

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: January 29, 2020

SUBJECT: The request of Ricardo Salaises to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) a tract of land totaling .57 acres located at 207 S. Glenwood Avenue, Dalton, Georgia. Parcel (12-219-21-012) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on January 27, 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 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 Ricardo Salaises.

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-2 rezoning. Chairman Lidderdale confirmed with Mr. Calhoun that there are no viable options to create a suitable buffer along the southeastern boundary of the subject property due to the existing building's placement. There were no further questions for Mr. Calhoun.

Ricardo Salaises noted the history of the structure may have formerly been a small textile manufacturing business based on some antiquated equipment found in the building. He went on to state that his interest in the property is to utilize the existing structure for a special event venue. Chairman Lidderdale asked if Mr. Salaises planned to develop a gravel or paved parking area, and Mr. Salaises stated that he intends on utilizing a gravel parking area until funds exist to invest in paving the parking area. Chairman Lidderdale then confirmed with Mr. Salaises that he understands the issue of the building lying within the setback as well as the required buffer along the remaining eastern boundary of the subject property. Mr. Salaises mentioned that he had been in conversation with the owner of the undeveloped eastern adjacent tract, which may solve the long-standing buffer issue provided Mr. Salaises is able to purchase said tract of land.

Larry Ingle stated that while he had no specific opposition to the rezoning, he did have some concerns regarding his adjacent property across McCune St. Mr. Ingle noted his businesses location and his concerns that the proposed use of the subject property may create the need for additional parking beyond the capacity of the subject property. He went on to state that he was concerned with patrons of the subject property utilizing his property's parking area as overflow for after-hour events. Mr. Ingle clarified that his primary concern of his property being utilized for overflow parking was based mostly upon his concern with litter.

Jessica Hocker, accompanied by her husband, stated that she was concerned with the consumption of alcohol and after-hours noise generated from the proposed events. She was also concerned that the

subject property would become a dance hall like business with regular hours and crowds.

Mr. Salaises stated that during his earlier conversations with the building department officials, that there would be enough parking area for the subject property to be able to meet the ordinance's minimum standards for parking spaces. He went on to state that the proposed event center is proposed only for special events such as birthday parties, rather than a business with regular hours opened to the general public.

With no other comments heard for or against this hearing closed at 7:05

Recommendation:

Chairman Lidderdale sought a motion on the requested C-2 rezoning. Mr. DeLay stated that the requested rezoning would be a significant reduction in intensity of potential uses for the subject property. **Mr. Sanford then made a motion to recommend an approval for the C-2 rezoning based on his agreement with the content of the staff analysis. Mr. Thomas then seconded the motion and a unanimous recommendation to approve the requested C-2 rezoning followed, 4-0.**