

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
October 28, 2024

Members Present

Jim Lidderdale
Chris Shiflett
Eric Barr
Octavio Perez

Whitfield County Board of Commissioners Present

Robby Staten
John Thomas
Barry Robbins

VISITORS PRESENT

Miguel Arredondo, Michael and Leta Atkins, Matt Daniel, Raul Bibiano, Dany Cobble, Mark Joyce, Charles Kelly, Lee Ballew, David Morones, Walter, Ludwig, Mitchell Hollis, Austin King, Scott Anthony Sides, Tanya Vasbinder, Daniel Wise, and others

STAFF PRESENT

Dan Strain
Jean Price-Garland
Ethan Calhoun

I. General

- a. Call to Order: Acting Chairman Robbins called the meeting to order at approximately 6:00 pm, and there was a quorum of commissioners present with Jevin Jensen and Greg Jones absent. Chairman Lidderdale stated there was a quorum of planning commissioners with David Pennington and Jody McClurg absent.
- b. Minutes: Chairman Lidderdale requested a motion to approve the minutes from the September 23, 2024 meeting. Octavio Perez made the motion to approve the minutes as written, and his motion was seconded by Chris Shiflett which then passed unanimously 3-0.

Ethan Calhoun summarized the procedures of the public hearings and stated that the final zoning decisions would likely occur during the November meeting of the Board of Commissioners.

II. Rezoning Public Hearings

A. To hear the request of Miguel Arredondo to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 7.434 acres located on Airport Road, Dalton, Georgia. Parcel (12-322-32-000) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the GA rezoning. Commissioner Robbins confirmed with Calhoun the recommendation regarding prohibition of commercial poultry on the subject property. There were no additional questions for Calhoun.

Miguel Arredondo was present for the hearing and made no additional comments. Chairman Lidderdale ensured Arredondo was amenable to the recommended condition in the staff analysis and Octavio Perez translated for Arredondo to confirm.

Phyllis Garrett stated that she did not oppose the rezoning, but Garrett stated her concerns regarding the potential for animal husbandry of the commercial scale as it relates to her property value and quality of life.

There were no further comments and this public hearing closed at approximately 6:10 pm

B. To hear the request of Michael and Leta Atkins to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.58 acres located on Johnson Road, Dalton, Georgia. Parcel (12-101-01-032) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the R-5 rezoning. Commissioner Robbins confirmed with Calhoun the condition prohibiting duplexes on the subject property. There were no additional questions for Calhoun.

Michael and Leta Atkins were present for the hearing and stated that they had no issue with the proposed condition.

Matt Daniel, a neighbor along Johnson Rd., stated his opposition to the proposed rezoning based on his concerns with the potential for a negative impact on the values of adjacent and nearby properties zoned R-2. Daniel went on to note the consistency of the R-2 zone district along Johnson Rd. and how he felt as though this rezoning would serve as an entering wedge to the R-2 neighborhood. Daniel concluded by noting other opposed neighbors who were unable to attend the public hearing as well as stating his opinion that the proposed rezoning would be in conflict with the intent of the Joint Comprehensive Plan.

There were no further comments and this public hearing closed at approximately 6:17 pm.

C. To hear the request of Raul Bibiano to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.88 acres located at 2751 Old Tilton Road, Dalton, Georgia. Parcel (13-059-05-000) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the R-5 rezoning. There were no additional questions for Calhoun.

Raul Bibiano was present for the hearing and made no additional comments.

There were no further comments and this public hearing closed at approximately 6:20 pm.

D. To hear the request of James T. Cobble Estate to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 10.81 acres located at 2031 Lake Francis Road, Dalton, Georgia. Parcel (11-309-03-000) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the R-5 rezoning with the condition to prohibit duplex dwellings. There were no additional questions for Calhoun.

Dany Cobble was present for the hearing and stated that he simply wished to combine a portion of the subject property with his adjacent property that is R-5 and was advised to rezone the subject property to R-5 in order to accomplish his wishes. Cobble noted no intent to develop the subject property, but Cobble did note that he may sell a portion of the subject property in the future Cobble stated that he may return to rezone his property to GA once he is able to combine the subject property.

Walter Ludwig, a neighbor along Lake Francis Rd., voiced his opposition to the rezoning based on the potential for manufactured homes, duplexes, and any additional density that could arise from an R-5 rezoning. Ludwig went on to state his concern with additional density and the potential to impact water quality due to additional septic systems in this area.

Mark Joyce, an adjacent neighbor, stated his opposition to the rezoning based on the same concerns as mentioned by Ludwig as well as making note of many Lake Francis Rd. residents joining in opposition to the R-5 rezoning.

Chris Shiflett asked Cobble if he would be willing to rezone to GA for his portion of the subject property to which Cobble was amenable.

Charles Kelly, a nearby neighbor, stated his opposition by echoing Ludwig's and Joyce's concerns.

Lee Ballew, a neighbor, stated his opposition to the rezoning by echoing the remarks of others opposed.

David Morones, a neighbor, shared the concerns and opposition of the previous speakers and added his concern with potential additional traffic that could result from additional development at this location. There were no further comments and this public hearing closed at approximately 6:37 pm

E. To hear the request of Hollis Holdings, LLC to rezone from General Agriculture (GA) to Planned Unit Development (PUD) a tract of land totaling 14.62 acres located on Cleveland Hwy, Dalton, Georgia. Parcel (11-313-31-000) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the PUD rezoning. There were no additional questions for Calhoun.

Mitchell Hollis was present for the hearing. Commissioner Thomas asked if there would be an intent to annex the subject property into Varnell to which Hollis affirmed. Thomas then inquired if the subject property would be a part of the TAD to which Hollis stated that it would not be. Some discussion occurred that resulted in the understanding that the second access point to Cleveland Highway has already been permitted and would serve the subject property.

There were no further comments and this public hearing closed at approximately 6:43 pm.

F. To hear the request of Austin King to rezone from Single Family Residential (R-2) to General Commercial (C-2) a tract of land totaling 3.91 acres located on Welcome Hill Circle, Dalton, Georgia. Parcel (12-214-08-000) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the C-2 rezoning. There were no additional questions for Calhoun.

Austin King was present for the hearing and stated that the intent is to divide the subject property in order to sell a portion of it along Walnut Ave. with the intent of raising funds to repair and maintain the aging cemetery on the subject property.

There were no further comments and this public hearing closed at approximately 6:47 pm

G. To hear the request of Lixandro Ramirez to rezone from Rural Residential (R-5) to Suburban Agriculture (SA) a tract of land totaling 6.5 acres located at 421 New Zion Hill Road, Dalton, Georgia. Parcel (12-355-01-002) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the SA rezoning. There were no additional questions for Calhoun.

Lixandro Ramirez stated intent to divide the subject property for a family member to build a home.

There were no further comments and this public hearing closed at approximately 6:51 pm.

H. To hear the request of Scott Anthony Sides to rezone from Rural Residential (R-5) to General Agriculture (GA) a tract of land totaling 25.47 acres located at 3349 Oscar Nance Road, Tunnel Hill, Georgia. Parcel (11-285-01-203) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the GA rezoning. There were no additional questions for Calhoun.

Anthony Sides represented the petition and made no additional comments.

There were no further comments and this public hearing closed at approximately 6:54 pm.

I. To hear the request of Tanya and William Vasbinder, Jr. to rezone from General Agriculture (GA) to Suburban Agriculture (SA) a tract of land totaling 7 acres located at 5468 Blair Road, Cohutta, Georgia. Parcel (11-015-11-000) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the SA rezoning. There were no additional questions for Calhoun.

Tanya Vasbinder represented the petition and stated the intent to divide the subject property into 2 lots with the potential to sell the second lot.

There were no further comments and this public hearing closed at approximately 6:57 pm.

J. To hear 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 10.04 acres located on Tucker School Road and Hopewell Road, Cohutta, Georgia. Parcels (11-090-02-000 and 11-090-06-000) (County)

Ethan Calhoun summarized the staff analysis which recommended approval for the R-2 rezoning. There were no additional questions for Calhoun.

Daniel Wise represented the petition and stated the intent to divide the subject property into 4 lots with the potential to develop into large-home estate lots.

There were no further comments and this public hearing closed at approximately 7:02 pm.

III. Regular Meeting

A. To hear the recommendation regarding the request of Miguel Arredondo to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 7.434 acres located on Airport Road, Dalton, Georgia. Parcel (12-322-32-000) (County)

Chairman Lidderdale sought a motion for the GA rezoning. Octavio Perez made a motion to approve the GA rezoning and condition in the staff analysis, and Chris Shiflett seconded the motion. There was a unanimous recommendation to approve the GA rezoning and condition 3-0.

B. To hear the recommendation regarding the request of Michael and Leta Atkins to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.58 acres located on Johnson Road, Dalton, Georgia. Parcel (12-101-01-032) (County)

Chairman Lidderdale sought a motion for the R-5 rezoning. Octavio Perez made a motion to deny the R-5 rezoning, and Chris Shiflett seconded the motion. There was a unanimous recommendation to deny the R-5 rezoning 3-0.

C. To hear the recommendation regarding the request of Raul Bibiano to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.88 acres located at 2751 Old Tilton Road, Dalton, Georgia. Parcel (13-059-05-000) (County)

Chairman Lidderdale sought a motion for the R-5 rezoning. Chris Shiflett made a motion to approve the R-5 rezoning, and Eric Barr seconded the motion. There was a unanimous recommendation to approve the R-5 rezoning 3-0.

D. To hear the recommendation regarding the request of James T. Cobble Estate to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 10.81 acres located at 2031 Lake Francis Road, Dalton, Georgia. Parcel (11-309-03-000) (County)

Chairman Lidderdale sought a motion for the R-5 rezoning. Chris Shiflett made a motion to table the R-5 rezoning, and Eric Barr seconded the motion. There was a unanimous recommendation to table the R-5 rezoning 3-0.

E. To hear the recommendation regarding the request of Hollis Holdings, LLC to rezone from General Agriculture (GA) to Planned Unit Development (PUD) a tract of land totaling 14.62 acres located on Cleveland Hwy, Dalton, Georgia. Parcel (11-313-31-000) (County)

Chairman Lidderdale sought a motion for the PUD rezoning. Chris Shiflett made a motion to approve the PUD rezoning, and Octavio Perez seconded the motion. There was a unanimous recommendation to approve the PUD rezoning 3-0.

F. To hear the recommendation regarding the request of Austin King to rezone from Single Family Residential (R-2) to General Commercial (C-2) a tract of land totaling 3.91 acres located on Welcome Hill Circle, Dalton, Georgia. Parcel (12-214-08-000) (County)

Chairman Lidderdale sought a motion for the C-2 rezoning. Chris Shiflett made a motion to approve the C-2 rezoning, and Eric Barr seconded the motion. There was a unanimous recommendation to approve the C-2 rezoning 3-0.

G. To hear the recommendation regarding the request of Lixandro Ramirez to rezone from Rural Residential (R-5) to Suburban Agriculture (SA) a tract of land totaling 6.5 acres located at 421 New Zion Hill Road, Dalton, Georgia. Parcel (12-355-01-002) (County)

Chairman Lidderdale sought a motion for the SA rezoning. Octavio Perez made a motion to approve the SA rezoning, and Chris Shiflett seconded the motion. There was a unanimous recommendation to approve the SA rezoning 3-0.

H. To hear the recommendation regarding the request of Scott Anthony Sides to rezone from Rural Residential (R-5) to General Agriculture (GA) a tract of land totaling 25.47 acres located at 3349 Oscar Nance Road, Tunnel Hill, Georgia. Parcel (11-285-01-203) (County)

Chairman Lidderdale sought a motion for the GA rezoning. Octavio Perez made a motion to approve the GA rezoning, and Eric Barr seconded the motion. There was a unanimous recommendation to approve the GA rezoning 3-0.

I. To hear the recommendation regarding the request of Tanya and William Vasbinder, Jr. to rezone from General Agriculture (GA) to Suburban Agriculture (SA) a tract of land totaling 7 acres located at 5468 Blair Road, Cohutta, Georgia. Parcel (11-015-11-000) (County)

Chairman Lidderdale sought a motion for the SA rezoning. Chris Shiflett made a motion to approve the SA rezoning, and Eric Barr seconded the motion. There was a unanimous recommendation to approve the SA rezoning 3-0.

J. To hear the 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 10.04 acres located on Tucker School Road and Hopewell Road, Cohutta, Georgia. Parcels (11-090-02-000 and 11-090-06-000) (County)

Chairman Lidderdale sought a motion for the R-2 rezoning. Octavio Perez made a motion to approve the R-2 rezoning, and Chris Shiflett seconded the motion. There was a unanimous recommendation to approve the R-2 rezoning 3-0.

K. Flag Lot Review- M J Enterprises, LLC

Jean Price-Garland oriented the Planning Commission to the subject property along Cleveland Highway. Garland stated that the subject property totaled 25-acres with limited road frontage which makes the petitioner's plan to divide and sell the rear lot impossible without a flag lot. Garland noted the plat meets the 50' road access minimum and has all required department head signatures. Chairman Lidderdale asked for a motion on the proposed plat approval. Chris Shiflett then made a motion to approve the proposed flag lot plat. His motion was seconded by Octavio Perez which then passed unanimously (3-0).

L. Preliminary Plat Review- Haigmill Road Residential

Jean Price-Garland oriented the Planning Commission to the subject property proposing the creation of four 73 new residential lots. Garland stated that this plat is preliminary and will only allow for the petitioner to move forward with land disturbance permitting stating that they will return with a final plat. Garland noted that the subject property was served by public sewer and that staff recommended approval. Chairman Lidderdale sought a motion on the preliminary plat, and Chris Shiflett made a motion to approve the preliminary plat as drawn. His motion was seconded by Octavio Perez which then passed unanimously (3-0).

M. Preliminary Plat Review- Patterson Farm PH IV

Jean Price-Garland oriented the Planning Commission to the subject property along Cleveland Highway proposing an additional 119 units. Garland noted that the proposed plat was preliminary and would only permit land disturbance permitting to move forward and that the petitioner will have to return for a final plat approval. Garland stated that the staff recommendation is for the preliminary plat to be approved contingent upon the PUD rezoning receiving an approval from the Board of Commissioners. Chairman Lidderdale sought a motion on the preliminary plat, and Chris Shiflett then made a motion to approve the preliminary plat including the condition that the subject property must be rezoned PUD by the Board of Commissioners. His motion was seconded by Octavio Perez which then passed unanimously (3-0).

N. Final Plat Review – Avenue F (city)

Jean Price-Garland oriented the Planning Commission to the subject property along Avenue F proposing two new lots to be created from the subject property for construction of single-family detached dwellings. Garland noted that the proposed plat was within the City of Dalton and would require Planning Commission approval even though it meets all the ordinance requirements. Chairman Lidderdale sought a motion on the final plat, and Octavio Perez then made a motion to approve the plat as drawn. His motion was seconded by Chris Shiflett which then passed unanimously (3-0).

O. Final Plat Review – Linda Thompson (city)

Jean Price-Garland oriented the Planning Commission to the subject property at the corner of Redwine and Strain St. proposing two lots to be created from the subject property. Garland noted that the

proposed plat was within the City of Dalton and requires Planning Commission approval. Garland went on to note that the subject property had received a variance from the Board of Zoning Appeals for a variance request to allow a reduction in the minimum required lot size and side building setbacks. Garland stated the proposed plat is the best way to divide the two dwellings on the subject property, and she stated that the subject property would be burdened in perpetuity if the two dwellings cannot be divided for fee simple ownership. Chairman Lidderdale sought a motion on the final plat, and Chris Shiflett then made a motion to approve the plat including the variances for lot size and building setbacks as approved by the Board of Zoning Appeals. His motion was seconded by Octavio Perez which then passed unanimously (3-0).

IV. Adjournment

With no other business scheduled, the meeting was adjourned at approximately 7:29.

Respectfully submitted,

Ethan Calhoun

Secretary