

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**June 27, 2022**

**MEMBERS PRESENT**

Jim Lidderdale, *Chairman*  
Jody McClurg  
Chris Shifflett  
Octavio Perez  
Eric Barr

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

Alex Smith  
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 the only absence being Commissioner John Thomas. The meeting was then turned over to Chairman Lidderdale, who confirmed a quorum of planning commissioners was present. The only planning commissioner absent from the meeting was David Pennington IV.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the May 23, 2022, meeting minutes. Mr. Shiflet made the motion to accept the minutes as written and his motion was seconded by Mr. Perez which then passed unanimously 4-0.

Mr. Smith summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the July 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 David Canter and Three Point Development LLC, represented by Bradley Planco of AD Engineering, to rezone a collection of adjoining parcels totaling 401.19-acre from Low Density Single Family Residential (R-2) to Planned Unit Development (PUD). These parcels are listed as the following by the Tax Assessors: 11-121-10-000, 11-121-12-000, 11-132-01-000, 11-133-01-000. The listed parcels are located along Cleveland Highway, with the largest of these parcels (Tax ID 11-132-01-000) located at 4616 Cleveland Highway, Cohutta Ga. The rezoning will be to allow the construction of a conservation-style subdivision referred to as Camden Farms.**

Mr. Smith presented the staff analysis with the recommendation of the rezoning from R-2 to PUD. There were no questions provided for Mr. Smith after completing the staff analysis.

Mr. Planco of AD Engineering spoke on behalf of Mr. Canter. Mr. Planco described the purpose of the development and addressed some suggested conditions listed in the staff analysis. Mr. Planco provided a description of the development and the different uses, which include 967 single-family units, 301 units of triplexes and fourplexes, 20 acres of commercial space, and a minimum of 80 acres of greenspace.

Completing the description, Mr. Planco addressed concerns over suggested conditions for the development of a 30-foot buffer, limiting commercial business types, and sign size limitations. No objections were given to a required 30-foot buffer along the Periphery of the property but limiting commercial businesses to those found in Neighborhood Commercial (C-1). The developer believes that limiting Commercial to those permissible use as found in C-1 will not allow for the recruitment of nicer chain restaurants, which includes Chick-fil-A and Starbucks. It is also found that limiting signage to not exceed 15-foot height along Cleveland Highway was not practical at this moment. Mr. Planco told the commission and chair that it would be better to address signage once they enter the design phase of development.

David Canter came forth to the podium to provide further details to the commission and chair. He spoke about commercial space business recruitment and available greenspace. Mr. Canter stated that his development company is sensitive to the concerns of nearby residents and respectful of the character of the area. His company limited the commercial space to 20 acres, versus the original 40 acres, as it would not fit with the area. He did see the condition to limit commercial activity to C-1 as disadvantageous. Mr. Canter stated limiting to C-1 would prohibit the recruitment of higher-end fast-food restaurants, such as Chick-fil-A and Starbucks. He believes that both businesses would be welcomed by residents.

In terms of greenspace availability, Mr. Canter responded to a question from Commissioner Shifflett. Mr. Shifflett stated he believed that an approximate 150 acres of greenspace would be made available. Mr. Canter responded that 80 acres is the minimum acreage required given that the ordinance reads that 20% of the development is required to be maintained as greenspace. At this moment, being early in the development stage, he believed making a definitive statement beyond minimum greenspace acreage would be speculative. His intent and belief are that more than 80 acres of greenspace will be available on site. Mr. Shifflett transitioned to asking for confirmation that constructed houses, in particular the multi-family units, would not be used for rentals. Mr. Canter confirmed that the development would have a homeowner's association (HOA) and would not have any residential rentals. Commissioner Perez followed Commissioner Shifflett asking about the timeline of development and if construction would be to county specifications. Mr. Canter stated the timeline was 10 to 15 years with the home not constructed until year two. Mr. Canter also stated that the commercial space nor the multifamily housing would not be constructed in phase one. He also affirmed Mr. Perez's statement that the development would be to county specifics.

Mr. Canter and Planco completed their petition for rezoning of Camden Farms at approximately 6:50 PM, Chairman Lidderdale asked those wishing to speak in favor and wishing to speak to raise hands. Those willing to address the commission and chair were Mrs. Emily Mathews (KELLERWILLIAMS), Mrs. Andrea Azzouz (REMAX), and Yulian Paramo-Contreras (KELLERWILLIAMS). Mrs. Mathews spoke first, stating that there is a need for housing of this type as there is a shortage in Whitfield County. Mrs. Jones also stated that the northern portion of the County and its residents would benefit from a fast-food restaurant like Chick-fil-A as it will be a great asset to parents. Mrs. Azzouz supported Mrs. Mathews' statements. Mrs. Azzouz, also, spoke favorably of the PUD designation versus that of R-2 due to greenspace availability. Stating that no guarantee is given for any conservation of open space under the R-2 designation. Mr. Contreras supported and reaffirmed the statement provided by both of the previous speakers.

Chairman Lidderdale asked for a show of hands of those speaking in opposition. He reminded the audience to present a signed release located in the back of the room. Those willing to speak included Vicky Alt, John Alt, Matt Coker, Mary Smith, and Perry Wilson. Ms. Alt spoke in opposition to the development first, citing a variety of concerns. These concerns included a loss of the rural character, increased traffic, and environmental issues. Mrs. Alt was followed by John Alt. Mr. Alt's concerns included environmental issues, traffic, and the loss of local character. Mr. Alt also referenced Whitfield, Dalton's, Cohutta, Varnell's Joint Comprehensive Plan, stating the plan defines the local character area description as agriculture, which is to preserve large tracts of undeveloped land. Matt Coker's statements followed, with concerns that the school statement will not be able to handle the population increase. He also had concerns over increased property value. Following Mr. Coker's comments, Mary Smith stated her belief that this development will change the character of the area dramatically. Mr. Perry Wilson supported these statements when speaking next. Mr. Wilson also had concerns over personal safety to private property.

It is important to note that a petition of names of those in opposition was provided to Chairman Lidderdale by Mr. Alt. Upon review of the petition, Chairman Lidderdale questioned Mr. Alt about why there were no signatures on the petition. Mr. Alt stated that E-Signatures were used, as the petition was online.

Following the opposition, at 7:30 PM, Chairman Lidderdale asked the petitioners if they desired to provide a rebuttal. No individual chose to speak, so the chairman called the public portion of the meeting to a close.

-----10-minute break-----

**B. Heard the request of Alexander Tucker to rezone 0.5 acres of tax parcel 10-111-02-000 from General Agriculture (GA) to Rural Residential (R-5). The parcel is located at 1475 Cohutta Beavertdale Rd, Ne Dalton, GA.**

Mr. Smith summarized the staff analysis in approval of the petition to rezone from GA to R-5 for the proposed 0.5 acres. Chair and Commission had no question for Mr. Smith. The petitioner, Andrew Tucker, explained the purpose of the request at approximately 7:45 PM. Mr. Tucker stated that he wishes to build another house on the original parcel while renting the Single mobile home on the 0.5-acre parcel. No one was present to speak either in favor or opposition. The public portion of the meeting was closed at 7:50 PM.

**C. Heard the request of Tammy Kirk to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) tax parcel 12-354-09-000 of 838 Cavender Road. (County)**

Mr. Smith briefed the commission and chair on Ms. Kirk's request and provided the recommendation of approving the petition. Mr. Smith stated that the recommendation would be appropriate as it will have no impact on the use or change of the parcel or surrounding property. Ms. Kirk addressed the commission stating that the property has always been used as single-family residential housing. A tree had fallen on the house, and she needed the rezoning to reflect its true use and to rebuild portions of the house. No individual was present to speak in favor or opposition, so the public portion of the meeting was called to a close at 7:55 PM.

**D. Heard the request of Mark Cady to rezone tax parcel 09-074-01-004, a 5-acre tract located along Dawnville Road. Mr. Cady is requesting the parcel to be rezoned from Suburban Agriculture (SA) to General Commercial (C-2) to construct mini warehouses. (County)**

Mr. Smith provided his analysis to the commission; in which, he stated that the staff recommendation was for denial. Reasons for denial were cited to be concerns of adverse impacts on the value of adjacent properties, proposed C-2 designation could provide an avenue for other unwanted C-2 uses,

and not fitting with the intent of the commercial activities suggested in the Joint Comprehensive Plan. The commission and chair then had no questions for Mr. Smith. Completing the analysis, Chairman Lidderdale requested the petitioner to speak on his intent for the property. Speaking on behalf of Mark Cady was Isaac Wheat. Mr. Wheat stated the intent was not to develop the whole 5 acres. Mr. Cady only had an interest in constructing mini warehouses. Being only interested in developing only the upper portion of the parcel, that portion along Dawnville Road, Mr. Wheat stated that more intense development would not occur while Mr. Cady owns the property. Being satisfied, having no more questions for Mr. Wheat, the commission asked if any other was present to speak on behalf of the zoning request. No individual was in attendance was present to speak in favor of the development. The Chair asked if any individual was present that may wish to speak in opposition. Those in opposition included Bill Stanley and Robert B. Groves. Bill Stanley, an adjacent property owner to the north, had concerns similar to that listed in the commission. He feared that such a zoning change to C-2 would provide an avenue for other commercial development, adversely impacting the value of his property and the character of the area. Mr. Stanley also stated he had environmental concerns, as he had a small pond. Mr. Stanley stated that he has approached Mr. Cady in the past about purchasing the property and still has an interest in doing so. Mr. Stanley finishing his statement, Chairman Lidderdale asked for Robert B Groves to speak on his opposition. Mr. Grove spoke on behalf of Dawnville Community Church, located across Dawnville Road from the parcel of interest. He stated that he also believed that C-2 zoning designation would negatively affect the aesthetics of the area. A change to this zoning designation would adversely influence the character of the area.

Chairman Lidderdale asked if Mr. Wheat wished to rebut. Mr. Wheat reaffirmed his previous statements and also noted that Mr. Cady will make efforts to disturb the current natural views. Chairman Lidderdale asked Mr. Wheat if he believe that Mr. Cady may have an interest in selling a portion of the parcel. Mr. Wheat stated he believes that Mr. Cady may be willing to sell the lower portion of the parcel. The chair and commission board discussed the possibility of the request would be more favorable if a portion of the parcel be sold to Mr. Stanley, guaranteeing that a portion will remain as SA zoning. Ms. McClurg asked Jean Price-Garland when the request may be restated to the commission if denied, where Mr. Stanley may buy a portion of the tract to Mr. Stanley. Ms. Price-Garland stated it would be a year.

With no other comments provided, Chairman Lidderdale Closed the public portion of the meeting at 8:20 PM.

**E. Heard the petition of Enrique Meza for the request of a zoning amendment from Heavy Manufacturing (M-2) to Transitional Residential (R-6) for tax parcel 12-238-18-017. The tract is located at 42 S. Glenwood Ave, Dalton Ga. The rezoning is being requested to convert a dwelling into a triplex. (Dalton)**

Mr. Smith summarized the staff analysis, which recommendation of denial, for the rezoning to R-6 to have a triplex. The Staff could not recommend the zoning of R-6 as there are concerns over traffic, parking, and necessary living space. Mr. Smith did state that the staff can recommend R-5 zoning as there is an R-5 district across S. Glenwood Avenue from the petitioner's property. If rezoned as R-5, for the possible use of a duplex, would reduce concerns over available living space and traffic/parking. Completing these statements, the commission had no questions for Mr. Smith.

Mr. Enrique Meza provided his defense for the petition. Stating that the property has been used as a triplex for many years, though the property had been vacant for at least a couple of years. Being a triplex previously Mr. Meza stated there had not been any previous comments he is aware of regarding traffic or parking. Commissioner Perez questioned Mr. Meza, asking him to reaffirm the statements made. Mr. Perez, satisfied with the comments provided, did not object to the recommendation being provided to the Mayor and Council of Dalton. With no opposition, the public portion of this meeting was called to a close.

**F. Heard Brian Long’s request to change the zoning of tax parcel 12-255-06-016, a 1.6-acre tract, from Heavy Manufacturing (M-2) to General Commercial (C-2). The parcel is located at 604 Sheridan Avenue, Dalton Georgia. (Dalton)**

Mr. Smith addressed the commission and chair about Brian Long’s proposal for rezoning from M-2 to C-2. Mr. Smith affirmed the approval for Mr. Long’s request as the parcel is near other commercial buildings located directly across Sheridan Avenue to the east. There will not be any change in character nor burden to utilities, as the area is zoned for both light industrial/general commercial. The Commissioners had no questions for Mr. Smith. Mr. Long spoke briefly, affirming the statements provided in the analysis. Seeing no objection to statements provided, nor any opposition to the proposal, the public portion of the meeting was called to a close.

**G. Heard the request of Maria De La Luz Calvillo for the annexation of tax parcel 12-184-01-044 of 1315 Walston Avenue. (Dalton)**

Mr. Smith summarized the request for annexation by Maria De La Luz Calvillo, approving the application. Mr. Smith stated reasons for approval include it adjoins the City of Dalton, there will be no burden to city services, and it shrinks a “county island”. Commission and Chair and no comments or questions for the staff. Ms. provided limited comments. Seeing no objection by any commissioners and no opposition to the proposal, Chairman Lidderdale called the public portion of the meeting to a closed at 8:40 PM.

### **III. REGULAR MEETING**

**A. Recommendation regarding the request of David Canter and Three Point Development LLC to rezone a collection of adjoining parcels totaling 401.19-acre from Low Density Single Family Residential (R-2) to Planned Unit Development (PUD). These parcels are listed as the following by the Tax Assessors: 11-121-10-000, 11-121-12-000, 11-132-01-000, 11-133-01-000. The listed parcels are located along Cleveland Highway, with the largest of these parcels (Tax ID 11-132-01-000) located at 4616 Cleveland Highway, Cohutta Ga. The rezoning will be to allow the construction of a conservation-style subdivision referred to as Camden Farms. (County)**

Chairman Lidderdale sought a motion on the requested PUD rezoning. The commissioners noted that the developer has agreed to increase the 20-foot buffer to 30 feet. The commission stated the conditions on C-1 type commercial only and the listed condition for signage should be met. **Octavio Perez then made a motion to recommend the PUD rezoning. Chris Shifflett then seconded the motion and a unanimous recommendation to approve the PUD rezoning followed, 4-0.**

**B. Recommendation regarding the request of Alexander Tucker to rezone 0.5 acres of tax parcel 10-111-02-000 from General Agriculture (GA) to Rural Residential (R-5). The parcel is located at 1475 Cohutta Beavertdale Rd, NE Dalton, GA. (County)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Octavio Perez then made a motion to recommend the R-5 rezoning. Chris Shifflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

**C. Recommendation regarding the request of Tammy Kirk to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) tax parcel 12-354-09-000 of 838 Cavender Road. (County)**

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

**D. Recommendation regarding the request of Mark Cady to rezone tax parcel 09-074-01-004,**

a 5-acre tract located along Dawnville Road. Mr. Cady is requesting the parcel to be rezoned from Suburban Agriculture (SA) to General Commercial (C-2) to construct mini warehouses. (County)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Given Staff Analysis and interest in Mark Cady's willingness to sell a portion of his property to Bill Stanley, Octavio Perez requested a motion for denial. Motion to deny was seconded by Eric Barr. By unanimous decision, the commission recommended denial, providing a 4-0 vote.**

**E. Recommendation regarding the petition of Enrique Meza for the request of a zoning amendment from Heavy Manufacturing (M-2) to Transitional Residential (R-6) for tax parcel 12-238-18-017. The tract is located at 42 S. Glenwood Ave, Dalton Ga. The rezoning is being requested to convert a dwelling into a triplex. (Dalton)**

Chairman Lidderdale sought a motion on the requested R-6 rezoning. **The Planning Commission's motion for approval was agreed upon given Mr. Meza's statement that the building has been used previously as a triplex. Under good faith that Mr. Meza's statements were true, Octavio Perez provided a motion for approval. The motion made was seconded by Jody McClurg. The commission unanimously voted for approval, providing a 4-0 vote**

**F. Recommendation regarding the request by Brian Long to change the zoning of tax parcel 12-255-06-016, a 1.6-acre tract, from Heavy Manufacturing (M-2) to General Commercial (C-2). The parcel is located at 604 Sheridan Avenue, Dalton Georgia. (Dalton)**

Chairman Lidderdale sought a motion on the request of C-2 to allow Mr. Long to establish an event-center. **Jody McClurg made a motion for approval, as there will be no change to the character of the area and no burden for additional services. Chris Shifflett seconded the motion followed by a unanimous vote for approval, 4-0.**

**G. Recommendation regarding the request of Maria De La Luz Calvillo for the annexation of tax parcel 12-184-01-044 of 1315 Walston Avenue. (Dalton)**

Chairman Lidderdale sought a motion for the annexation to allow tax parcel 12-184-01-044 to be annexed into the City of Dalton. **Seeing that the parcel is surrounded by the City of Dalton's boundary, Chris Shifflett motioned for the annexation's approval and Jody McClurg seconded. Unanimously, the parcel was annexed into the city with a 4-0 vote.**

#### **H. Plat Review**

**Figero Plat:** Ms. Price-Garland oriented the Planning Commission to the proposed plat and cited no issues by County department heads. **Chairman Lidderdale sought a motion on the proposed plat. A motion for approval of the plat was made by Jody McClurg and seconded by Chris Shifflett, which then passed unanimously 4-0.**

**Spence Plat:** Ms. Price-Garland oriented the Planning Commission to the proposed plat and cited no issues by County department heads. **Chairman Lidderdale sought a motion on the proposed plat. A motion for approval was made by by Chris Shifflett and seconded by Jody McClurg, which then passed unanimously 4-0.**

#### **IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 9:10 p.m.

Minutes provided by

Alex Smith  
&  
Respectfully submitted,  
Ethan Calhoun  
Secretary