

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: November 25, 2025

A. SUBJECT: The request of Wayne Burgess to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 913 Riverbend Road, Dalton, Georgia. Parcel (12-255-03-028)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 24, 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 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 Wayne Burgess.

Public Hearing Summary:

Ethan Calhoun summarized the staff analysis, which recommended approval of the R-5 rezoning. There were no further questions for Calhoun.

Wayne Burgess represented the petition and stated that he intends to demolish the aging single-family detached dwelling to build a new duplex dwelling.

The public hearing closed at 7:38 pm.

Recommendation:

Chairman Lidderdale sought a motion for the R-5 rezoning. Octavio Perez made a motion to approve the R-5 rezoning, and Eric Barr seconded. There was a unanimous recommendation to approve the R-5 rezoning 5-0.