

**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 27, 2021

SUBJECT: The request of JeVoris Blackwell to rezone from Medium-Density Single-Family Residential (R-3) to Neighborhood Commercial (C-1), a tract of land totaling 0.13 acres located at 840 McAfee Steet. Parcel (12-218-02-069)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on August 23, 2021 at 6:00 p.m. at the Edwards Park community center. A portion of the agenda included a public hearing concerning the above matter. A quorum of four members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by JeVoris Blackwell.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which listed pros and cons for the proposed C-1 rezoning, and Calhoun went on to state that further research had been conducted since the staff analysis was written that resulted in the staff recommendation to approve the C-1 rezoning. There were no further questions for Calhoun.

JeVoris Blackwell stated that he was the owner of Marty Mart, the convenient store proposed to occupy the subject property. Blackwell went on to describe the history of the subject property as a commercial space that doubled as a community center prior to the Mack Gaston community center. Blackwell stated the adjacent residential property to the west was planned to be demolished in order to create more parking for the subject property. Blackwell stated that the subject property and building were ready for City inspection such as fire code compliance and other permitting. Zaquari Johnson, a business partner, stated that the plan for the subject property is to occupy the existing building with a neighborhood convenient store. Johnson stated that items such as over-the-counter medication, tobacco products, snacks, and basic auto parts would be some of the planned inventory. Scott DeLay confirmed with Blackwell that the proposed store would likely attract a lot of pedestrian traffic being that it is located in the heart of the residential neighborhood. Sir Hasan, another business partner, stated that he believes the store's opening will reinvigorate the neighborhood and allow the vacant building to be re-established as a viable business.

With no other comments heard for or against, this hearing closed at approximately 7:39pm.

Recommendation:

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **Chris Shiflett then made a motion to recommend approval of the annexation based on his agreement with the content of the staff analysis. Scott DeLay then seconded the motion and a recommendation to approve the C-1 rezoning followed, 3-0.**