

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Andrew Parker  
Jonathan Bledsoe  
Jean Price-Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** June 24, 2025

**A. SUBJECT: The request of Sebastian Arroqui to rezone from Neighborhood Commercial (C-1) to Rural Residential (R-5) a tract of land totaling 1.74 acres located on Trammel Street and Jones Street, Dalton, Georgia. Parcels (12-182-02-024, 12-182-02-025, 12-182-02-019, 12-182-02-012, 12-182-02-013, and 12-182-02-014)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 23, 2025, at 6:00 p.m. in 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 Sebastian Arroqui.

**Public Hearing Summary:**

Tyler White summarized the staff analysis, which recommended approval for the R-5 rezoning. There were no further questions for White.

Sebastian Arroqui stated that the subject properties would be used for a Salvation Army program that provides transitional housing to individuals for 6 months to 2 years. This program is run through a partnership with the United States Department of Housing and Urban Development and the Georgia Department of Community Affairs. With the grant funding from HUD and DCA, the Salvation Army would be able to build two more duplexes on the property to offer this program to more individuals.

No one spoke in favor of the rezoning.

No one spoke in opposition of the rezoning.

The public hearing closed at 7:12 pm.

**Recommendation:**

**Chairman Lidderdale sought a motion for the rezoning. Jody McClurg made a motion to approve the R-5 rezoning, and Chris Shiflett seconded. There was a unanimous recommendation to approve the R-5 rezoning 4-0.**