

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**JULY 26, 2021**

**MEMBERS PRESENT**

Jim Lidderdale, Chairman  
Chris Shiflett  
David Pennington  
Jody McClurg  
Scott DeLay  
Eric Barr

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

Jevin Jensen, Chairman  
Barry Robbins, Vice Chairman  
Robby Staten  
John Thomas

**VISITORS PRESENT VIA VIDEO CONFERENCE**

Tom Minor, Joe Hamrich, Gloendy Santana Pineda, Robert B. Collier, Walter Benitez, Fernando Montoya, Crawford McDonald, Brian Anthony Santos, and others.

**STAFF PRESENT**

Ethan Calhoun  
Jean Price-Garland  
Robert Smalley  
Jacob Bearden  
Kent Benson

**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 with Greg Jones, and Jensen then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with no absences.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the June 28, 2021 meeting minutes. Mr. Pennington made the motion to accept the minutes as written and his motion was seconded by Mr. 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 August meetings of the Whitfield County Board of Commissioners and Mayor and Council meeting of the City of Dalton.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Gloendy Santana Pineda to rezone from Low Density Single Family Residential (R-2) to Neighborhood Commercial (C-1) a tract of land totaling 3.05 acres located on Cleveland Highway, Dalton, Georgia. Parcel (11-193-02-039)**

Mr. Calhoun summarized the staff analysis, which was not in favor of the requested C-1 rezoning. There were no further questions for Calhoun.

Gloendy Pineda confirmed that he wishes to construct a bakery on the subject property.

Joe Hamrich, an adjacent property owner and resident, stated that he was opposed to the proposed

rezoning and cited his concerns were a worsening of the existing stormwater issues as well as a concern with any type of commercial land use on the subject property. Hamrich delivered a petition to Chairman Lidderdale that opposed the proposed rezoning which had obtained several signatures from the adjacent and nearby residents. Other neighbors of the subject property were in attendance and affirmed their opposition as stated by Hamrich.

Pineda rebutted by pointing out existing commercial properties in the area and confirmed with Lidderdale that he would construct a decell lane if needed.

With no other comments heard for or against, this hearing closed at approximately 6:16pm.

**B. Heard the request of Robert B. Collier to rezone from General Agricultural (GA) to Rural Residential (R-5) a tract of land totaling 7.95 acres located at 1811 LaFayette Road, Rocky Face, Georgia. Parcel (27-277-03-000)**

Mr. Calhoun summarized the staff analysis, which was in favor of the R-5 rezoning. There were no further questions for Calhoun.

Robert Collier stated that his son is constructing a new house on his property, and they will no longer need the existing dwelling on the subject property. Collier stated that their intention is to divide the existing dwelling from the rest of the property in order to sell the portion of the property containing the existing dwelling.

With no other comments heard for or against, this hearing closed at approximately 6:25pm.

**C. Heard the request of DixiBrix, LLC to rezone from Rural Residential (R-5) and General Commercial (C-2) to Heavy Manufacturing (M-2) a tract of land totaling 22.55 acres located on 3444 Old Dixie Highway SE, Dalton, Georgia. Parcels (13-063-04-000, 13-082-01-000, 13-082-04-000, and 13-082-05-000)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested M-2 rezoning. There were no further questions for Calhoun.

Tom Minor stated that the intent of his client is to combine several of the individual tracts in order to develop the subject property for manufacturing use.

With no other comments heard for or against, this hearing closed at approximately 6:30pm.

**D. Heard the request of Walter Benitez to rezone from Heavy Manufacturing (M-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.23 acres located at 1120 Riverbend Drive, Dalton, Georgia. Parcel (12-255-03-018)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-3 rezoning. There were no further questions for Calhoun.

Walter Benitez stated that he needs to refinance the home and that the bank would require a conforming zone district prior to lending.

With no other comments heard for or against, this hearing closed at approximately 6:36pm.

**E. Heard the request of Fernando Montoya to rezone from Medium Density Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 236 Mountain View Drive, Dalton, Georgia. Parcel (12-216-02-039)**

Mr. Calhoun summarized the staff analysis, which was not in favor of the requested R-5 rezoning. Calhoun was asked by Mr. Shiflett if another solution such as a conditional use permit would be a solution to which Calhoun stated would not work in this case. Mr. DeLay then confirmed with Calhoun that the UZO's definition for a duplex did not seem to line up with the Montoya dwelling since there was no fire wall separating the two units. Both Calhoun and Mr. Smalley pointed out that the issue was more so related to building codes than the zoning code in this case. There were no further questions for Calhoun.

Fernando Montoya stated that he was not aware there were additional permits for kitchens and bathrooms and assumed that his building permit permitted those amenities. Montoya stated that the building inspector told him that he would need to remove the kitchen cabinets and oven/stove

connection in order to pass final inspection or to have the subject property rezoned for a duplex. Mr. Barr asked Calhoun if closing the outdoor entrance to the addition would be a solution to which Calhoun stated that the building inspector would have to address that as to whether or not it would be a viable solution.

With no other comments heard for or against, this hearing closed at approximately 6:57pm.

**F. Heard the request of ECM (Crawford McDonald) to rezone from General Commercial (C-2) to High Density Residential (R-7) a tract of land totaling 0.74 acres located at 501 N. Hamilton Street, Dalton, Georgia. Parcel (12-200-24-000)**

Mr. Calhoun summarized the staff analysis which was in favor of the proposed R-7 rezoning. There were no further questions for Calhoun.

Crawford McDonald stated that he believed the proposed multi-family redevelopment would be an improvement for the adjacent neighborhood. McDonald then stated that the subject property had seen many light commercial uses over the recent years as well as lying vacant for some time. Mr. Shiflett confirmed with McDonald the subject property had been examined to ensure that it was suited for multi-family use. Chairman Lidderdale confirmed with McDonald that the existing structure would be remodeled for the apartment units.

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

**G. Heard the request of Brian Anthony Santos to annex 0.17 acres located at 1226 Frazier Drive into the City of Dalton as Medium Density Single Family Residential (R-3) Parcel (12-179-02-056)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested annexation into the City of Dalton. There were no further questions for Calhoun.

Since the petitioner filed for annexation under the 100% method, Mr. Calhoun served as the representative of the petitioner at the hearing.

With no other comments heard for or against, this hearing closed at approximately 7:07pm.

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of Gloendy Santana Pineda to rezone from Low Density Single Family Residential (R-2) to Neighborhood Commercial (C-1) a tract of land totaling 3.05 acres located on Cleveland Highway, Dalton, Georgia. Parcel (11-193-02-039)**

Chairman Lidderdale sought a motion on the proposed C-1 rezoning. **Scott DeLay then made a motion to recommend denial of the C-1 rezoning based on his agreement with the content of the staff analysis. Chris Shiflett seconded the motion and a unanimous recommendation to deny the C-1 rezoning followed, 5-0.**

**B. Recommendation regarding the request of Robert B. Collier to rezone from General Agricultural (GA) to Rural Residential (R-5) a tract of land totaling 7.95 acres located at 1811 LaFayette Road, Rocky Face, Georgia. Parcel (27-277-03-000)**

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

**C. Recommendation regarding the request of DixiBrix, LLC to rezone from Rural Residential (R-5) and General Commercial (C-2) to Heavy Manufacturing (M-2) a tract of land totaling 22.55 acres located on 3444 Old Dixie Highway SE, Dalton, Georgia. Parcels (13-063-04-000, 13-082-01-000, 13-082-04-000, and 13-082-05-000)**

Chairman Lidderdale sought a motion on the requested M-2 rezoning. **Eric Barr then made a motion to recommend an M-2 rezoning based on his agreement with the content of the staff analysis. Scott DeLay then seconded the motion and a recommendation to approve an M-2 rezoning followed, 5-0.**

**D. Recommendation regarding the request of Walter Benitez to rezone from Heavy Manufacturing (M-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.23 acres located at 1120 Riverbend Drive, Dalton, Georgia. Parcel (12-255-03-018)**

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

**E. Recommendation regarding the request of Fernando Montoya to rezone from Medium Density Residential (R-3) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 236 Mountain View Drive, Dalton, Georgia. Parcel (12-216-02-039)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Scott DeLay then made a motion to recommend a denial of the R-5 rezoning based on his agreement with the content of the staff analysis, but DeLay added that his recommendation included an understanding that staff would work with building inspection to find a reasonable solution for Montoya. David Pennington then seconded the motion and a unanimous recommendation to deny the R-5 rezoning followed, 5-0.**

**F. Recommendation regarding the request of ECM (Crawford McDonald) to rezone from General Commercial (C-2) to High Density Residential (R-7) a tract of land totaling 0.74 acres located at 501 N. Hamilton Street, Dalton, Georgia. Parcel (12-200-24-000)**

Chairman Lidderdale sought a motion on the proposed R-7 rezoning. **Eric Barr then made a motion to recommend the proposed R-7 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 5-0.**

**G. Recommendation regarding the request of Brian Anthony Santos to annex 0.17 acres located at 1226 Frazier Drive into the City of Dalton as Medium Density Single Family Residential (R-3) Parcel (12-179-02-056)**

Chairman Lidderdale sought a motion on the requested annexation into the City of Dalton. **Jody McClurg then made a motion to recommend approval of the annexation based on her agreement with the content of the staff analysis. Eric Barr then seconded the motion and a recommendation to approve the annexation followed, 5-0.**

**H. Preliminary Plat Review- Patterson Farm Phase 1**

Jean Price-Garland notified the Planning Commission that the plat had not been delivered on time as earlier anticipated.

**I. Annual Officer's Elections-** Chairman Lidderdale sought a motion on the election of officers. After brief discussion, **David Pennington made a motion to re-elect Jim Lidderdale as Chairman and to also re-elect Scott DeLay as Vice-Chairman. Pennington's motion was seconded by Ms. McClurg, which then passed unanimously 5-0.**

#### **IV. ADJOURNMENT**

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

Respectfully submitted,  
Ethan Calhoun  
Secretary