

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: March 2, 2022

SUBJECT: The request of Buckel Design Group (BDG), LLC to rezone from General Commercial (C-2) to High Density Residential (R-7) a tract of land totaling 12.99 acres located on NE intersection of North Bypass and Pleasant Grove Drive, Dalton, GA. Parcel (12-163-05-005)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on February 28, 2022 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 five 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 Buckel.

Public Hearing Summary:

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

David Buckel stated that their plan is to develop the 13-acre tract of land with the proposed 209-unit apartment complex. Buckel stated that their plan consists of 88 1-bedroom, 78 2-bedroom, and 43 3-bedroom apartment units with multiple multi-story apartment structures. Buckel displayed some conceptual site designs and renderings of the proposed multi-family development to the Planning Commission and staff.

With no other comments heard for or against, this hearing closed at approximately 6:47pm.

Recommendation:

Chairman Lidderdale sought a motion on the proposed R-7 rezoning. **Octavio Perez then made a motion to recommend the R-7 rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 4-0.**