

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**April 27, 2020**

**MEMBERS PRESENT**

Jim Lidderdale, Chairman  
Scott DeLay  
John Thomas  
David Pennington IV  
Jody McClurg

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

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

**VISITORS PRESENT**

Avel Plaza, Anthony Sides, Karen Green, Kevin Harris, Kelly Putnam, and others

**STAFF PRESENT**

Ethan Calhoun  
Jean Price-Garland  
Robert Smalley

**I. GENERAL**

A. Call to Order: Chairman Laughter called the meeting to order at 5:55 p.m. and confirmed a quorum of commissioners was present with no absences. Chairman Lidderdale confirmed a quorum of members was present with Mitch Sanford absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the April 13, 2020 special called meeting minutes. Mr. Thomas made the motion to accept the minutes as written and his motion was seconded by Mr. DeLay 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 regular May meetings of the Whitfield County Board of Commissioners and City of Dalton Mayor and Council.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Gabriela Rubio to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling .46 acres located at 1409 Antioch Road, Dalton, Georgia. Parcel (12-279-04-006) (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. There were no further questions for Mr. Calhoun. Avel Plaza spoke for Ms. Rubio as an interpreter. Mr. Plaza stated that Ms. Rubio purchased the property in order to construct a home, and Ms. Rubio found out that she needed to rezone the property in order to build her home after purchasing the property.

With no other comments heard for or against this hearing closed at 6:07.

**B. Heard the request of Brookeside Holdings, LLC to rezone from General Agricultural (GA) to Single Family Residential (R-2) a tract of land totaling 75 acres more or less located at GA. Hwy. 2 and Prospect Road, Cohutta, Georgia. Parcel (10-141-01-000) (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.

Anthony Sides represented the petition as the property owner and developer for the project. John Thomas asked Sides what size the dwellings were planned to be. Sides stated that the dwellings will be a little over 1,200 square feet in this development. Chairman Lidderdale asked Sides what the average lot size was planned to be, to which Sides stated that each lot would be in excess of 1-acre with approximately 25 lots total. Commissioner Brooker asked Sides if he planned to construct a cul-de-sac or simply access the existing roadways. Sides stated that he planned to utilize Progress road for all access driveways after speaking with GDOT and learning the difficulties of gaining access to a state-maintained highway. Brooker confirmed with Sides that he is the developer for this project. Chairman Laughter confirmed with staff that 25 driveways accessing Prospect Road would not create a traffic safety concern.

With no other comments heard for or against this hearing closed at 6:20

**C. Heard the request of Karen Green to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 0.24 acres located at 121 Williams Road, Dalton, Georgia. Parcel (12-051-36-002) (County)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested C-2 rezoning. There were no further questions for Mr. Calhoun.

Karen Green stated the ongoing issue with the subject property and lack of sewer which have limited its potential for many years due to the unrealistic cost of a specialized septic system for the small lot. Green stated that the request was made based on an interested property renter that needs a place to store equipment. Angela Valesquez stated that she is the wife of the prospective renter wishing to use the subject property for the storage of trucks, trailers, and equipment for their business. Ms. Valesquez stated that her and her husband reached out to the adjacent property owners and stated that the neighbors voiced no objection to the proposed use of the subject property.

With no other comments heard for or against this hearing closed at 6:36

**D. Heard the request of Kelly Putnam to rezone from General Agricultural (GA) to Single Family Residential (R-2) a tract of land totaling 6.04 acres located at George Brock Road and Old Dixie Highway, Dalton, Georgia. Parcel (13-170-04-000). (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.

Kelly Putnam stated that his plans are for single-family detached dwellings of at least 1,300 square feet or larger in size with a total of five lots to be created.

With no other comments heard for or against this hearing closed at 6:44

**E. Heard the request of KCR Properties, LLC to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 3.69 acres located at 1280 Veterans Drive, Dalton, Georgia. Parcel (12-163-04-004) (City)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested C-2 rezoning.

Kevin Harris stated that the former use of the subject property had been formerly utilized for warehousing, distribution, and as a restaurant many years past. He went on to note the size of the structure at approximately 30,000 square feet with a 12-foot ceiling height was more along the market size for commercial use than modern manufacturing.

With no other comments heard for or against this hearing closed at 6:54

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of Gabriela Rubio to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling .46 acres located at 1409**

**Antioch Road, Dalton, Georgia. Parcel (12-279-04-006) (County)**

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

**B. Recommendation regarding the request of Brookside Holdings, LLC to rezone from General Agricultural (GA) to Single Family Residential (R-2) a tract of land totaling 75 acres more or less located at GA. Hwy. 2 and Prospect Road, Cohutta, Georgia. Parcel (10-141-01-000) (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 R-2 rezoning followed, 4-0.**

**C. Recommendation regarding the request of Karen Green to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 0.24 acres located at 121 Williams Road, Dalton, Georgia. Parcel (12-051-36-002) (County)**

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Mr. DeLay then made a motion to recommend a denial for the C-2 rezoning based on his agreement with the content of the staff analysis. Mr. Thomas then seconded the motion and a unanimous recommendation to deny the requested C-2 rezoning followed, 4-0.**

**D. Recommendation regarding the request of Kelly Putnam to rezone from General Agricultural (GA) to Single Family Residential (R-2) a tract of land totaling 6.04 acres located at George Brock Road and Old Dixie Highway, Dalton, Georgia. Parcel (13-170-04-000). (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.**

**E. Recommendation regarding the request of KCR Properties, LLC to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 3.69 acres located at 1280 Veterans Drive, Dalton, Georgia. Parcel (12-163-04-004) (City)**

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

**F. Final Plat Review- Brookside Holdings, Crow Road**

Mr. Calhoun oriented the Planning Commission to the proposed final plat and note that the Planning Commission recommended approval of the rezoning for this property only a few months ago. Calhoun stated that this final plat included several lots that exceed the 4:1 lot ratio, but that the size of the tracts along with the topography of the subject property do not create the typical issues associated with the 4:1 lot ratio or flag lot designs. Calhoun noted the nearby high school and stated that the staff recommend approval of the final plat as presented. Sides notes the intent to develop custom home lots that will be valued in excess of \$200,000, and Sides states that the topography of the subject property creates an excellent opportunity for such lots to be created. Some discussion occurred regarding the affiliation with the subject property with the adjacent development that is also underway with a separate owner. The discussion ended with the understanding that Sides' proposed development was not affiliated with the adjacent development. Mr. DeLay confirmed with Sides that there were currently no deed restrictions for the proposed lots. Chairman Lidderdale sought a motion on the proposed final plat. **Mr. DeLay made a motion to approve the final plat as drawn, including with the variances for the 4:1 lot ratio. His motion was seconded by Mr. Pennington, which then passed unanimously 4-0.**

**G. Other Business**

**IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 7:17 p.m.

Respectfully submitted,

Ethan Calhoun  
Secretary