

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
September 25, 2023

MEMBERS PRESENT

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

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

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

VISITORS PRESENT VIA VIDEO CONFERENCE

Melinda Langford, Tom Minor, Barry Gilley, 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 no Jevin Jensen absent, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with David Pennington absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the August 28, 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 4-0.

Mr. Calhoun summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the October 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 Danny and Phyllis Grant to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling .42 acres located at 1638 Old Mill Creek Road, Rocky Face, Georgia. Parcel (12-306-18-000)

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

Melinda Langford represented the petition with power of attorney as the petitioner's daughter-in-law. Langford stated that the intent is to demolish the existing dwelling on the subject property in order to preplace it with a new dwelling. Chris Shiflett asked Langford if there had ever been a commercial use of the subject property to which Langford stated that there had not been. Some discussion occurred among the Planning Commission and Board of Commissioners regarding the need to rezone the commercial island in this area to reflect the actual use of properties in the area.

With no other comments being heard for or against, the hearing closed at 6:12

B. Heard the request of Connie Middleton to rezone from Estate Residential (R-1) to General Agricultural (GA) a tract of land totaling 231.57 acres located at 389 Coley CLF, Rocky Face, Georgia. Parcel (12-302-03-000)

Mr. Calhoun summarized the staff analysis which recommended the GA rezoning be approved. Commissioner Robbins asked Calhoun if the parcels of land along Dug Gap Road were part of the subject property to which Calhoun noted that they had already been divided but the parcel in the center of the subject property was the petitioner's residence. Robbins then asked if the restriction on commercial poultry and swine was necessary given the subject property's size. Calhoun stated that the condition was recommended out of an abundance of caution given the residential character of this area along with the conservation of the ridge's integrity. There were no further questions for Calhoun.

Tom Minor stated that the petitioner's desire to rezone GA was in order for their ability to deed land in 5-acre increments to family heirs in the future. Some discussion occurred between Minor and a member of the audience. With no other comments heard for or against, this hearing closed at approximately 6:18pm.

C. Heard the request of Construction Consultants, on behalf of TVFCU to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 2.0 acres located at 914 Vista Drive, Dalton, Georgia. Parcel (12-163-05-008)

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

Barry Gilley made reference to the site plan and their plan for a financial institutional building for the Tennessee Valley Credit Union.

With no other comments heard for or against, this hearing closed at approximately 6:22pm.

D. Heard the request of Oakwood Property Group LLC to rezone from General Commercial (C-2) to Central Business District (C-3) a tract of land totaling 2.25 acres total located at 203 S. Glenwood Avenue, Dalton, Georgia. Parcels (12-219-20-002, 12-219-20-003, and 12-219-20-004)

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

Tom Minor, the petitioner's attorney, affirmed the details of the staff analysis. Eric Barr asked Minor if there was an expected timeframe for the project to which Minor stated that the petitioner plans to begin this project after completion of his current hotel development.

With no other comments heard for or against, this hearing closed at approximately 6:28pm.

III. REGULAR MEETING

A. Recommendation regarding the request of Danny and Phyllis Grant to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling .42 acres located at 1638 Old Mill Creek Road, Rocky Face, Georgia. Parcel (12-306-18-000)

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. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.

B. Recommendation regarding the request of Connie Middleton to rezone from Estate Residential (R-1) to General Agricultural (GA) a tract of land totaling 231.57 acres located at 389 Coley CLF, Rocky Face, Georgia. Parcel (12-302-03-000)

Chairman Lidderdale sought a motion on the requested GA rezoning. Eric Barr then then made a motion to recommend approval of the GA rezoning including the condition listed in the staff analysis. Octavio Perez then seconded the motion and a unanimous recommendation to approve the GA rezoning with the condition followed, 4-0.

C. Recommendation regarding the request of Construction Consultants, on behalf of TVFCU to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 2.0 acres located at 914 Vista Drive, Dalton, Georgia. Parcel (12-163-05-008)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Chris Shiflett then made a motion to recommend the C-2 rezoning be approved. Octavio Perez then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0.**

D. Recommendation regarding the request of Oakwood Property Group LLC to rezone from General Commercial (C-2) to Central Business District (C-3) a tract of land totaling 2.25 acres total located at 203 S. Glenwood Avenue, Dalton, Georgia. Parcels (12-219-20-002, 12-219-20-003, and 12-219-20-004)

Chairman Lidderdale sought a motion on the requested C-3 rezoning. **Chris Shiflett then made a motion to approve the C-3 rezoning with the condition to require off-street parking on the subject property. Eric Barr then seconded the motion and a unanimous recommendation to approve the C-3 rezoning with a condition followed, 4-0.**

E. 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.

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:36 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary