

**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 General Commercial (C-2) to Central Business District (C-3) a tract of land totaling 0.62 acres located at 222 East Morris Street, Dalton, Georgia. Parcel (12-238-18-004)**

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 the C-3 rezoning with the condition of 25 off-street parking spaces be maintained until public parking is adequate to serve this area. There were no further questions for Calhoun.

Gerald Brown stated that he planned to remodel the existing building on the subject property. Chairman Lidderdale confirmed that the commercial building on the subject property had burned and that the petitioner planned to remodel the existing building rather than construct a new building. Chairman Lidderdale confirmed with Brown that he was not concerned with the condition to provide the 25 off-street parking spaces.

With no other comments heard for or against, this hearing closed at approximately 7:46pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-3 rezoning. **Chris Shiflett then made a motion to recommend the requested C-3 rezoning based on his agreement with the content of the staff analysis and added that the condition for providing a minimum of 25 off-street parking spaces was included in his motion. David Pennington then seconded the motion and a unanimous recommendation to approve the requested C-3 rezoning and condition followed, 4-0.**