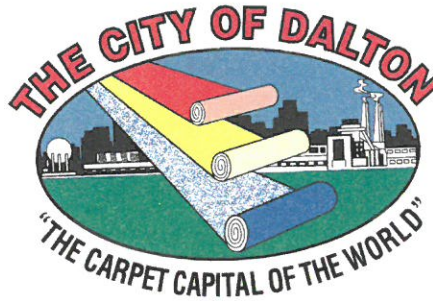


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November 20, 2020

Ethan Calhoun  
Asst. Planning Director-Northwest Georgia Regional Commission  
1 Jackson Hill/ PO Box 1798  
Rome, Georgia 30162-1798  
VIA Email

RE: Rezoning Request - Sammons (830 McAfee Street, Dalton)

Dear Mr. Calhoun:

Please accept this letter as communication from the City of Dalton regarding an application for rezoning of the property located at 830 McAfee Street, Dalton, GA, Parcel Number 12-218-02-011, from R-3 to C-1. A City staff review of the application raises several concerns should this rezoning application be approved.

It's our recollection that this property has been used for commercial/retail purposes in the past, prior to Unified Zoning, so that may be a factor in the staff analysis. While we are supportive of economic development, a review by City staff identified several concerns as explained below.

The first concern is related to parking. Given the small size of the parcel, and percentage occupied by the current structure, we do not believe that sufficient space is available for off-street parking. Section 5-3-3 (Improvement and Maintenance) of the Unified Zoning Ordinance requires: "All off-street parking areas intending to serve commercial uses, including ingress and egress, shall be graded to ensure proper drainage, surfaced with concrete, asphaltic material, or porous pavers". Without sufficient parking, employee and customer parking tends to overflow into street parking. An examination of the traffic patterns and regulatory signage in this area indicates that parking is currently prohibited on both sides of McAfee Street adjacent to this business.

The second concern is related to the intended use as compared to the setback requirements. It's our understanding that the owner intends to operate a restaurant at this location. In the event they desire to have a commercial kitchen, this use would require greater building setbacks, which does not appear to be achievable when viewing the current structure's position on the parcel. The structure would also be required to meet other life safety codes.

Again, the City is very supportive of entrepreneurs and business development. But we must also recommend an application of the zoning requirements which is in compliance with current regulations, and which is consistent with the requirements met recently by other similarly situated applicants.

We respectfully ask that these concerns be considered when contemplating this pending application, and please contact me if you have any questions for us.

Best Regards,

  
Jason Parker  
Dalton City Administrator

*Equal Opportunity Employer*