

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Jason Parker  
Gandi Vaughn  
Jean Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** July 31, 2020

**SUBJECT: The request of Lorenzo Valencia and Gracia Barragan to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land totaling 0.41 acres located at 915 S. Hamilton Street, Dalton, Georgia. Parcel (12-257-02-016)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on July 27, 2020 at 6:00 p.m. at the Edwards Park Complex located at 115 Edwards Park Dalton, GA. 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 Lorenzo Valencia and Gracia Barragan.

**Public Hearing Summary:**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested C-2 Rezoning. Some discussion occurred in regard to the proposed parking plan that ended with the understanding that parking requirements would be necessary in order to obtain a business license even if the property is rezoned.

Gracia Barragan clarified that the subject property and building had been used as an event center for approximately five years, but the non-conforming status of the property lapsed as an overlook by the current ownership. Mr. Pennington asked Barragan if they had budgeted the concrete or asphalt parking lot improvements into their business plan to which Barragan stated that it would not be a problem and that they were actively getting quotes for said improvements.

With no other comments heard for or against this hearing closed at approximately 7:32pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-2 rezoning. Some discussion occurred in regard to the long-term impact of C-2 at this location that resulted in the unanimous agreement that the adjacent industrial area and commercial character of this area would be unaffected if rezoned C-2. Mr. Calhoun restated that the petitioner would be required to provide for the additional parking by code and therefore no conditions were necessary in regard to the additional parking. **Ms. McClurg then made a motion to recommend the C-2 rezoning based on her agreement with the content of the staff analysis. Mr. Thomas then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 4-0**