

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

MEMORANDUM

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

FROM: Jim Lidderdale
Chairman

DATE: August 26, 2022

SUBJECT: The request of Melvin Terry to rezone from Medium Density Single Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 0.06 acres located at 06A Waugh Street (Martin Luther King Jr. Blvd.), Dalton, Georgia. Parcel (12-218-28-016)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on August 22, 2022 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 Trey Terry with power of attorney.

Public Hearing Summary:

Mr. Calhoun summarized the staff analysis which recommended a denial of the C-1 rezoning. There were no further questions for Calhoun.

Trey Terry stated that he was representing his father, Melvin. Terry went on to note their family's long-time local roofing business and their desire to use the subject property for signage for their business. Terry stated that they plan to construct a small sign on the subject property as well as potentially parking one of their trucks on the property with the business logo and information. Terry noted that his family obtained the subject property at a low price as compared to the higher lease fees associated with other available highway signage in and around the city.

Rose Cooper, an adjacent neighbor, strongly opposed the C-1 rezoning based on her concerns with the content of the staff analysis in terms of lighting and as an eye sore for the residential community.

Deborah Macon, a neighbor, also stated her opposition to the proposed C-1 rezoning and sign as well as noting issues with the placement of a truck on the subject property.

Teresa Copeland, an adjacent neighbor, opposed the C-1 rezoning and proposed sign based on her opinion that the commercial encroachment and signage would undermine the revitalization efforts for the historic African American neighborhood.

Terry rebutted by stating a willingness to limit sign height and size to minimize impact to the neighborhood.

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

Recommendation:

Chairman Lidderdale sought a motion on the requested C-1 rezoning. Octavio Perez affirmed the concerns of the neighbors' opposition to the proposed signage on the subject property. **Jody McClurg then made a motion to deny the C-1 rezoning based on her agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to deny the C-1 rezoning followed, 4-0.**