

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: October 27, 2025

A. To hear the request of CKD Properties and Investments to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.546 acres located at 1506 E. Morris Street, Dalton, Georgia. Parcel (12-241-13-003) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on October 27, 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 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 Christian Diaz.

Public Hearing Summary:

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

Christian Diaz stated that he planned to construct 2 duplexes on the property. Diaz also stated that the previous commercial buildings on the property had been demolished.

The public hearing closed at 7:29 pm.

Recommendation:

Chairman Lidderdale sought a motion for the proposed R-5 rezoning of the subject property. Octavio Perez made a motion to deny the proposed R-5 rezoning. Steve Laird seconded this motion. There was a unanimous 3-0 recommendation to deny the R-5 rezoning.