

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

**MEMORANDUM**

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

**FROM:** Jim Lidderdale  
Chairman

**DATE:** March 2, 2023

**SUBJECT: The request of Sergio Paez to rezone from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.22 acres located at 401 Hawthorne Street, Dalton, Georgia. Parcel (12-200-14-001) (City)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on February 27, 2023 at 6:00 p.m. at the Whitfield County Courthouse meeting room. 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 Sergio Paez.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which recommended approval of the requested C-1 rezoning with conditions. There were no further questions for Calhoun.

Sergio Paez requested that Octavio Perez translate English to Spanish due to Paez's limited English vocabulary. Paez stated that his plan is to construct a drive-through only restaurant on the subject property of a very small size. Chairman Lidderdale confirmed with Paez that he would not have any issue with the 20' buffer along the northern boundary of the subject property.

With no other comments heard for or against, this hearing closed at approximately 7:48pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **Octavio Perez then made a motion to approve the C-1 rezoning with the conditions in the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the C-1 rezoning with conditions followed, 5-0.**