

**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 East Morris Properties, LLC to rezone from Heavy Manufacturing (M-2) to Central Business District (C-3) a tract of land totaling 0.17 acres located at 411 South Glenwood Ave, Dalton, Georgia. Parcel (12-238-18-023)**

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 Gerald Brown.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which recommended a C-4 rezoning to ensure off-street parking be required. There were no further questions for Calhoun.

Gerald Brown stated that he wished to get the C-3 rezoning in order to be able to build the prospective commercial building to 0-lot line which would not be permitted in the staff recommended C-4 zone district. Chairman Lidderdale deliberated with staff to determine if a similar condition to the previous item could be used. Jean Garland and Ethan Calhoun stated that a condition requiring 5 parking spaces per 1,000 SF of gross leasable commercial building area would be sufficient off-street parking. Lidderdale confirmed with Brown that he would be satisfied with the condition requiring off-street parking.

With no other comments heard for or against, this hearing closed at approximately 6:55pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-3 rezoning. **David Pennington then made a motion to approve the C-3 rezoning and added a condition requiring five off-street parking spaces per 1,000SF of commercial building area be required for any new development.** Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-3 rezoning and condition followed, 4-0.