

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
March 25, 2024

MEMBERS PRESENT

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

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

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

VISITORS PRESENT VIA VIDEO CONFERENCE

Corey Shields, Billy Spence, John McKnight, and others.

STAFF PRESENT

Ethan Calhoun
Dan Strain
Jean Garland
Jacob Bearden
Robert Sivick

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, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners present with no absences. Chairman Lidderdale informed the audience that the Seneca Equity Partners, LLC rezoning in the Dug Gap community had been withdrawn by the petitioner before the Planning Commissioner Meeting and would not be on the agenda for a public hearing.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the February 26, 2024, meeting minutes David Pennington 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 April meetings of the Whitfield County Board of Commissioners and the Mayor and Councils of the City of Dalton and City of Varnell.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Corey Shields to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.14 acres located at 4832 SE Tibbs Bridge Road, Dalton, Georgia. Parcel (09-254-01-006)

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

Corey Shields represented the petition stating that the intent is to restore power to the manufactured home. With no other comments being heard for or against, the hearing closed at 6:07

B. Heard the request of Integrity Construction of Dalton, LLC to rezone from Low-Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.69 acres located on Dycus

Road, Dalton, Georgia. Parcels (12-205-01-005 and 12-205-01-006)

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

Billy Spence 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 Southeast Housing Partners to rezone from General Commercial (C-2) to High-Density Residential (R-7) a tract of land totaling 1.86 acres located on Cleveland Highway, Varnell, Georgia. Parcel (11-228-01-010)

Mr. Calhoun summarized the staff analysis which recommended the R-7 rezoning be approved. There were no further questions for Calhoun.

John McKnight represented the petition by noting the planned number of dwelling units and their sizes. McKnight went on to clarify the existing access easement granting access to Cleveland Highway. McKnight stated that there would be no need to create an additional access apron to Cleveland Highway with the existing access easement. Octavio Perez confirmed the orientation of the proposed apartment building and the proposed outdoor recreation area. Chris Shiflett inquired about the rental rates for the proposed units. McKnight stated the unit rental rates and specified that the proposed development would be applied for as a Low-Income Housing Tax Credit project with the Georgia Department of Community Affairs. McKnight described the LITCH program as being different than conventional Section 8 housing developments.

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

D. Heard 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)

The petitioner was absent.

III. REGULAR MEETING

A. Recommendation regarding the request of Corey Shields to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.14 acres located at 4832 SE Tibbs Bridge Road, Dalton, Georgia. Parcel (09-254-01-006)

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

B. Recommendation regarding the request of Integrity Construction of Dalton, LLC to rezone from Low-Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.69 acres located on Dycus Road, Dalton, Georgia. Parcels (12-205-01-005 and 12-205-01-006)

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

C. Recommendation regarding the request of Southeast Housing Partners to rezone from General Commercial (C-2) to High-Density Residential (R-7) a tract of land totaling 1.86 acres located on Cleveland Highway, Varnell, Georgia. Parcel (11-228-01-010)

Chairman Lidderdale sought a motion on the requested R-7 rezoning. Octavio Perez then made a motion to recommend the R-7 rezoning be approved. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 5-0.

D. 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 the Planning Commission recommendation would be an automatic denial since the petitioner was absent for two consecutive Planning Commission meetings.

E. Final Plat Review 4:1 Lot Ratio- Dycus Subdivision, Billy Spence (County)

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Dycus Rd. proposing the creation of two new tracts of land. Garland noted that the proposal was in order to permit two duplex dwellings on the subject property and the proposed division would create lots that exceed the 4:1 lot ratio. Garland stated there were no issues after staff review, and Garland noted that all required department head signatures had been obtained. 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 David Pennington. The motion passed unanimously, 5-0.**

F. Final Plat Review KHS & SAHRR (Dalton)

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Abutment Road proposing the creation of two new tracts of land. Garland stated the plat was within the City of Dalton and required Planning Commission approval. Garland noted that there were no issues after staff review, and Garland noted that all required department head signatures had been obtained.

Chairman Lidderdale sought a motion on the proposed final plat. **Octavio Perez made a motion to approve the plat, and his motion was seconded by David Pennington. The motion passed unanimously, 5-0.**

G. Final Plat Review Emery St. Condominiums (Dalton)

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage at the corner of Emery and Green Street proposing the creation of four new tracts of land. Garland stated there were no issues after staff review, and Garland noted that all required department head signatures had been obtained. Garland stated the plat was within the City of Dalton and required 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 Octavio Perez. The motion passed unanimously, 5-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 6:28 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary