

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

MEMORANDUM

TO: City of Dalton Mayor and Council
Andrew Parker
Jonathan Bledsoe
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: February 27, 2024

SUBJECT: The request of Shazman Ali to rezone from Heavy Commercial (M-2) to General Commercial (C-2) a tract of land totaling 4.05 acres located at 1028 Willowdale Road, NW, Dalton, Georgia. Parcels (12-159-01-059 and 12-159-01-065)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on February 26, 2024, 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 four members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Shazman Ali.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended approval of the C-2 rezoning. There were no further questions for Calhoun.

Shazman Ali stated his intent to remodel the existing structure to house indoor pickleball courts and refreshments. Chairman Lidderdale asked Ali if the building was currently occupied to which Ali stated that it was not. Lidderdale asked Ali if he knew of the property's former use to which Ali stated that he was unsure beyond its use for a carpet-related business. Chairman Lidderdale asked Ali if there were plans to improve the driveway access to the subject property noting its poor condition. Ali stated there are plans to improve the driveway with up to a 5' widening to accommodate additional ingress/egress. Chris Shiflett asked Ali how many courts were planned for the facility to which Ali stated their plans account for up to seven pickleball courts.

With no other comments being heard for or against, the hearing closed at 6:31

Recommendation:

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Chris Shiflett then made a motion to recommend the C-2 rezoning be approved. Jody McClurg then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 3-0.**