

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

**MEMORANDUM**

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

**FROM:** Jim Lidderdale  
Chairman

**DATE:** November 16, 2021

**SUBJECT: The request of David Mosteller to rezone from Low Density Single Family Residential (R-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.60 acres located at 803 West Waugh Street, Dalton, Georgia. Parcel (12-199-27-095)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 15, 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 David Mosteller.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which was not in favor of the proposed R-3 rezoning. There were no further questions for Calhoun.

David Mosteller stated that the need for the additional lot and dwelling for his daughter in order for her to be close to her family due to her medical condition. Mosteller stated that they have looked into moving earth to create a buildable pad and deal with water runoff. Lidderdale asked if they had looked into adding space to the existing dwelling to which Mosteller stated there was no feasible way to accommodate an addition due to the site's topography. Philip Cantrell joined Mosteller and stated that he would be the builder of the proposed dwelling and that the layout of the subject property would accommodate a dwelling.

With no other comments heard for or against, this hearing closed at approximately 7:53pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the proposed R-3 rezoning. **Chris Shiflett then made a motion to recommend the R-3 rezoning with the condition that the single-family dwelling be a minimum of 1,200SF and meet the required setbacks based on his belief that the proposed home would not be out of character with the neighborhood. David Pennington seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 5-0.**