

**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:** November 29, 2022

**SUBJECT: The request of Maria Aguilar to rezone from Low Density Single Family Residential (R-2) to Transitional Residential (R-6) a tract of land totaling 0.28 acres located at 800 Luckie Street, Dalton, Georgia. Parcel (12-200-07-078)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 28, 2022 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 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 Maria Aguilar.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which recommended an R-5 rezoning rather than the requested R-6 rezoning. There were no further questions for Calhoun.

Sebastian Alvarez served as Maria Aguilar's translator during the public hearing. Aguilar stated that she owned the adjacent property and wished to develop the subject property. Jody McClurg confirmed with Aguilar that they would accept the staff recommendation of only allowing up to a duplex rather than the request for a triplex. With no other comments heard for or against, this hearing closed at approximately 7:51pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested R-6 rezoning. **Jody McClurg then made a motion to approve an R-5 rezoning based on her agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve an R-5 rezoning followed, 3-0.**