

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

**MEMORANDUM**

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

**FROM:** Jim Lidderdale  
Chairman

**DATE:** July 1, 2021

**SUBJECT: The request of Jose Morales to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling 0.40 acres located at 716-720 N. Hamilton Street/E. Long Street, Dalton, Georgia. Parcels (12-200-17-004, 12-200-17-006, 12-200-200-007)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 28, 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 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 Morales.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis, which was not in favor of the requested C-2 rezoning and then recommended a C-1 rezoning. There were no further questions for Calhoun.

Jose Morales stated his intent to redevelop the subject property as an effort to revitalize this area as part of the Crown Mill district. Morales did not specify specific design ideas nor specific business plans, but Morales stated that a commercial zone district would offer more opportunity for the subject property than manufacturing. Morales went on to note the several restaurants and commercial businesses in the immediate proximity of the subject property and that something such as a coffee shop may be a potential use of the subject property. Chairman Lidderdale confirmed with Morales that he would be satisfied with a C-1 rezoning as opposed to the C-2 that had been requested.

With no other comments heard for or against, this hearing closed at approximately 7:27pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-2 rezoning. **Scott DeLay then made a motion to recommend a C-1 rezoning based on his agreement with the content of the staff analysis. David Pennington then seconded the motion and a recommendation to approve a C-1 rezoning followed, 4-0.**