

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**Special Called Meeting; April 13, 2020**

**MEMBERS PRESENT**

Jim Lidderdale, Chairman  
Scott DeLay  
John Thomas  
Mitch Sanford  
David Pennington IV

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

Lynn Laughter; Chairperson, Harold Brooker, Greg Jones, Roger Crossen, and Barry Robbins

**VISITORS PRESENT**

Phillip Jordan, Julia Garcia, Salvador Loa, Jose Gonzalez, Lamar Jordan, Brandon Harrison, Amber Sane, and others

**STAFF PRESENT**

Ethan Calhoun  
Jean Price-Garland  
Robert Smalley  
Jacob Bearden

**I. GENERAL**

A. Call to Order: Chairman Laughter called the meeting to order at 6:17p.m. and confirmed a quorum of commissioners was present with no absences. Chairman Lidderdale confirmed a quorum of members was present with Jody McClurg absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the February 24, 2020 meeting minutes. Mr. Sanford made the motion to accept the minutes as written and his motion was seconded by Mr. Thomas which then passed unanimously 4-0.

Mr. Calhoun gave a brief overview of the meeting procedures and stated that final action would likely occur during the meetings of the Whitfield County Board of Commissioners and City of Dalton Mayor and Council.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Phillip Jordan to rezone from General Agriculture (GA) to Single Family Residential (R-2) a tract of land totaling 1.68 acres located at 638 Good Hope Road NE, Dalton, Georgia. Parcel (11-269-04-000) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-2 rezoning. There were no further questions for Mr. Calhoun. Phillip Jordan stated that he had no additions after hearing the staff analysis.

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

**B. Heard the request of Salvador and Monica Loa to rezone from General Commercial (C-2)**

**to Single Family Residential (R-2) a tract of land totaling 5.35 acres located at Airport Road, Dalton, Georgia. Parcel (12-252-37-000) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the R-2 rezoning request. Commissioner Crossen confirmed with Mr. Calhoun that the petitioner would be permitted a maximum of two horses per-acre. There were no other questions for Mr. Calhoun

Salvador Loa stated that he had no additions after hearing the staff analysis.

With no other comments heard for or against this hearing closed at 6:40

**C. Heard the request of Brandon Harrison to rezone from Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.47 acres located at 1820 Tunnel Hill Varnell Road, Tunnel Hill, Georgia. Parcel (11-284-13-000) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning with the conditions cited in the staff analysis. Mr. Calhoun added that the staff analysis had originally noted only two tracts, but Mr. Calhoun stated that staff learned that the petitioner would have the opportunity for up to four total tracts of land if rezoned R-5. Mr. Sanford confirmed, with the petitioner, the intent to create four new tracts from the subject property. There were no further questions for Mr. Calhoun.

Brandon Harrison stated that he was not opposed the condition limiting the number of access points to Highway 201 and clarified that the GDOT would preside over access to highway 201. He went on to state that the current design for the subject property only requires the single existing driveway access to Highway 201. Mr. Harrison went on to state that he believed duplexes would be highly marketable at this location and that the staff's condition to only permit single-family detached dwellings would prohibit potential for duplexes.

With no other comments heard for or against this hearing closed at 6:53

**D. Heard the request of Amber Sane for a special use permit for a Forest School on a tract of land totaling 9.89 acres located at 1495 Old Ringgold Road, Ringgold, Georgia. Parcel (27-157-07-000) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested special use permit for a Forest School. Commissioner Jones asked Mr. Calhoun if a special use permit was transferable in the event the property is sold to a new owner. Mr. Calhoun stated that a special use permit would be attached to the property regardless of the property owner, and Mr. Calhoun added that special conditions can be added that would apply in perpetuity until other zoning action occurs. There were no further questions for Mr. Calhoun.

Amber Sane had no additions to make to the staff analysis. Chairman Lidderdale asked Ms. Sane if the proposed school would be held year-round. Ms. Sane stated that the schedule would follow the Whitfield County school year very closely.

With no other comments heard for or against this hearing closed at 7:13

**E. Heard the request of Jose M. Gonzalez to rezone from Medium Density Single Family Residential (R-3) to General Commercial (C-2) and High Density Residential (R-7) a tract of land totaling 9.20 acres located at Dawnville Road and Pleasant Grove Drive, Dalton, Georgia. Parcel (12-102-05-000) (City)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-7 rezoning, but Mr. Calhoun noted that the staff analysis recommended a C-1 rezoning rather than C-2. Mr. Calhoun cited the conditions regarding street access limitations in the staff analysis. There were no further questions for Mr. Calhoun

Jose Gonzalez, interpreted by his daughter, stated that he had no additions to the staff analysis and that he had no issue with the C-1 rezoning with the understanding that it would permit his desired use for the property.

Lamar Jordan, neighbor across Pleasant Grove Rd, opposed the requested rezoning based on his fear

that an adjacent commercial property would have a negative impact on his quality of life as a long-term citizen of this area. He went on to state that he felt as though there would be potential for a liquor store on the commercial property that would be controversial to the church across Dawnville Rd/. With no other comments heard for or against this hearing closed at 7:27

**F. Heard the request of Julia Garcia for a special use permit for a medical clinic on a tract of land totaling 1.53 acres located at 1906 Shields Road, Dalton, Georgia. Parcels (12-260-07-010) (12- 260-07-016) and (12-260-07-009) (City)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested special use permit for a medical clinic. Mr. Sanford asked staff why medical clinics were required to obtain a special use permit when other commercial uses were permitted outright in C-1. Ms. Price-Garland stated that the special use permit was intended to address opioid treatment centers and allow staff to ensure that the clinics are legitimately operated and that hours of operation would not negatively impact adjacent residential neighborhoods.

Dr. Garcia had no additions after hearing the staff analysis.

With no other comments heard for or against this hearing closed at 7:40

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of Phillip Jordan to rezone from General Agriculture (GA) to Single Family Residential (R-2) a tract of land totaling 1.68 acres located at 638 Good Hope Road NE, Dalton, Georgia. Parcel (11-269-04-000) (County)**

Chairman Lidderdale sought a motion on the requested R-2 rezoning. **Mr. Thomas then made a motion to recommend an approval for the R-2 rezoning. Mr. Pennington seconded the motion and a unanimous recommendation to approve the requested R-2 rezoning followed, 4-0.**

**B. Recommendation regarding the request of Salvador and Monica Loa to rezone from General Commercial (C-2) to Single Family Residential (R-2) a tract of land totaling 5.35 acres located at Airport Road, Dalton, Georgia. Parcel (12-252-37-000) (County)**

Chairman Lidderdale sought a motion on the proposed R-2 Rezoning. **Mr. Thomas then made a motion to recommend an approval of the R-2 rezoning. Mr. DeLay seconded the motion and a recommendation to recommend an approval of the special use permit followed, 4-0.**

**C. Recommendation regarding the request of Brandon Harrison to rezone from Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.47 acres located at 1820 Tunnel Hill Varnell Road, Tunnel Hill, Georgia. Parcel (11-284-13-000) (County)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Mr. Sanford then made a motion to recommend an approval for the R-5 rezoning including the conditions in the staff analysis based on his agreement with the content of the staff analysis. Mr. DeLay then seconded the motion and a unanimous recommendation to approve the requested R-5 rezoning followed, 4-0.**

**D. Recommendation regarding the request of Amber Sane for a special use permit for a Forest School on a tract of land totaling 9.89 acres located at 1495 Old Ringgold Road, Ringgold, Georgia. Parcel (27-157-07-000) (County)**

Chairman Lidderdale sought a motion on the requested special use permit for a Forest School. Mr. Sanford asked staff if placing a condition with a cap on the total number of students for the school would be a reasonable and enforceable condition. Both Mr. Calhoun and Ms. Price-Garland agreed that such a condition would be a good idea. **Mr. Sanford then made a motion to recommend an approval for the special use permit for a Forest School with the condition that only up to 50**

**students be permitted. Mr. DeLay seconded the motion and a unanimous recommendation to approve the requested special use permit for a Forest School followed, 4-0.**

**E. Recommendation regarding the request of Jose M. Gonzalez to rezone from Medium Density Single Family Residential (R-3) to General Commercial (C-2) and High Density Residential (R-7) a tract of land totaling 9.20 acres located at Dawnville Road and Pleasant Grove Drive, Dalton, Georgia. Parcel (12-102-05-000) (City)**

Chairman Lidderdale sought a motion on the requested R-7 and C-2 rezoning. **Mr. Sanford then made a motion to recommend the R-7 rezoning and a C-1 rezoning based on his agreement with the staff analysis. Mr. Pennington seconded the motion and a unanimous recommendation to approve an R-7 and C-1 rezoning followed, 4-0.**

**F. Recommendation regarding the request of Julia Garcia for a special use permit for a medical clinic on a tract of land totaling 1.53 acres located at 1906 Shields Road, Dalton, Georgia. Parcels (12-260-07-010) (12- 260-07-016) and (12-260-07-009) (City)**

Chairman Lidderdale sought a motion on the requested special use permit for a Medical Clinic. **Mr. Sanford then made a motion to recommend an approval for the special use permit for a Medical Clinic. Mr. DeLay seconded the motion and a unanimous recommendation to approve the requested special use permit for a Medical Clinic followed, 4-0.**

**G. Final Plat Review- Dalton Housing Authority**

Ms. Price-Garland oriented the Planning Commission members to the subject property and explained that the Dalton Housing Authority is subdividing a 2.62-acre tract from the remaining parent tract. Ms. Price-Garland noted that the former structure had been demolished and that DHA was in the process of redeveloping the Underwood St. portion of their properties. She also noted that all required department head signatures had been obtained. Chairman Lidderdale asked Ms. Price-Garland what the plan for the property is to which Ms. Price-Garland stated that no plan had been submitted regarding the requested subdivision. Chairman Lidderdale sought a motion on the final plat. Mr. Sanford made a motion to approve the plat as drawn. Mr. Sanford's motion was seconded by Mr. DeLay which then passed unanimously, 4-0.

**H. Preliminary Plat Review- Brookstone Phase 2 (recently revised)**

Ms. Price-Garland oriented the Planning Commission to the subject property which proposed three phases to the previously approved Brookstone development. She clarified that the reasoning for doing so was in order to be able to build the new roads in phases. Ms. Price-Garland stated that a preliminary plat would only allow for permits to be obtained in order to begin construction on the new roads and lots. She noted that a final plat will be submitted at a later date. Chairman Lidderdale sought a motion on the proposed preliminary plat. Mr. Thomas then made a motion to approve the preliminary plat as drawn. His motion was seconded by Mr. Sanford which then passed unanimously, 4-0.

**I. Final Plat Review- Tow D Dalton Investments, LLC, and William Hall**

Ms. Price-Garland oriented the Planning Commission to the subject property which proposed the division of a single parent tract into two new tracts at 0.38 and 0.40-acres within the Darlington Estates subdivision. She noted that this subdivision would require a variance for road frontage less than the required 50 feet, but she also drew attention to several tracts within the subdivision that were of similar size and with similar road frontage. Dennis Mock, the petitioner, had no additions to the staff's presentation of the subdivision. Chairman Lidderdale sought a motion on the proposed final plat. Mr. Sanford then made a motion to approve the proposed final plat including a variance to permit the two proposed lots to have less than 50 feet of road frontage as drawn. His motion was seconded by Mr. Thomas which then passed unanimously, 4-0.

**J. Other Business**

Ms. Price-Garland noted that the regular April meeting for the Planning Commission was on schedule

for April 27, and she added that the April meeting will also utilize the same conference call software.

**IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 8:01 p.m.

Respectfully submitted,

Ethan Calhoun  
Secretary