

**JUNE 24, 2024**

**DALTON-VARNELL-WHITFIELD COUNTY  
PLANNING COMMISSION**

## **-TENTATIVE AGENDA-**

### **I. General**

- A.** Meeting Called to Order; Quorum confirmed.
- B.** Approval/Correction of May 28, 2024 Minutes

### **II. Public Hearing/Zoning Business**

*(Zoning Procedures Explained)*

- A.** Leslie Araceli Ramirez; R-2 to R-5; 205 Richardson Drive (County)
- B.** Jose Luis Rangel; R-6 to R-7; 119/123 Dublin Way (County)
- C.** Mark Souther; SA to R-5; 2248 Brown Road (County)
- D.** Mandy Blankenship; C-2 to R-2; 614 Foster Road (County)
- E.** Bryan Spence; R-7 COND to R-6; Brooker Drive/Dawnville Road (County)
- F.** Elizabeth Medina & Jose Melendez; R-5 to GA; Lower Dawnville Road (County)
- G.** Robert Anderson; GA to R-5; Tunnel Hill-Varnell Road (County)
- H.** Erik Rojo Aguilar; M-2 to R-7; 204 E Matilda Street (Dalton)
- I.** Nancy & Dagoberto Hernandez; M-2 to C-2; 417 Sheridan Avenue (Dalton)
- J.** Todd Phillips; R-3 to R-7; Main Street (Dalton)
- K.** John Suttles; M-2 to R-5; New Doris Street (Dalton)
- L.** Jose Eduardo Franco Alejandro; annexation into city; 1236 Frazier Drive (Dalton)

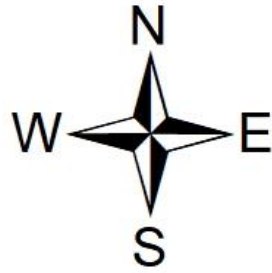
**A.**

To hear the request of Leslie Araceli Ramirez to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.25 acres located at 205 Richardson Drive, Dalton, Georgia.

Parcel (12-214-47-000) (County)

# Ramirez Rezoning Request

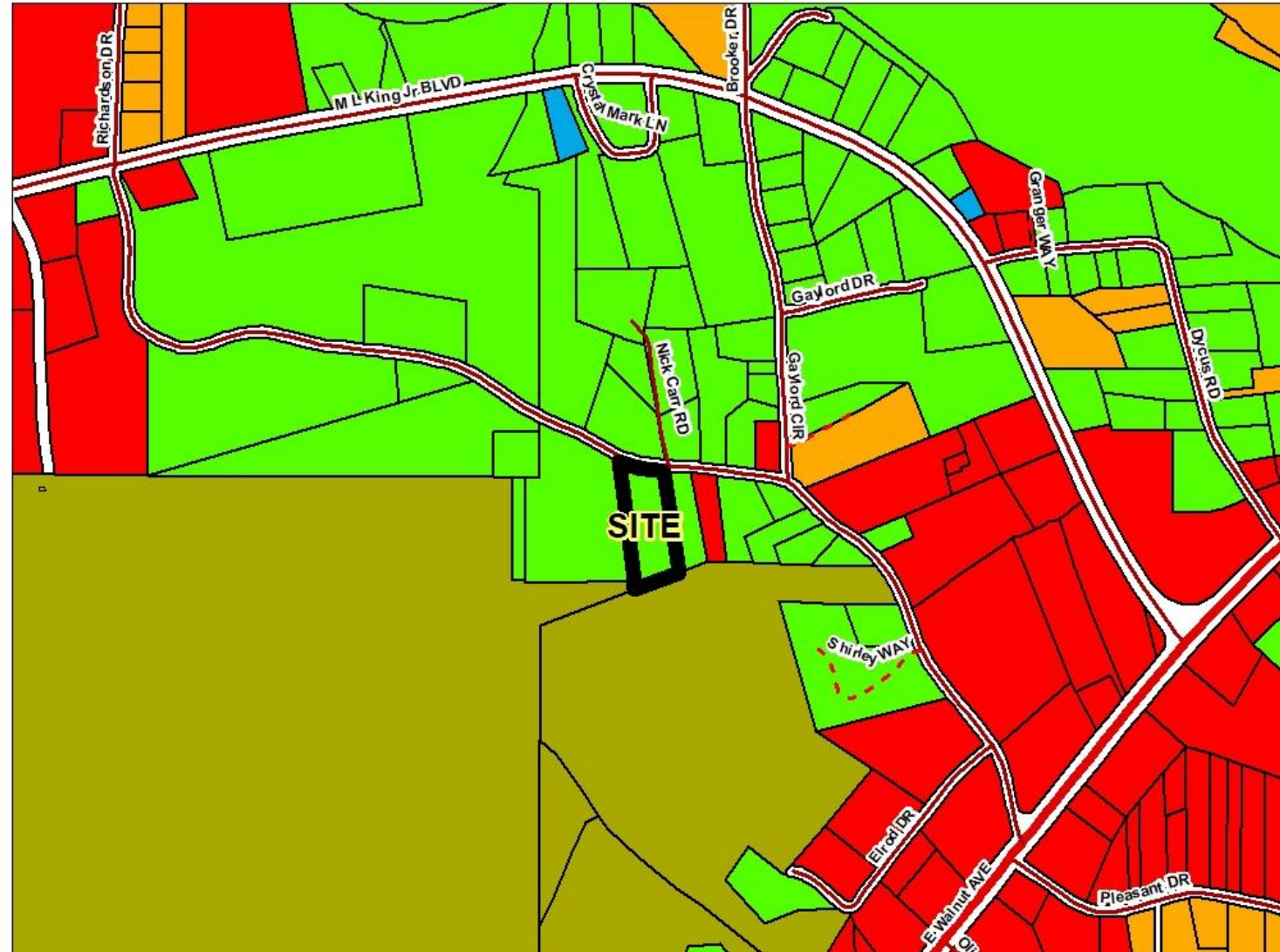
## R-2, Low Density Single Family Residential to R-5, Rural Residential



### ZONING

-  General Agriculture (GA)
-  Low Density Single Family Residential (R-2)
-  Rural Residential (R-5)
-  Transitional Residential (R-6)
-  General Commercial (C-2)

FEET  
500



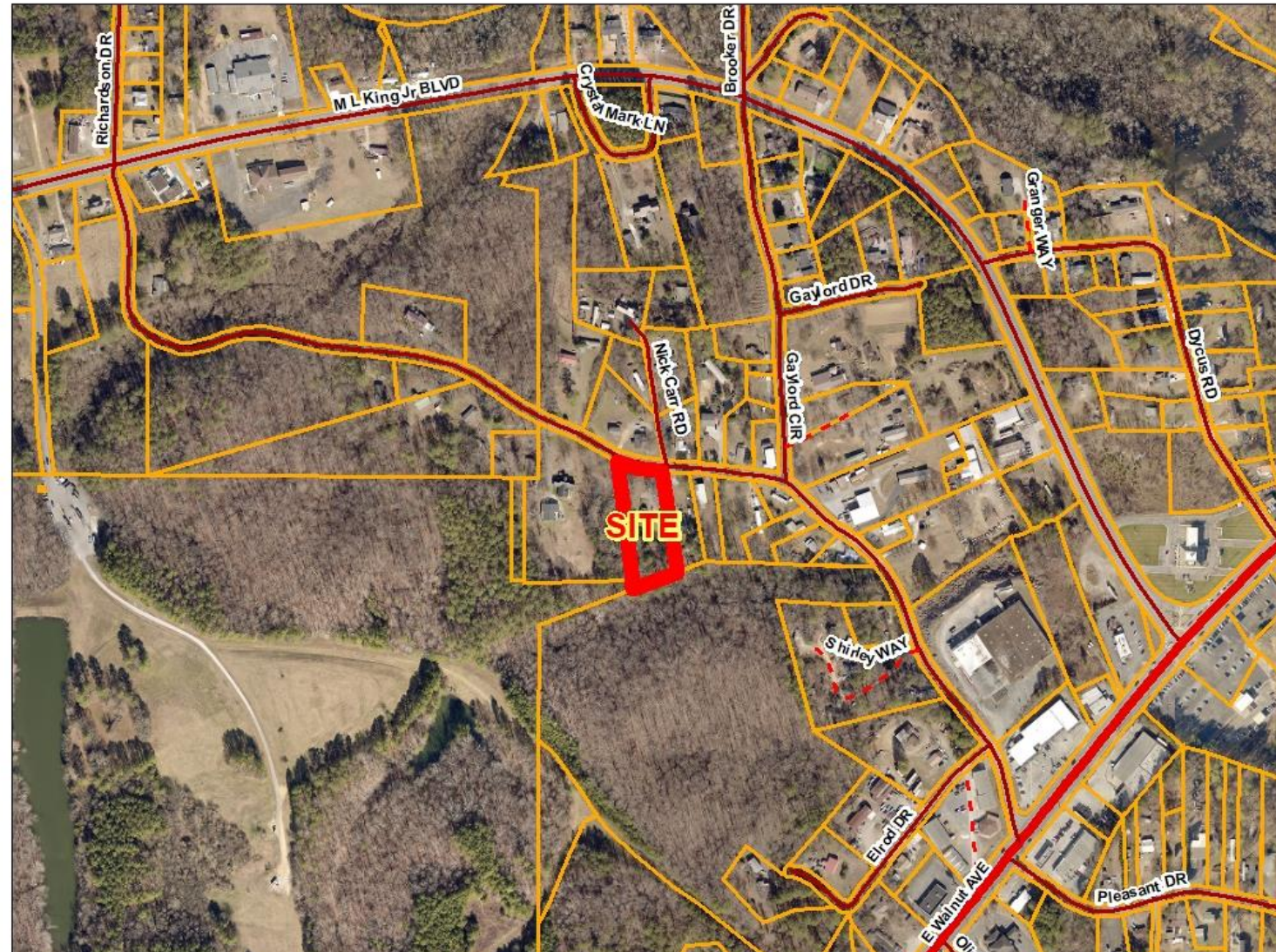


# Ramirez Rezoning Request

## R-2, Low Density Single Family Residential to R-5, Rural Residential



**FEET**  
**500**



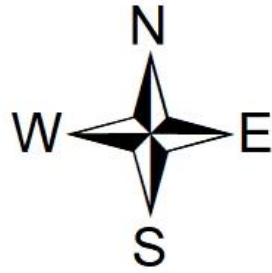


# Ramirez Rezoning Request

## R-2, Low Density Single Family Residential

### to

## R-5, Rural Residential



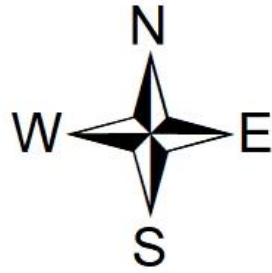
**FEET**  
**100**





# Ramirez Rezoning Request

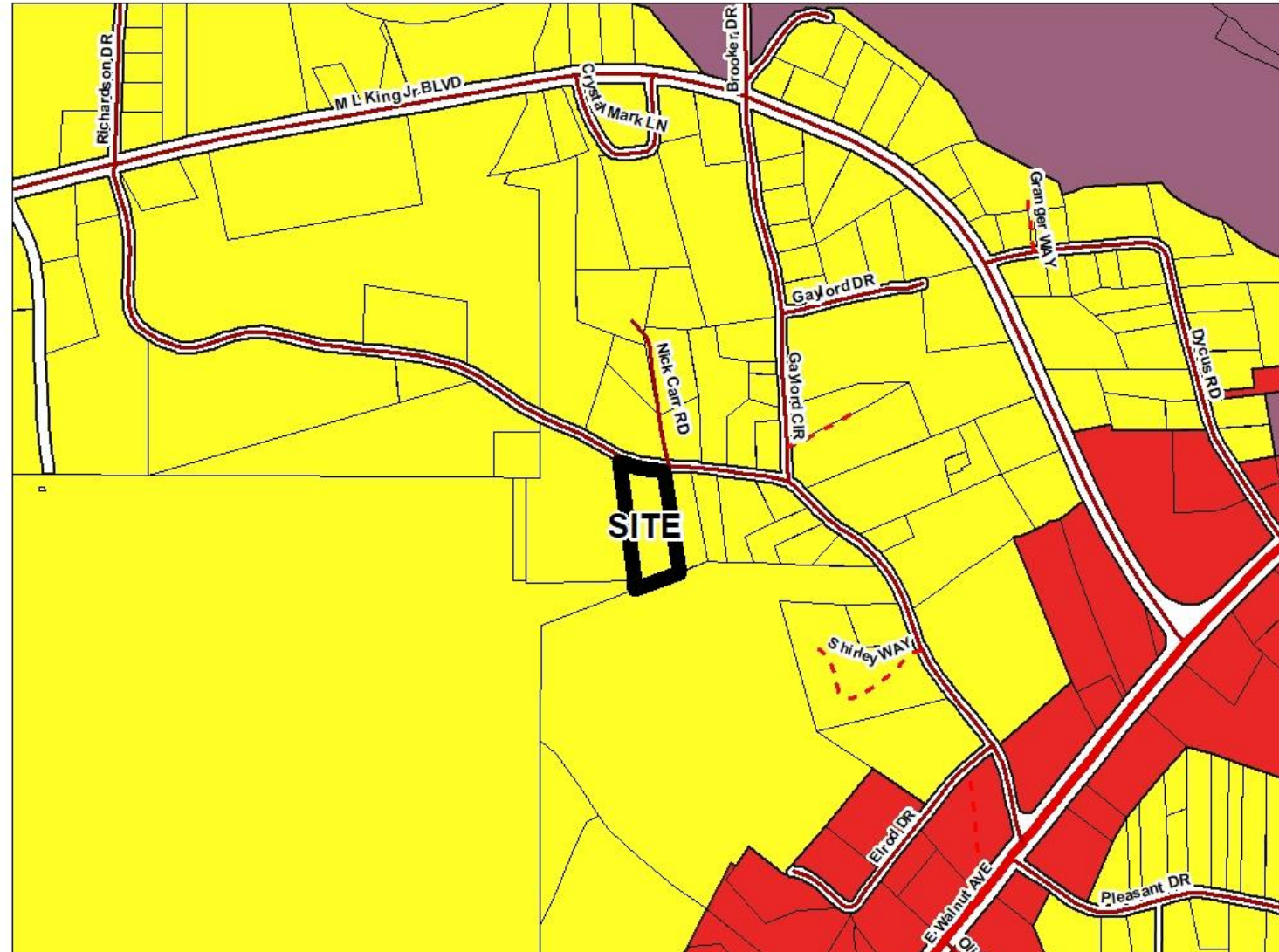
## R-2, Low Density Single Family Residential to R-5, Rural Residential



### FUTURE DEVELOPMENT MAP

-  Commercial Corridor
-  Community Activity Center
-  Suburban Neighborhood

FEET  
500



**B.**

To hear the request of Jose Luis Rangel to rezone from Transitional Residential (R-6) to High Density Residential (R-7) a tract of land totaling 0.61 acres located at 119/123 Dublin Way, Dalton, Georgia.

Parcels (12-311-17-000 & 12-311-29-000) (County)



# Rangel Rezoning Request R-6, Transitional Residential to R-7, High Density Residential



## ZONING

-  Low Density Single Family Residential (R-2)
-  Low Density Single Family Residential (R-2) Cond
-  Transitional Residential (R-6)
-  General Commercial (C-2)

**FEET**  
**300**

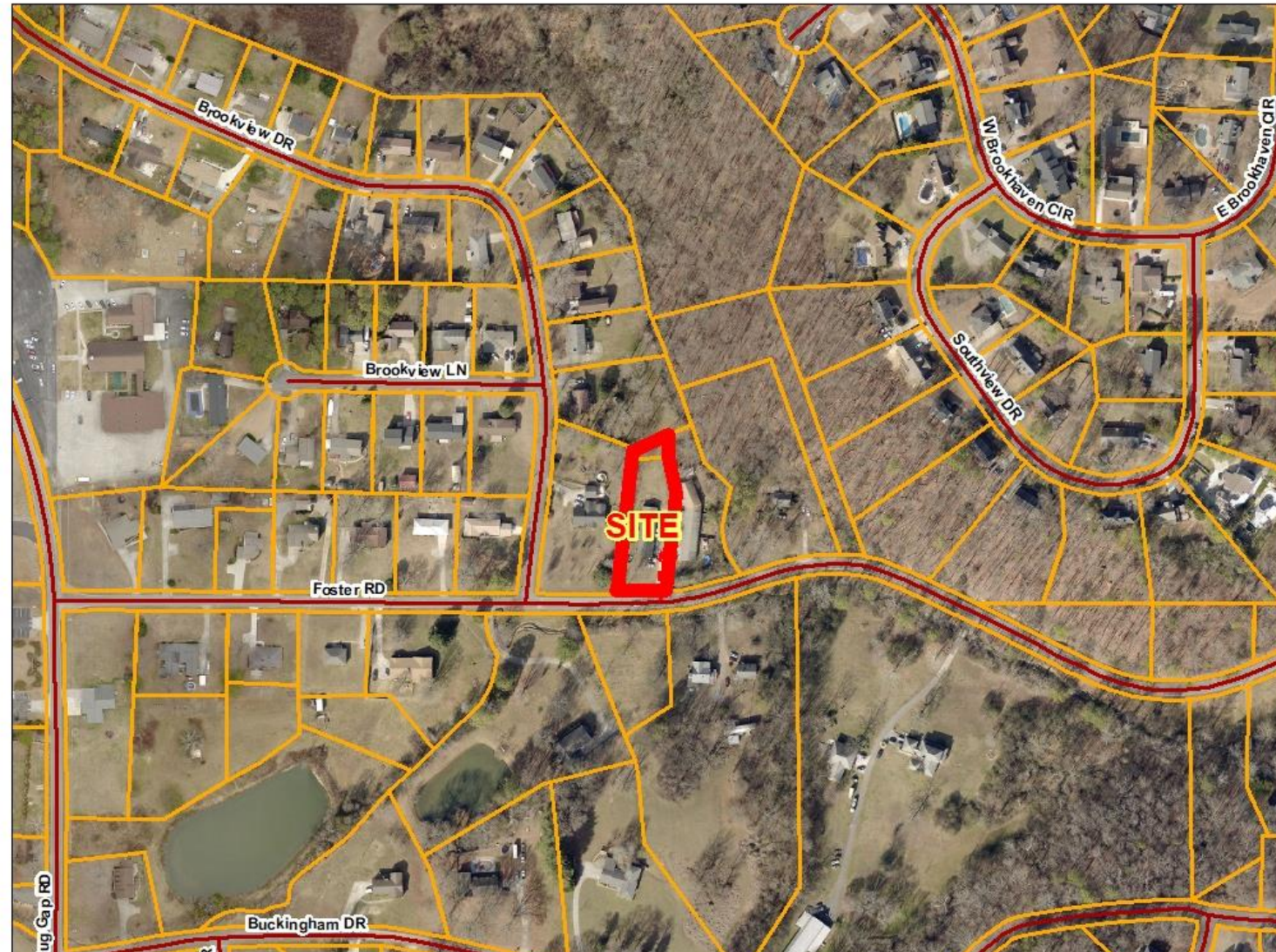




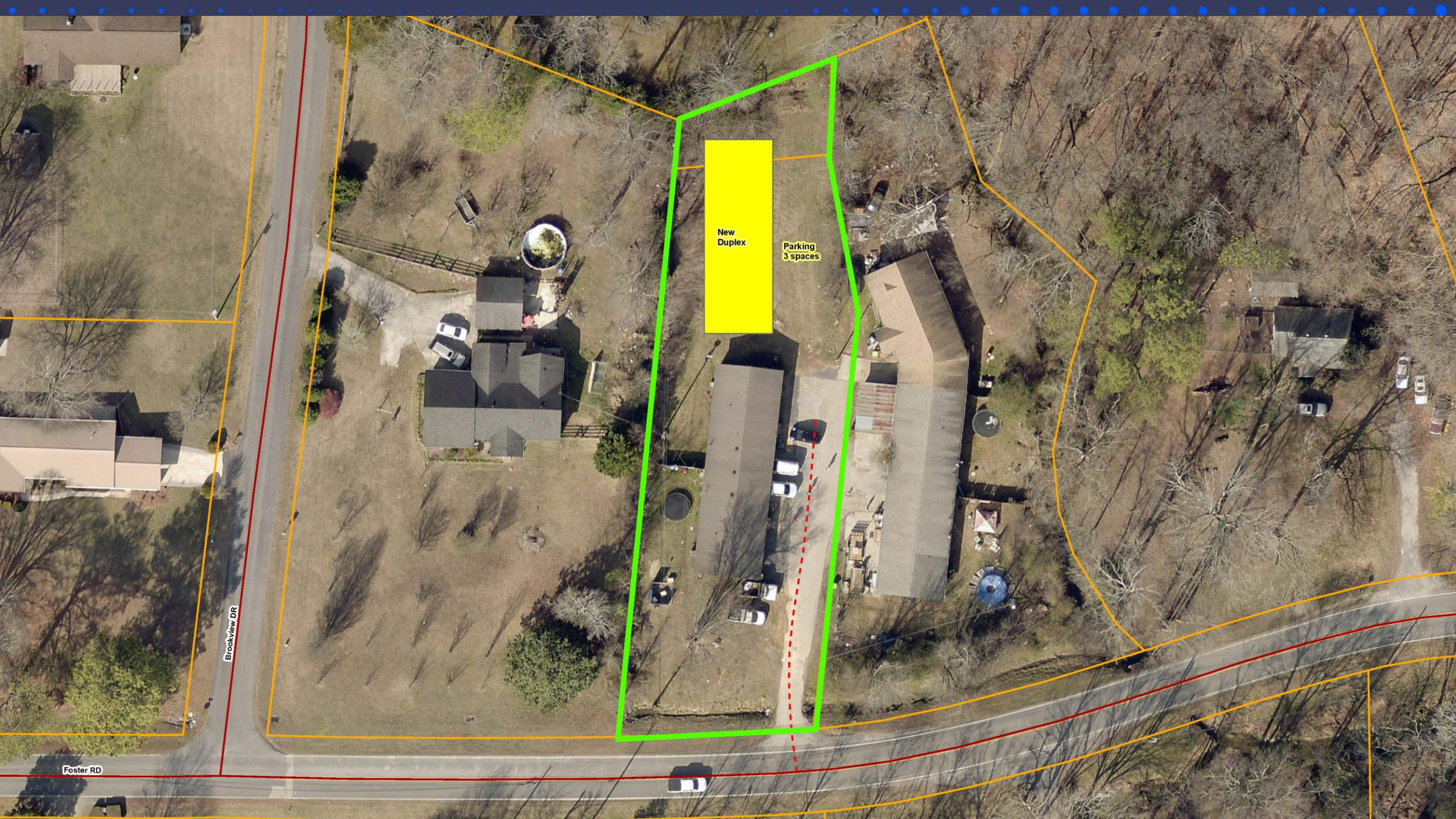
# Rangel Rezoning Request R-6, Transitional Residential to R-7, High Density Residential



**FEET  
300**







New Duplex

Parking 3 spaces

Brookview DR

Foster RD



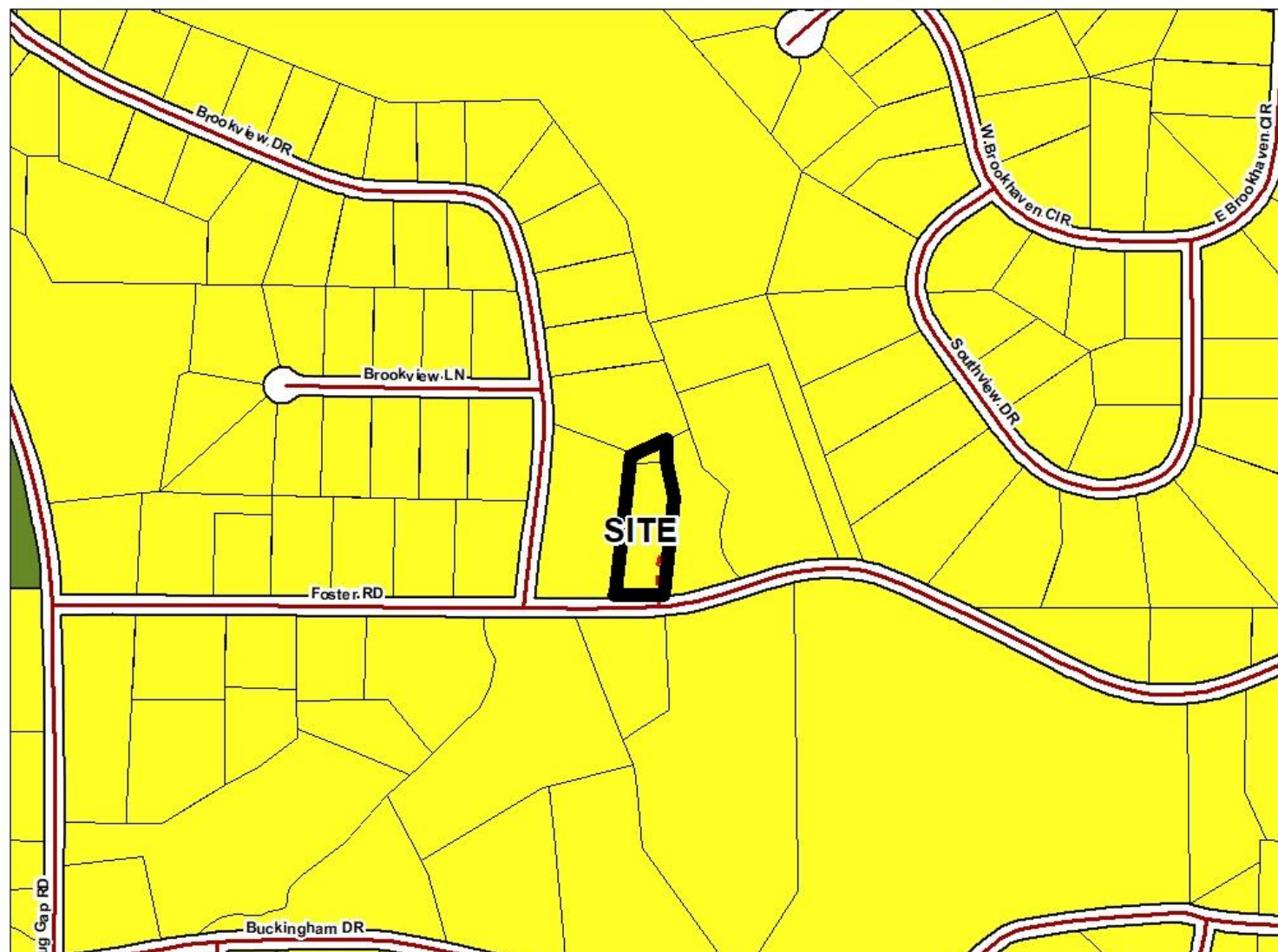
**Rangel Rezoning Request  
R-6, Transitional Residential  
to  
R-7, High Density Residential**



**FUTURE DEVELOPMENT MAP**

-  Preserve
-  Suburban Neighborhood

**FEET  
300**





C.




To hear the request of Mark Souther to rezone from Suburban Agriculture (SA) to Rural Residential (R-5) a tract of land totaling 3.60 acres located at 2248 & 2250 Brown Road, Dalton, Georgia.

Parcel (10-320-04-000) (County)

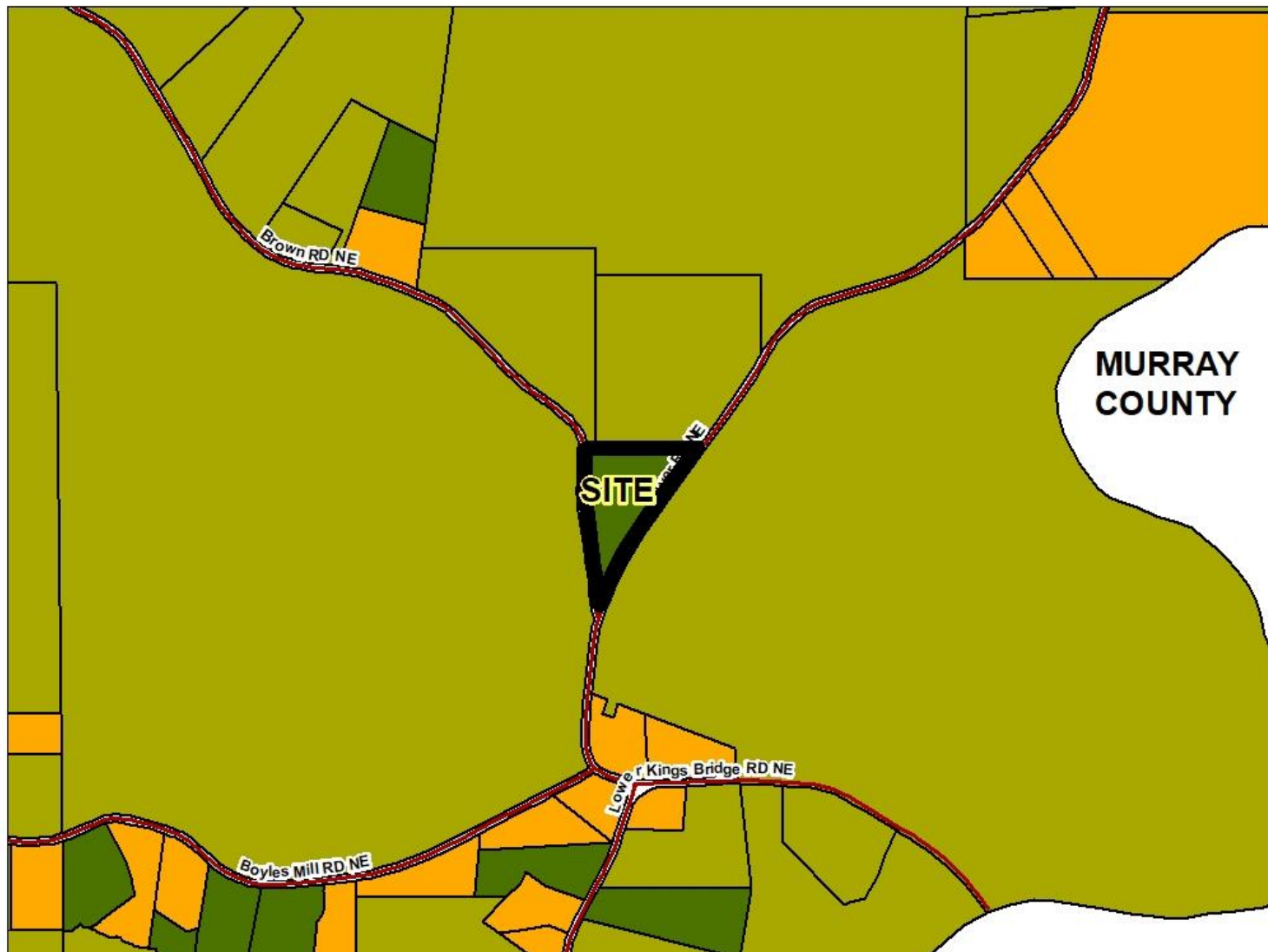
**Souther Rezoning Request  
SA, Suburban Agriculture  
to  
R-5, Rural Residential**



**ZONING**

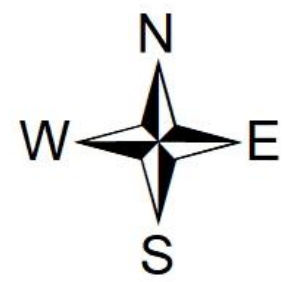
	General Agriculture (GA)
	Suburban Agriculture (SA)
	Rural Residential (R-5)

**FEET**  
**800**

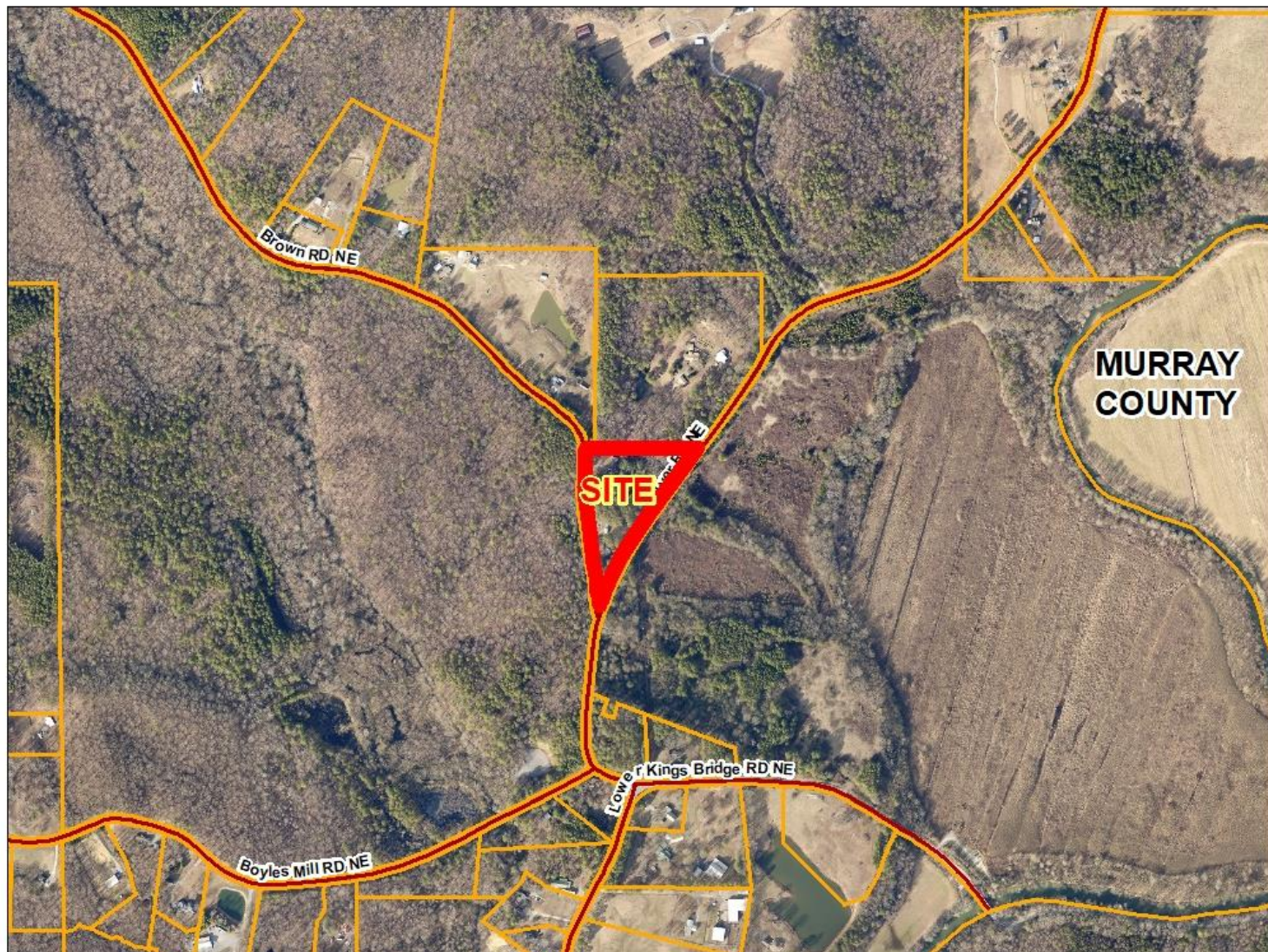




**Souther Rezoning Request  
SA, Suburban Agriculture  
to  
R-5, Rural Residential**

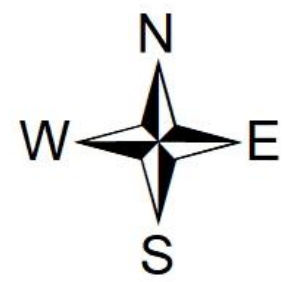


**FEET  
800**





**Souther Rezoning Request  
SA, Suburban Agriculture  
to  
R-5, Rural Residential**



**FEET  
500**





**Souther Rezoning Request  
SA, Suburban Agriculture  
to  
R-5, Rural Residential**



**FUTURE DEVELOPMENT MAP**

	Preserve
	Rural/Agricultural Reserve
	Rural Residential

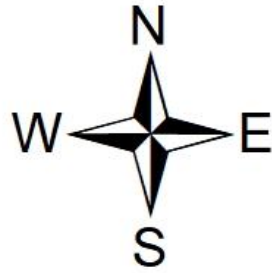
**FEET**  
**800**



**D.**

To hear the request of Mandy Blankenship to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 0.61 acres located at 614 Foster Road, Dalton, Georgia.

Parcel (12-311-07-004) (County)

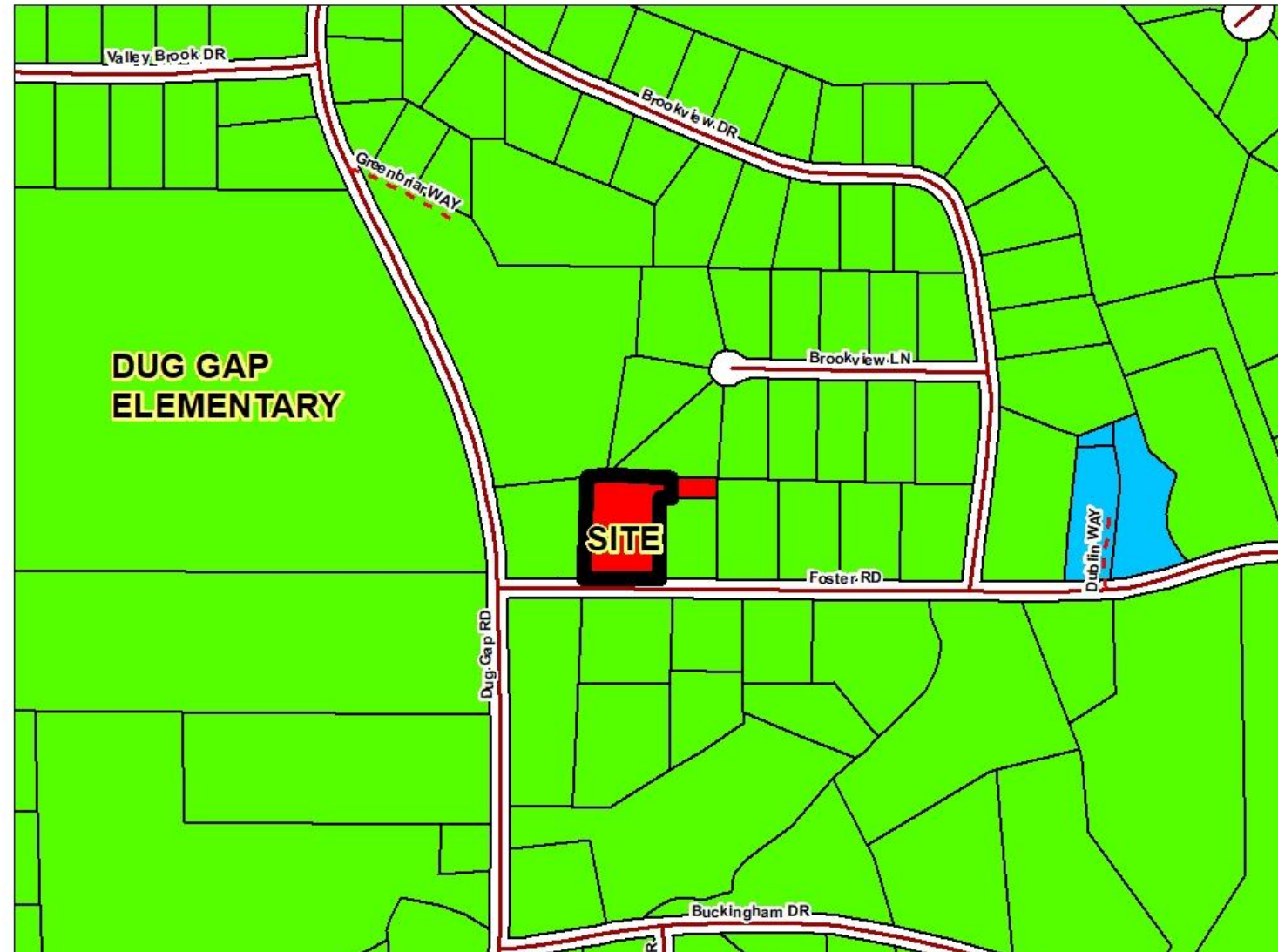


# Blankenship Rezoning Request C-2, General Commercial to R-2, Low Density Single Family Residential

## ZONING

-  Low Density Single Family Residential (R-2)
-  Low Density Single Family Residential (R-2) Cond
-  Transitional Residential (R-6)
-  General Commercial (C-2)

**FEET**  
**300**







# Blankenship Rezoning Request C-2, General Commercial to R-2, Low Density Single Family Residential

**FEET  
300**

A solid black horizontal line representing a scale of 300 feet.





# Blankenship Rezoning Request C-2, General Commercial to R-2, Low Density Single Family Residential

**FEET  
100**

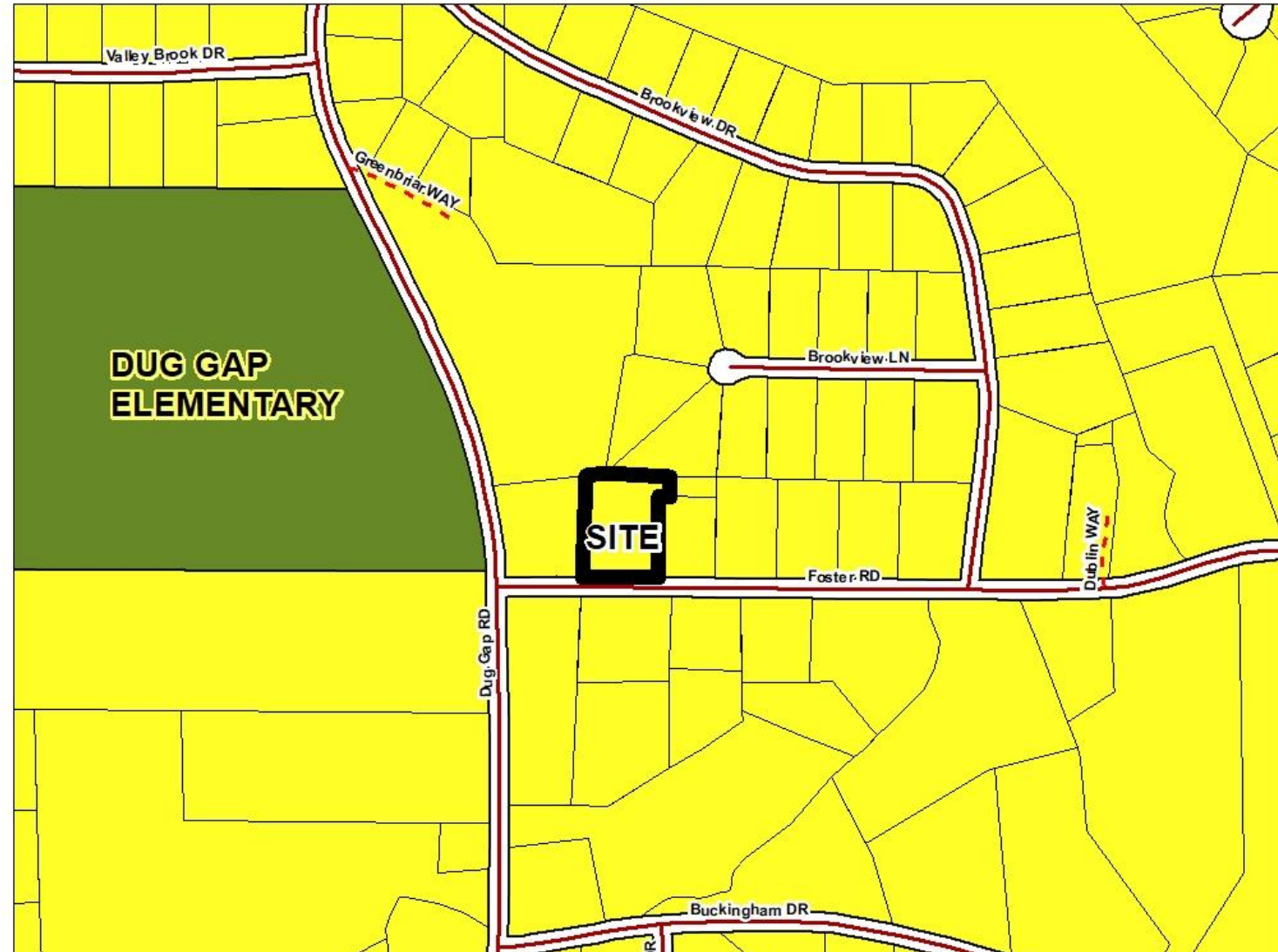




# Blankenship Rezoning Request C-2, General Commercial to R-2, Low Density Single Family Residential



**FEET  
300**

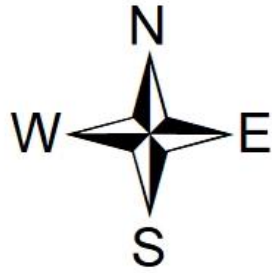




E.

To hear the request of Bryan Spence to rezone from High Density Residential Conditional (R-7) to Transitional Residential (R-6) a tract of land totaling 2.62 acres located at Brooker Drive and Dawnville Road, Dalton, Georgia.

Parcel (12-127-01-017) (County)

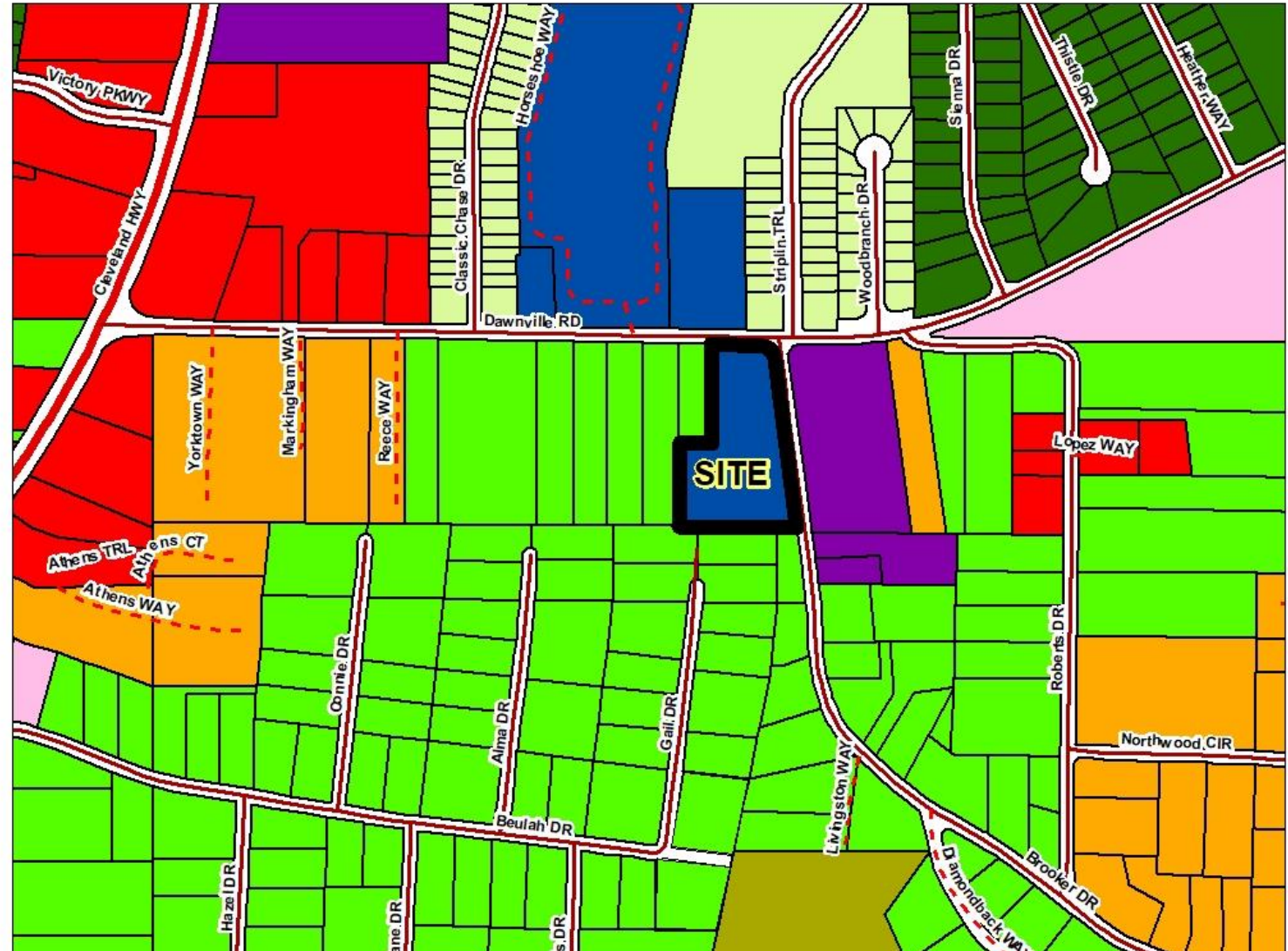


# Spence Rezoning Request R-7, High Density Residential COND to R-6, Transitional Residential

## ZONING

- General Agriculture (GA) Cond
- Low Density Single Family Residential (R-2)
- Medium Density Single Family Residential (R-3)
- Zero Lot Line Residential (R-4)
- Rural Residential (R-5)
- High Density Residential (R-7)
- High Density Residential (R-7) Cond
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Heavy Manufacturing (M-2)

FEET  
400





Spence Rezoning Request  
R-7, High Density Residential COND  
to  
R-6, Transitional Residential



FEET  
400





# Spence Rezoning Request R-7, High Density Residential COND to R-6, Transitional Residential



**FEET**  
**200**





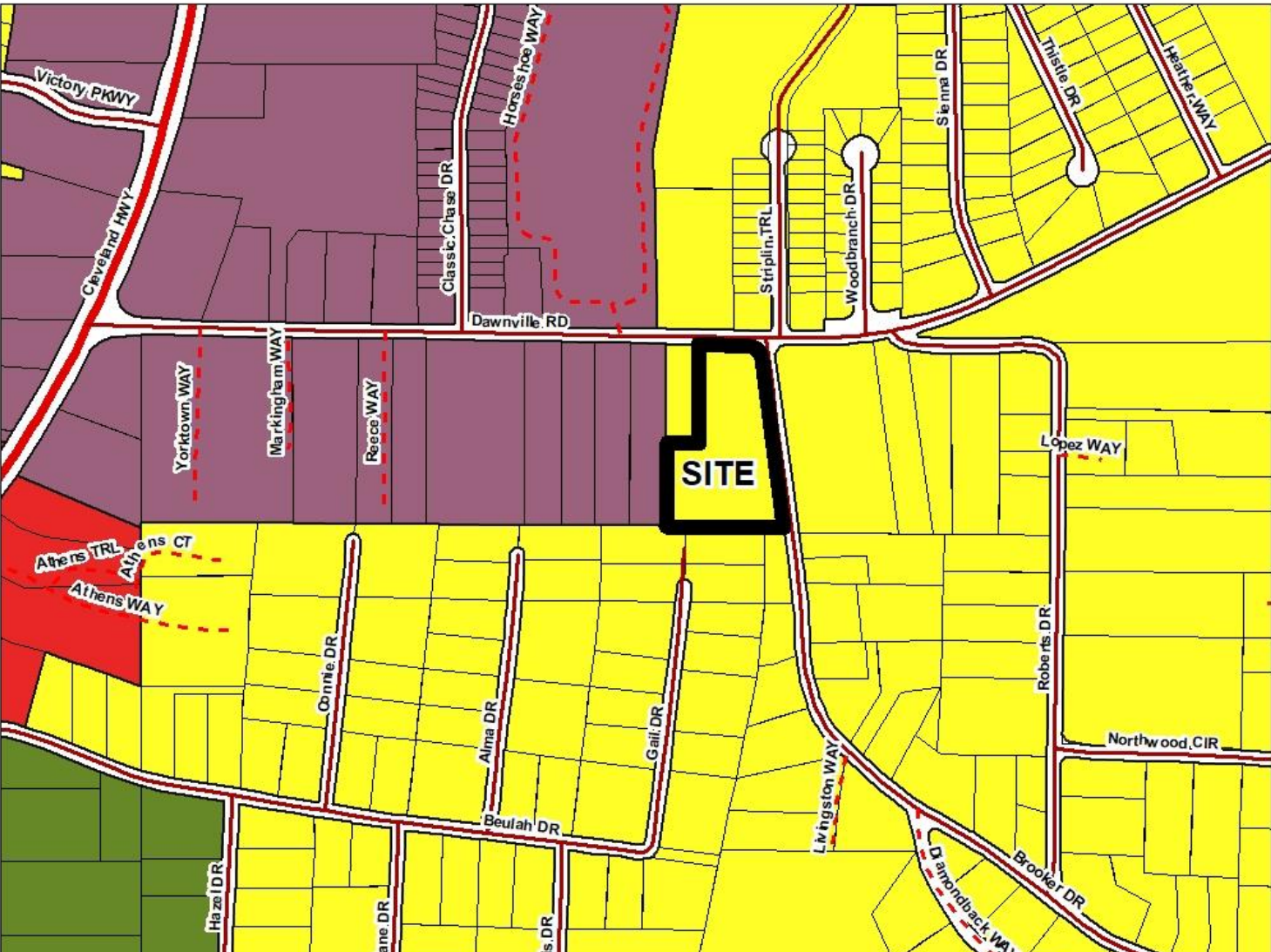
Spence Rezoning Request  
R-7, High Density Residential COND  
to  
R-6, Transitional Residential



**FUTURE DEVELOPMENT MAP**

- Commercial Corridor
- Community Activity Center
- Preserve
- Suburban Neighborhood

**FEET**  
**400**



NOTES:  
CONTACT PERSON:  
MARTIN SMITH  
P.O. BOX 4611  
DALTON, GEORGIA 30719  
(706) 278-6413

SUBJECT PROPERTY  
TAX PARCEL PORTION OF 12-127-01-017  
CURRENT OWNER: RICKY BROWN  
DEED BOOK 3306, PAGE 337  
PORTION OF LOT 16  
LOT 17  
PORTION OF LOT 18  
W.L. ROBERTS SUBDIVISION- WATT ACRES  
PLAT BOOK 1, PAGE 233

CURRENT ZONING: R-2  
PROPOSED ZONING: R-2  
FRONT SETBACK: 25'  
SIDE SETBACK: 10'  
REAR SETBACK: 15'

TOTAL LOTS: 10  
MINIMUM LOT AREA: 10,000 S.F.  
TOTAL AREA: 242 ACRES  
NO NEW STREETS

ALL IRON PINS PLACED ARE #4 REBAR  
IRON PINS PLACED AT ALL LOT CORNERS

A 10' DRAINAGE AND UTILITY EASEMENT IS  
RESERVED ALONG ALL PROPERTY LINES

RESERVED FOR CLERK OF COURT

TAX PARCEL PORTION OF 12-127-01-017  
BROWN  
DEED BOOK 3306, PAGE 337  
PORTION OF LOT 16 -- WATT ACRES  
PLAT BOOK 1, PAGE 233  
CURRENT ZONING: R-2  
REFERENCE PLAT FOR RICKY BROWN  
BY MARCUS EUGENE COOK DATED JULY 11, 2000,  
PROVIDED BY THE OWNERS AGENTS

TAX PARCEL 12-127-01-015  
CBK REALTY  
DEED BOOK 5694, PAGE 264  
LOT 15 -- WATT ACRES  
PLAT BOOK 1, PAGE 233  
CURRENT ZONING: R-2

#### CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE PUBLIC SEWAGE  
COLLECTION SYSTEM IN THIS SUBDIVISION HAVE BEEN  
INSTALLED HAVE BEEN SECURED BY SUFFICIENT  
SURETY TO BE INSTALLED IN AN ACCEPTABLE MANNER  
AND MEET FULLY THE REQUIREMENTS OF DALTON  
UTILITIES AND ARE HEREBY APPROVED.

DALTON UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATE OF APPROVAL FOR PUBLIC WATER

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM SERVING THE PUBLIC  
ROAD ON THIS FINAL PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE  
REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATE OF APPROVAL FOR FIRE PROTECTION

I HEREBY CERTIFY THAT THE FIRE HYDRANTS AND WATER MAINS SERVING  
THE LOTS ON THIS FINAL PLAT HAVE BEEN INSTALLED AND THE FLOW  
REQUIREMENTS FOR FIRE HYDRANTS HAVE BEEN MET IN ACCORDANCE  
WITH THE REQUIREMENTS OF THE WHITFIELD COUNTY BUILDING CODE  
FOR FIRE HYDRANT AND WATER SUPPLY REQUIREMENTS.

WHITFIELD COUNTY FIRE CHIEF \_\_\_\_\_ DATE \_\_\_\_\_

#### ACCURACY AND DESIGN STATEMENT:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS  
PREPARED FROM A FIELD SURVEY OF THE PROPERTY BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT ALL MONUMENTS SHOWN HEREON  
EXIST AND THEIR SIZE, TYPE, LOCATION AND MATERIALS ARE CORRECTLY  
SHOWN AND THAT THE REQUIREMENTS OF THE WHITFIELD COUNTY  
SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH APPROVAL  
HEREOF DOES NOT RELIEVE ME OF ANY LIABILITY ASSOCIATED WITH  
INACCURACIES AND IMPROPER DESIGN.

GEORGIA R.L.S. #2649 \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATE OF APPROVAL FOR RECORDING

THE WHITFIELD COUNTY BUILDING, ZONING AND DEVELOPMENT DEPARTMENT  
CERTIFIES THAT THIS PLAT COMPLIES WITH THE (MINOR) SUBDIVISION  
PROVISIONS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS AND THAT  
IT HAS BEEN APPROVED FOR RECORDING BY THE OFFICE OF THE CLERK OF THE  
SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

## DAWNVILLE ROAD (100' RIGHT OF WAY)

## SURVEY FOR: WAYNE BURGESS

LOCATED IN LAND LOT 127  
12th DISTRICT 3rd SECTION  
WHITFIELD COUNTY, GEORGIA  
PORTION OF LOT 16  
ALL OF LOT 17  
W.L. ROBERTS SUBDIVISION  
PORTION OF LOT 18  
WATT ACRES PLAT 2

JULY 15, 2022

50 0 50 100 150  
GRAPHIC SCALE - FEET 1 INCH = 50 FEET

#### FLOOD STATEMENT

ACCORDING TO F.I.R.M. COMMUNITY PANEL # 1313C0117 D,  
DATED SEPTEMBER 19, 2007 THIS PROPERTY DOES NOT LIE  
WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS  
ZONE X.

THE FIELD DATA UPON WHICH THIS PLAT IS  
BASED HAS A CLOSURE PRECISION OF A  
MINIMUM OF ONE FOOT IN 10,000 FEET AND AN  
ANGULAR ERROR OF 42 SECONDS PER ANGLE  
POINT AND WAS ADJUSTED USING THE COMPASS  
RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE  
FOOT IN 100,000 FEET.

#### SURVEYORS CERTIFICATION:

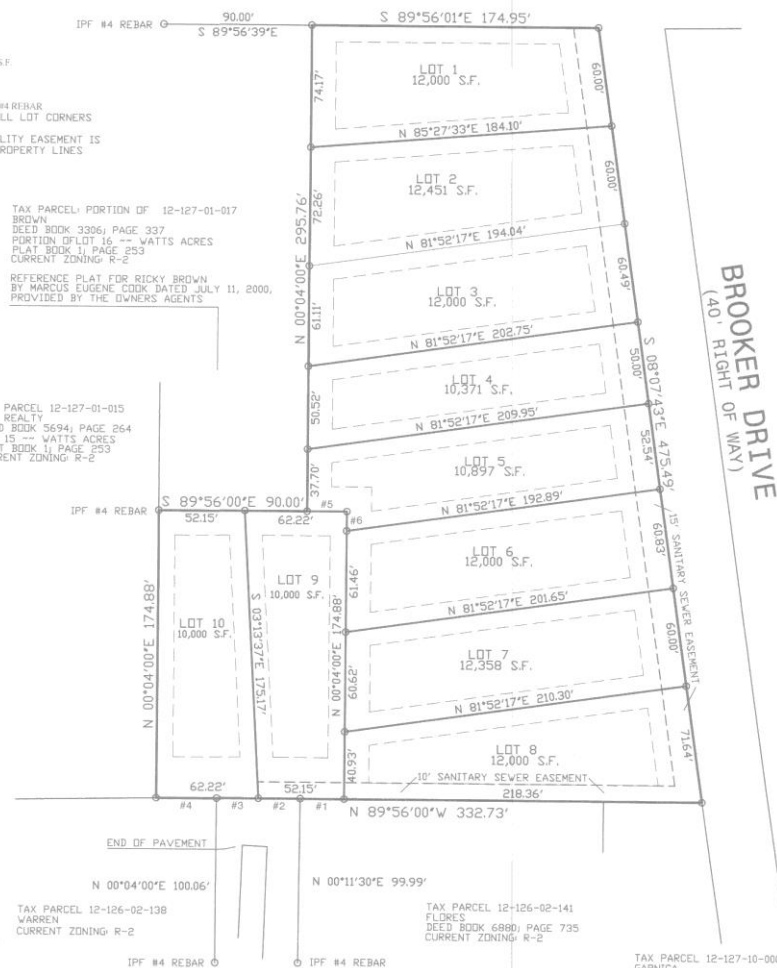
AS REQUIRED IN SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67  
THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL  
APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL  
STAMPS, CERTIFICATES, SIGNATURES AND/OR STATEMENTS HEREON. SUCH  
APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE  
GOVERNMENTAL BODIES BY THE PURCHASER AND/OR USER OF THIS PLAT AS TO  
INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND  
SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM  
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN THE STATE OF GEORGIA AS  
SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET  
FORTH IN O.C.G.A. 15-6-67.

GEORGIA R.L.S. #2649

DATE \_\_\_\_\_

Course	Bearing	Distance
#1	N 89°56'00" W	26.86'
#2	N 89°56'00" W	25.30'
#3	N 89°56'00" W	25.30'
#4	N 89°56'00" W	26.92'
#5	S 89°56'00" E	24.37'
#6	S 00°04'00" W	11.87'

MARTIN SMITH & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 3514  
DALTON, GEORGIA 30719  
(706) 278-6413



## GAIL DRIVE (50' RIGHT OF WAY)



**F.**

To hear the request of Elizabeth Medina & Jose Antonio Melendez to rezone from Rural Residential (R-5) to General Agriculture (GA) a tract of land totaling 5.02 acres located on Lower Dawnville Road, Dalton, Georgia.

Parcel (09-108-52-000) (County)

# Medina/Melendez Rezoning Request

## R-5, Rural Residential

### to

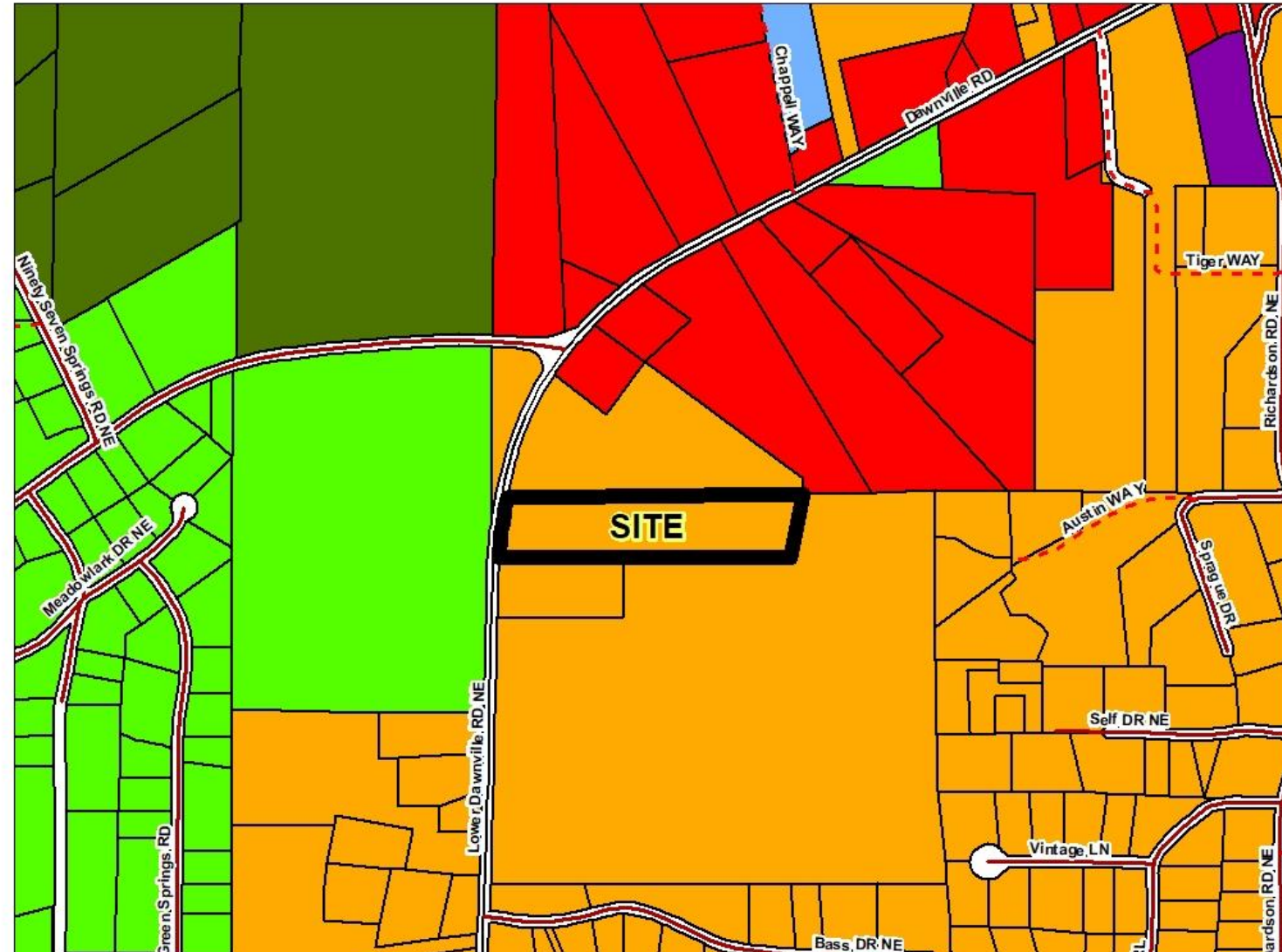
## GA, General Agriculture



### ZONING

- Suburban Agriculture (SA)
- Low Density Single Family Residential (R-2)
- Rural Residential (R-5)
- Rural Residential (R-5) Cond
- Transitional Residential (R-6)
- General Commercial (C-2)
- Heavy Manufacturing (M-2)

FEET  
500



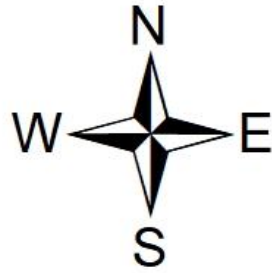


# Medina/Melendez Rezoning Request

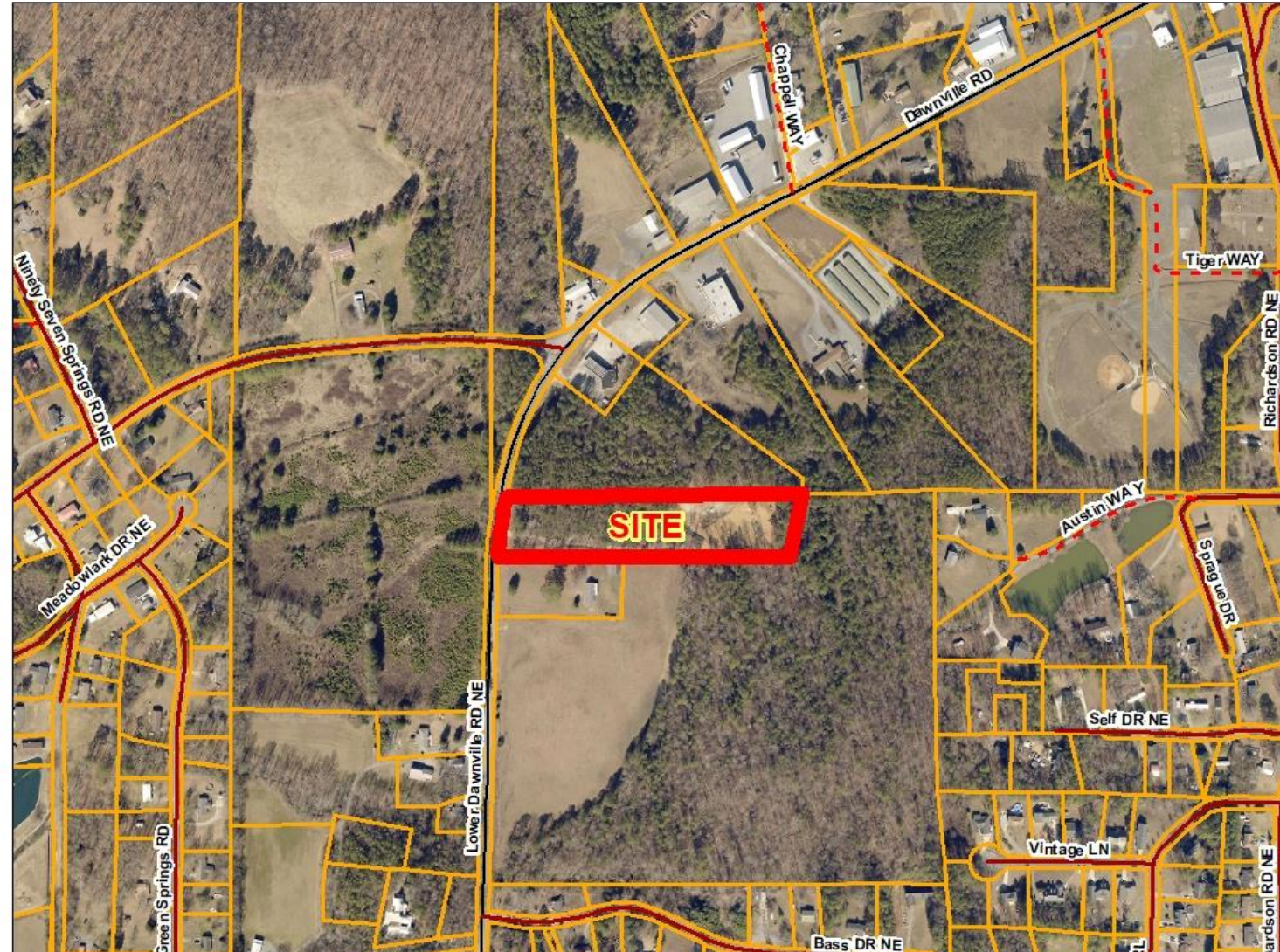
## R-5, Rural Residential

### to

## GA, General Agriculture



**FEET**  
**500**





**Medina/Melendez Rezoning Request**  
**R-5, Rural Residential**  
**to**  
**GA, General Agriculture**



**FEET**  
**200**





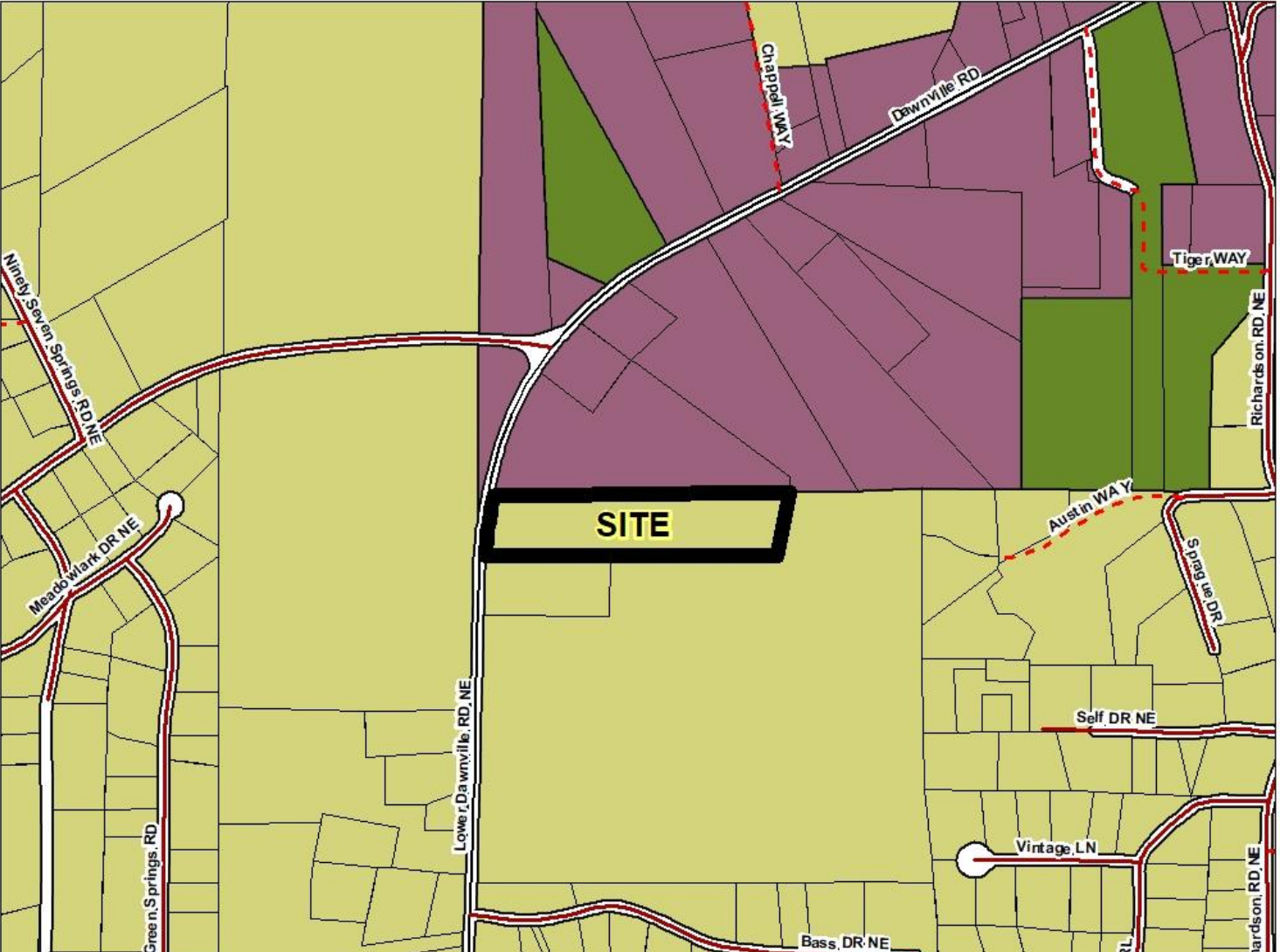
Medina/Melendez Rezoning Request  
R-5, Rural Residential  
to  
GA, General Agriculture



**FUTURE DEVELOPMENT MAP**

- Community Activity Center
- Preserve
- Rural Residential

**FEET**  
**500**



**G.**

To hear the request of Robert Anderson to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 5.0 acres located on Tunnel Hill-Varnell Road, Tunnel Hill, Georgia.

Parcel (11-283-21-000) (County)



# Anderson Rezoning Request

## GA, General Agriculture

to

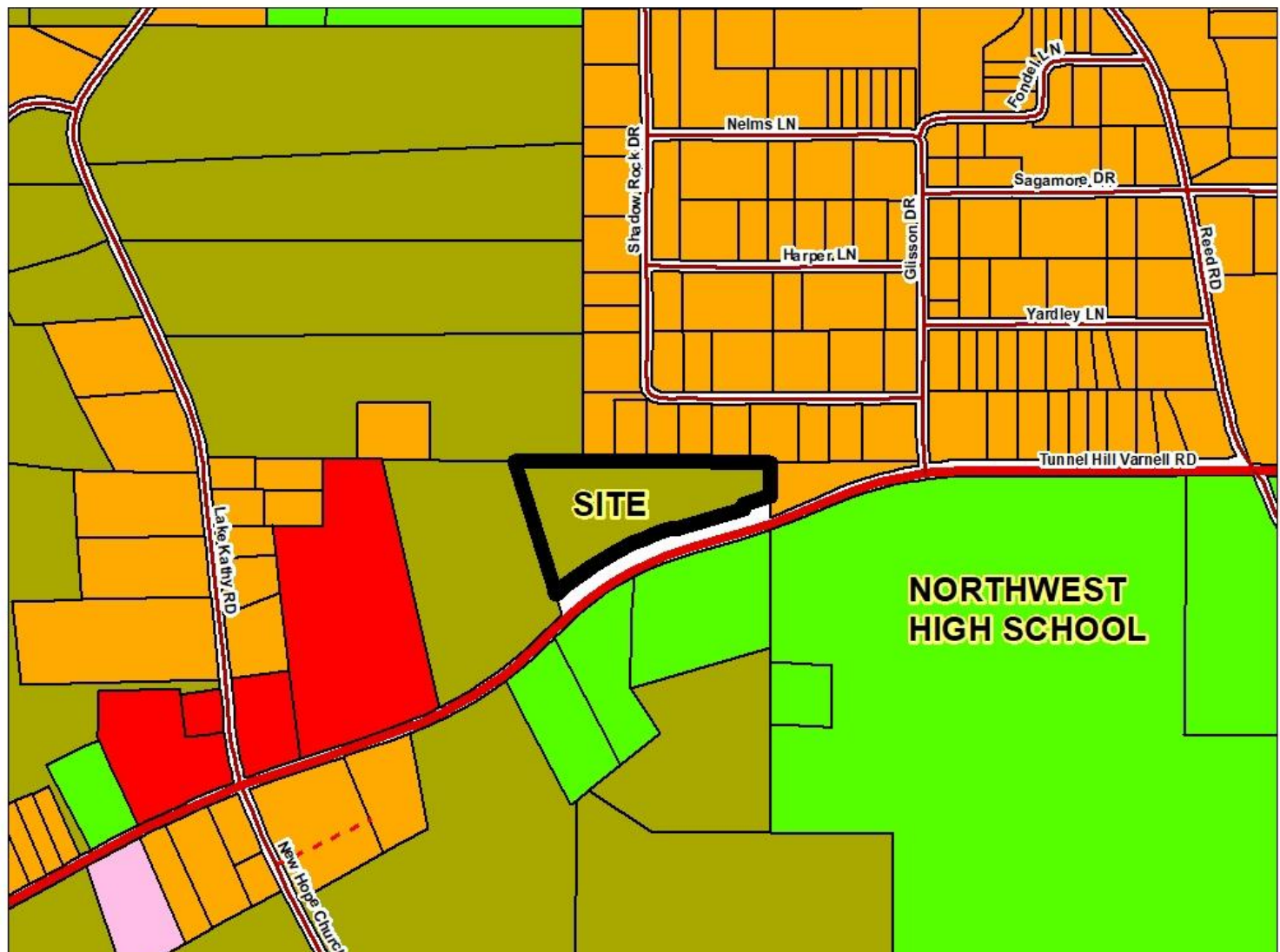
## R-5, Rural Residential



**ZONNG**

	General Agriculture (GA)
	Low Density Single Family Residential (R-2)
	Rural Residential (R-5)
	Rural Residential (R-5) Cond
	Neighborhood Commercial (C-1)
	General Commercial (C-2)

**FEET**  
**500**

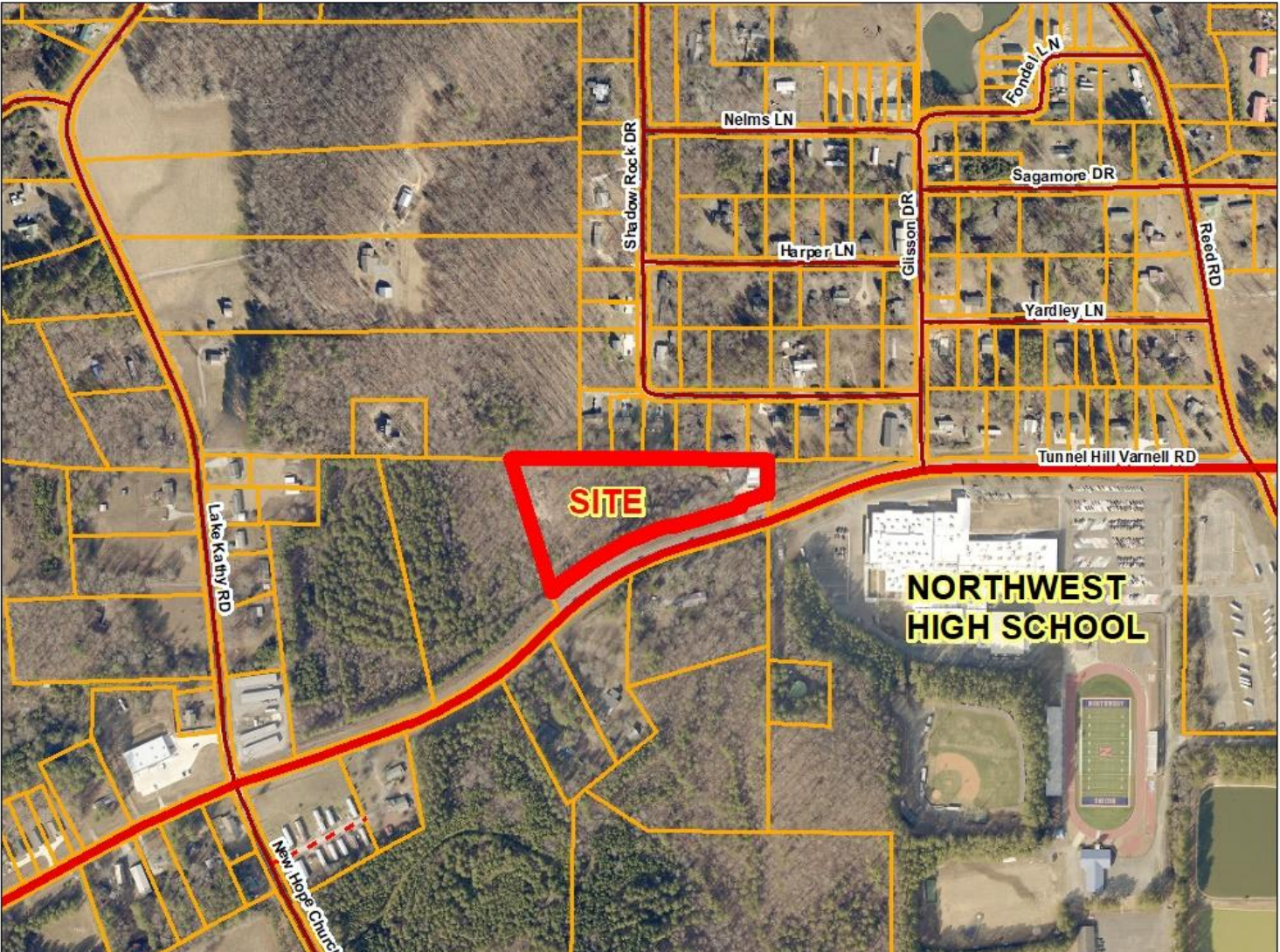




Anderson Rezoning Request  
GA, General Agriculture  
to  
R-5, Rural Residential

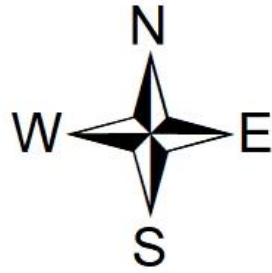


FEET  
500





# Anderson Rezoning Request GA, General Agriculture to R-5, Rural Residential



**FEET**  
**400**





# Anderson Rezoning Request





## GA, General Agriculture

### to

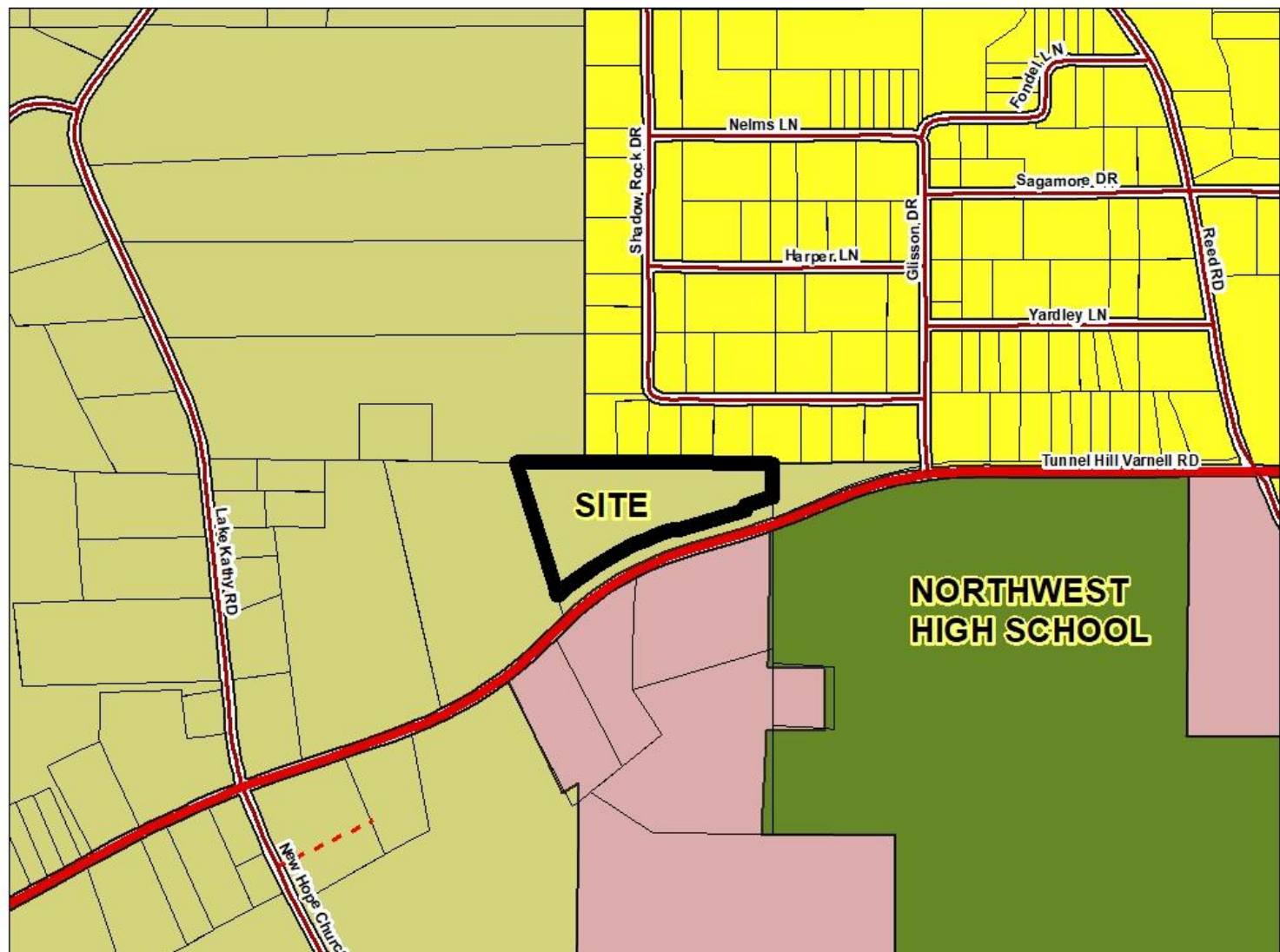
## R-5, Rural Residential



### FUTURE DEVELOPMENT MAP

-  Emerging Suburban and Exurban Areas
-  Preserve
-  Rural Residential
-  Suburban Neighborhood

**FEET**  
**500**



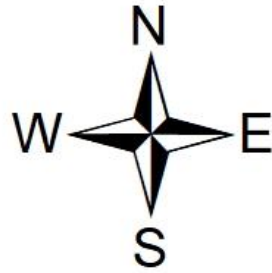


**H.**

To hear the request of Erik Rojo Aguilar to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 0.21 acres located at 204 E Matilda Street, Dalton, Georgia.

Parcel (12-200-05-008) (Dalton)

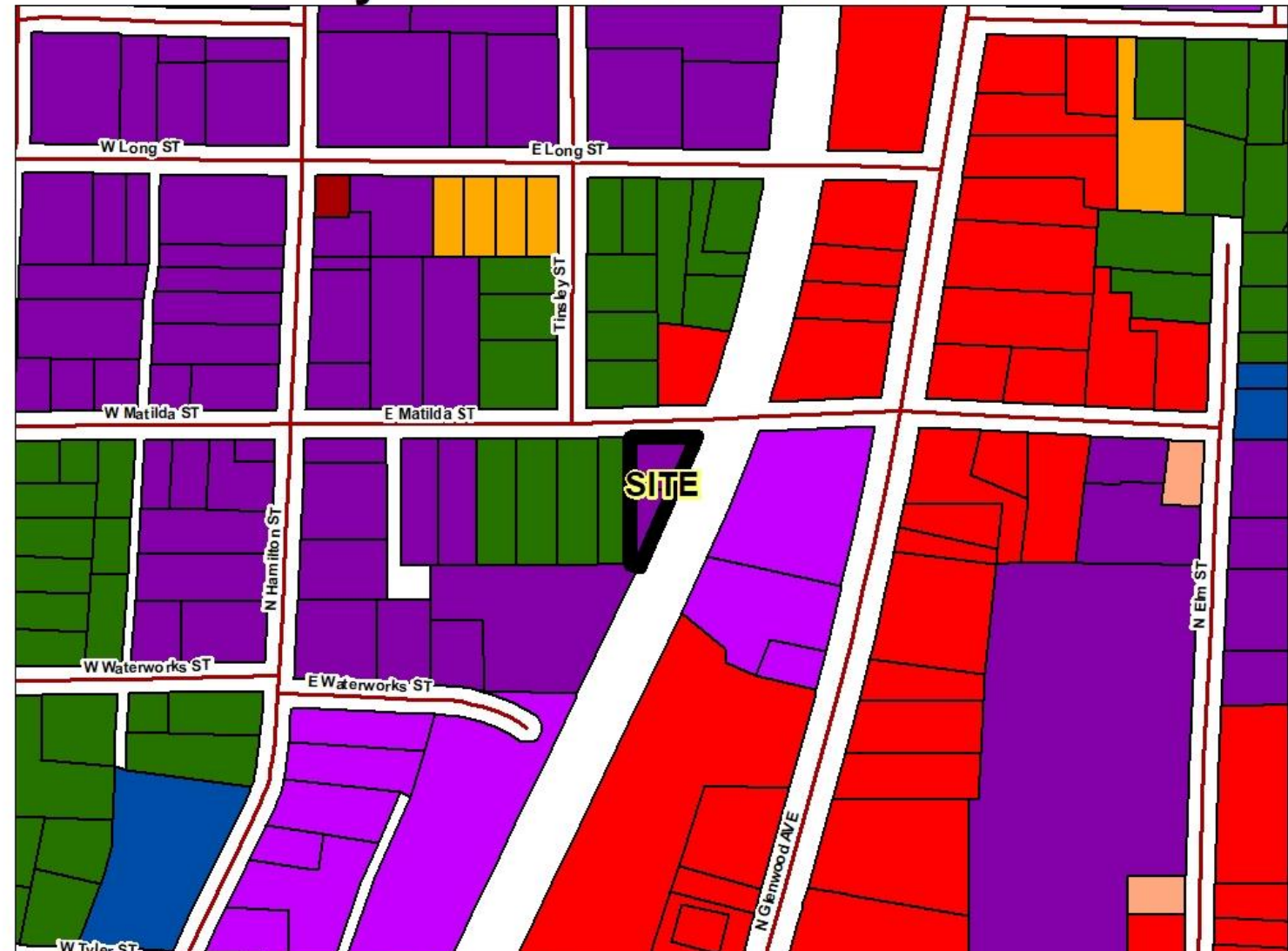
# Rojo Rezoning Request M-2, Heavy Manufacturing to R-7, High Density Residential City of Dalton Jurisdiction



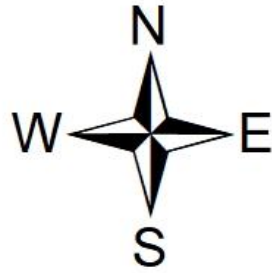
## ZONING

- Medium Density Single Family Residential (R-3)
- Rural Residential (R-5)
- High Density Residential (R-7)
- Limited Commercial (C-1A) Cond
- Limited Commercial (C-1A)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)

**FEET**  
**200**

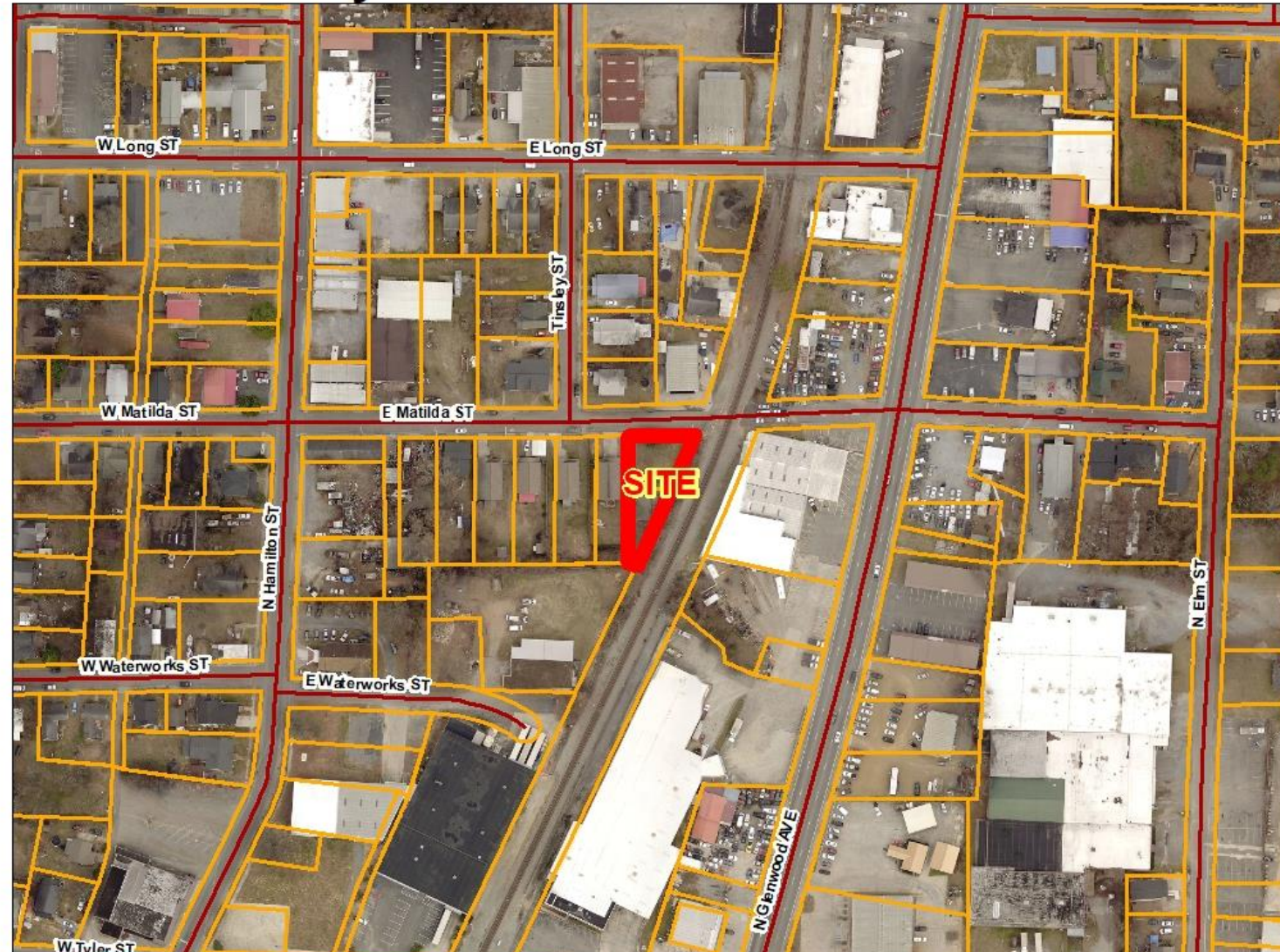






# Rojo Rezoning Request M-2, Heavy Manufacturing to R-7, High Density Residential City of Dalton Jurisdiction

**FEET  
200**

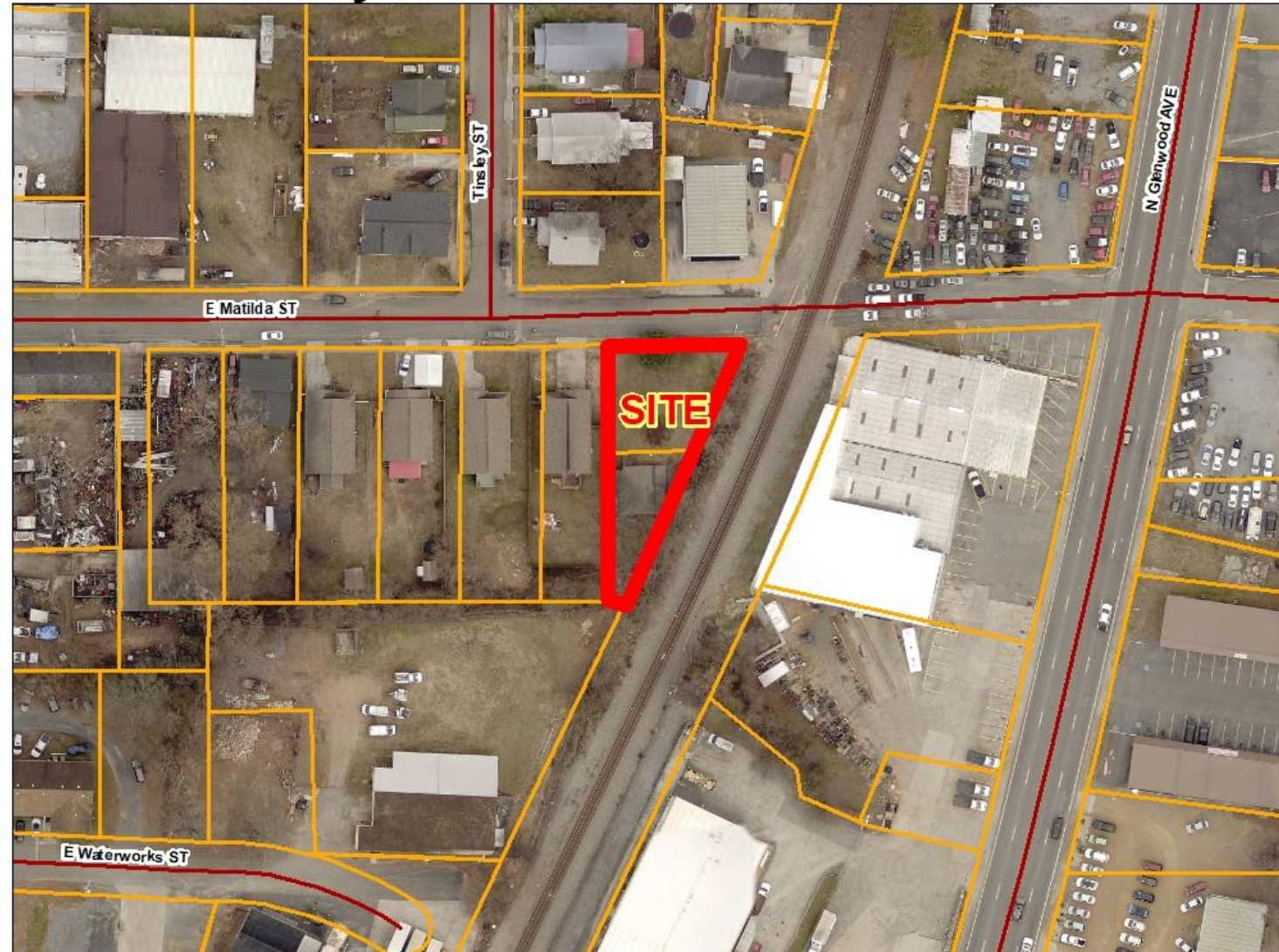




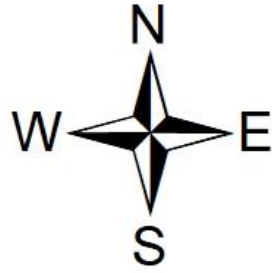


**Rojo Rezoning Request  
M-2, Heavy Manufacturing  
to  
R-7, High Density Residential  
City of Dalton Jurisdiction**

**FEET  
100**





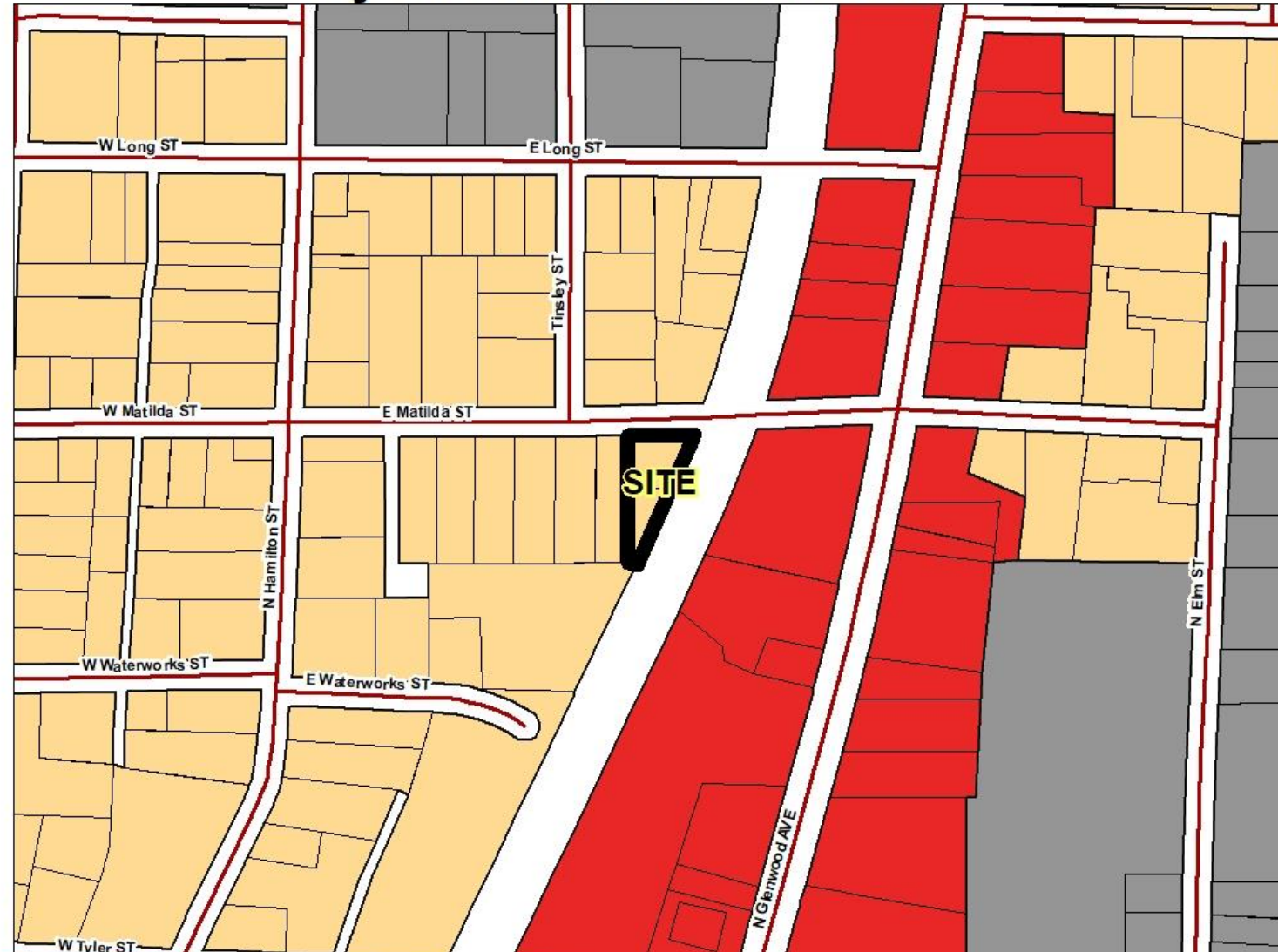


# Rojo Rezoning Request M-2, Heavy Manufacturing to R-7, High Density Residential City of Dalton Jurisdiction

## FUTURE DEVELOPMENT MAP

-  Commercial Corridor
-  Industrial
-  Town Neighborhood Revitalization

**FEET**  
**200**



SITE DATA - PARCEL 12-200-05-008

ENGINEER: DALTON ENGINEERING CONSULTANTS, LLC  
1702 WESTCHESTER DR.  
DALTON, GA 30721  
678-986-6773

OWNER: ERIK ROJO  
DALTON, GA 30720  
PHONE: 706-483-9378  
EMAIL: Rodentalproperties@gmail.com

SITE AREA: 6.21 ACRES

FLOOD INFO: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13313C01370, DATED SEPTEMBER 19, 2007.

EXISTING ZONING: M-2 (HEAVY MANUFACTURING)

PROPOSED ZONING: R-6 (DUPLEX/SF ATTACHED)

DEVELOPMENT STANDARDS: MAX BUILDING HEIGHT: 35'  
MIN. FRONT BUILDING SETBACK MAJOR COLLECTOR: 40'  
MIN. FRONT BUILDING SETBACKS LOCAL STREET: 25'  
MIN. SIDE BUILDING SETBACK: 10'  
MIN. REAR BUILDING SETBACK: 15'  
VEGETATIVE BUFFER: 30' (M-2)

PARKING REQUIREMENTS: MULTI-FAMILY RESIDENCE:  
1.5 SPACES PER DWELLING UNIT  
DUPLEX UNIT 2 X 1.5 = 3 SPACES REQUIRED  
NUMBER OF SPACES REQUIRED = 3  
NUMBER OF SPACES PROVIDED = 4

PLAT: PLAT OF MATILDA STREET PROPERTY, BELONGING TO DUANE CHAIR COMPANY, DATED MARCH 5, 1958

WATERS/SEWER: PUBLIC (DALTON UTILITIES)

The site plan illustrates the layout of the property, bounded by E Matilda Road (50' R/W) to the north and Norfolk Southern (60' R/W) to the east. The plan shows several existing dwellings and a large existing building labeled 'BLDG #1' which is marked as 'EXISTING BUILDING TO BE DEMOLISHED'. A proposed duplex unit, consisting of two 2-story units, is shown with dimensions of 32' by 25' and a total area of approximately 1,120 SF per unit. The plan also indicates two parking spaces, each 18' wide, and a 30' vegetative buffer. Setbacks are clearly marked: 25' front building setbacks, 10' side building setbacks, and a 30' vegetative buffer. The property is zoned R-6 (Duplex/SF Attached) and is located within a 100-year flood zone. The plan also shows a road barricade dead end and a 33' wide area. The site is adjacent to Matilda Street and Norfolk Southern tracks.

GEORGIA REGISTERED PROFESSIONAL ENGINEER

NO. P15326893

ERIK ROJO

DALE S. MORAN

DEC

DALTON ENGINEERING CONSULTANTS

RED RENTAL PROPERTIES LLC

DALTON, GA 30720

PHONE: 706-229-5960

EMAIL: redrentalproperties@gmail.com

204 E MATILDA STREET

DALTON, GA

REVISIONS

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

REZONING PLAN

DATE: 04/20/2024

DRAWN BY: CDM

CHECKED BY: CDM

PROJECT NO.:

SHEET NUMBER

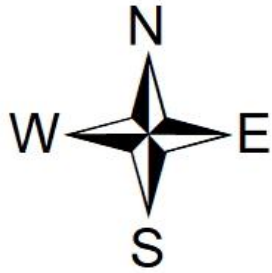
SHEET 1



I.

To hear the request of Nancy A & Dagoberto Hernandez to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 0.71 acres located at 417 Sheridan Avenue, Dalton, Georgia.

Parcel (12-241-13-006) (Dalton)

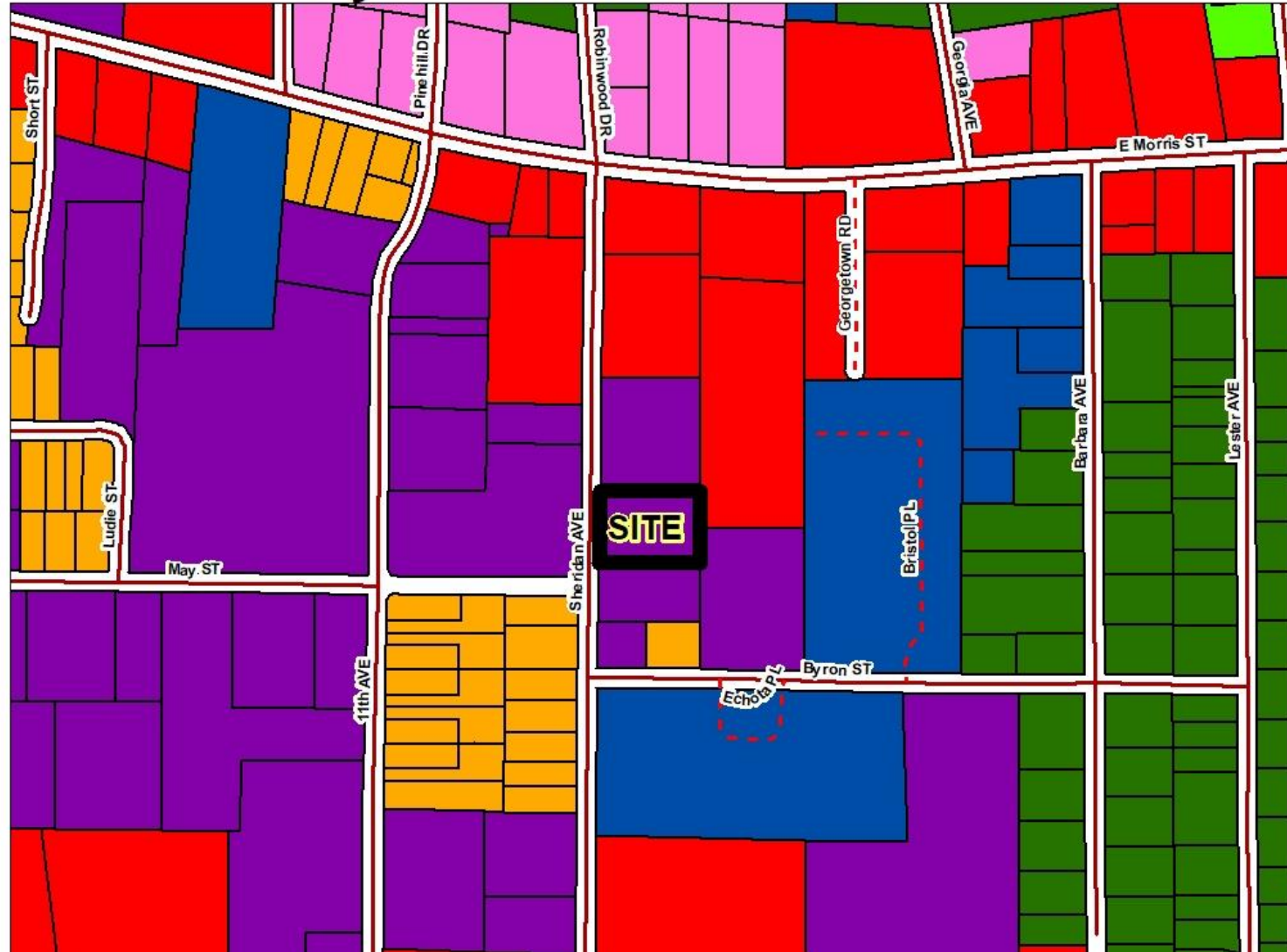


# Hernandez Rezoning Request M-2, Heavy Manufacturing to C-2, General Commercial City of Dalton Jurisdiction

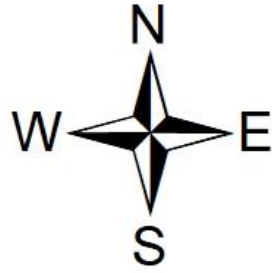
## ZONING

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Rural Residential (R-5)
-  High Density Residential (R-7)
-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)

**FEET**  
**300**





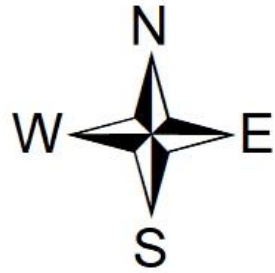


# Hernandez Rezoning Request M-2, Heavy Manufacturing to C-2, General Commercial City of Dalton Jurisdiction

**FEET**  
**300**







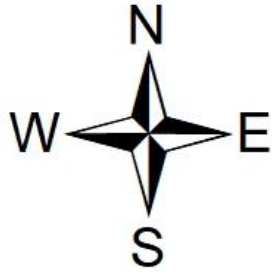
**FEET  
150**

# Hernandez Rezoning Request M-2, Heavy Manufacturing to C-2, General Commercial City of Dalton Jurisdiction





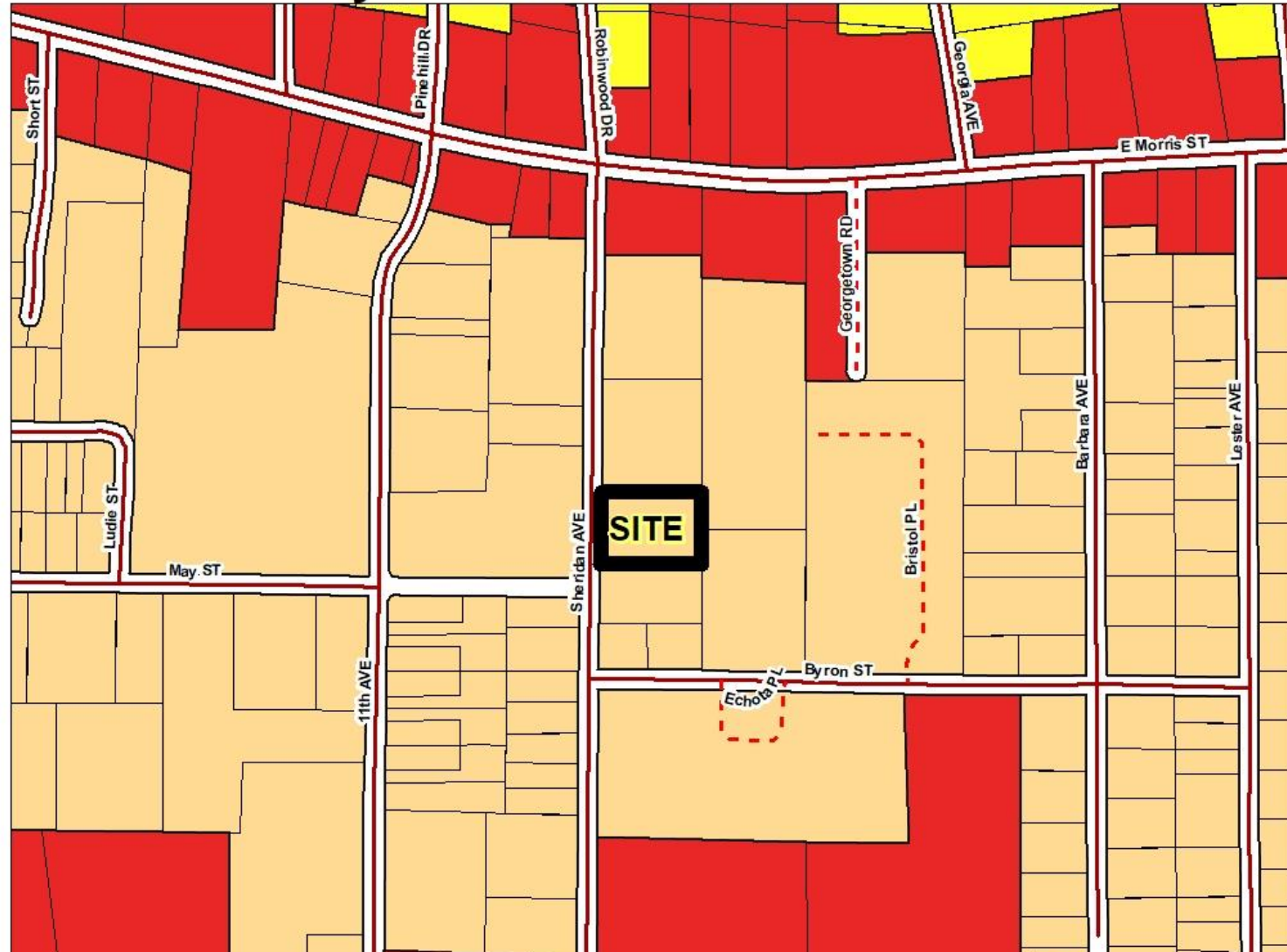
# Hernandez Rezoning Request M-2, Heavy Manufacturing to C-2, General Commercial City of Dalton Jurisdiction



## FUTURE DEVELOPMENT MAP

-  Commercial Corridor
-  Suburban Neighborhood
-  Town Neighborhood Revitalization

**FEET**  
**300**



J.

To hear the request of Todd Phillips to rezone from Medium Density Residential (R-3) to High Density Residential (R-7) a tract of land totaling 1.29 acres located on Main Street, Dalton, Georgia.

Parcels (12-183-08-013, 12-183-08-002, 12-183-08-010,  
12-183-08-011) (Dalton)



# Phillips Rezoning Request

## R-3, Medium Density Residential

to

## R-7, High Density Residential

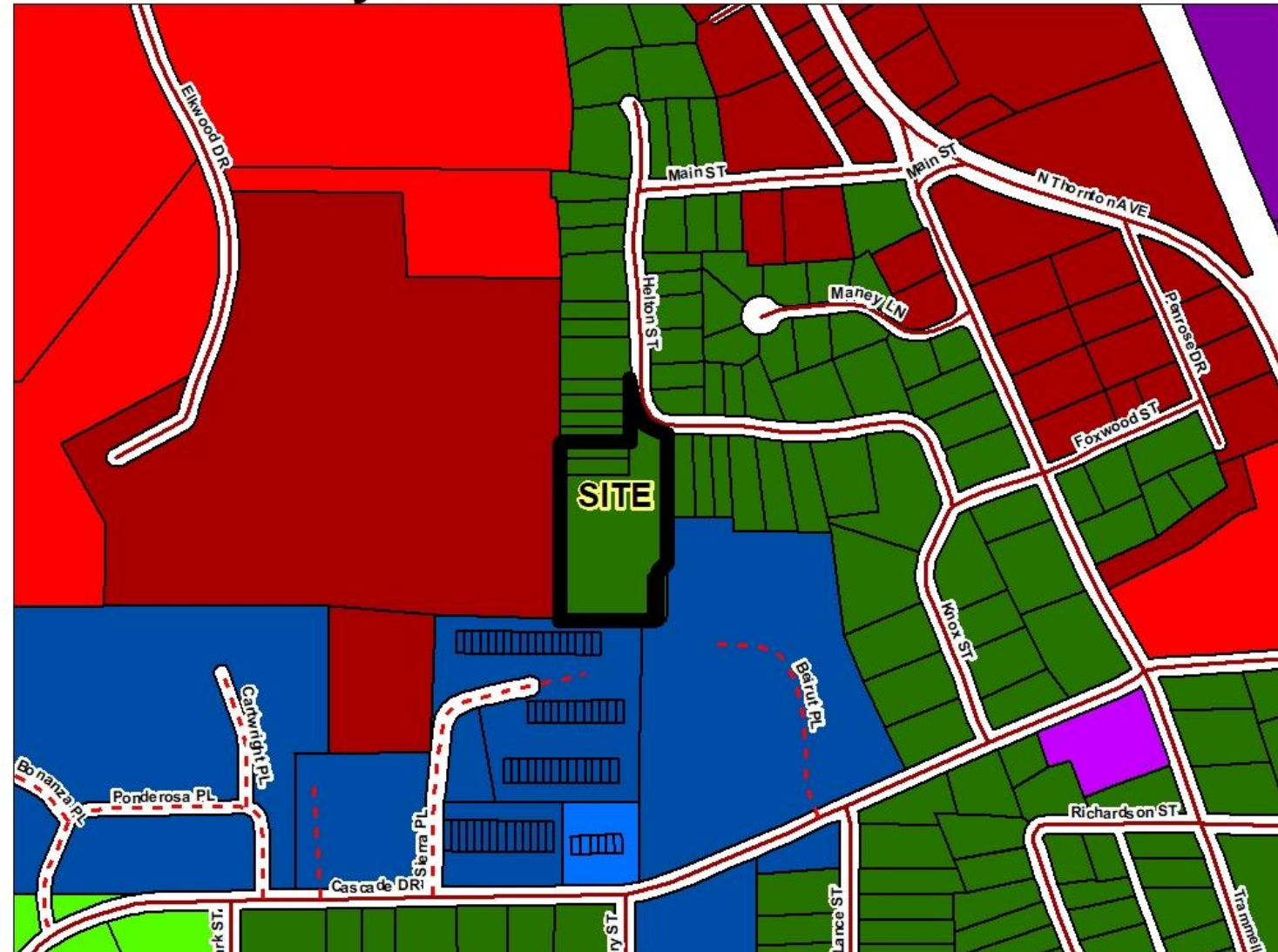
### City of Dalton Jurisdiction



#### ZONING

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Transitional Residential (R-6)
-  High Density Residential (R-7)
-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Light Manufacturing (M-1)
-  Heavy Manufacturing (M-2)

**FEET**  
**300**

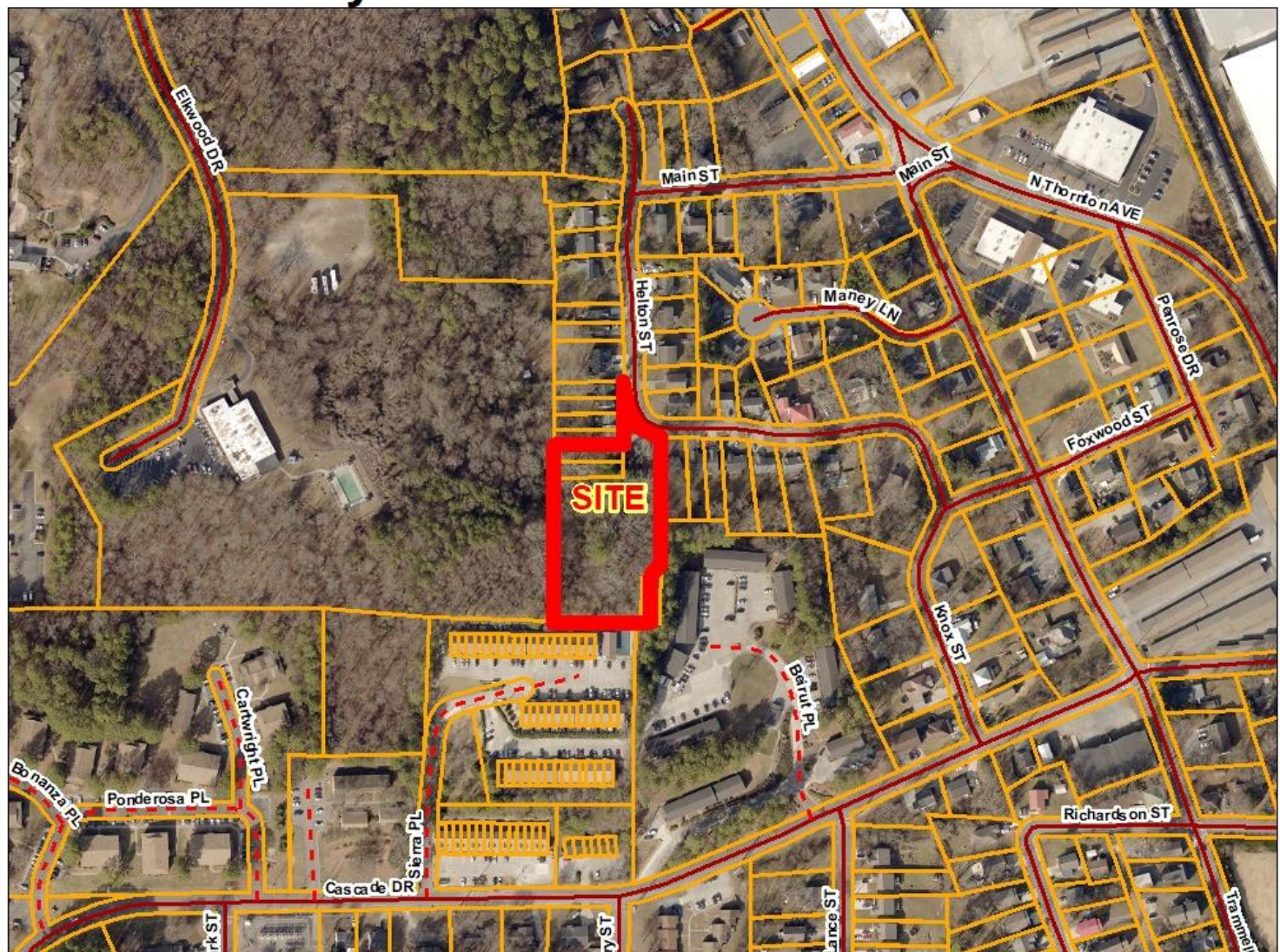




**Phillips Rezoning Request**  
**R-3, Medium Density Residential**  
**to**  
**R-7, High Density Residential**  
**City of Dalton Jurisdiction**



**FEET**  
**300**





**Phillips Rezoning Request  
R-3, Medium Density Residential  
to  
R-7, High Density Residential  
City of Dalton Jurisdiction**

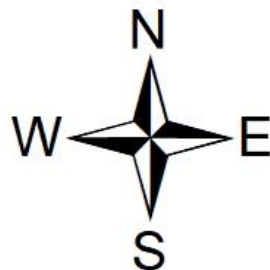


**FEET  
100**





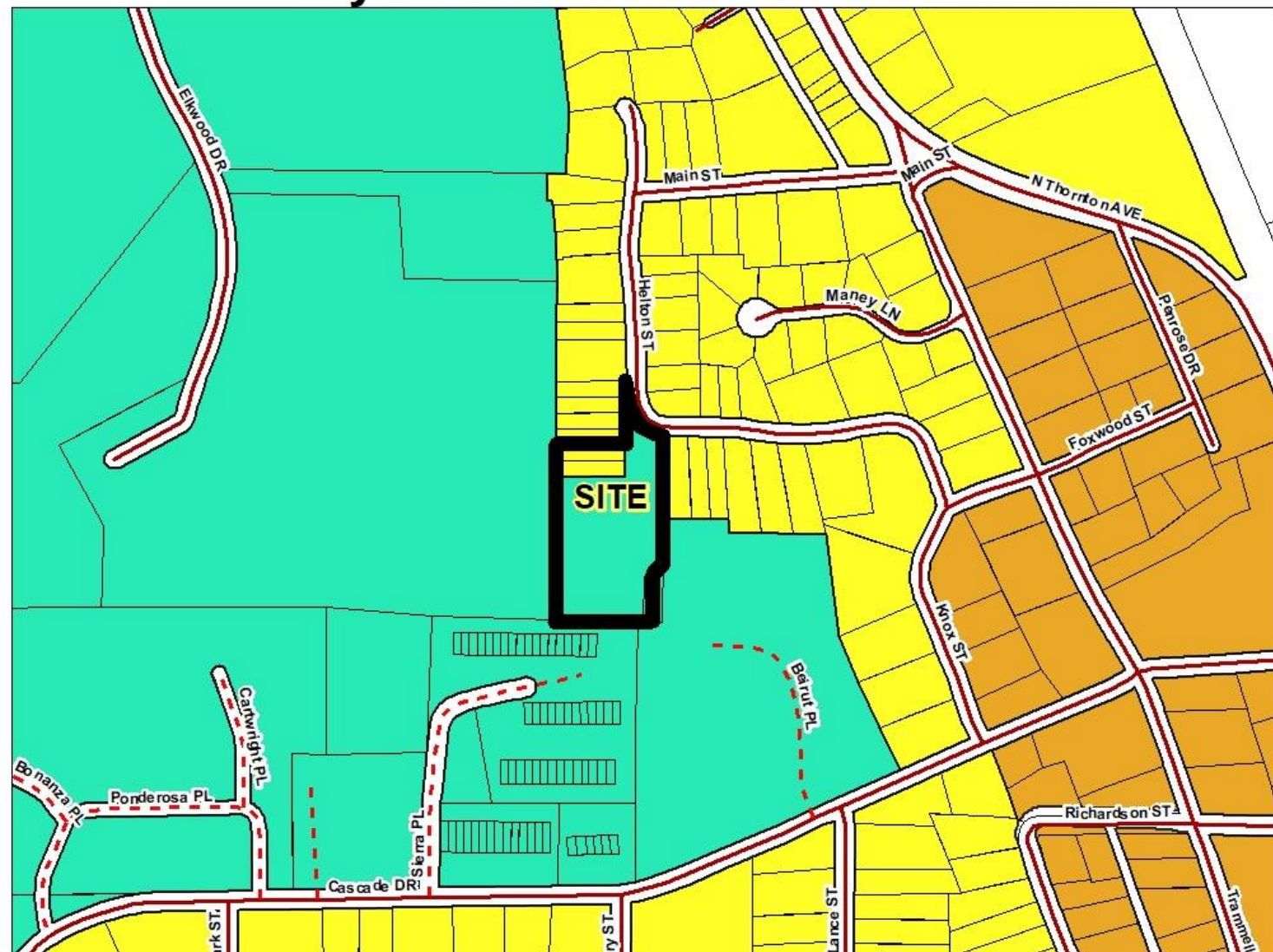
**Phillips Rezoning Request**  
**R-3, Medium Density Residential**  
**to**  
**R-7, High Density Residential**  
**City of Dalton Jurisdiction**



**FUTURE DEVELOPMENT MAP**

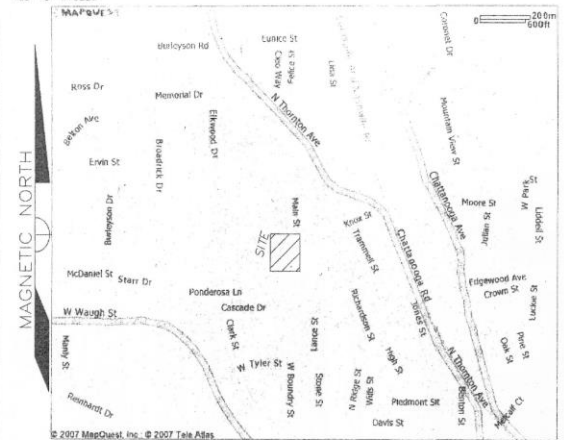
-  Medical District
-  Suburban Neighborhood
-  Town Neighborhood

**FEET**  
**300**





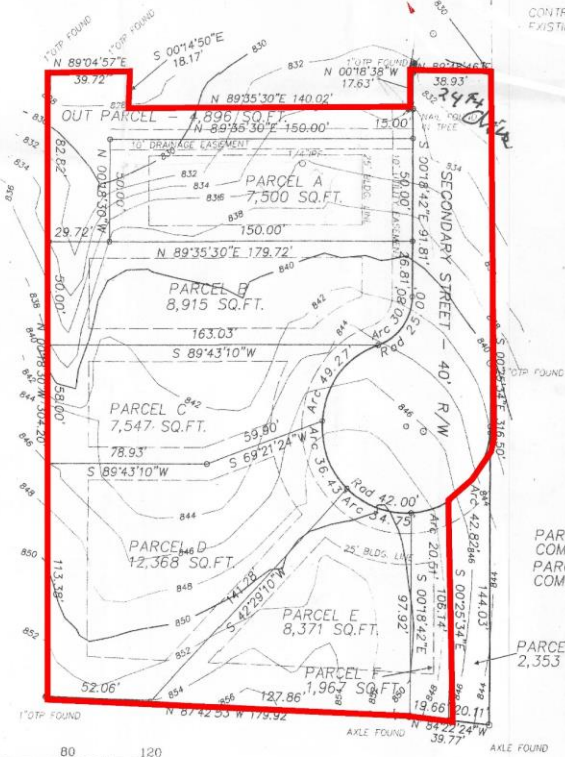
FILE NO. 070223



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IRON PINS TO BE SET  
AT ALL LOT CORNERS

A-1091  
B-1092  
C-1093  
D-1094  
E-1095



GRAPHIC SCALE - FEET

NOTIFY OF ACTION:  
TODD PHILLIPS  
2301 DUG GAP RD.  
DALTON, GA 30720  
(706) 280-1077

PRELIMINARY PLAT FOR

M.P. PROPERTIES

PART OF LOT 488 AND ALL OF LOTS 489 AND 190, CROWN COTTON MILLS, GROUP 6  
AND OTHER PROPERTY, LAND LOT 183, 12TH DISTRICT, 3RD SECTION  
WHITFIELD COUNTY, GEORGIA

B.M. IS TOP OF MANHOLE  
DATUM IS FROM PLAT FOR  
M.P. PROPERTIES, BY JOE  
EVANS, DATED 01 MARCH 06  
AND REVISED 18 MARCH 06

CONTRACTOR TO BLEND TO  
EXISTING ASPHALT PAVEMENT

GENERAL INFORMATION:

CURRENT PROPERTY ZONING: R-3  
TAX PARCEL NO: 12-183-08-002  
NUMBER OF LOTS: 5  
TOTAL AREA IN SITE: 1.25 AC +/-  
WATER SERVICE: PUBLIC (DALTON UTILITIES)  
SEWAGE DISPOSAL: PUBLIC (DALTON UTILITIES)  
BUILDING SETBACK LINES:  
25' FRONT, 8' SIDES & 20' REAR

4 single family units proposed  
1200 sq feet each unit  
2 parking spaces per unit

PARCEL E SHALL BE  
COMBINED WITH PARCEL F  
PARCEL G SHALL BE  
COMBINED WITH ADJACENT OWNER

PARCEL G  
2,353 SQ.FT.

NOT IN A 100 YEAR FLOOD PLAIN

COMMUNITY PANEL NO. 130194-0005 C  
I HEREWIT CERTIFY THAT I HAVE SURVEYED  
THE PROPERTY SHOWN HEREON AND THAT THE  
PROPERTY IS LOCATED IN FLOOD ZONE  
AS SHOWN BY MAPS PREPARED FOR NATIONAL  
FLOOD INSURANCE PROGRAM BY FEDERAL  
EMERGENCY MANAGEMENT AGENCY.

THE FIELD DATA UPON WHICH THIS PLAT  
IS BASED HAS A CLOSURE PRECISION OF  
ONE FOOT IN 1000+ FEET AN ANGULAR  
ERROR OF 0.3 PER ANGLE POINT AND  
WAS (ADJUSTED) USING THE LS RULE

THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 1000+ FEET

FIELD WORK WAS DONE BY USING A  
EDM TRANSIT AND A



GA. REG. LAND SURVEYOR, NO. 2168  
JOSEPH R. EVANS & ASSOCIATES,  
LAND SURVEYORS  
1916 DUG GAP ROAD, DALTON, GA 30720.  
(706) 226-7902 FAX (706) 275-9908  
DRAWN BY J.E.B. CHECK BY  
DATE 04 APRIL 07 SCALE 1"=40'  
REVISIONS

**K.**

To hear the request of John S Suttles to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.70 acres located on New Doris Street, Dalton, Georgia.

Parcels (12-255-03-034, 12-255-03-047, 12-255-03-057) (Dalton)



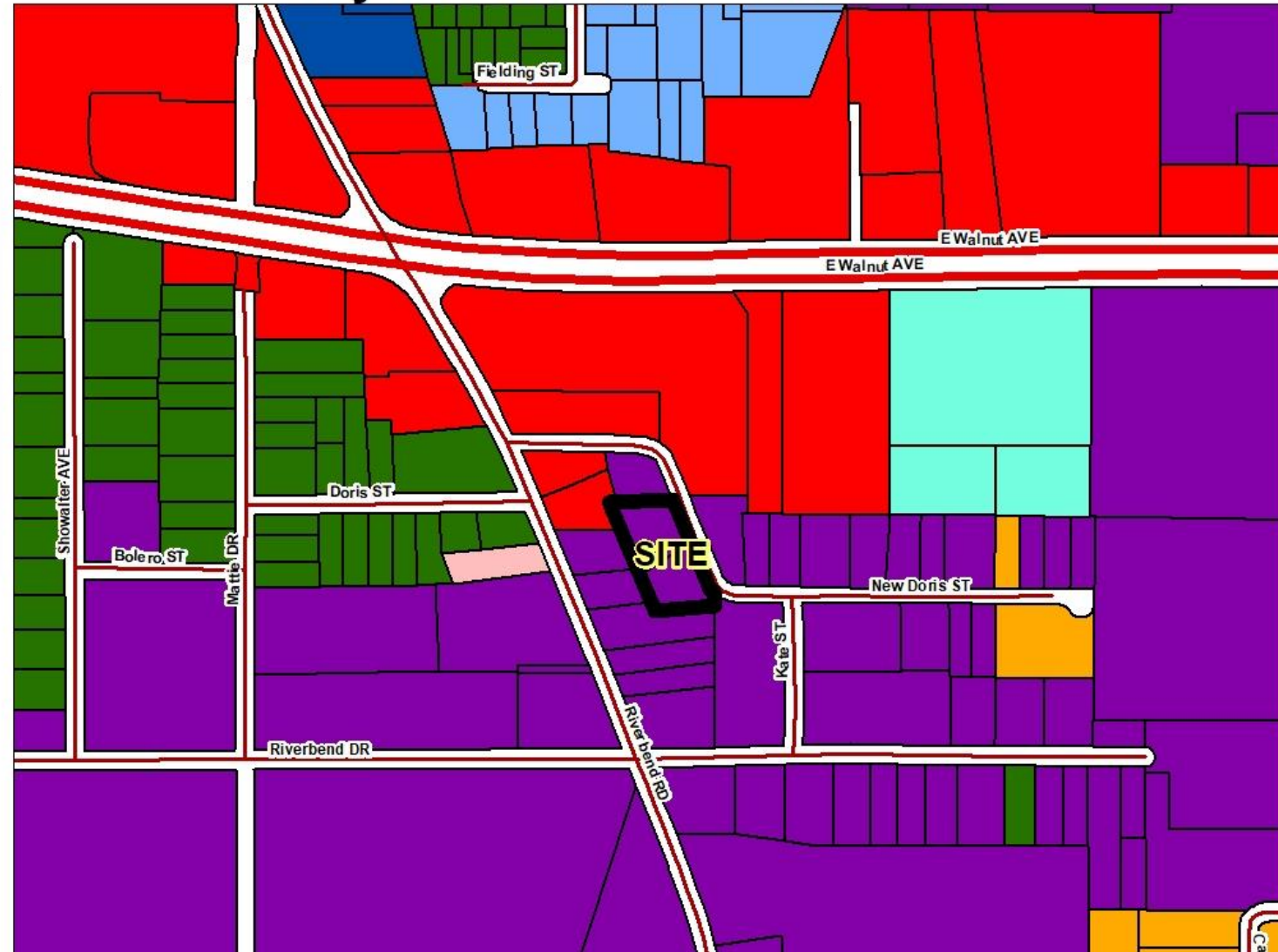
# Suttles Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



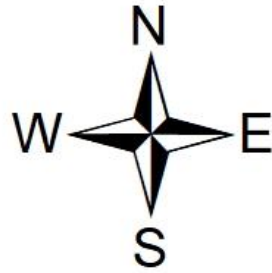
## ZONING

- Medium Density Single Family Residential (R-3)
- Rural Residential (R-5)
- Transitional Residential (R-6)
- High Density Residential (R-7)
- Mixed Use (MU)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Heavy Manufacturing (M-2)

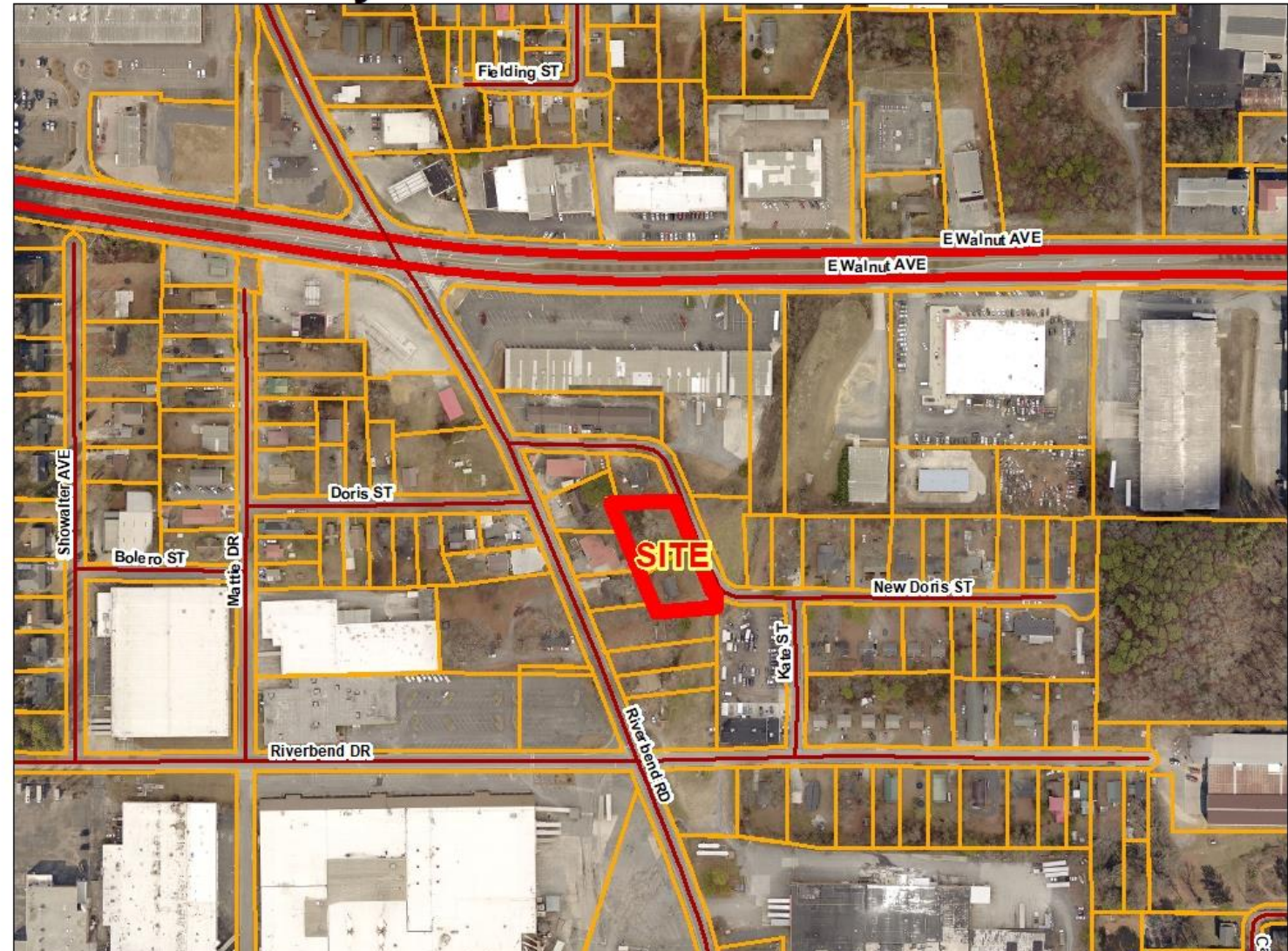
FEET  
300



# Suttles Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction

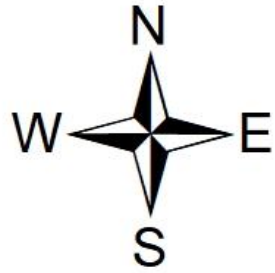


**FEET**  
**300**





# Suttles Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



**FEET  
100**



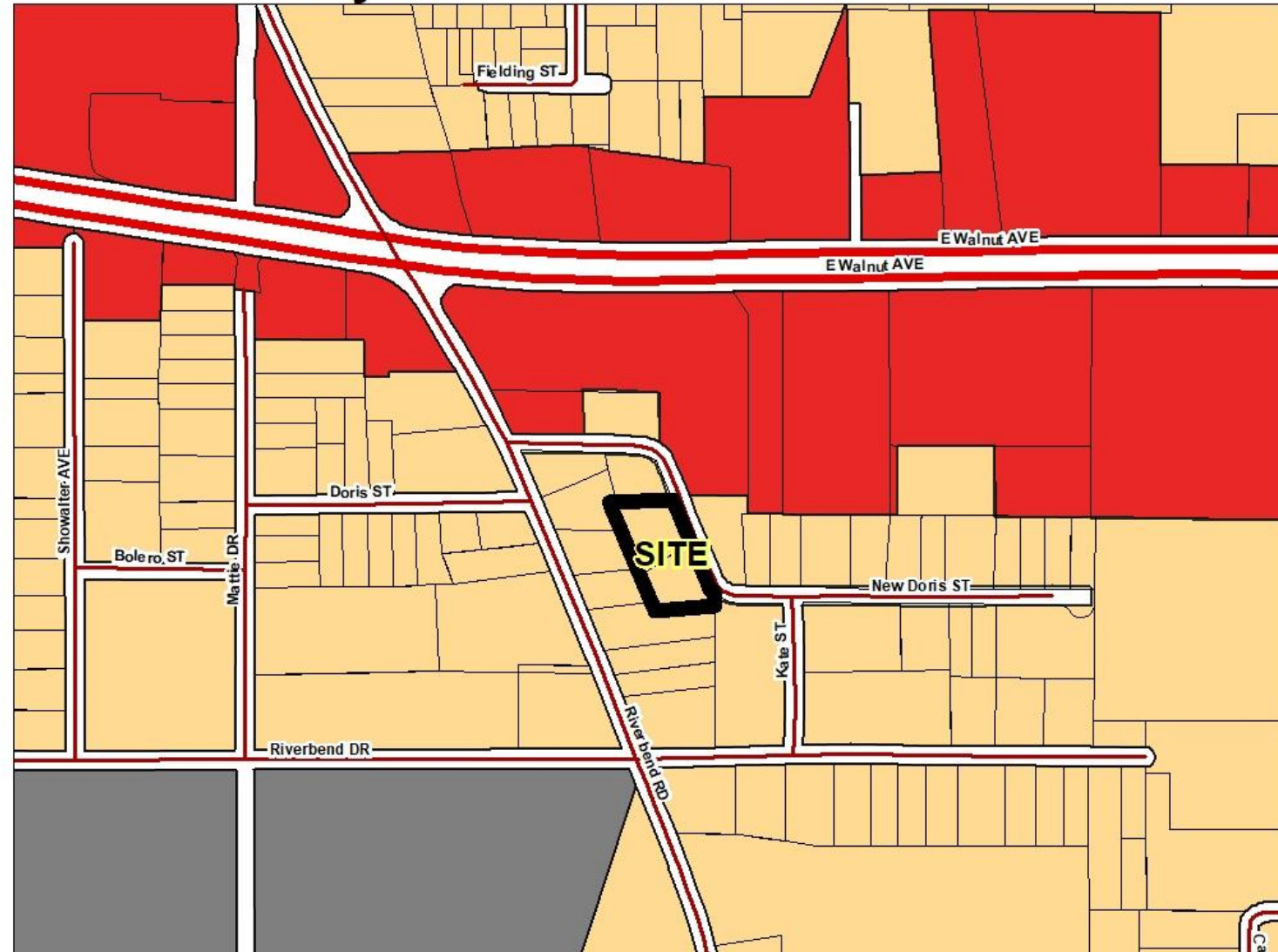
# Suttles Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential City of Dalton Jurisdiction



## FUTURE DEVELOPMENT MAP

-  Commercial Corridor
-  Industrial
-  Town Neighborhood Revitalization

**FEET**  
**300**

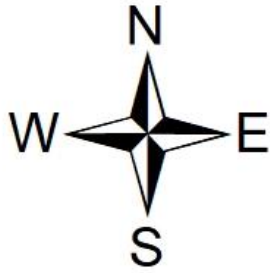




L.

To hear the request of Jose Eduardo Franco Alejandre to annex 0.17 acres located at 1236 Frazier Drive, Dalton, Georgia into the City of Dalton as Medium Density Single Family Residential (R-3).

Parcel (12-179-02-061) (Dalton)

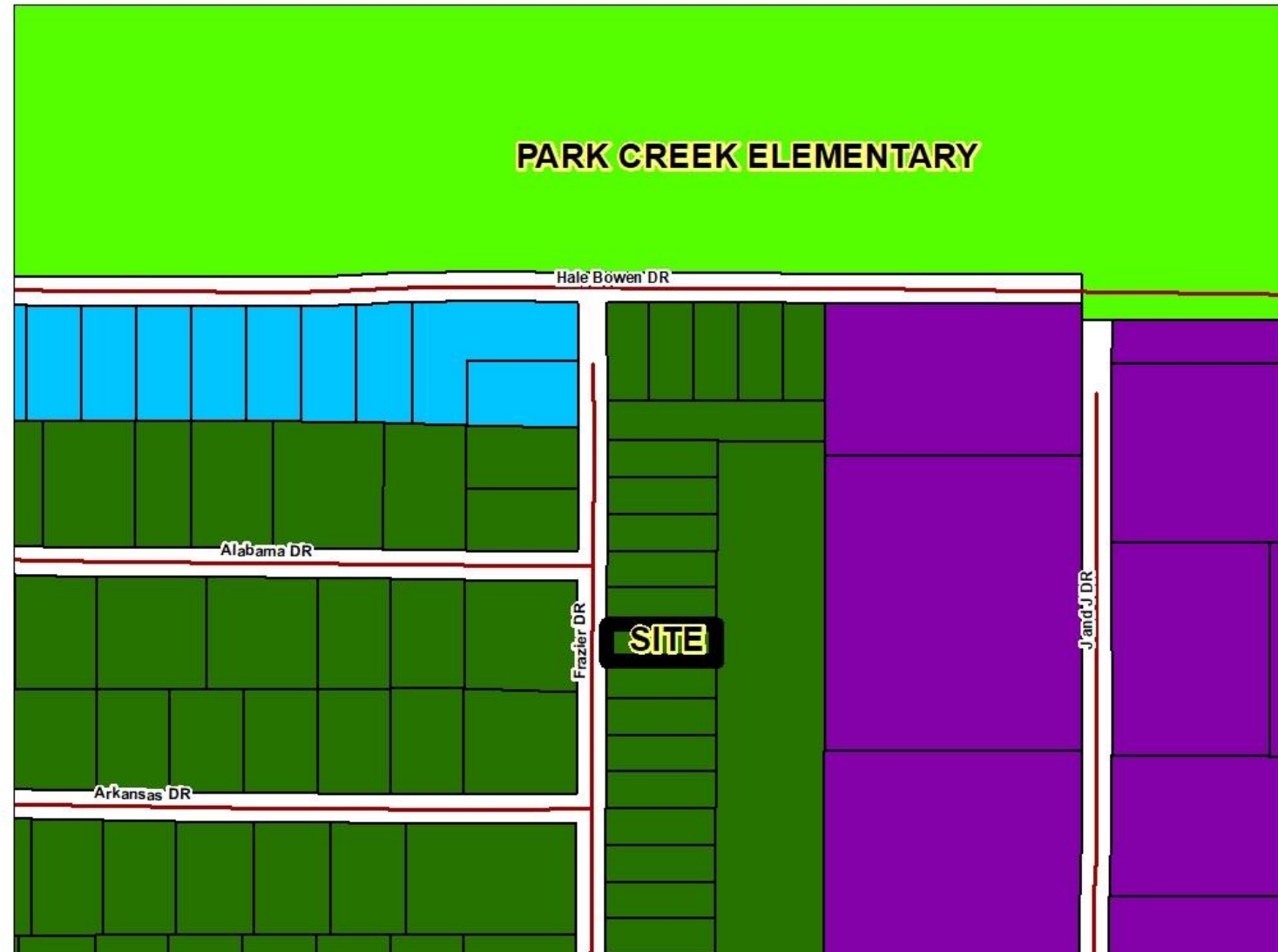


# Alejandro Annexation Request Into the City of Dalton Zoning to Remain R-3, Medium Density Single Family Residential

## ZONING

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Transitional Residential (R-6)
-  Heavy Manufacturing (M-2)

**FEET**  
**200**







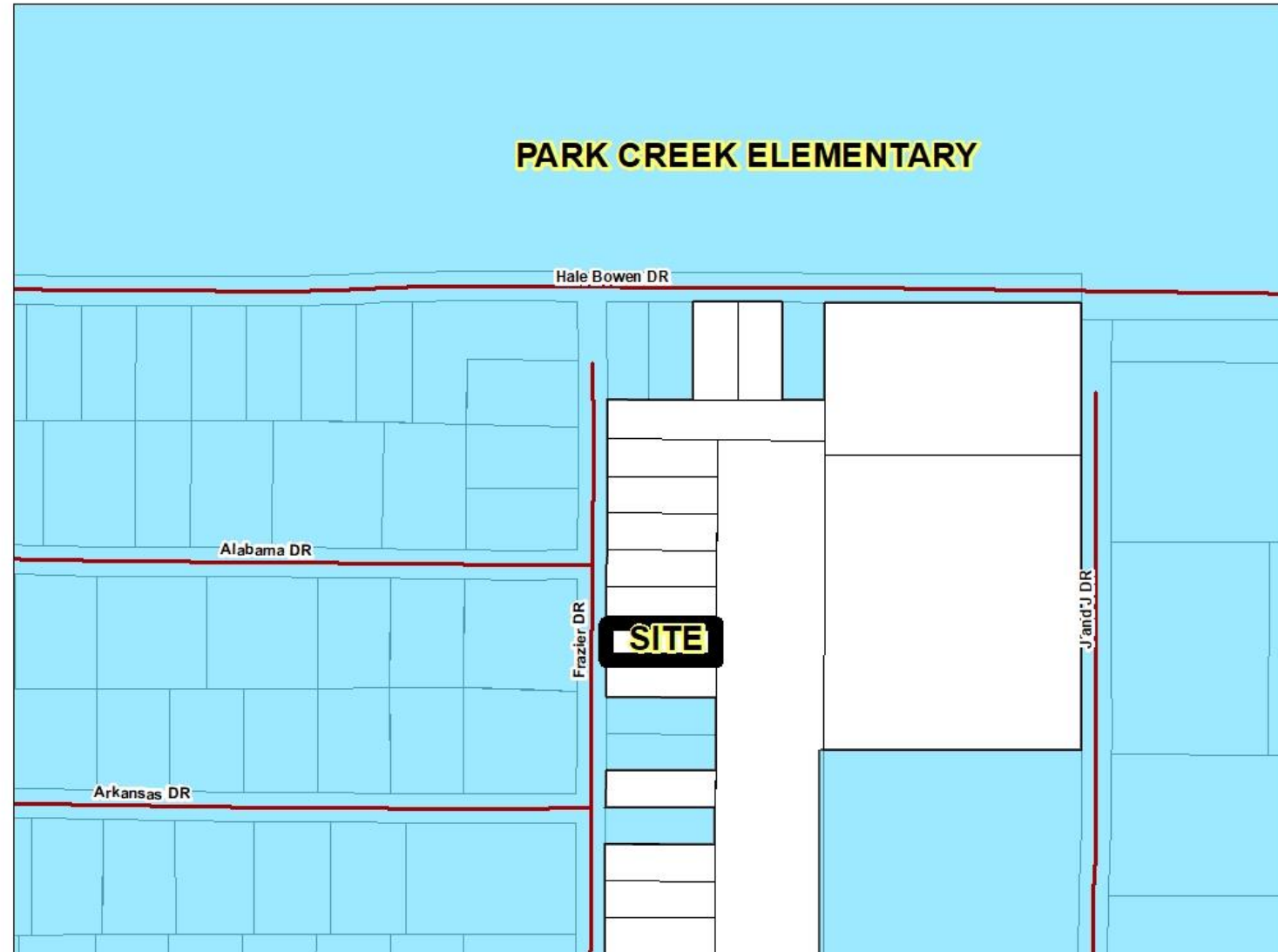
# Alejandro Annexation Request Into the City of Dalton Zoning to Remain R-3, Medium Density Single Family Residential

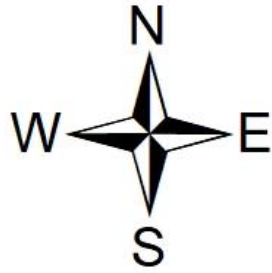
## DALTON CITY LIMITS



Town\_Boundaries

**FEET  
200**



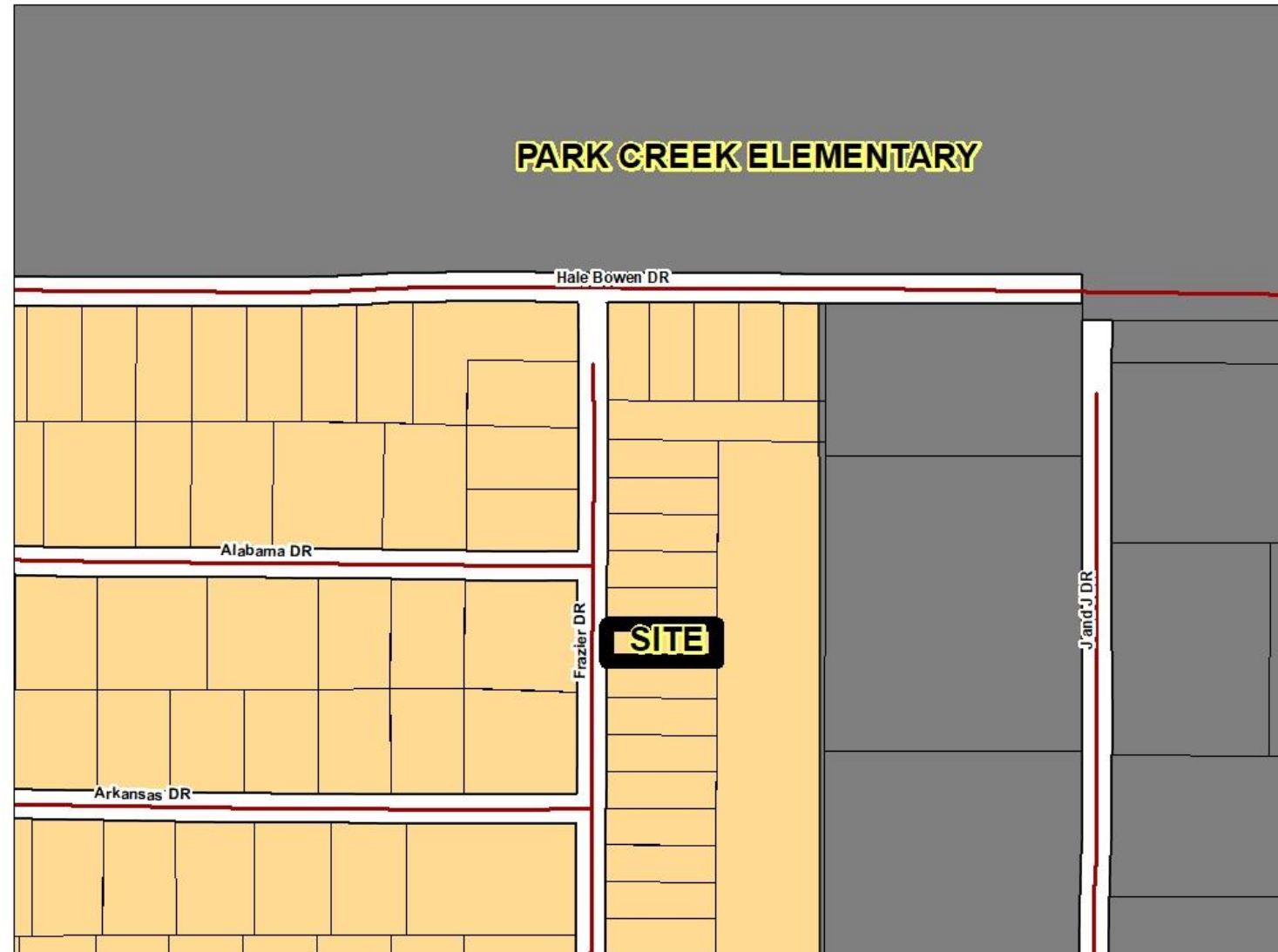


# Alejandro Annexation Request Into the City of Dalton Zoning to Remain R-3, Medium Density Single Family Residential

## FUTURE DEVELOPMENT MAP

-  Industrial
-  Town Neighborhood Revitalization

**FEET  
200**







# Alejandro Annexation Request Into the City of Dalton Zoning to Remain R-3, Medium Density Single Family Residential

**FEET  
200**



### III. Regular Meeting

- A. To hear the recommendation regarding the request of Leslie Araceli Ramirez to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.25 acres located at 205 Richardson Drive, Dalton, Georgia.  
Parcel (12-214-47-000) (County)
  
- B. To hear the recommendation regarding the request of Jose Luis Rangel to rezone from Transitional Residential (R-6) to High Density Residential (R-7) a tract of land totaling 0.61 acres located at 119/123 Dublin Way, Dalton, Georgia.  
Parcels (12-311-17-000 & 12-311-29-000) (County)



### III. Regular Meeting *Continued*

- C. To hear the recommendation regarding the request of Mark Souther to rezone from Suburban Agriculture (SA) to Rural Residential (R-5) a tract of land totaling 3.60 acres located at 2248 & 2250 Brown Road, Dalton, Georgia.  
Parcel (10-320-04-000) (County)
  
- D. To hear the recommendation regarding the request of Mandy Blankenship to rezone from General Commercial (C-2) to Low Density Single Family Residential (R-2) a tract of land totaling 0.61 acres located at 614 Foster Road, Dalton, Georgia.  
Parcel (12-311-07-004) (County)

### III. Regular Meeting *Continued*

- E. To hear the recommendation regarding the request of Bryan Spence to rezone from High Density Residential Conditional (R-7) to Transitional Residential (R-6) a tract of land totaling 2.62 acres located at Brooker Drive and Dawnville Road, Dalton, Georgia.  
Parcel (12-127-01-017) (County)
  
- F. To hear the recommendation regarding the request of Elizabeth Medina & Jose Antonio Melendez to rezone from Rural Residential (R-5) to General Agriculture (GA) a tract of land totaling 5.02 acres located on Lower Dawnville Road, Dalton, Georgia.  
Parcel (09-108-52-000) (County)



### **III. Regular Meeting *Continued***

**G.** To hear the recommendation regarding the request of Robert Anderson to rezone from General Agriculture (GA) to Rural Residential (R-5) a tract of land totaling 5.00 acres located on Tunnel Hill-Varnell Road, Tunnel Hill, Georgia.

Parcel (11-283-21-000) (County)

**H.** To hear the recommendation regarding the request of Erik Rojo Aguilar to rezone from Heavy Manufacturing (M-2) to High Density Residential (R-7) a tract of land totaling 0.21 acres located at 204 E Matilda Street, Dalton, Georgia.

Parcel (12-200-05-008) (Dalton)

### III. Regular Meeting *Continued*

- I. To hear the recommendation regarding the request of Nancy A & Dagoberto Hernandez to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 0.71 acres located at 417 Sheridan Avenue, Dalton, Georgia.  
Parcel (12-241-13-006) (Dalton)
  
- J. To hear the recommendation regarding the request of Todd Phillips to rezone from Medium Density Single Family Residential (R-3) to High Density Residential (R-7) a tract of land totaling 1.29 acres located on Main Street, Dalton, Georgia.  
Parcels (12-183-08-013, 12-183-08-002, 12-183-08-010, 12-183-08-011)  
(Dalton)



### III. Regular Meeting *Continued*

- K. To hear the recommendation regarding the request of John S Suttles to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.70 acres located on New Doris Street, Dalton, Georgia. Parcels (12-255-03-034, 12-255-03-047, 12-255-03-057) (Dalton)
- L. To hear the recommendation regarding the request of Jose Eduardo Franco Alejandro to annex 0.17 acres located at 1236 Frazier Drive, Dalton, Georgia into the City of Dalton as Medium Density Single Family Residential (R-3). Parcel (12-179-02-061) (Dalton)