

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

MEMORANDUM

TO: City of Dalton Mayor and Council
Andrew Parker
Terry Miller
Jean Garland

FROM: Jim Lidderdale
Chairman

DATE: November 16, 2021

SUBJECT: The request of Hammer Properties to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.34 acres located at East Morris Street, Dalton, Georgia. Parcel (12-218-18-005)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 15, 2021 at 6:00 p.m. at the Edwards Park community center. 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 Bryan Spence.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which was in favor of the proposed R-5 rezoning. There were no further questions for Calhoun.

Bryan Spence stated that he intends to construct a single-family detached dwelling on the subject property similar to those in the area.

Greg Bowman stated that he owns three adjacent properties that are all zoned C-2 and that he is opposed to the subject property being rezoned C-2. Bowman stated that he did not think that mixing commercial and residential zoning would have a positive outcome. Bowman informed the Planning Commission that he had attempted to purchase the subject property from Spence. Bowman stated that two of his adjacent tracts were zoned C-2 but contained single-family detached dwellings that he rented as a source of income. Chris Shiflett asked Bowman for the reasons for his opposition to which Bowman stated that he was concerned with long-term property maintenance if a dwelling is constructed. Bowman also noted a former gentleman's agreement regarding access to the adjacent church property as well as overflow parking for his commercial property. Bowman then stated that there had been a drainage issue with the subject property in the past.

With no other comments heard for or against, this hearing closed at approximately 8:09pm.

Recommendation:

Chairman Lidderdale sought a motion on the proposed R-5 rezoning. **Eric Barr then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. Octavio Perez seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.**