

**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:** April 29, 2025

**A. SUBJECT: The request of Roberto Silva to rezone from Medium Density Single Family Residential (R-3) to Transitional Residential (R-6) a tract of land totaling 0.55 acres located at 1213 Hair Street, Dalton, Georgia. Parcel (12-217-03-003)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on March 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 Roberto Silva.

**Public Hearing Summary:**

Ethan Calhoun summarized the staff analysis for the proposed R-6 rezoning which recommended approval. There were no further questions for Calhoun.

Roberto Silva stated that the request for rezoning was in order to construct a fire wall in the existing structure. Silva stated that the existing structure, while appearing as a duplex, needed improvements and rezoning in order to be in conforming status. Chairman Lidderdale confirmed with Silva that there were no plans to construct a second duplex structure and that the rezoning would simply bring the subject property into conformity as a duplex dwelling.

With no further comments, Chairman Lidderdale closed this public hearing at approximately 7:58 PM.

**Recommendation:**

Chairman Lidderdale sought a motion for the R-6 rezoning. Octavio Perez made a motion to approve the R-6 rezoning, and Eric Barr seconded. There was a unanimous recommendation to approve the R-6 rezoning 4-0.