

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

**MEMORANDUM**

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

**FROM:** Jim Lidderdale  
Chairman

**DATE:** February 25, 2021

**SUBJECT: The request of Sergio Paez to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.10 acres located at 624 S. Hamilton Street, Dalton, Georgia. Parcel (12-238-05-023)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on February 22, 2021 at 6:00 p.m. at the Edwards Park community center. 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 and Alexis Paez.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis, which was in not favor of the C-2 rezoning. Mr. Barr asked Calhoun if the most recent use of the subject property was known to which Calhoun stated he was uncertain. There were no further questions for Calhoun.

Alexis Paez translated for his father Sergio Paez, and Paez stated that, in light of the recommendation to deny, he and his father had a number of other uses in mind for the subject property as it is currently zoned. Paez then stated that the former use of the subject property had been a used car dealership, and he went on to say that he and his father had initially desired to reinstate a used car dealership. Chairman Lidderdale confirmed with Paez that they understood their options for the subject property as it is currently zoned. Paez did make a final statement that he and his father have operated a used car dealership and would do so with integrity if the rezoning is approved.

With no other comments heard for or against, this hearing closed at approximately 6:34pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Scott DeLay then made a motion to recommend a denial of the C-2 rezoning based on his agreement with the content of the staff analysis. Eric Barr then seconded the motion and a unanimous recommendation to deny the rezoning followed, 5-0.**