

**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 Octavio Perez to rezone from High Density Residential (R-7) to General Commercial (C-2) a tract of land totaling 0.70 acres located at 501 N. Hamilton Street, Dalton, Georgia. Parcel (12-200-24-000)**

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 Darren Payne.

**Public Hearing Summary:**

Octavio Perez removed himself from the room for this public hearing to continue, as he is the petitioner.

Tyler White summarized the staff analysis, which recommended approval for the C-2 rezoning. There were no further questions for White.

Darren Payne spoke on behalf of Octavio Perez. Payne stated that the zoning would be more compatible for the use of the commercial building, and this change would revert the zoning to its previous zoning. Payne also stated that this change would allow for a vacant building to once again become an income-producing building.

No one spoke in favor of the rezoning.

No one spoke in opposition of the rezoning.

The public hearing closed at 7:15 pm.

**Recommendation:**

**Octavio Perez excused himself from this vote as he was the petitioner. Chairman Lidderdale sought a motion for the rezoning. Brad Ramsey made a motion to approve the C-2 rezoning, and Chris Shiflett seconded. There was a unanimous recommendation to approve the C-2 rezoning 3-0.**