

**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:** September 24, 2024

**SUBJECT: The request of Crow Road Holdings to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.00 acres located on Waring Road, Dalton, Georgia. Parcel (12-143-11-004) (City)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on September 23, 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 four members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Brandon Harrison.

**Public Hearing Summary:**

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

Brandon Harrison stated that he plans to develop the subject property. Chairman Lidderdale asked Harrison if he was only planning to construct a single-family detached dwelling. Harrison stated that he may consider dividing the subject property into multiple lots.

Sandra Jameson, a resident of the adjacent North Oaks community, stated that she opposed the construction of any manufactured homes or duplexes on the subject property.

Harrison stated that he would also consider building duplexes on the subject property.

There were no further comments, and this hearing closed at approximately 7:41.

**Recommendation:**

Chairman Lidderdale sought a motion for the R-5 rezoning. **Octavio Perez made a motion to approve the R-5 rezoning, and Chris Shiflett seconded the motion. There was a unanimous recommendation to approve the R-5 rezoning 3-0.**