

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

MEMORANDUM

TO: City of Dalton Mayor and Council
Jason Parker
Terry Miller
Jean Garland

FROM: Jim Lidderdale
Chairman

DATE: April 1, 2021

SUBJECT: The request of City of Refuge to rezone from Heavy Manufacturing (M-2) to Mixed Use (MU) a tract of land totaling 2.13 acres located at 416 S. Glenwood Avenue, Dalton, Georgia. Parcel (12-238-17-001) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on March 22, 2021 at 6:00 p.m. at the Edwards Park community center. 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 Pamela Cudd.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested MU rezoning. Calhoun clarified that the MU zone district was unique and would be approved based on a site plan unlike most typical rezonings. Ms. McClurg asked Calhoun if there were any examples of other MU districts in the City to which Calhoun stated that the Crown Mill Village was an existing MU district in the City. There were no further questions for Calhoun.

Pamela Cudd stated that the proposal for the MU district was in order to add 8 loft apartments to the existing programs and offices within the existing structure. Cudd stated the request to add the apartments was in response to the City's housing plan and need for greater residential opportunities in the downtown area. Chairman Lidderdale confirmed with Cudd that the proposed apartment units would be for lease as an income generator for the nonprofit rather than the petitioner's proposal for a homeless facility a few years prior. Lidderdale then inquired the size of the proposed apartment units and Cudd stated that they would be approximately 1,000SF each depending upon limitations of the historic building. Some discussion occurred that resulted in the understanding that he proposed apartment units would have windows facing E. Morris St. Lidderdale then confirmed with Cudd that the former concern with oiled wooden floors had been resolved by the Fire Marshal. It was noted that the Fire Marshal had inspected and was in favor of the proposed building improvements. Mr. Thomas inquired the amount of one vs. two-bedroom units to which Cudd stated there would be a mix of some one-bedroom and some two-bedroom units. Lidderdale confirmed with Cudd that the apartments would have separate entrances from the rest of the uses in the building.

With no other comments heard for or against, this hearing closed at approximately 7:08pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested MU rezoning. Lidderdale then proposed discussion to determine if a condition needed to be placed on the proposed loft apartments requiring minimum lease periods of a minimum amount of time. It was determined that minimum lease thresholds would not be necessary. **Jody McClurg then made a motion to recommend the MU rezoning based on her agreement with the content of the staff analysis. John Thomas then seconded the motion and a unanimous recommendation to approve the MU rezoning followed, 4-0.**