

**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: August 27, 2024

SUBJECT: The request of Eloy Moreno Jr. to rezone from High-Density Residential (R-7) to General Commercial (C-2) a tract of land totaling .14 acres located at 709 McAfee Street, Dalton, Georgia. Parcel (12-218-16-015) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on August 26, 2024, at 6:00 p.m. in 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 Eloy Moreno Jr.

Public Hearing Summary:

Ethan Calhoun summarized the staff analysis which recommended a denial of the rezoning.

Eloy Moreno Jr. stated that the subject property is used for storage and that he would like to construct a convenience store that would serve the surrounding community. Moreno stated that he believed the setback issues would remain even in the residential zone district.

There were no further comments, and this hearing closed at approximately 7:14.

Recommendation:

Chairman Lidderdale sought a motion for the rezoning. Chris Shiflett made a motion to deny the rezoning, and Eric Barr seconded the motion. There was a unanimous recommendation to deny the rezoning 3-0.