



**MAYOR AND COUNCIL MEETING
MONDAY, FEBRUARY 16, 2026**

6:00 PM

DALTON CITY HALL - COUNCIL CHAMBERS

A G E N D A

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Commentary: (Please Complete Public Commentary Contact Card for the Record Prior to Speaking - Limit of 3 Minutes/Person)

Presentations:

1. Staff Reports

Minutes:

2. Mayor & Council Minutes of February 2, 2026

Unfinished Business:

3. Second Reading Ordinance 26-03 The request of Whitfield County Board of Commissioners and the City of Dalton Mayor and Council to make proposed amendments to the Unified Zoning Ordinance text to add the definition for "Biohazard Waste" "Biological Waste" and "Hazardous Waste" and to update the Permitted Use Table to add a new line item for "Biohazard Waste", "Biological Waste" and "Hazardous Waste", delete Section 4-6-13 and replace, amend the requirements for the UPUD zoning district, and for other purposes. (County & City).

4. Second Reading Ordinance 26-04 The request of Viviana Ramirez to rezone from General Commercial (C-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.33 acres located at 409 S. Spencer Street, Dalton, Georgia. Parcel (12-238-19-002).

New Business:

5. Amendment to Service Agreement between Dalton Police Department and Flock Group, Inc.
6. Airport Hangar Contract Extension for Integrated Builds, LLC

Supplemental Business

Announcements

Adjournment

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
FEBRUARY 2, 2026

The Mayor and Council held a meeting this evening at 6:00 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Dennis Mock, Tyree Goodlett and Steve Farrow, City Administrator Andrew Parker and City Attorney Jonathan Bledsoe.

CALL TO ORDER

Mayor Sams called the meeting of the Mayor and Council to order.

PLEDGE OF ALLEGIANCE

Councilmembers led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

On the motion of Councilmember Mock, second Councilmember Goodlett, the Mayor and Council approved the agenda. The vote was unanimous in favor.

PUBLIC COMMENTARY

Chirag Patel of Walnut Express apologized for an employee's failure to verify a minor's age, resulting in an unlawful sale. Patel stated he has invested in ID scanners and mandated Georgia alcohol seller-server certification for all staff. Patel further requested the board reconsider the 30-day license suspension, proposing a reduced suspension of seven days to avoid severe financial hardship.

TJ Kaikobad expressed gratitude for the opportunity to share personal reflections, marking 36 years in Dalton since arriving on February 2, 1990. Kaikobad stated initially he planned to stay only 60 days, however the community's hospitality and leadership won him over. Kaikobad continued praising Dalton's resilience, strong local leadership, and commitment to progress, and thanked everyone for making the city a great place to live and work.

PRESENTATION

Margaret Thigpen, Director of Tourism, presented a plaque to Steve Roberts, Recreation Director, on behalf of the World Sports League (WSL) in recognition of Heritage Point Park as the Complex of the Year. She expressed appreciation to Steve and his team for their outstanding contributions to the community.

City Administrator Andrew Parker acknowledged State of Georgia, Representative Carpenter, and Senator Chuck Payne for their support in securing grant funding for the park's turf field renovation stating the upgrade has significantly improved field resiliency, enabling Heritage Point to host regional multi-day tournaments without disruption from North Georgia thunderstorms, thanks to the conversion of infields to synthetic turf.

MINUTES

The Mayor and Council reviewed the Regular Meeting Minutes of January 20, 2026. On the motion of Councilmember Mock, second Councilmember Farrow, the minutes were approved. The vote was unanimous in favor.

The Mayor and Council reviewed the Special Called Meeting Minutes of January 27, 2026. On the motion of Councilmember Mock, second Councilmember Goodlett, the minutes were approved. The vote was unanimous in favor.

Mayor and Council
Regular Session Minutes
Page 2
February 2, 2026

REVIEW OF PUBLIC SAFETY COMMISSION HEARING DECISION REGARDING CMG DALTON DEVELOPMENT D/B/A WALNUT EXPRESS

City Attorney Jonathan Bledsoe presented the finding from the Public Safety Commission hearing held on December 16 regarding CMG Dalton Development (Walnut Express), which was found guilty of a second alcohol license violation of selling to a minor. Bledsoe stated the review of the recommendation is limited to determining if sufficient evidence supports the Commission's findings with no new testimony or evidence will be considered. Bledsoe further added the Commission imposed a \$2,500 fine and a 30-day suspension, consistent with the ordinance table for a second violation within 36 months.

Council member Mock stated that he reviewed the transcript and Mr. Patel's corrective actions, and acknowledges the owner's efforts to prevent future violations. Mock stated although the ordinance table calls for a 30-day suspension, he makes a motion to reduce the suspension to two weeks, Council member Farrow seconded the motion. The motion passed with Council members Mock and Farrow voting aye and Council member Goodlett voting naye.

FIRST READING ORDINANCE 26-02 - VAP ORDINANCE

The Mayor and Council held a first Reading of Ordinance 26-02 To Amend Chapter 26 of the 2001 Revised Code of The City of Dalton, Georgia Captioned "Businesses" To Reserve Sections 26-333 through 26-344 and By the Addition of a New Article X Captioned "Vape Shops"; To Provide for An Effective Date; To Provide for The Repeal of Conflicting Ordinances; To Provide for Severability; And for Other Purposes.

City Administrator Andrew Parker briefed the Mayor and Council, noting that the City Attorney provided a comprehensive overview of the draft vape shop ordinance during the January 5, 2026 work session. Parker confirmed that no changes have been made to the working draft since that presentation and highlighted key sections of the proposed code. Parker additionally stated if there are any requested amendments that those can be captured before the second reading and then a revised draft can be circulated.

FIRST READING ORDINANCE 26-03 - THE REQUEST OF WHITFIELD COUNTY BOARD OF COMMISSIONERS AND THE CITY OF DALTON MAYOR AND COUNCIL TO MAKE PROPOSED AMENDMENTS TO THE UNIFIED ZONING ORDINANCE TEXT

The Mayor and Council held a first Reading of Ordinance 26-03 a request from Whitfield County Board of Commissioners and the City of Dalton Mayor and Council to make proposed amendments to the Unified Zoning Ordinance text to add the definition for "Biohazard Waste" "Biological Waste" and "Hazardous Waste" and to update the Permitted Use Table to add a new line item for "Biohazard Waste", "Biological Waste" and "Hazardous Waste", delete Section 4-6-13 and replace, amend the requirements for the UPUD zoning district, and for other purposes. (County & City).

**FIRST READING ORDINANCE 26-03 - THE REQUEST OF WHITFIELD COUNTY
BOARD OF COMMISSIONERS AND THE CITY OF DALTON MAYOR AND COUNCIL
TO MAKE PROPOSED AMENDMENTS TO THE UNIFIED ZONING ORDINANCE TEXT**

Continued

Ethan Calhoun, Assistant Planning Director, explained that the proposed text amendment to the Unified Zoning Ordinance (UZO) stating it will introduce four new definitions: (1) Biohazard Waste, (2) Biological Waste, (3) Data Center, and (4) Hazardous Waste. Calhoun further stated that amendment will delete Section 4-6-13 and replace it with language specifying that facilities or operations involving biological waste, biohazard waste, or hazardous waste will be permitted only as a Special Use in the M-1 and M-2 districts, provided they comply with all local, state, and federal regulations for waste management.

Additionally, he stated the amendment will:

- Add a new line item in the Permitted Use Table for “Data Center,” allowing this use exclusively in the M-2 Heavy Manufacturing Zoning District.
- Introduce a new Section 5A-6 to establish a Greenspace Courtyard Subdivision option within the UPUD District.

Note: Item will have a second reading at the next Mayor and Council meeting.

FIRST READING ORDINANCE 26-04 – REZONING REQUEST OF VIVIANA RAMIREZ
The Mayor and Council held a first Reading of Ordinance 26-04 a request of Viviana Ramirez to rezone from General Commercial (C-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.33 acres located at 409 S. Spencer Street, Dalton, Georgia. Parcel (12-238-19-002). Assistant Planning Director Ethan Calhoun stated this request received approval from both the Staff and the Planning Commission.

Note: Item will have a second reading at the next Mayor and Council meeting.

ADJOURNMENT

There being no further business to come before the Mayor and Council, on the motion of Councilmember Mock, second Councilmember Goodlett the meeting was adjourned at approximately 6:39 p.m.

Bernadette Chattam
City Clerk

Annalee Sams, Mayor

Recorded
Approved: _____
Post: _____



CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

2/16/2026

AGENDA ITEM

The request of Whitfield County Board of Commissioners and the City of Dalton Mayor and Council to make proposed amendments to the Unified Zoning Ordinance text to add the definition for "Biohazard Waste" "Biological Waste" and "Hazardous Waste" and to update the Permitted Use Table to add a new line item for "Biohazard Waste", "Biological Waste" and "Hazardous Waste", delete Section 4-6-13 and replace, amend the requirements for the UPUD zoning district, and for other purposes. (County & City)

DEPARTMENT

Planning and Zoning

REQUESTED BY Ethan Calhoun

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

N/A

FUNDING SOURCE IF NOT IN BUDGET

N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

See the attached staff analysis and Planning Commission recommendation to approve.

PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205 Dalton,
Georgia 30722

Ordinance 26-03

To Amend Unified Zoning Ordinance Of Whitfield County, Georgia; To Provide An Effective Date; To Repeal All Conflicting Ordinances; To Provide For Severability; And For Other Purposes.

WHEREAS, the Mayor and Council of the City of Dalton previously adopted the *Unified Zoning Ordinance*; and

WHEREAS, said ordinance has been amended from time to time in order to protect the health, welfare, and safety of the public; and;

WHEREAS, the Mayor and Council desire to amend the *Unified Zoning Ordinance* as set forth herein; and

WHEREAS, the Mayor and Council have determined that said amendments are useful, necessary, and proper, and they protect the health, welfare, and safety of the public; and

WHEREAS, the Mayor and Council have determined that said amendments promote the goals, objectives, and policies of the *Joint Comprehensive Plan for Whitfield County and Cities of Dalton, Cohutta, Tunnel Hill, and Varnell*; and

WHEREAS, all other procedures as required by Georgia law have been followed.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dalton, and by the authority of the same, as follows:

Section 1.

The *Unified Zoning Ordinance* is hereby amended as follows:

1. Add the following four (4) definitions in Article II - Definitions, alphabetically, to read as follows:

Biohazard Waste. *A material contaminated with an infectious agent or substance derived from an organism, which poses a threat to human health. Biohazard waste can include regulated medical waste, biohazard incident waste, trauma scene waste, human remains management waste, prion or animal prion waste, animal and contaminated food supply waste, or samples of microorganisms or toxins from a biological source that can impact human health or the environment.*

Biological Waste. *A type of organic waste that decomposes, such as food scraps, yard trimmings, paper products, manure, and certain compostable plastics. It can also refer to biohazard waste, which includes infectious materials like used medical supplies, contaminated lab equipment, and body parts. Biological waste can be composted or converted into energy, while biohazard waste requires specific, regulated treatment to prevent infection and environmental harm.*

Data Center. An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations, including but not limited to AI workload, e-commerce, cloud computing, crypto mining, and other high-performance computing.

Hazardous Waste. A waste product with properties that make it dangerous or capable of having a harmful effect on human health or the environment. Hazardous waste is generated from many sources, ranging from industrial manufacturing process wastes to batteries and may come in many forms, including liquids, solids gases, and sludges.

2. Delete Section 4-6-13 and replace with the following:

Biological waste, biohazard waste, or hazardous waste facilities and/or operations are permitted as a Special Use and only in the M-1 and M-2 districts provided that such facilities and/or operations shall conform to all local, state, and federal regulations for biological, biohazard waste and hazardous waste management.

3. Add a new line item in the Permitted Use Table for “Data Center” to allow the use only in the M-2, Heavy Manufacturing Zoning District.
4. Add a new Section 5A-6 to read as follows:

5A-6. GREENSPACE COURTYARD SUBDIVISION OPTION

5A-6-1. Purpose. The purpose of this option is to provide additional flexibility within the Urban Planned Unit Development (UPUD) Zoning District by allowing residential lots to be subdivided around a shared greenspace courtyard, while maintaining high-quality urban design, connectivity, and long-term access and maintenance assurances.

5A-6-2. Applicability.

Within the Urban Planned Unit Development (UPUD) Zoning District, a development may utilize a Greenspace Courtyard Subdivision design option, subject to the requirements herein. All other applicable standards of the UPUD district shall remain in full force and effect unless expressly modified by this section.

5A-6-3. Greenspace Courtyard Configuration.

- a. Residential lots may be arranged around a central greenspace courtyard, with dwelling units oriented toward and fronting the courtyard.
- b. The courtyard shall function as a shared open space and pedestrian-oriented amenity for the development.
- c. A shared parking area shall be provided and may be located adjacent to or connected to the courtyard to serve the surrounding residential units.

5A-6-4. Subdivision and Ownership.

- a. Lots may be subdivided off of the greenspace courtyard, provided that:
 1. Each lot has direct pedestrian access to the courtyard; and
 2. Vehicular access is provided via the shared parking area or other approved access points.
- b. The greenspace courtyard shall not be subdivided into individual lots.

5A-6-5. Easement and Perpetuity Requirements.

- a. *The greenspace courtyard shall be placed within a permanent access easement that provides for ingress, egress, and pedestrian circulation.*
- b. *The easement shall:*
 1. *Be recorded with the final plat;*
 2. *Be referenced within the deed of each affected lot; and*
 3. *Run in perpetuity, ensuring permanent access and use.*
- c. *Maintenance responsibility for the courtyard shall be clearly defined through a homeowners' association, covenant, or other legally binding mechanism acceptable to the Governing Authority.*

5A-6-6. Sidewalk and Pedestrian Standards.

- a. *A sidewalk with a minimum clear width of six (6) feet shall be provided within the greenspace courtyard.*
- b. *The sidewalk shall:*
 1. *Front each dwelling unit facing the courtyard; and*
 2. *Provide continuous pedestrian connectivity around or through the courtyard.*
- c. *Sidewalk materials, alignment, and construction shall be consistent with applicable Governing Authority's standards.*

5A-6-7 Relationship to Existing UPUD Standards.

- a. *Except as expressly modified by this amendment, all existing design standards, dimensional requirements, and performance criteria of the UPUD zoning district shall remain applicable, including but not limited to:*
 1. *Building setbacks and orientation;*
 2. *Landscaping and buffering;*
 3. *Parking standards;*
 4. *Open space requirements; and*
 5. *Architectural and design guidelines.*

5A-6-8 Intent.

The Greenspace Subdivision Courtyard Option is intended to encourage:

- *Walkable, pedestrian-oriented residential design;*
- *Efficient land use through shared open space and parking;*
- *Community interaction through centrally located greenspace; and*
- *Long-term protection of shared amenities through permanent legal mechanisms.*

Section 2.

This Ordinance shall be effective upon the posting of this Ordinance in two (2) public places in the City of Dalton for five (5) consecutive days following its enactment by the Mayor and Council, the public health, safety, and welfare requiring it.

Section 3.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4.

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

SO ORDAINED this _____ day of _____, 2026.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Councilmember _____, second by Councilmember _____ and upon the question the vote is _____ ayes, _____ nays and the Ordinance is adopted.

ATTEST:

CITY CLERK

MAYOR/MAYOR PRO TEM

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of _____.

CITY CLERK, CITY OF DALTON

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

MEMORANDUM

TO: Whitfield County Board of Commissioners
Robert Sivick
Robert Smalley
Jean Price-Garland
City of Dalton Mayor and Council
Andrew Parker
Jonathan Bledsoe
City of Varnell Mayor and Council
Terry Miller
Mike Brown

FROM: Jim Lidderdale
Chairman

DATE: January 21, 2026

A. To hear the request of Whitfield County Board of Commissioners and the City of Dalton Mayor and Council to make proposed amendments to the Unified Zoning Ordinance text to add the definition for “Biohazard Waste” “Biological Waste” and “Hazardous Waste” and to update the Permitted Use Table to add a new line item for “Biohazard Waste”, “Biological Waste” and “Hazardous Waste”, delete Section 4-6-13 and replace, amend the requirements for the UPUD zoning district, and for other purposes. (County & City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on January 20, 2026, 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 Ethan Calhoun.

Public Hearing Summary:

Ethan Calhoun summarized the staff analysis, which recommended approval of the proposed text amendments. Steve Laird asked if all UPUD designs would be required to have green space, to which Calhoun confirmed they would. There were no further questions for Calhoun.

The public hearing closed at 7:33 pm.

Recommendation:

Chairman Lidderdale sought a motion for the requested text amendments. Robert Smalley stated that the requirement for requiring a Special Use Permit for data centers should be deleted from the proposed text amendments. Chris Shiflett made a motion to approve the proposed text amendments for Biohazard Waste” “Biological Waste” and “Hazardous Waste” and to update the Permitted Use Table to add a new line item for “Data Centers, Biohazard Waste”, “Biological Waste” and “Hazardous Waste. Shiflett specified that his motion did not include the requirement for a Special Use Permit for data centers. Brad Ramsey seconded the motion which then passed unanimously (5-0). Steve Laird made a motion to approve the Unified Zoning Ordinance text amendments proposed for the UPUD zone district and Octavio Perez seconded. There was a unanimous recommendation to approve the UZO text amendments as presented for the UPUD zone district (5-0).

PROPOSED AMENDMENT TO THE DALTON–WHITFIELD–VARNELL UNIFIED ZONING ORDINANCE

URBAN PLANNED UNIT DEVELOPMENT (UPUD) ZONING DISTRICT

Purpose of Amendment

The purpose of this amendment is to provide additional flexibility within the Urban Planned Unit Development (UPUD) Zoning District by allowing residential lots to be subdivided around a shared greenspace courtyard, while maintaining high-quality urban design, connectivity, and long-term access and maintenance assurances.

Section XX: Greenspace Courtyard Subdivision Option

A. Applicability

Within the Urban Planned Unit Development (UPUD) Zoning District, a development may utilize a Greenspace Courtyard Subdivision design option, subject to the requirements herein. All other applicable standards of the UPUD district shall remain in full force and effect unless expressly modified by this section.

B. Greenspace Courtyard Configuration

1. Residential lots may be arranged around a central greenspace courtyard, with dwelling units oriented toward and fronting the courtyard.
2. The courtyard shall function as a shared open space and pedestrian-oriented amenity for the development.
3. A shared parking area shall be provided and may be located adjacent to or connected to the courtyard to serve the surrounding residential units.

C. Subdivision and Ownership

1. Lots may be subdivided off of the greenspace courtyard, provided that:
 - a. Each lot has direct pedestrian access to the courtyard; and
 - b. Vehicular access is provided via the shared parking area or other approved access points.
2. The greenspace courtyard shall not be subdivided into individual lots.

D. Easement and Perpetuity Requirements

1. The greenspace courtyard shall be placed within a permanent access easement that provides for ingress, egress, and pedestrian circulation.
2. The easement shall:
 - a. Be recorded with the final plat;
 - b. Be referenced within the deed of each affected lot; and
 - c. Run in perpetuity, ensuring permanent access and use.
3. Maintenance responsibility for the courtyard shall be clearly defined through a homeowners' association, covenant, or other legally binding mechanism acceptable to the Governing Authority.

E. Sidewalk and Pedestrian Standards

1. A sidewalk with a minimum clear width of six (6) feet shall be provided within the greenspace courtyard.
2. The sidewalk shall:
 - a. Front each dwelling unit facing the courtyard; and
 - b. Provide continuous pedestrian connectivity around or through the courtyard.
3. Sidewalk materials, alignment, and construction shall be consistent with applicable Governing Authority's standards.

F. Relationship to Existing UPUD Standards

1. Except as expressly modified by this amendment, all existing design standards, dimensional requirements, and performance criteria of the UPUD zoning district shall remain applicable, including but not limited to:
 - a. Building setbacks and orientation;
 - b. Landscaping and buffering;
 - c. Parking standards;
 - d. Open space requirements; and
 - e. Architectural and design guidelines.

Intent

This amendment is intended to encourage:

- Walkable, pedestrian-oriented residential design;
- Efficient land use through shared open space and parking;
- Community interaction through centrally located greenspace; and
- Long-term protection of shared amenities through permanent legal mechanisms.

PLANNING COMMISSION STAFF REPORT SUMMARY

Proposed Text Amendment to the Dalton–Whitfield–Varnell Unified Zoning Ordinance

URBAN PLANNED UNIT DEVELOPMENT (UPUD) ZONING DISTRICT

Purpose of Amendment

The purpose of the proposed amendment is to provide additional design flexibility within the UPUD district by allowing residential lots to be subdivided around a **shared central greenspace courtyard**, while maintaining existing UPUD design standards and ensuring long-term access, connectivity, and maintenance.

The amendment is intended to encourage:

- Pedestrian-oriented development,
- Efficient land use,
- Shared open space amenities, and
- Long-term protection of common areas through permanent legal mechanisms.

Summary of Proposed Standards

The amendment would allow the following, subject to the requirements outlined in the ordinance text:

- Residential lots may be subdivided around a central greenspace courtyard.
- The greenspace courtyard must:
 - Be connected to a shared parking area serving the surrounding dwellings;
 - Be placed within a permanent easement for ingress, egress, and pedestrian access;
 - Be recorded with the final plat and tied to each lot deed in perpetuity.
- A minimum 6-foot-wide sidewalk shall be provided within the courtyard and shall front each dwelling unit oriented toward the courtyard.
- Maintenance responsibilities for the courtyard must be clearly defined through recorded covenants, a homeowners' association, or other approved legal mechanism.
- All other existing UPUD zoning district standards remain applicable unless explicitly modified by the amendment.

Consistency with the Comprehensive Plan

The proposed amendment is consistent with the goals and policies of the Comprehensive Plan related to:

- Walkable neighborhood design,
- Efficient use of land and infrastructure,
- Provision of usable open space,
- Diverse housing types and layouts within planned developments.

Impact on Surrounding Properties

The amendment does not permit additional uses beyond those already allowed in the UPUD district. Instead, it provides an alternative layout option that emphasizes internal open space and pedestrian connectivity. When implemented, development utilizing this option is expected to be compatible with surrounding land uses and consistent with existing zoning regulations.

Public Facilities and Services

The amendment does not, by itself, increase density or intensity beyond what is currently permitted in the UPUD district. Any future development proposals utilizing this option will be subject to:

Site plan review,

Infrastructure capacity evaluation, and

Compliance with applicable utility, transportation, and stormwater standards.



Illustrative Rendering - Greenspace Courtyard Subdivision Concept



CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

2/16/2026

AGENDA ITEM

The request of Viviana Ramirez to rezone from General Commercial (C-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.33 acres located at 409 S. Spencer Street, Dalton, Georgia. Parcel (12-238-19-002)

DEPARTMENT

Planning and Zoning

REQUESTED BY Ethan Calhoun

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

N/A

FUNDING SOURCE IF NOT IN BUDGET

N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

See the attached staff analysis and Planning Commission recommendation to approve.

PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205 Dalton,
Georgia 30722

ORDINANCE NO. 26-04

To rezone certain property of Eclectic79, LLC from a General Commercial (C-2) Classification to a Medium Density Single Family Residential (R-3) Classification; to provide for an effective date; to provide for the repeal of conflicting ordinances; to provide for severability; and for other purposes.

WHEREAS, Eclectic79, LLC, by and through its authorized agent, Viviana Ramirez, has petitioned for rezoning of certain real Property owned by Eclectic79, LLC from C-2 classification to R-3 classification;

WHEREAS, the application for rezoning appears to be in proper form and made by all owners of the Property sought to be rezoned;

WHEREAS, the rezoning is in conformity with the City of Dalton Joint Comprehensive Plan; and

WHEREAS, all other procedures as required by Georgia law have been followed.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Dalton and by authority of the same, **IT IS HEREBY ORDAINED**, as follows:

Section 1.

The real property located within the city limits, which is identified as Tax Parcel No. 12-238-19-002 (the “Property”), is hereby rezoned from C-2 classification to R-3 classification.

Section 2.

This Ordinance shall be effective as of the date of approval of this Ordinance.

Section 3.

The City Clerk or designated City staff members shall ensure that the Dalton-Whitfield Zoning Administrator is provided a copy of this ordinance and that this rezoning is recorded on the Official Zoning Map of Whitfield County, Georgia.

Section 4.

All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

Section 5.

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

SO ORDAINED this _____ day of _____, 2026.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Councilmember _____, seconded by Councilmember _____, and upon the question the vote is _____ ayes, _____ nays, and the Ordinance is adopted.

ATTEST:

CITY CLERK

MAYOR/MAYOR PRO TEMPORE

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of _____.

CITY CLERK, CITY OF DALTON

**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: January 21, 2026

A. To hear the request of Viviana Ramirez to rezone from General Commercial (C-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.33 acres located at 409 S. Spencer Street, Dalton, Georgia. Parcel (12-238-19-002)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on January 20, 2026, 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 Viviana and Carlos Ramirez.

Public Hearing Summary:

Ethan Calhoun summarized the staff analysis, which recommended approval for the R-3 rezoning. Steve Laird asked Calhoun if there would be potential for an additional lot to be created from the undeveloped portion of the subject property. There were no further questions for Calhoun. Viviana and Carlos Ramirez stated their plan to remodel the commercial structure on the subject property to serve as their residence. Ramirez brought and distributed architectural renderings of the proposed improvements to the subject property. Chairman Lidderdale confirmed with Ramirez that they had no plans to add any additional units/lots to the subject property than the existing structure.

Wayne Burgess, owner of multiple nearby properties, stated that he is in support of the proposed rezoning and development based on the positive impact he expects the redevelopment to bring to the surrounding area.

Jose Galegos, resident on East Morris Street, stated that his parents own and operate the adjacent event venue. Galegos stated his family's concerns regarding parking and their ability to access their adjacent property as well as the potential conflicts of adjacent residential neighbors. Some discussion occurred that resulted in the understanding that the parking and access concerns were a civil issue between the petitioner and Galegos event center.

With no other comments heard for or against, Chairman Lidderdale closed the public hearing at approximately 7:58 pm

Recommendation:

Chairman Lidderdale sought a motion for the R-3 rezoning. Chris Shiflett made a motion to approve the R-3 rezoning, and Brad Ramsey seconded the motion. There was a unanimous recommendation to approve the R-3 rezoning (5-0).

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: Viviana Ramirez is seeking to rezone from Commercial (C-2) to Medium-Density Single-Family Residential (R-3) a tract of land (parcel 12-238-19-002) containing a total of 0.33 acres located at 409 South Spencer Street. The subject property currently contains a vacant commercial structure: The petitioner's request to rezone was made in order to convert the subject property from commercial use to residential.

The surrounding uses and zoning are as follows: To the north are two tracts of land zoned C-2 that contain a commercial structure. To the east there is a 0.67-acre tract of land zoned C-2 that contains a commercial building. To the south is an undeveloped tract of land zoned M-2. To the west, are three adjacent tracts of land across Pencer Street. Two of the western adjacent tracts of land are zoned M-2 and utilized for parking while the other western tract is zoned R-5 and contains a single-family detached dwelling.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

The subject property lies at the convergence of the C-2, C-3, M-2, and R-5 zone districts. This diverse landscape can be attributed to the City's former zoning ordinance that permitted all land uses in the M-2 zone district. While the M-2 zoned district appears dominant in this area, most adjacent and nearby land uses are commercial and residential. This downtown-adjacent area has been the focus of redevelopment and revitalization for a number of years with notable improvement. The proposed rezoning would allow the subject property to be converted for residential use. At first glance, this rezoning appears out of place, however, there are two adjacent tracts of land as well as four nearby tracts of land that are zoned and developed for single-family residential use. With other adjacent tracts of land unlikely to be developed for manufacturing use, a small "pocket neighborhood" could be formed.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

It is unlikely that the proposed R-3 rezoning and residential use of the subject property would have a negative effect on the values of the adjacent properties. Typically, residential development within walkable distance to retail, dining, and services tends to have a positive effect for the commercial businesses. Investment within blighted and underutilized areas can also have a catalytic effect on other adjacent and nearby properties by prompting investment and revitalization.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The subject property could continue to be utilized as it is currently developed. However, the adjacent residential zoning and development pattern of this area suggests potential for the proposed use of the subject property.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

N/A

(E) Whether the proposed (R-3) amendment, if adopted or approved, would result in a use

which would or could cause excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

The proposed rezoning and development would not create a notable concern regarding public utilities or services based on the limited potential for development of the subject property in the R-3 zone district.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The Joint Comprehensive Plan's future development map (FDM) shows this property to be within the Industrial character area. This character area is intended to represent areas of the city where industrial development should be located. While this area has historically been dominated by manufacturing and warehousing operations, housing has existed for decades. This area has seen a reduction in industrial land use and a rise in downtown commercial and residential revitalization. The subject property lies at the convergence of the Industrial and Downtown character areas. Creating additional housing within walkable distance to the downtown commercial areas would benefit further downtown revitalization efforts by increasing housing options for residents seeking an urban lifestyle. With downtown revitalization and the need for additional housing within walkable distance to the downtown being priorities in the Comprehensive Plan, the proposed rezoning would not be in conflict with the intent of the Comprehensive Plan.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

The proposed C-2 rezoning would create an island of R-3 zoning at this location. However, the adjacent R-5 zone district and multiple single-family detached dwellings suggest this rezoning would not be out of place.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

N/A

CONCLUSION:

The staff can provide a recommendation to approve the R-3 rezoning of the subject property based on the following factors:

1. The requested R-3 zone district would allow for the subject property to be zoned and utilized in a manner that would be similar to multiple adjacent properties.
2. The need for additional housing within walkable distance to the downtown coupled with the need for revitalization of the surrounding area, the proposed rezoning and redevelopment project could be in alignment with the intent of the Comprehensive Plan.
3. The R-3 rezoning of the subject property would be unlikely to have a negative impact on the values of adjacent and nearby properties.

Ramirez Rezoning Request C-2, General Commercial

to

R-3, Medium Density Single Family Residential City of Dalton Jurisdiction



ZONING

- Medium Density Single Family Residential (R-3)
- Rural Residential (R-5)
- Rural Residential (R-5) Cond
- Transitional Residential (R-6)
- Central Business District (C-3)
- Central Business District (C-3) Cond
- General Commercial (C-2)
- Mixed Use (MU)
- Heavy Manufacturing (M-2)

FEET

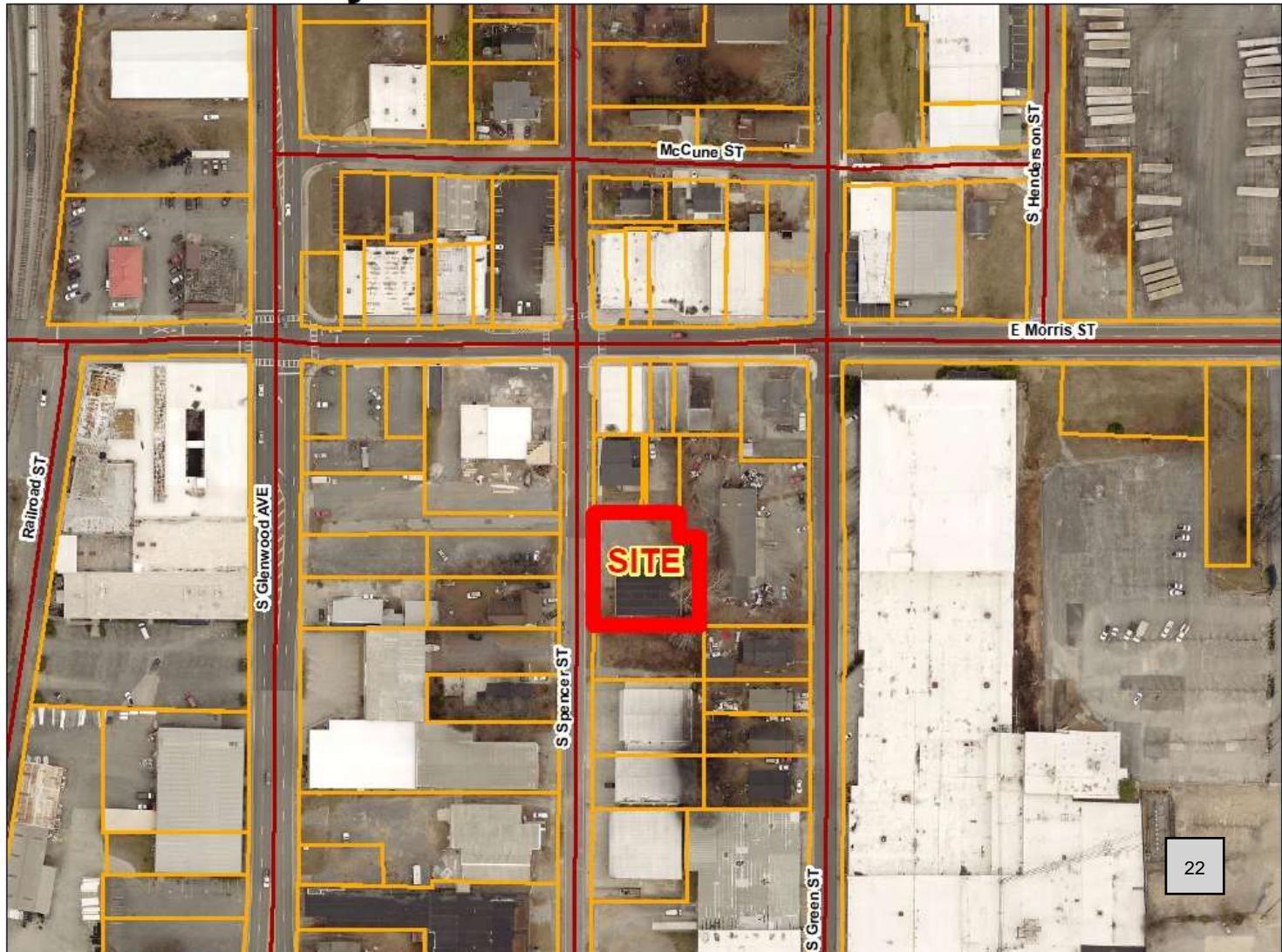
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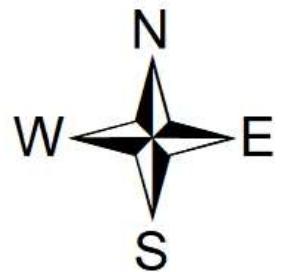




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Ramirez Rezoning Request
C-2, General Commercial
to
R-3, Medium Density Single Family Residential
City of Dalton Jurisdiction



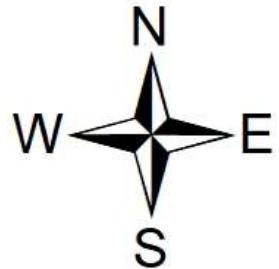


Ramirez Rezoning Request C-2, General Commercial

to

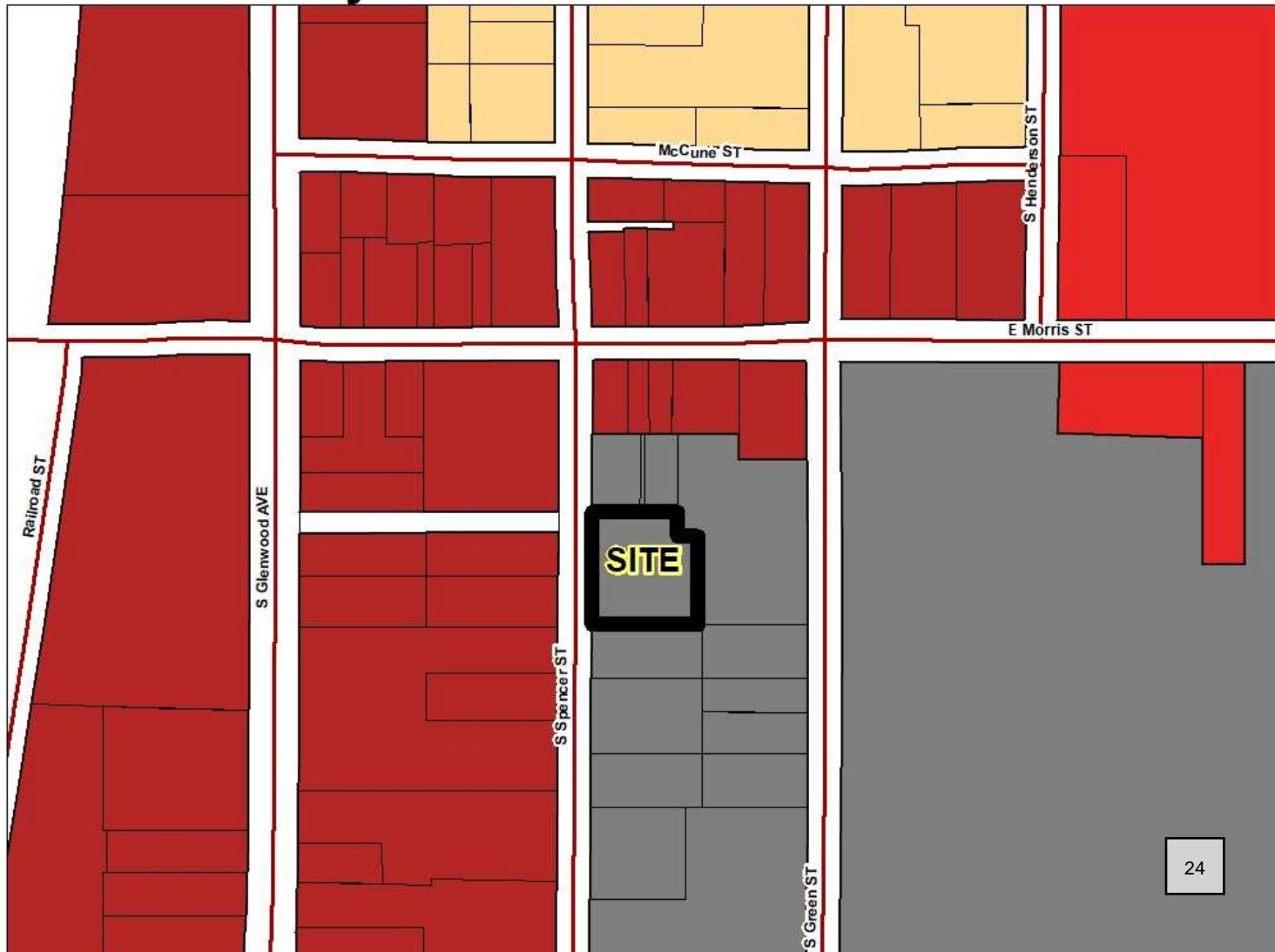
**R-3, Medium Density Single Family Residential
City of Dalton Jurisdiction**





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Ramirez Rezoning Request
C-2, General Commercial
to
R-3, Medium Density Single Family Residential
City of Dalton Jurisdiction





CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

2/16/2026

AGENDA ITEM

Approval of the Updated Service Agreement between City of Dalton Police Department and Flock Group, Inc.

DEPARTMENT

Dalton Police Department

REQUESTED BY

Chief Cliff Cason

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

\$1950

FUNDING SOURCE IF NOT IN BUDGET

Click or tap here to enter text.

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

This is an updated service agreement between the City of Dalton and Flock Group, Inc. to add 3 additional Flock cameras.

PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205 Dalton,
Georgia 30722



AMENDMENT

This amendment (“**Amendment**”) supersedes and amends the previously executed agreement between the Parties, dated 4/8/2025, relating to the provision of services by Flock Group Inc. (“**Flock**”) to GA - Dalton PD (“**Customer**”) and any schedules or exhibits attached thereto or incorporated therein by reference (the “**Agreement**”). The remainder of the Agreement shall remain in full force and effect. In the event of a conflict between this Amendment and the Agreement the terms of this Amendment will prevail. Any capitalized terms used in this Amendment will have the same meaning as in the Agreement, unless expressly defined otherwise. This Amendment is effective upon execution by both Parties (the “**Effective Date**”).

The Agreement is amended as follows: Any applicable Flock Hardware/Software, Professional Services and/or One Time Purchases listed on the table(s) below are added into the Agreement in its entirety. Any recurring fees added to the Agreement through this Amendment will be prorated as of the Effective Date of this Amendment. Any prorated amounts provided are for recurring fees only and subject to change based on Effective Date. After the current Term, Customer shall pay the fees as set forth in the applicable product tables pursuant to payment terms indicated on the Order Form or prior Agreement.

Hardware and Software Products

Annual recurring amounts over subscription term

| Item | Cost | Quantity | Total |
|----------------------------------|----------|----------|-------------------|
| Flock Safety Platform | | | \$9,000.00 |
| Flock Safety LPR Products | | | |
| Flock Safety LPR, fka Falcon | Included | 3 | Included |

Professional Services and One Time Purchases

| Item | Cost | Quantity | Total |
|---|----------|----------|------------|
| One Time Fees | | | |
| Flock Safety Professional Services | | | |
| Professional Services - Standard Implementation Fee | \$650.00 | 3 | \$1,950.00 |
| Annual Recurring Subtotal: | | | \$9,000.00 |

By executing this Amendment, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed Agreement.

FLOCK GROUP, INC.

Customer: GA - Dalton PD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____



CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

2/16/2026

AGENDA ITEM

Contract Extension for Integrated Builds, LLC

DEPARTMENT

Airport

REQUESTED BY

Andrew Wiersma

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

N/A

FUNDING SOURCE IF NOT IN BUDGET

N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

Extension of contract for an additional 53 calendar days due to additional work added to project scope and weather delays. Project achieved substantial completion on 2/6/26 and is currently nearing final completion of corrective action items for final acceptance.

PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205 Dalton,
Georgia 30722

EXTENSION OF CONTRACT TIME

TO: Drew Toth
Integrated Builds, LLC
1310 East End Avenue
Chattanooga, TN 37412

DATE: December 15, 2025
PROJECT: Hangar Development
GDOT PI T008616
AP023-9000-45(313) Whitfield

The issuance of a Notice to Proceed was on April 14th, 2025 for the Contract Agreement dated March 27, 2025. In accordance with the agreement, contract time was set at **one hundred eighty (180) calendar days** from the established project start date. The owner previously authorized and extension of contract time for **sixty-five (65) calendar days**. The owner has determined that additional time is warranted and authorizes an extension of contract time for **fifty-three (53) calendar days**. The basis for this extension is described below:

- Additional work was added to the project scope at the request of the owner.
- Severe weather events caused additional delays in the completion of work.

CITY OF DALTON

By: _____
(Signature)

(Printed Name)

(Title)

ACCEPTANCE OF CONTRACT TIME EXTENSION:

Receipt of the above CONTRACT TIME EXTENSION is hereby acknowledged by:

INTEGRATED BUILDS, LLC

this 5 day of February,
20 26, _____

By: Drew Toth
(Signature)

Drew Toth
(Printed Name)

Vice President
(Title)