

**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:** March 2, 2022

**SUBJECT: The request of the City of Dalton Mayor and Council to create the Gateway Corridor Overlay District and accompanying map. The proposed overlay district is independent from the Unified Zoning Ordinance and is only currently proposed to affect the geographic area known as TAD#5 within the City of Dalton.**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on February 28, 2022 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 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 Ethan Calhoun and Andrew Parker.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which was in favor of the proposed Gateway Corridor Overlay District. Calhoun described the long-term benefit of the overlay district in terms of improving the aesthetic and functionality of the Walnut Avenue corridor, and that notable results will take time to achieve the goal of City's strategic plan for this area also known as TAD 5. Chris Shiflett asked Calhoun how this ordinance would affect existing developed properties within the district to which Calhoun stated that any existing properties found to be out of conformance with the proposed district would be grandfathered in as non-conforming properties much like in the UZO. Octavio Perez asked Calhoun if the ordinance would dictate details as significant as building colors to which Calhoun stated the ordinance only limited primary colors and fluorescent colors for use as accents. Andrew Parker additionally noted the City's effort to create the overlay district as a means to improve the corridor's appearance, functionality, and economic development incentives. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 7:10pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the proposed Gateway Corridor Overlay District. **Octavio Perez then made a motion to recommend the proposed overlay district. Chris Shiflett then seconded the motion and a unanimous recommendation to adopt the gateway Corridor Overlay District followed, 4-0.**