

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

**MEMBERS PRESENT**

Jim Lidderdale, Chairman  
John Thomas  
Jody McClurg  
Eric Barr  
David Pennington IV

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

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

**VISITORS PRESENT**

Brandon Harrison, Altoona and Anita Holland, David Rogers, Edger Campos, Juan Rico and Gabriela Guzman, Carlos Simon, Gracia Barragan, Kaye Jinright, 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 6:03 p.m. and confirmed a quorum of commissioners was present with no absences. Chairman Lidderdale confirmed a quorum of members was present with Scott DeLay absent, and Lidderdale.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the June 22, 2020 special called meeting minutes. Mr. Pennington made the motion to accept the minutes as written and his motion was seconded by Ms. McClurg 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 August meetings of the Whitfield County Board of Commissioners and City of Dalton Mayor and Council.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of David Rogers to rezone from General Commercial (C-2) to Light Manufacturing (M-1) a tract of land totaling 1.01 acres located at 4248 South Dixie Highway, Resaca, Georgia. Parcel (13-153-04-000)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested M-1 Rezoning. Mr. Thomas asked if the large adjacent property to the west that is zoned C-2 appeared to have been used for any commercial activity to which Calhoun stated that he did not see any commercial character on said property. Mr. Pennington asked if there would be enough room for a buffer on the subject property, and Calhoun affirmed that there would be sufficient area for a buffer along the southern property boundary of the subject property. There were no further questions for Calhoun.

David Rogers described the nature of his PVC compounding operation and passed around items that his

company manufactures for the Commissioners and Planning Commission to see. Rogers further stated that his business primarily manufactures items for the medical industry. He also noted that he is a professional chemist and that his business has been in operation for some time now. Commissioner Crossen asked Rogers if any biohazardous materials are used or created as part of his manufacturing process to which Rogers replied there are none. Commissioner Brooker asked Rogers how many employees the proposed business would create to which Rogers stated up to five employees. Commissioner Jones asked Rogers if there would be any odors created by his process that would be emitted from the subject property to which Rogers stated that it is an odorless process with no odors or waste escaping the interior of the building. Brooker asked Rogers if the waste produced as part of Rogers process is recyclable to which Rogers affirmed and added that waste is very limited. Commissioner Robbins asked Rogers if his products were able to be sold in all fifty states to which Rogers affirmed and added that his products are sold internationally including the state of California. Kaye Jinright, an adjacent property owner, stated that she was opposed to the M-1 rezoning based on her concern that PVC manufacturing would create significant odor, waste, and health hazards to the surrounding area that includes her family's adjacent farm. Jinright stated that she had discussed PVC manufacturing with an expert industrial chemistry, which gave basis for her previously stated concerns. Jinright went on to clarify that she was opposed to the introduction of any type of manufacturing on the subject property for fear of the health and safety of her family and character of the surrounding area. Rogers rebutted by stating that there are different types of PVC, and that his company does not manufacture the PVC resin that is associated with odors and other undesirable byproducts. Rogers went on to state the common use of PVC in many building materials such as flooring, medical supplies, and other common items. Rogers restates that no odors or noise would be emitted beyond the buildings on the subject property. He then stated that shipping and receiving is also limited when compared to larger manufacturing processes. Chairman Laughter asked if there would be any runoff from the subject property to which Rogers stated that there would not be. Laughter asked Rogers if he would be willing to speak with Jinright's chemical expert to clear up potential confusion with his process and other forms of PVC to which Rogers stated that he was more than willing to accommodate.

William Altoona Holland, an adjacent property owner and resident, passionately stated that he was opposed to the proposed M-1 rezoning. Holland noted that his family farm, in excess of 100-acres, had been in his family for six generations, and that the introduction of I-75 and the Carbondale interchange had already created hardships for his farm. Holland went on to state his concerns with the proposed PVC facility based on his belief that PVC is a carcinogen and would pose a sever threat to his family farm and the health of his family. He continued to elaborate with concerns of air, water, and soil contamination that would poison his neighbor's vegetable garden. Thomas asked Holland if anyone had ever approached him in attempt to purchase his farm for commercial use to which Holland stated that he was once approached and that he refused to sell.

Rogers rebutted by once again attempting to clarify the difference in his PVC compounding process and the PVC resin process as well as the safety of his product. He went on to state that he was more than willing to show the opposing individuals his process and products for transparency. Rogers also stated that he would do whatever is necessary to protect the values and integrity of the surrounding community.

With no further comments heard for or against this hearing closed at approximately 6:52pm.

**B. Heard the request of Edgar Campos to rezone from Low Density Single Family Residential (R-2) to Neighborhood Commercial (C-1) a tract of land totaling 0.32 acres located at 110 Allison Drive, Dalton, Georgia. Parcel (12-064-06-000)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested C-1 Rezoning. Mr. Thomas confirmed with Calhoun that the subject property was adjacent to the elementary school's playground and ballfield.

Edgar Campos, accompanied by his wife, stated that his plans were to renovate the interior of the existing dwelling on the subject property for his wife's tax service office. Commissioner Crossen

confirmed with Campos that the proposed business was his. Mr. Pennington commented that while parking may be achievable on the site, school traffic may become an issue during certain periods of the day. Thomas stated his concerns with introducing a commercial use on the subject property based on the understanding that the property had been a single-family detached residence since its development decades ago. Thomas continued to state concerns with traffic and no buffer between the commercial district and the public school and entrance to the residential community west of Cleveland Highway. Thomas stated that he felt as though single-family residential would be the best fit for the subject property. Pennington noted the issue of congestion and discussed the adjacent access road on the eastern boundary of the subject property to discover that the road in question was not yet a public street. Some discussion occurred regarding the possibility of restricting access to Allison Dr. in order to prevent trip generation that would impact the school or vice-versa. Mr. and Mrs. Campos stated that they would be willing to restrict access to Allison Dr. and direct their clients to enter from the second access road.

With no other comments heard for or against this hearing closed at approximately 7:04pm.

**C. Heard the request of Juan Rico and Gabriela Guzman to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 2.27 acres located at 1891 Riverbend Road, Dalton, Georgia. Parcel (12-318-11-000)**

Mr. Calhoun summarized the staff analysis which was in favor of the R-2 rezoning. There were no further questions for Mr. Calhoun.

Gabriela Guzman stated that the need for the rezoning was in response to their desire to obtain permits to build a pool at their home.

With no other comments heard for or against this hearing closed at approximately 7:09pm.

**D. Heard the request of Carlos Simon to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 0.23 acres located at 1010 Smith Springs Drive, Dalton, Georgia. Parcel (12-351-04-011)**

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

Carlos Simon stated that his intentions are to renovate the existing single-family dwelling as a home for his family.

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

**E. Heard the request of Armando Vasquez to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 0.95 acres located at 1705 Antioch Road, Dalton, Georgia. Parcel (12-293-24-000)**

Mr. Calhoun stated that the petitioner had withdrawn the petition prior to the public hearing, and Chairman Lidderdale announced the withdrawal. The Board of Commissioners exited the chambers at this time with the exception of Chairman Laughter who remained for the duration of the meeting.

**F. Heard the request of Lorenzo Valencia and Gracia Barragan to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.41 acres located at 915 S. Hamilton Street, Dalton, Georgia. Parcel (12-257-02-016)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested C-2 Rezoning. Some discussion occurred in regard to the proposed parking plan that ended with the understanding that parking requirements would be necessary in order to obtain a business license even if the property is rezoned.

Gracia Barragan clarified that the subject property and building had been used as an event center for approximately five years, but the non-conforming status of the property was lapsed as an overlook by the current ownership. Mr. Pennington asked Barragan if they had budgeted the concrete or asphalt parking lot improvements into their business plan to which Barragan stated that it would not be a

problem and that they were actively getting quotes for said improvements.  
With no other comments heard for or against this hearing closed at approximately 7:32pm.

### **III. REGULAR MEETING**

#### **A. Recommendation regarding the request of David Rogers to rezone from General Commercial (C-2) to Light Manufacturing (M-1) a tract of land totaling 1.01 acres located at 4248 South Dixie Highway, Resaca, Georgia. Parcel (13-153-04-000)**

Chairman Lidderdale sought a motion on the proposed M-1 rezoning. Some discussion, prompted by Mr. Thomas, occurred in regard to the long-term impact of manufacturing on the adjacent residential properties and farm. Mr. Barr stated that his experience with the proposed PVC compounding was in alignment with Mr. Rogers' statements and that this process was significantly less intensive than other forms of PVC manufacturing. **Mr. Thomas then made a motion to recommend a denial of the M-1 rezoning based on his belief that the M-1 rezoning would have a negative impact on the adjacent properties, and that the existing C-2 zoning of adjacent properties was not reflective of the existing land use. Mr. Pennington seconded the motion and a unanimous recommendation to deny the M-1 rezoning followed, 4-0.**

#### **B. Recommendation regarding the request of Edgar Campos to rezone from Low Density Single Family Residential (R-2) to Neighborhood Commercial (C-1) a tract of land totaling 0.32 acres located at 110 Allison Drive, Dalton, Georgia. Parcel (12-064-06-000)**

Chairman Lidderdale sought a motion on the proposed C-1 rezoning. Mr. Pennington confirmed with staff that the previous use of the subject property was a day care. Mr. Thomas stated that he felt that the property should remain a buffer between the commercial properties and the school. Pennington notes that any inappropriate commercial use would be prevented due to the school's proximity, and Pennington also noted the limited size of the subject property that would prevent any type of significant commercial use other than a small professional office. Pennington also noted the petitioner's willingness to limit access on Allison Dr. to prevent school traffic issues. Ms. McClurg affirms the limitations on uses due to the school's proximity. **Mr. Thomas then made a motion to recommend a denial of the C-1 rezoning based on his opinion that the subject property should remain residential to serve as a buffer between the commercial properties and the adjacent school. This motion failed to receive a second. Mr. Pennington then made a motion to recommend an approval of the C-1 rezoning based on his agreement with the content of the staff analysis and added the condition that access to Allison Dr. be blocked and ingress/egress only be permitted via the adjacent private road. Mr. Barr seconded the motion and a recommendation to approve of the C-1 rezoning followed, 3-1 with Mr. Thomas voting nay.**

#### **C. Recommendation regarding the request of Juan Rico and Gabriela Guzman to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 2.27 acres located at 1891 Riverbend Road, Dalton, Georgia. Parcel (12-318-11-000)**

Chairman Lidderdale sought a motion on the requested R-2 rezoning. **Ms. McClurg then made a motion to recommend the R-2 rezoning based on her agreement with the content of the staff analysis. Mr. Thomas then seconded the motion and a unanimous recommendation to approve the R-2 rezoning followed, 4-0.**

#### **D. Recommendation regarding the request of Carlos Simon to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 0.23 acres located at 1010 Smith Springs Drive, Dalton, Georgia. Parcel (12-351-04-011)**

Chairman Lidderdale sought a motion on the requested R-2 rezoning. **Ms. McClurg then made a motion to recommend the R-2 rezoning based on her agreement with the content of the staff**

**analysis. Mr. Pennington then seconded the motion and a unanimous recommendation to approve the R-2 rezoning followed, 4-0**

**E. Recommendation regarding the request of Lorenzo Valencia and Gracia Barragan to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.41 acres located at 915 S. Hamilton Street, Dalton, Georgia. Parcel (12-257-02-016)** Chairman Lidderdale sought a motion on the requested C-2 rezoning. Some discussion occurred in regard to the long-term impact of C-2 at this location that resulted in the unanimous agreement that the adjacent industrial area and commercial character of this area would be unaffected if rezoned C-2. Mr. Calhoun restated that the petitioner would be required to provide for the additional parking by code and therefore no conditions were necessary in regard to the additional parking. **Ms. McClurg then made a motion to recommend the C-2 rezoning based on her agreement with the content of the staff analysis. Mr. Thomas then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0**

**F. 4:1 Ratio Plat Review- Stave Ridge**

Ms. Price-Garland oriented the Planning Commission members to the subject property along Old Babb Road. Price-Garland noted that the Planning Commission had previously approved the plat, but recent soil analysis created a need for the developer to adjust some of the property boundaries. Some discussion occurred with Mr. Harrison that resulted in the understanding that the lots in violation of the 4:1 ratio were large enough to avoid creating the issues associated with smaller 4:1 lots.

**Mr. Thomas made a motion to approve the final plat as drawn. His motion was seconded by Ms. McClurg, which then passed unanimously 4-0.**

**G. 4:1 Lot Ratio Review- Brookside**

Ms. Price-Garland oriented the Planning Commission members to the subject property along **Ms. McClurg made a motion to approve the final plat as drawn, including the variances for the 4:1 lot ratio. Her motion was seconded by Mr. DeLay, which then passed unanimously 3-0.**

**H. Annual Officer Elections-**

Chairman Lidderdale sought a motion on the annual officer's elections. **Mr. Thomas then made a motion to re-elect Jim Lidderdale as Chairman and to re-elect Scott DeLay as Vice-Chairman. His motion was seconded by Mr. Pennington which then passed unanimously 4-0.**

**I. Other Business**

**IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 8:09 p.m.

Respectfully submitted,

Ethan Calhoun  
Secretary