

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Jason Parker  
Gandi Vaughn  
Jean Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** October 1, 2020

**SUBJECT: The request of Bryan Spence to rezone from Low Density Single Family Residential (R-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 1.56 acres located at Chattanooga Avenue and Chenille Drive, Dalton, Georgia. Parcel (12-182-19-000)**  
The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on September 28, 2020 at 6:00 p.m. at the Edwards Park Complex located at 115 Edwards Park Dalton, GA. 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.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis, which was not in favor of the R-3 rezoning. Calhoun clarified that there were no issues found in regard to any factors in the staff analysis with the exception of the need for alleyway access and R/W donation as well as staff concerns regarding the flood zone and its long-term effect on the prospective lots.

Bryan Spence stated that in order for any development on the subject property to be profitable, there would need to be more density than permitted in the current R-2 zone district. Spence stated that he had documentation showing that the flood plain encroaches less than shown on the FEMA maps and County GIS maps. Chairman Lidderdale did confirm with Spence that, at least, one of the seven prospective tracts would be almost entirely blanketed by said flood plain. Spence then stated that he would only be able to develop three tracts as the property is currently zoned, and he continued to state that three tracts currently permitted in R-2 would not create the necessary return on investment he would need in order to proceed.

With no other comments heard for or against this hearing closed at approximately 7:55pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested R-3 rezoning. **Mr. Thomas then made a motion to recommend the R-3 rezoning. Mr. Pennington then seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 4-0.**