

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

MEMORANDUM

TO: City of Dalton Mayor and Council
Andrew Parker
Jonathan Bledsoe
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: January 22, 2024

SUBJECT: The request of the Joint Development Authority to rezone from Transitional Commercial (C-4) to Urban Planned Unit Development (U-PUD) tracts of land totaling 3.19 acres located along South Hamilton Street, Nichols Street, and Cherokee Street, Dalton, Georgia. Parcels (12-257-07-055, 12-257-07-057, 12-257-07-065, 12-257-07-064)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on January 22, 2024, at 6:00 p.m. at the Whitfield County Courthouse meeting room. 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 Todd Pangle.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended the U-PUD rezoning be approved. Octavio Perez asked if there would be enough parking spaces off-street and if there would be any on-street parking. Calhoun stated that there would be off-street parking and that any on-street parking would only be legal if there were marked spaces. There were no further questions for Calhoun.

Todd Pangle, Dalton's Assistant City Administrator, represented the petition by noting the City's resounding support of the proposed rezoning and development. Pangle stated that the grant funding the subject property's infrastructure will require the prospective homes to be sold between \$125,000-\$290,000 to ensure the units are affordable. Pangle assured the Planning Commission that emergency vehicle access has been made a top priority for the proposed project and that there are multiple access points to ensure redundant ingress/egress in the event of an emergency. Pangle made note of the covenants that will be applied to the subject property and stated that all new streets would be city-owned and maintained. Pangle noted the architect responsible for the development's design and went on to mention that City officials had visited multiple comparable developments in the Atlanta area before developing a site plan. Chris Shiflett asked Pangle for the areas they visited and Pangle stated that they had visited several similar developments in and around Atlanta.

With no other comments heard for or against, this hearing closed at approximately 6:50 pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested U-PUD rezoning. **David Pennington then made a motion to recommend the U-PUD rezoning be approved subject to a condition requiring a minimum of two off-street parking spaces per dwelling. Octavio Perez then seconded the motion and a unanimous recommendation to approve the U-PUD rezoning and condition followed, 4-0.**