnett+Peck, LLC to rezone from Estate Residential (R-1) to General Agriculture (GA) with a Special Use permit for an event center a tract of land totaling 38.2-acres located along Dug Gap Mountain Rd, Dalton, Georgia. Parcel (12-244-03-000) (County)**

Chairman Lidderdale sought a motion on the requested GA rezoning and special use permit for an event center. Jody McClurg then made a motion to approve the GA rezoning and special use permit for an event center. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the GA rezoning and special use permit for an event center followed, 5-0.

**H. Recommendation regarding the request of Jorge Ruedas to rezone from General Commercial**

**(C-2) to Rural Residential (R-5) a tract of land totaling 0.9-acres located along Old Grade Rd, Georgia. Parcel (12-244-03-053) (County)**

Chairman Lidderdale stated that, due to the absence of the petitioner, this item would be tabled until the March meeting.

**I. Recommendation regarding the request of Bryan Spence to rezone from Rural Residential (R-5) and High Density Residential (R-7) to Zero Lot Line Residential (R-4) a tract of land totaling 2.849 acres located on Sheridan Avenue, Dalton, Georgia. Parcels (12-254-45-000 and 12-254-06-001) (County+City)**

Chairman Lidderdale sought a motion on the requested R-4 rezoning. **Jody McClurg then made a motion to approve the R-4 rezoning with no conditions based on her agreement with the content of the staff analysis. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-4 rezoning followed, 5-0.**

**J. Recommendation regarding the request of Melanie Honig to rezone from Low Density Single Family Residential (R-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.21 acres located at NE corner of Tyler Street and Chattanooga Avenue, Dalton, Georgia. Parcel (12-200-01-025) (City)**

Chairman Lidderdale sought a motion on the requested R-3 rezoning. **Octavio Perez then made a motion to approve the R-3 rezoning. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 5-0.**

**K. Recommendation regarding the request of Sergio Paez to rezone from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.22 acres located at 401 Hawthorne Street, Dalton, Georgia. Parcel (12-200-14-001) (City)**

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **Octavio Perez then made a motion to approve the C-1 rezoning with the conditions in the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the C-1 rezoning with conditions followed, 5-0.**

**L. Recommendation regarding the request of Jose Arias to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25-acres located 1503 Byron St, Georgia. Parcel (12-241-13-009) (City)**

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

**M. Final Plat Review-RW Sales**

Jacob Bearden oriented the Planning Commission to the subject property that fronts S. Spencer, Emery, and Green St. in the City of Dalton. Bearden noted that the subject property is within the City of Dalton which calls for Planning Commission approval. Bearden stated that the proposed plat met all requirements for a minor subdivision and had been signed by all department heads prior to the Planning Commission meeting.

Chairman Lidderdale sought a motion on the RW Sales, LLC plat. **David Pennington then made a motion to approve the plat. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the plat followed, 5-0.**

**N. Flag Lot Ratio Review- Kay Sandra Miller**

Jacob Bearden oriented the Planning Commission to the subject property that fronts GA State Hwy. 2. Bearden stated that the proposed division would separate a 1.4-acre tract of land (Tract 2) from its parent tract. The parent tract would be left with 21-acres and noted as Tract 2. Bearden stated that the proposed plat would need Planning Commission approval to move forward as it would be considered a flag lot. Bearden also stated that all the required department head signatures had been obtained for this plat and that the typical issues associated with flag lots did not apply to this plat given the size of Tract 2 and significant separation from the existing dwelling.

Chairman Lidderdale sought a motion on the requested flag lot. **Chris Shiflett then made a motion to approve the plat. Octavio Perez then seconded the motion and a unanimous recommendation to approve the plat followed, 5-0.**

**O. Flag Lot Ratio Review- Hibbymo Properties**

Jacob Bearden oriented the Planning Commission to the subject property that fronts State Route 201 and Lake Kathy Road. Bearden stated that the proposed division would divide a single tract of land into two new tracts of land. Bearden pointed out that the two tracts of land are zoned C-2 and labeled as Tract 1 which totals 1.8-acres and a 1.4-acre tract of land labeled as tract 2. Bearden stated that the proposed plat would need Planning Commission approval to move forward as it would be considered a flag lot. Bearden also stated that all the required department head signatures had been obtained.

Chairman Lidderdale sought a motion on the requested flag lot. **David Pennington then made a motion to approve the plat. Eric Barr then seconded the motion and a unanimous recommendation to approve the plat followed, 5-0.**

**IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 8:02 p.m.

Respectfully submitted,  
Ethan Calhoun  
Secretary