

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 Garland

FROM: Jim Lidderdale
Chairman

DATE: December 4, 2020

SUBJECT: The request of Anita Sammons to rezone from Medium-Density Single-Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling .07 acres located at 830 McAfee Street, Dalton, Georgia. Parcel (12-218-02-011) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 30, 2020 at 6:00 p.m. at the Edwards Park Complex located at 115 Edwards Park Dalton, GA. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present via video conference. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Anita Sammons.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested C-1 rezoning. Calhoun also noted that he had received feedback from multiple City department heads that expressed concerns with parking and fire code setbacks that could not be achieved on the subject property. There were no further questions for Calhoun.

Anita Sammons stated that her intent was to restore the structure on the subject property in order to open and operate a convenient store and café-style restaurant to serve the surrounding neighborhood. Sammons stated that the subject property had formerly been used for similar purposes before it fell vacant some years ago. Sammons then stated that she had been given verbal permission to utilize the parking lot of the adjacent Mack Gaston Community Center as parking for her patrons. Sammons then delivered a signed petition to Calhoun and stated that those that signed said petition were in favor of the proposed use for the subject property. Jody McClurg confirmed with Sammons that the proposed use would be a store and café rather than a conventional restaurant or simply a convenient store.

With no other comments heard for or against this hearing closed at approximately 6:20pm.

Recommendation:

Chairman Lidderdale sought a motion on the proposed C-1 rezoning. Ms. McClurg stated that the decision was a difficult one. **Ms. McClurg then made a motion to recommend a denial of the C-1 rezoning based on her agreement with the content of the staff analysis. Mr. Thomas seconded the motion and a unanimous recommendation to deny the C-1 rezoning followed, 4-0.**