

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**January 31, 2022**

**MEMBERS PRESENT**

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

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

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

**VISITORS PRESENT VIA VIDEO CONFERENCE**

Brandon Harrison, Casey Garst, Brigido Meza Flores, Christopher Kinsey, Daniel Wise, and others.

**STAFF PRESENT**

Ethan Calhoun  
Jean Price-Garland  
Dan Strain  
Robert Sivick  
Jacob Bearden

**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 no absences, 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 December 20, 2021 meeting minutes. Mr. Pennington made the motion to accept the minutes as written and his motion was seconded by Mr. Perez 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 February meeting of the Whitfield County Board of Commissioners.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Brandon Harrison and Co. to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 4.25 acres located at Lodge Road, Rocky Face, GA. Parcel (27-336-03-000)**

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

Brandon Harrison stated that the desire to rezone the property stemmed from his intent to sell the

property to another builder. Harrison stated that the other builder intends to divide the property into two tracts of land and construct a duplex on each of the two tracts. Lidderdale asked Price-Garland if more than two tracts could be divided from the parent tract to which she stated that there could be more than two tracts. Harrison stated that the topography and utility line easement would most likely limit only two tracts.

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

**B. Heard the request of Crow Road Holdings, LLC to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 1.12 acres located on Murphy Drive, Tunnel Hill, GA. Parcel (12-076-30-000 and 12-076-38-000)**

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 Calhoun.

Brandon Harrison stated that he would like to develop the two empty lots for residential use. Commissioner Robbins asked if he intended to develop them for single-family or duplexes to which Harrison stated that he planned on single-family.

With no other comments heard for or against, this hearing closed at approximately 6:11pm.

**C. Heard the request of Casey Garst to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 5.58 acres located at 3063 Chattanooga Road, Rocky Face, GA. Parcel (12-114-11-000)**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which recommended a C-1 rezoning rather than the requested C-2 rezoning. There were no further questions for Calhoun.

Raymond Hasty, an adjacent property owner, spoke in favor of Garst's request to rezone for commercial use.

Casey Garst stated that there were no permanent structure on the property, nor did he have plans for any permanent buildings or stores. Garst stated that he would like to use the subject property to sell the prefabricated storage buildings. Garst stated that he was agreeable to the C-1 rezoning.

With no other comments heard for or against, this hearing closed at approximately 6:18pm.

**D. Heard the request of Christopher Kinsey to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 4.62 acres located at 1370 Dogwood Valley Road, Tunnel Hill, GA. Parcel (27-122-12-000)**

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 Calhoun.

Christopher Kinsey affirmed the details of the staff analysis.

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

**E. Heard the request of Brigido Meza Flores to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 22.31 acres located on 148 Livingston Way, Dalton, Georgia. Parcel (12-127-03-000)**

Mr. Calhoun summarized the staff analysis which was in favor of the requested GA rezoning. There were no further questions for Calhoun.

Brigido Mesa, accompanied by a Spanish to english translator, stated that his plan was to remodel the existing blighted single-family detached dwelling on the subject property for one of his workers to live in. Flores went on to note his ability to build homes as his profession and that he constructed the large home on the subject property. Flores did state that he has an equestrian hobby with a few horses for personal pleasure, but he stated that there was no intent for any type of animal husbandry operation. Lidderdale asked if he planned to remodel the existing blighted home to which Flores affirmed. Chairman Jensen confirmed that Flores only had a few horses and explained that there would be no

issue with a few animals on the subject property. Lidderdale confirmed that a barn had already been constructed on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:33pm.

**F. Heard the request of Tunnel Hill Holdings, LLC to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 1.51 acres located at 596 Lafayette Road, Rocky Face, GA. Parcel (27-163-01-145)**

Mr. Calhoun summarized the staff analysis which was in favor of the proposed C-2 rezoning. David Pennington confirmed with Calhoun that the adjacent property had been rezoned C-2 recently. There were no further questions for Calhoun.

Harrison stated that he plans to utilize the vacant commercial buildings for climate-controlled storage. Harrison went on to state that he would consider other commercial options for the property if sewer becomes available to the area such as a restaurant. Christopher Shiflett confirmed with Harrison that there would be no outdoor storage for boats or campers.

With no other comments heard for or against, this hearing closed at approximately 6:40pm.

**G. Heard the request of Daniel and Louise Wise to rezone from General Agriculture (GA) to Low Density Single Family Residential (R-2) a tract of land totaling 7.37 acres located on Cohutta Beaverdale Road, Dalton, GA. Parcel (10-106-45-000)**

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

Daniel Wise stated that he planned to divide the subject property into 8-10 new tracts and develop each tract with a single-family detached dwelling. Wise went on to state that he plans to build homes of 1300SF-1500SF with an approximate price of \$230,000-\$280,000 each. Wise noted that the number of lots would depend on the soil test results.

With no other comments heard for or against, this hearing closed at approximately 6:45pm.

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of Brandon Harrison and Co. to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 4.25 acres located at Lodge Road, Rocky Face, GA. Parcel (27-336-03-000)**

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

**B. Recommendation regarding the request of Crow Road Holdings, LLC to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 1.12 acres located on Murphy Drive, Tunnel Hill, GA. Parcel (12-076-30-000 and 12-076-38-000)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. Eric Barr then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. 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 Casey Garst to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 5.58 acres located at 3063 Chattanooga Road, Rocky Face, GA. Parcel (12-114-11-000)**

Chairman Lidderdale sought a motion on the requested C-2 rezoning. David Pennington then made a

**motion to recommend a C-1 rezoning based on his agreement with the content of the staff analysis. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-1 rezoning followed, 5-0.**

**D. Recommendation regarding the request of Christopher Kinsey to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 4.62 acres located at 1370 Dogwood Valley Road, Tunnel Hill, GA. Parcel (27-122-12-000)**

**Chairman Lidderdale sought a motion on the requested R-5 rezoning. Octavio Perez then made a motion to recommend the R-5 rezoning. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.**

**E. Recommendation regarding the request of Brigido Meza Flores to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 22.31 acres located on 148 Livingston Way, Dalton, Georgia. Parcel (12-127-03-000)**

**Chairman Lidderdale sought a motion on the proposed GA rezoning. Octavio Perez then made a motion to approve the GA rezoning for the subject property with the condition that no animal husbandry be permitted. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the rezoning with the condition followed, 5-0.**

**F. Recommendation regarding the request of Tunnel Hill Holdings, LLC to rezone from Neighborhood Commercial (C-1) to General Commercial (C-2) a tract of land totaling 1.51 acres located at 596 Lafayette Road, Rocky Face, GA. Parcel (27-163-01-145)**

**Chairman Lidderdale sought a motion on the proposed C-2 rezoning. Jody McClurg then made a motion to recommend the C-2 rezoning based on her agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 5-0.**

**G. Recommendation regarding the request of Daniel and Louise Wise to rezone from General Agriculture (GA) to Low Density Single Family Residential (R-2) a tract of land totaling 7.37 acres located on Cohutta Beavertdale Road, Dalton, GA. Parcel (10-106-45-000)**

**Chairman Lidderdale sought a motion on the proposed R-2 rezoning. Chris Shiflett then made a motion to recommend the R-2 rezoning based on the content of the staff analysis. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-2 rezoning followed, 5-0.**

**H. Flag Lot Review- Robert Hefner**

**Ms. Price-Garland oriented the Planning Commission to the proposed plat and its location along the north R/W of Farrar Road in northern unincorporated Whitfield County near the Town of Cohutta. Price-Garland stated that the proposed division of land would be considered a flag lot, but that the lot minimum lot sizes and road frontage were more than adequate per the R-5 zone district. Price-Garland then stated that the plat had received all the required department head signatures.**

**Chairman Lidderdale sought a motion on the final plat for the. Octavio Perez then made a motion to approve the final plat as presented. His motion was seconded by Chris Shiflett, which then passed unanimously, 5-0.**

#### **IV. ADJOURNMENT**

**With no other business scheduled, the meeting adjourned at approximately 6:54 p.m.**

**Respectfully submitted,  
Ethan Calhoun**

Secretary