

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

MEMORANDUM

TO: City of Dalton Mayor and Council
Kim Witherow
Jason Parker
Gandy Vaughn
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: May 30, 2019

SUBJECT: The request of Charles Acree to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.09 acres located at corner lot on E. Matilda Street and 8 N. Elm Street (Parcel 12-200-10-009) (Dalton). The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on May 20, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. 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 Charles Acree, the property owner and rezoning petitioner.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested C-1A rezoning but recommended consideration of an R-3 rezoning. There were no further questions for Mr. Calhoun from the Planning Commission.

Charles Acree affirmed that he wishes to construct a single-family dwelling on the subject property. When asked by Vice-Chairman DeLay if R-3 would satisfy his needs Mr. Acree stated that he believed that the setbacks in R-3 would create an issue. Some discussion between staff and the Planning Commission ended with the understanding that there would only be 15 feet of building width if the subject property were rezoned R-3 which would be difficult to construct within. Mr. Calhoun stated that C-1A would require less front setbacks than R-3 and would allow a single-family dwelling.

Recommendation:

Vice-Chairman DeLay sought a motion on the requested C-1A rezoning. **Some discussion occurred resulting in the understanding that conditions may be applied to a rezoning. Mr. Sanford then made a motion to recommend the C-1A rezoning under the condition that the subject property would be restricted to single-family residential use only. Ms. McClurg seconded the motion and a unanimous recommendation followed, 4-0.**