

**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 Worldcap Solutions to rezone from Medium Density Single Family Residential (R-3) and Transitional Residential (R-6) to High Density Residential (R-7) a tract of land totaling 3.17 acres located at Brady Drive, Dalton, Georgia. Parcels (12-120-20-013 thru 12-120-20-019)**

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 Whittenton.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which was in favor of the requested R-7 rezoning. There were no further questions for Calhoun.

David Whittenton stated that the request would permit new development that is reflective of the existing housing in this area. Whittenton asked for a setback variance on one lot to include a fourplex on Lot 39 of the Crow Valley Estates Phase 2 final plat. After some discussion with staff, it was determined that the Planning Commission could grant the variance. Lidderdale confirmed that there would be a requirement to meet the required six parking spaces if the variance was to be approved. Whittenton stated there would be no issue with parking provided the variance is granted.

With no other comments heard for or against, this hearing closed at approximately 7:27pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the proposed R-7 rezoning. **Jody McClurg then made a motion to recommend the proposed R-7 rezoning with a variance to include a fourplex on Lot 39 of the Crow Valley Estates Phase 2 plat provided that the required 6 parking spaces be provided. McClurg stated that her motion was based on her agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the rezoning with conditions followed, 5-0.**