

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Jason Parker  
Terry Miller  
Jean Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** July 27, 2021

**SUBJECT: The request of Walter Benitez to rezone from Heavy Manufacturing (M-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.23 acres located at 1120 Riverbend Drive, Dalton, Georgia. Parcel (12-255-03-018)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on July 26, 2021 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 six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Walter Benitez.

**Public Hearing Summary:**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-3 rezoning. There were no further questions for Calhoun.

Walter Benitez stated that he needs to refinance the home and that the bank would require a conforming zone district prior to lending.

With no other comments heard for or against, this hearing closed at approximately 6:36pm.

**Recommendation:**

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