

**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 31, 2022

**SUBJECT: The request of the City of Dalton Mayor and Counsel to amend the Unified Zoning Ordinance text in regard to dwelling unit size within the City of Dalton, and to add multi-family residential as a permitted use within the Mixed-Use zone district. (Dalton, Varnell, Whitfield)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on March 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 four members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Ethan Calhoun.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which was in favor of the proposed text amendments. There were no further questions for Calhoun. Octavio Perez asked Calhoun why there was a minimum dwelling unit size for the City of Dalton that was different than the unincorporated County and Varnell since the three entities are part of the same Unified Zoning Ordinance. Calhoun stated that this provision of the ordinance was created prior to his tenure as the secretary of the Planning Commission and that he was unsure of the reason for the dwelling unit size provision. Perez went on to question the necessity of a minimum dwelling unit size within the City and stated that he felt strongly that it was prohibitive of housing development. Calhoun responded to Perez by noting that the proposed amendment would create more opportunity for one-bedroom units within multi-family developments than currently exists.

Lowell Kirkman did stated that it would be his recommendation that the use for urban dwellings and loft dwellings be stricken as permitted uses within the MU district altogether due to potential administrative confusion.

With no other comments heard for or against, this hearing closed at approximately 7:06pm.

**Recommendation:**

Chairman Shiflett sought a motion on the proposed Unified Zoning Ordinance text amendments.

**Octavio Perez then made a motion to recommend the dwelling unit minimum be removed from the zoning ordinance and to approve the multi-family amendment to the MU district. Mr. Perez's motion died for lack of a second. Eric Barr then made a motion to recommend the text amendments be approved as presented by the staff. Jody McClurg then seconded the motion and a recommendation to approve the text amendments are presented in the staff analysis followed, 2-1 with Octavio Perez voting nay.**