

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: December 20, 2022

SUBJECT: The request of Amanda Brown to rezone from Medium Density Single Family Residential (R-3) to Limited Commercial (C-1A) a tract of land totaling 0.36 acres located at 524 and 526 W. Hawthorne Street, Dalton, Georgia. Tax Parcels (12-199-20-004 and 12-199-20-005)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on December 19, 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 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 Amanda Brown.

Public Hearing Summary:

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

Amanda Brown spoke on behalf of the Creative Arts Guild to inform the Planning Commission of their need for an expanded campus to meet the growing needs of the Guild. Brown stated that the current plans for the subject property would be to utilize the existing structures on the subject property for pottery and/or music classrooms. Brown then noted that their future plans may include demolishing the two dwellings on the subject property in order to make room for additional parking.

Lynne Morrise, a neighbor, stated that she would not be opposed to the use of the existing structures on the subject property for the Guild's classrooms. Morrise went on to state that she would be strongly opposed to any demolition on the subject property due to her concern for dust and debris that might affect her health. Morrise also stated her concern for the demolition of the existing housing due to the loss of the neighborhood's character.

Brown rebutted by stating that the Guild would not be looking to do any significant changes to the subject property any time soon due to budget limitations as well as the lack of a grounds and buildings plan. Brown stated that the Guild would be deliberate in their attempts to ensure that any alterations to the subject property would be aesthetically pleasing to the neighbors and the community.

With no other comments heard for or against, this hearing closed at approximately 7:05pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested C-1A rezoning. **Octavio Perez then made a motion to approve the C-1A rezoning. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-1A rezoning followed, 4-0.**