

**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 Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** July 11, 2022

**SUBJECT: The request 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.**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 27, 2022 at 6:00 p.m. at the Edwards Park community center. 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 Enrique Meza.

**Public Hearing Summary:**

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.

**Recommendation:**

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**