

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**February 28, 2022**

**MEMBERS PRESENT**

Jim Lidderdale, Chairman  
Chris Shiflett  
Jody McClurg  
Eric Barr  
Octavio Perez

**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, Barnett Chitwood, Johnny Dyer, Patricia Smith, Amber Hefner, Chris Withrow, David Buckel, Chuck Dobbins, Andrew Parker, Terry Miller, Billy Kenney, and others.

**STAFF PRESENT**

Ethan Calhoun  
Jean Price-Garland  
Robert Smalley  
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 David Pennington IV absent.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the January 31, 2022 meeting minutes. Mr. Shiflett 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 summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the March meetings of the Whitfield County Board of Commissioners and Mayor and Council of the City of Dalton.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Johnny Dyer to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.18 acres located at 352 Eastfield Road, SW, Dalton, GA. Parcel (13-115-03-000)**

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

Johnny Dyer stated that the property has access to a sewer tap.  
With no other comments heard for or against, this hearing closed at approximately 6:09pm.

**B. Heard the request of Patricia Smith to rezone from Suburban Agriculture (SA) to Rural Residential (R-5) a tract of land totaling 4.33 acres located at 134 Sullivan Way, Rocky Face, GA. Parcel (12-305-04-000)**

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.  
Patricia Smith stated that the need to create a second tract and dwelling was prompted by her daughter's battle with cancer and that the proposed home would allow Smith to help care for her daughter.  
With no other comments heard for or against, this hearing closed at approximately 6:13pm.

**C. Heard the request of Cyndi Hefner to rezone from Neighborhood Commercial (C-1) to Rural Residential (R-5) a tract of land totaling 2.0 acres located at 1280 Beaverville Road NE, Dalton, GA. Parcel (10-289-02-000)**

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.  
Amber Hefner, Cyndi's daughter, stated that the desire to rezone the subject property was in order to remodel the existing home for her permanent residence since the beauty shop has since closed.  
With no other comments heard for or against, this hearing closed at approximately 6:16pm.

**D. Heard the request of Chris Withrow and Mary Jo Withrow to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 1.5 acres located at 509 Burgess Road, Dalton, GA. Parcel (09-218-30-000)**

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 Calhoun.  
Chris Withrow stated that their desire to construct mini warehouses on the subject property was prompted by the notable need for storage space generated by their adjacent rental property's tenants. Withrow went on to state that they would like to construct approximately 25 mini warehouse storage units. A climate-controlled storage building, and a 5,000SF pole barn for RV and boat storage. Withrow stated that he understood the issues with spot zoning and other potential commercial use in the future, but Withrow stated that they own all the adjacent properties and would be open to use restrictions beyond the proposed storage facility. Chris Shiflett asked Calhoun if the property could be rezoned only for mini warehouses and storage, and Calhoun stated that the property could be conditionally zoned but that the spot one issue would remain. Calhoun also pointed out the issue of administering conditional zoning long-term. Robert Smalley noted the potential to conditionally zone the subject property and echoed Calhoun's concerns with the conditional zoning of the subject property.  
With no other comments heard for or against, this hearing closed at approximately 6:29pm.

**E. Heard the request of Chris James to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.17 acres located on 921 S. Hamilton Street, Dalton, GA. Parcel (12-257-02-019)**

Mr. Calhoun summarized the staff analysis which was in favor of the requested C-2 rezoning. There were no further questions for Calhoun.  
The petitioner was not in attendance to represent the petition.

**F. Heard the request of Thomas Durkan III to rezone from Light Manufacturing (M-1) to Central Business District (C-3) a tract of land totaling 0.26 acres located at 309 Flour Mill Drive, Dalton, GA. Parcel (12-219-28-015)**

Mr. Calhoun summarized the staff analysis which was not in favor of the proposed C-3 rezoning.

There were no further questions for Calhoun.  
The petitioner was not in attendance to represent the petition.

**G. Heard the request of Buckel Design Group (BDG), LLC to rezone from General Commercial (C-2) to High Density Residential (R-7) a tract of land totaling 12.99 acres located on NE intersection of North Bypass and Pleasant Grove Drive, Dalton, GA. Parcel (12-163-05-005)**  
Mr. Calhoun summarized the staff analysis which was in favor of the proposed R-7 rezoning. There were no further questions for Calhoun.

David Buckel stated that their plan is to develop the 13-acre tract of land with the proposed 209-unit apartment complex. Buckel stated that their plan consists of 88 1-bedroom, 78 2-bedroom, and 43 3-bedroom apartment units with multiple multi-story apartment structures. Buckel displayed some conceptual site designs and renderings of the proposed multi-family development to the Planning Commission and staff.

With no other comments heard for or against, this hearing closed at approximately 6:47pm.

**H. Heard the request of City of Dalton Mayor and Council to create the Gateway Corridor Overlay District and accompanying map. The proposed overlay district is independent from the Unified Zoning Ordinance and is only currently proposed to affect the geographic area known as TAD#5 within the City of Dalton.**

Mr. Calhoun summarized the staff analysis which was in favor of the proposed Gateway Corridor Overlay District. Calhoun described the long-term benefit of the overlay district in terms of improving the aesthetic and functionality of the Walnut Avenue corridor, and that notable results will take time to achieve the goal of City's strategic plan for this area also known as TAD 5. Chris Shiflett asked Calhoun how this ordinance would affect existing developed properties within the district to which Calhoun stated that any existing properties found to be out of conformance with the proposed district would be grandfathered in as non-conforming properties much like in the UZO. Octavio Perez asked Calhoun if the ordinance would dictate details as significant as building colors to which Calhoun stated the ordinance only limited primary colors and fluorescent colors for use as accents. Andrew Parker additionally noted the City's effort to create the overlay district as a means to improve the corridor's appearance, functionality, and economic development incentives. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 7:10pm.

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of Johnny Dyer to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.18 acres located at 352 Eastfield Road, SW, Dalton, GA. Parcel (13-115-03-000)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Jody McClurg then made a motion to recommend the R-5 rezoning based on her 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, 4-0.**

**B. Recommendation regarding the request of Patricia Smith to rezone from Suburban Agriculture (SA) to Rural Residential (R-5) a tract of land totaling 4.33 acres located at 134 Sullivan Way, Rocky Face, GA. Parcel (12-305-04-000)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Octavio Perez then made a**

**motion to recommend the R-5 rezoning. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

**C. Recommendation regarding the request of Cyndi Hefner to rezone from Neighborhood Commercial (C-1) to Rural Residential (R-5) a tract of land totaling 2.0 acres located at 1280 Beaverdale Road NE, Dalton, GA. Parcel (10-289-02-000)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Chris Shiflett then made a motion to recommend a R-5 rezoning based on his agreement with the content of the staff analysis. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

**D. Recommendation regarding the request of Chris Withrow and Mary Jo Withrow to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 1.5 acres located at 509 Burgess Road, Dalton, GA. Parcel (09-218-30-000)**

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Jody McClurg then made a motion to recommend the C-2 rezoning with the condition that only mini warehouses and outdoor storage be permitted. McClurg's motion died for lack of a second. Eric Barr then made a motion to deny the rezoning based on his agreement with the content of the staff analysis. Jody McClurg then seconded the motion and a unanimous recommendation to deny the C-2 rezoning followed, 4-0.**

**E. Recommendation regarding the request of Chris James to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.17 acres located on 921 S. Hamilton Street, Dalton, GA. Parcel (12-257-02-019)**

Chairman Lidderdale stated that this item would be tabled for one month and be on the March agenda.

**F. Recommendation regarding the request of Thomas Durkan III to rezone from Light Manufacturing (M-1) to Central Business District (C-3) a tract of land totaling 0.26 acres located at 309 Flour Mill Drive, Dalton, GA. Parcel (12-219-28-015)**

Chairman Lidderdale stated that this item would be tabled and reappear on the March agenda.

**G. Recommendation regarding the request of Buckel Design Group (BDG), LLC to rezone from General Commercial (C-2) to High Density Residential (R-7) a tract of land totaling 12.99 acres located on NE intersection of North Bypass and Pleasant Grove Drive, Dalton, GA. Parcel (12-163-05-005)**

Chairman Lidderdale sought a motion on the proposed R-7 rezoning. **Octavio Perez then made a motion to recommend the R-7 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 4-0.**

**H. Recommendation regarding the request of City of Dalton Mayor and Council to create the Gateway Corridor Overlay District and accompanying map. The proposed overlay district is independent from the Unified Zoning Ordinance and is only currently proposed to affect the geographic area known as TAD#5 within the City of Dalton.**

Chairman Lidderdale sought a motion on the proposed Gateway Corridor Overlay District. **Octavio Perez then made a motion to recommend the proposed overlay district. Chris Shiflett then seconded the motion and a unanimous recommendation to adopt the gateway Corridor Overlay District followed, 4-0.**

**I. Final Plat Review- Bradberry Subdivision**

Ms. Price-Garland oriented the Planning Commission to the proposed plat and its location adjacent to

Mill Creek Estates. Price-Garland noted her previous mistake of approving the proposed plat without realizing that a few of the proposed lots could not meet the 50' lot width at the road frontage. Brandon Harrison stated that he is the developer proposing the final plat and drew attention to his makeshift sketch of an alternative plat design. Harrison noted the professionally drawn plat violates the 50' lot frontage requirement but proposes a more regular lot design than the crude alternative lot drawing that he developed just prior to the meeting which would result in notably irregular lots. Chris Shiflett asked Harrison to describe the character of the proposed housing to which Harrison stated that the developed lots would sell for an average of \$250,000. Shiflett noted that the current real estate market does not recognize \$250,000 as significant as several years ago. Shiflett asked for the average home size to which Harrison stated 1,600SF dwelling size on average. Shiflett noted that the majority of housing within Mill Creek Estates were build in excess of 2,500+SF and that the proposed lots and houses would create a significant change in character for the established neighborhood. Shiflett went on to clarify that while the proposed lots are not technically within the Mill Creek Estates development, their adjacency creates the appearance that they are part of the existing development. Harrison stated that he believes that building homes of the scale and density of those in Mill Creek Estates would be cost prohibitive, and Harrison points out that there are a few dwellings within Mill Creek estates that are under 2,000SF in size.

Barnett Chitwood spoke in opposition of the proposed plat approval as a spokesman for the significant number of Mill Creek Estates residents in attendance of the meeting. Chitwood noted the substandard lots in the proposed plat as well as the crude drawing produced by Harrison earlier in the meeting. Chitwood presented a petition to the Planning Commission voicing opposition to the proposed plat by the Mill Creek Estates Neighborhood. Discussion then became sporadic with several parties speaking out of turn.

Chairman Lidderdale sought a motion on the final plat for the Bradberry Subdivision. **Jody McClurg then made a motion to deny the final plat as presented due to its inability to meet appropriate road frontage width. Her motion to deny was seconded by Chris Shiflett, which then passed unanimously, 4-0.**

#### **J. Flag lot Review- Clyde Teasley**

Ms. Price-Garland oriented the Planning Commission to the proposed plat and its location fronting both Miller Drive and Mark Brown Drive in the unincorporated portion of Whitfield County. Price-Garland notes the plat proposing two tracts A and B totaling 0.73-acres and 08-acres respectively to be created from two parent tracts. Price-Garland points out the existing structures on the subject property and the desire to divide the dwellings in order to have individual lots per dwelling. Both lots A and B would create flag lots as shown by Price-Garland, but Price-Garland notes the 50' of road frontage drawn for each of the two tracts.

Chairman Lidderdale sought a motion on the Clyde Teasley flag lots. **Octavio Perez then made a motion to approve the flag lots as presented. His motion to approve was seconded by Eric Barr, which then passed unanimously, 4-0.**

#### **IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 7:42 p.m.

Respectfully submitted,  
Ethan Calhoun  
Secretary