

**DALTON-VARNELL-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720**

MEMORANDUM

TO: City of Dalton Mayor and Council
Andrew Parker
Terry Miller
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: November 28, 2023

SUBJECT: The request of Royal Oak Community, Ltd. to rezone from High-Density Residential (R-7) to General Commercial (C-2) a tract of land totaling 15.21 acres located at 1220 Broadrick Drive, Dalton, Georgia. Parcel (12-183-04-023)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 27, 2023 at 6:00 p.m. at the Whitfield County Courthouse meeting room. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Tom Minor, the petitioner's attorney.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended the C-2 rezoning be approved. There were no further questions for Calhoun.

Tom Minor confirmed the staff analysis noting the petitioner intends to have a consistent and conforming zone district for all their combined properties.

With no other comments heard for or against, this hearing closed at approximately 7:05 pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **David Pennington then made a motion to recommend approval of the C-2 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0.**