

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
February 26, 2024

MEMBERS PRESENT

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

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

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

VISITORS PRESENT VIA VIDEO CONFERENCE

Uriel Sollis, Glen Voyles, Bryan Spence, Luis de Santiago Vasquez, Shazman Ali, Danielle Putnam, Elaine Morgan, and others.

STAFF PRESENT

Ethan Calhoun
Robert Smalley
Jean Garland
Jacob Bearden

I. GENERAL

A. Call to Order: Chairman Jensen called the meeting to order at 6:01 p.m. and confirmed a quorum of commissioners was present, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners present with Octavio Perez and David Pennington absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the January 22, 2024, meeting minutes Chris Shiflett made the motion to accept the minutes as written, and his motion was seconded by Jody McClurg which then passed unanimously 3-0.

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 the Mayor and Council of the City of Dalton.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Uriel Sollis to rezone from General Commercial (C-2) to Low Density Single Family (R-2) a tract of land totaling 0.23 acres located at 200 Quillian Road, Dalton, Georgia. Parcel (12-103-02-081)

Mr. Calhoun summarized the staff analysis which recommended approval of the R-2 rezoning. There were no further questions for Calhoun.

Uriel Sollis represented the petition with no additional comments.

With no other comments being heard for or against, the hearing closed at 6:07

B. Heard the request of Glen Voyles to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 5.0 acres located at 233 Quinn Drive, Rocky Face, Georgia. Parcel (13-034-03-000)

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

Glen Voyles represented the petition with no additional comments.

With no other comments heard for or against, this hearing closed at approximately 6:11 pm.

C. Heard the request of Bryan Spence to rezone from Low-Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.97 acres located at Cleo Way, Dalton, Georgia. Parcels (12-161-01-014 and 12-161-01-062)

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 build up to seven duplex structures. Spence noted issues regarding road frontage along Elite Drive and Cleo Way that would ultimately determine the subject property's potential density. Elaine Morgan, a nearby resident, stated that she was opposed to the rezoning and duplex development based on her concerns regarding traffic generation and safety as well as her concern for increased crime rates and potential decrease in surrounding property values.

With no other comments heard for or against, this hearing closed at approximately 6:20 pm.

D. Heard the request of Luis de Santiago Vasquez to rezone from Low-Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling .57 acres located at Cleo Way, Dalton, Georgia. Parcel (12-161-01-013)

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

Luis Vasquez represented the petition with no additional comments.

With no other comments being heard for or against, the hearing closed at 6:23

E. Heard the request of Shazman Ali to rezone from Heavy Commercial (M-2) to General Commercial (C-2) a tract of land totaling 4.05 acres located at 1028 Willowdale Road, NW, Dalton, Georgia. Parcels (12-159-01-059 and 12-159-01-065)

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

Shazman Ali stated his intent to remodel the existing structure to house indoor pickleball courts and refreshments.

Chairman Lidderdale asked Ali if the building was currently occupied to which Ali stated that it was not. Lidderdale asked Ali if he knew of the property's former use to which Ali stated that he was unsure beyond its use for a carpet-related business. Chairman Lidderdale asked Ali if there were plans to improve the driveway access to the subject property noting its poor condition. Ali stated there are plans to improve the driveway with up to a 5' widening to accommodate additional ingress/egress. Chris Shiflett asked Ali how many courts were planned for the facility to which Ali stated their plans account for up to seven pickleball courts.

With no other comments being heard for or against, the hearing closed at 6:31

F. Heard the request of Juan Fiqueroa to rezone from Heavy Manufacturing(M-2) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 911 Riverbend Road, Dalton, Georgia. Parcel (12-255-03-029)

Chairman Lidderdale stated that the public hearing would be tabled due to the petitioner's absence.

G. Heard the request of Danielle Putnam to rezone from Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.32 acres located at 405 Mosedale Drive, Dalton, Georgia. Parcel (12-241-02-009)

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

Danielle Putnam stated that the subject property was formerly developed with a single-family detached dwelling that had been converted to a duplex dwelling. Putnam stated that the condition of the former dwelling on the subject property was dilapidated beyond the point of repair and so it was demolished. Putnam stated her desire to redevelop the subject property with a new duplex dwelling.

With no other comments being heard for or against, the hearing closed at 6:36

III. REGULAR MEETING

A. Recommendation regarding the request of Uriel Sollis to rezone from General Commercial (C-

2) to Low-Density Single Family (R-2) a tract of land totaling 0.23 acres located at 200 Quillian Road, Dalton, Georgia. Parcel (12-103-02-081)

Chairman Lidderdale sought a motion on the requested R-2 rezoning. **Chris Shiflett then made a motion to recommend approval of the R-2 rezoning. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-2 rezoning followed, 3-0.**

B. Recommendation regarding the request of Glen Voyles to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 5.0 acres located at 233 Quinn Drive, Rocky Face, Georgia. Parcel (13-034-03-000)

Chairman Lidderdale sought a motion on the requested GA rezoning. **Jody McClurg then made a motion to recommend approval of the GA rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the GA rezoning followed, 3-0.**

C. Recommendation regarding the request of Bryan Spence to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.97 acres located at Cleo Way, Dalton, Georgia. Parcels (12-161-01-014 and 12-161-01-062)

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

D. Recommendation regarding the request of Luis de Santiago Vasquez to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling .57 acres located at Cleo Way, Dalton, Georgia. Parcel (12-161-01-013)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Chris Shiflett then made a motion to recommend the R-5 rezoning be approved. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 3-0.**

E. Recommendation regarding the request of Shazman Ali to rezone from Heavy Commercial (M-2) to General Commercial (C-2) a tract of land totaling 4.05 acres located at 1028 Willowdale Road, NW, Dalton, Georgia. Parcels (12-159-01-059 and 12-159-01-065)

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. Jody McClurg then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 3-0.**

F. Recommendation regarding the request of Juan Figueroa to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 911 Riverbend Road, Dalton, Georgia. Parcel (12-255-03-029)

Chairman Lidderdale stated that this item would be tabled and automatically return to the Planning Commission in March due to the petitioner's absence.

G. Recommendation regarding the request of Danielle Putnam to rezone from Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.32 acres located at 405 Mosedale Drive, Dalton, Georgia. Parcel (12-241-02-009)

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

H. Final Plat Review- Iglesia De Dios Pentecostal, Inc. (Dalton)

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Underwood Street proposing the creation of one new tract of land. Garland noted that the proposal was in order to separate the existing single-family detached dwelling from the church property. 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 sought a motion on the proposed final plat. **Chris Shiflett made a motion to approve the plat, and his motion was seconded by Jody McClurg. The motion passed unanimously, 3-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:42 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary