

**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:** April 25, 2023

**SUBJECT: The request of Charles & Bernita Cofield to rezone from Medium-Density Single-Family Residential (R-3) to Neighborhood Commercial (C-1) a tract of land totaling 2.82-acres located at 618 Veterans Drive. Parcel (12-202-12-007) (Dalton)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on April 24, 2023 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 Tom Minor.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis which recommended the C-1 rezoning be approved. Chairman Lidderdale asked Calhoun if it would be possible to divide the subject property to create a second lot. Calhoun stated a division would be possible, but development would be limited due to parking area. There were no further questions for Calhoun.

Tom Minor represented the petitioner with power of attorney. Minor first gave a brief history of the subject property since its initial development in the early 1950's. Minor went on to state that the prospective owner/tenant of the building plans to open a bakery as an expansion of their existing business.

Vicky Alt, a county resident, stated that she was not opposed to the proposed bakery, but Alt asked the Planning Commission to ensure that no Dollar General store would be constructed on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:27pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **David Pennington then made a motion to recommend the requested C-1 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the requested C-1 rezoning followed, 4-0.**