

**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: July 30, 2024

SUBJECT: The request of JFP Properties Group LLC to rezone from Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling .26 acres located on 702 Northview Drive, Dalton, Georgia. Parcel (12-201-01-060) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on July 29, 2024, 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 Fernando Paniagua.

Public Hearing Summary:

Tyler White summarized the staff analysis which recommended denial for the rezoning.

JFP represented the petition and defended by stating there are other duplexes in the area, one on the same road, and eight on another nearby street.

No further comment

Recommendation:

Acting Chairman Shifflett sought a motion for the rezoning. Octavio Perez made a motion to approve the rezoning, and Eric Barr seconded the motion. There was a unanimous recommendation to approve the rezoning 4-0.