

**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: March 29, 2023

SUBJECT: The request of Jose Arias to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25-acres located 1503 Byron St, Georgia. Parcel (12-241-13-009) (City)
The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on March 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 four members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Jose Arias.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-5 rezoning. There were no further questions for Calhoun.

Jose Arias stated that he fixes and flips houses. Arias stated that he will need the rezoning to proceed with the remodel or replacement of the dwelling on the subject property. Arias also stated that prospective home buyers will need correct zoning to obtain a mortgage on the subject property.

With no other comments heard for or against, this hearing closed at approximately 8:04pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Chris Shiflett then made a motion to approve the R-5 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 3-0.**