

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: February 26, 2020

SUBJECT: The request of John Stafford to rezone from General Commercial (C-2) to Medium Density Single Family Residential (R-3) a tract of land totaling .23 acres located at 445 N. Hamilton Street, Dalton, Georgia. Parcel (12-200-15-030) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on February 24, 2020 at 6:00 p.m. at the Wells Fargo fifth floor, Commissioner's Chambers, 201 S. Hamilton St. A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by John and Lisa Stafford at the previous January 27, 2020 Planning Commission public hearing.

Public Hearing Summary:

Public hearing held on January 27, 2020.

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-3 rezoning. Mr. Calhoun then drew attention to the issue of the subject property's inability to meet the minimum square footage for the City of Dalton's dwelling unit requirements. Chairman Lidderdale noted that the structure is also undersized for the minimum unit size in the R-3 zone district as well. There were no further questions for Mr. Calhoun

John and Lisa Stafford began by stating their desire to lease the small dwelling as a source of income as they had done in the past. Ms. Stafford continued by noting their history renting the subject property's dwelling to various tenants since the previous structure was destroyed in a fire as well as a more-recent situation where the current dwelling had been severely damaged by a disgruntled tenant. She went on to state that both she and her husband were unaware of the change to the zoning ordinance that prohibited them from renting the subject property as a dwelling. Chairman Lidderdale confirmed with Mr. and Ms. Stafford that, even if the property is rezoned R-3, they would still be required to increase the size of the dwelling in order to meet current zoning and building codes. Some discussion occurred regarding whether or not the petitioners could lease the building for commercial use or residential use that resulted in the petitioners requesting to table the rezoning for one month until they are able to decide which zone district would be a better fit for their needs.

With no other comments heard for or against this hearing closed at 7:24

Recommendation:

This rezoning recommendation had been tabled for one month during the previous January 27, 2020 Planning Commission meeting.

Chairman Lidderdale sought a motion on the requested R-3 rezoning. Chairman Lidderdale asked Mr. Calhoun if the Planning Commission could table the recommendation for another month awaiting further information from the petitioner, and Calhoun stated that tabling the rezoning for another month would result in an automatic favorable recommendation the R-3 rezoning per the Unified Zoning Ordinance's Procedures and Standards ordinance Section 1-10.2. **Mr. DeLay then made a motion to table the rezoning recommendation having not heard back from the petitioners. Mr. Thomas seconded the motion and a unanimous recommendation to table the requested R-3 rezoning followed, 5-0.**