

**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 Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: November 28, 2023

SUBJECT: The request of Jorge Romero Loreda to rezone from Transitional Commercial (C-4) to Limited Commercial (C-1A) a tract of land totaling 0.21 acres located at 1127 S. Thornton Avenue, Dalton, Georgia. Parcel (12-257-01-006)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 27, 2023 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 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 Manuel Meza with power of attorney.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended the C-1A rezoning be denied. There were no further questions for Calhoun.

Manuel Meza stated that the subject property had been used residentially in the past. Meza then stated that the subject property has been limited for commercial use due to its size and limited off-street parking area. Meza stated that the last commercial occupancy of the subject property was in 2017 and it has been used residentially since 2017. Meza stated that the petitioner would be open to a strictly residential rezoning as well.

With no other comments heard for or against, this hearing closed at approximately 6:59 pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested C-1A rezoning. Chris Shiflett confirmed with staff that commercial parking requirements would be the same in the C-2 and C-1A zone districts for commercial uses. Some discussion occurred that resulted in the understanding that the Planning Commission could recommend a residential rezoning without the need for the petitioner to re-apply for rezoning. **Chris Shiflett then made a motion to recommend approval of an R-5 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve an R-5 rezoning followed, 4-0.**