

**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, 2024

SUBJECT: The request of Todd Phillips to rezone from Medium Density Residential (R-3) to High Density Residential (R-7) a tract of land totaling 1.29 acres located on Main Street, Dalton, Georgia. Parcels (12-183-08-013, 12-183-08-002, 12-183-08-010, and 12-183-08-011) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 24, 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 Todd Phillips.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended the R-7 rezoning be approved. There were no further questions for Calhoun.

Todd Phillips stated that he originally purchased the property and developed it, but Phillips stated he wishes to have the R-7 rezoning in order to develop rental duplexes on the subject property without creating a new roadway to access the subject property. Phillips stated that the subject property would be managed by a single owner. With no other comments heard for or against, this hearing closed at approximately 7:35 pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested R-7 rezoning. **Octavio Perez then made a motion to recommend approval of the R-7 rezoning. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 4-0.**