

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Andrew Parker  
Jonathan Bledsoe  
Jean Price-Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** January 21, 2026

**A. To hear the request of Viviana Ramirez to rezone from General Commercial (C-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.33 acres located at 409 S. Spencer Street, Dalton, Georgia. Parcel (12-238-19-002)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on January 20, 2026, at 6:00 p.m. in the Whitfield County Courthouse meeting room. A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Viviana and Carlos Ramirez.

**Public Hearing Summary:**

Ethan Calhoun summarized the staff analysis, which recommended approval for the R-3 rezoning. Steve Laird asked Calhoun if there would be potential for an additional lot to be created from the undeveloped portion of the subject property. There were no further questions for Calhoun.

Viviana and Carlos Ramirez stated their plan to remodel the commercial structure on the subject property to serve as their residence. Ramirez brought and distributed architectural renderings of the proposed improvements to the subject property. Chairman Lidderdale confirmed with Ramirez that they had no plans to add any additional units/lots to the subject property than the existing structure.

Wayne Burgess, owner of multiple nearby properties, stated that he is in support of the proposed rezoning and development based on the positive impact he expects the redevelopment to bring to the surrounding area.

Jose Galegos, resident on East Morris Street, stated that his parents own and operate the adjacent event venue. Galegos stated his family's concerns regarding parking and their ability to access their adjacent property as well as the potential conflicts of adjacent residential neighbors. Some discussion occurred that resulted in the understanding that the parking and access concerns were a civil issue between the petitioner and Galegos event center.

With no other comments heard for or against, Chairman Lidderdale closed the public hearing at approximately 7:58 pm.

**Recommendation:**

Chairman Lidderdale sought a motion for the R-3 rezoning. Chris Shiflett made a motion to approve the R-3 rezoning, and Brad Ramsey seconded the motion. There was a unanimous recommendation to approve the R-3 rezoning (5-0).