

**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 Price-Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** April 16, 2020

**SUBJECT: The request of Jose M. Gonzalez to rezone from Medium Density Single Family Residential (R-3) to General Commercial (C-2) and High Density Residential (R-7) a tract of land totaling 9.20 acres located at Dawnville Road and Pleasant Grove Drive, Dalton, Georgia. Parcel (12-102-05-000) (City)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on April 13, 2020 at 6:00 p.m. via video/telephone conference as posted to the Whitfield County website. 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 Jose Gonzalez.

**Public Hearing Summary:**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-7 rezoning, but Mr. Calhoun noted that the staff analysis recommended a C-1 rezoning rather than C-2. Mr. Calhoun cited the conditions regarding street access limitations in the staff analysis. There were no further questions for Mr. Calhoun

Jose Gonzalez, interpreted by his daughter, stated that he had no additions to the staff analysis and that he had no issue with the C-1 rezoning with the understanding that it would permit his desired use for the property.

Lamar Jordan, neighbor across Pleasant Grove Rd, opposed the requested rezoning based on his fear that an adjacent commercial property would have a negative impact on his quality of life as a long-term citizen of this area. He went on to state that he felt as though there would be potential for a liquor store on the commercial property that would be controversial to the church across Dawnville Rd/.

With no other comments heard for or against this hearing closed at 7:27

**Recommendation:**

Chairman Lidderdale sought a motion on the requested R-7 and C-2 rezoning. **Mr. Sanford then made a motion to recommend the R-7 rezoning and a C-1 rezoning based on his agreement with the staff analysis. Mr. Pennington seconded the motion and a unanimous recommendation to approve an R-7 and C-1 rezoning followed, 4-0.**