

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: December 20, 2022

SUBJECT: The request of RW Sales LLC to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 0.28 acres located at 433 Spencer Street, Dalton, Georgia. Parcel (12-238-19-008)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on December 19, 2022 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 Roger Mitchell.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended the R-7 rezoning be denied. There were no further questions for Calhoun.

Roger Mitchell stated that he is a partner with Wayne Burgess. Mitchell stated that he and Burgess also own the western adjacent mini warehouse property and that they were interested in constructing two duplex dwellings on the subject property as a means for infill development. Mitchell went on to note the nearby housing in the areas to the north and west of the subject property and believed that the proposed rezoning and development would be an investment for this area of the city and be a benefit to the community.

Vicky Alt spoke in favor of the proposed rezoning based on her beliefs that the proposed rezoning and development would provide for needed workforce housing and infill development in a well-served area of the city in terms of utilities and transportation. Alt went on to state that infill development such as this request is a better means of development than suburban sprawl development in the unincorporated county.

With no other comments heard for or against, this hearing closed at approximately 7:39pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested R-7 rezoning. **Chris Shiflett stated that he is very familiar with this area and believes that the duplexes would be a viable use for the subject property. Chris Shiflett then made a motion to approve the R-7 rezoning based on his belief that the infill development would work at this location. David Pennington then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 4-0.**