

**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  
Jacob Bearden

**FROM:** Jim Lidderdale  
Chairman

**DATE:** August 31, 2023

**SUBJECT: The request of David Armstrong to rezone two adjacent tracts of land. The first tract is a request to rezone from Low Density Single Family Residential (R-2) to High Density Residential (R-7) a tract of land totaling 1.90 acres located at intersection of Mack Street and Walston Avenue, Dalton, Georgia. Parcel (12-197-01-038). The second tract is to rezone from Transitional Residential (R-6) Cond to High Density Residential (R-7) a tract of land totaling 1.84 acres located on Walston Avenue, Dalton, Georgia. Parcel (12-197-01-035)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on August 28, 2023 at 6:00 p.m. at the Whitfield County Courthouse meeting room. 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 Armstrong.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-7 rezoning. Calhoun drew attention to the existing condition on the subject property that restricts all access to Walston St, and Calhoun stated that the existing condition must be made a part of the motion if the R-7 rezoning is recommended to be approved. There were no further questions for Calhoun.

David Armstrong confirmed the details noted in the staff analysis regarding future development plans. Chairman Lidderdale confirmed with Armstrong that he would have no issue with the condition limiting access to Walston St.

With no other comments heard for or against, this hearing closed at approximately 7:14pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested R-7 rezoning. **Octavio Perez then then made a motion to recommend approval of the R-7 rezoning including the condition limiting access to Walston St. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-7 rezoning and condition followed, 4-0.**