

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

MEMORANDUM

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

FROM: Jim Lidderdale
Chairman

DATE: January 29, 2019

SUBJECT: The request of Johnny Bonds to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.29 acres located at 400 Rowena Street (Parcel 12-218-06-038) (Dalton)

The most recent meeting of the Dalton-Whitfield County Planning Commission was held on January 28, 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 Johnny Bonds, the property owner and petitioner.

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-1A rezoning.

Johnny Bonds confirmed that the staff analysis accurately reflected his request and would satisfy his desire to sub-divide the subject property in order to separate the existing structures for individual sale. Mr. Minor noted the issue of mortgage lenders refusing to lend for properties zoned for commercial use even though in this case residential would be a permitted use. Mr. Sanford inquired if Mr. Bonds could rezone to C-1A in order to sub-divide the subject property as desired and later rezone the two new parcels to strictly residential. Ms. Price-Garland stated that the proposed parcels of land would not meet the minimum lot size and therefore would not be eligible for a residential rezoning. Some brief discussion occurred on this concern and Mr. Bonds stated that the requested C-1A rezoning would satisfy his need. Ms. Price-Garland stated that the subject property's owner would be required to submit a plat to the Planning Commission for approval in the event the C-1A rezoning is approved.

With no other comments heard for or against this public hearing closed 6:31p.m.

Recommendation:

Chairman Lidderdale sought a motion on the requested C-1A rezoning. **Mr. DeLay made a motion to recommend approval of the C-1A rezoning based on his agreement with the content of the staff analysis. His motion was seconded by Mr. Sanford which then passed unanimously, 4-0.**