

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Kim Witherow  
Jason Parker  
Gandi Vaughn  
Jean Price-Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** July 31, 2019

**SUBJECT: The request of Greg Sims and John Forshner to rezone from High Density Residential (R-7) to Rural Residential (R-5) a tract of land totaling 3 acres located along Lance and Richardson Streets. Parcel (12-199-25-001)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on July 22, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. 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 Bryan Spence, with power of attorney.

**Public Hearing Summary:**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning. There were no further questions for Mr. Calhoun from the Planning Commission.

Bryan Spence represented the petitioner with staff-confirmed power of attorney. Mr. Spence stated that the staff analysis accurately explained his proposed plan for the subject property and that he would be the developer if the requested rezoning is approved. Chairman Lidderdale asked Mr. Spence if these lots were fifty feet wide and Mr. Spence affirmed that they were. Mr. Spence stated that the single-family detached dwellings proposed would each be approximately 1,500-1,600 square feet in size.

With no other comments heard for or against this hearing closed at 6:36

**Recommendation:**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Mr. Thomas then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. Mr. Sanford seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**