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

MEMORANDUM

TO: City of Dalton Mayor and Council
     Andrew Parker
     Jonathan Bledsoe
     Jean Price-Garland

FROM: Jim Lidderdale
     Chairman

DATE: March 25, 2025

A. **SUBJECT: The request of Scott Cunningham to rezone from Transitional Residential (R-6) to Neighborhood Commercial (C-1) a tract of land totaling 0.57 acres located at 112 N. Spencer Street, Dalton, Georgia. Parcel (12-219-24-016) (City)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on March 24, 2025, at 6:00 p.m. in the Whitfield County Courthouse meeting room.   A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Scott Cunningham.

Public Hearing Summary:
Ethan Calhoun summarized the staff analysis which recommended approval of the C-1 rezoning. There were no further questions for Calhoun.
Scott Cunningham stated that the proposal would be to remodel the existing structure for office space. Chairman Lidderdale confirmed with Cunningham the subject property would be accessed via the alleyway along Spencer St. Lidderdale then confirmed with Cunningham that parking areas will be required to be paved or asphalt. Cunningham acknowledged the parking lot improvements and added that he plans to landscape in addition. Cunningham then noted that the subject property consists of three stories of which two stories are usable. Cunningham then restated that the subject property is accessed from the south.
With no further comments, Chairman Lidderdale closed this public hearing at approximately 7:02 pm.

Recommendation:
Chairman Lidderdale sought a motion for the C-1 rezoning. Octavio Perez made a motion to approve the C-1 rezoning, and Brad Ramsey seconded. There was a unanimous recommendation to approve the C-1 rezoning 5-0.