

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
MARCH 3, 2025

The Mayor and Council held a meeting this evening at 6:00 p.m. at City Hall. Present were Mayor Annalee Sams, Councilmembers Nicky Lama, 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

Councilmember Lama led the audience in the Pledge of Allegiance.

APPROVAL OF AGENDA

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

PUBLIC COMMENTARY

There were no Public Comments.

STAFF REPORTS

Fire Chief Matt Daniels recognized Deputy Fire Chief Mike Russell. Daniels stated Russell will be retiring this month after more than 40 years of service as a firefighter including 32 years with the Dalton Fire Department.

MINUTES

The Mayor and Council reviewed the Regular Session minutes of February 17, 2025. On the motion of Councilmember Goodlett, second Councilmember Farrow, the minutes were approved. The vote was unanimous in favor.

REVIEW OF (3) NEW 2025 ALCOHOL BEVERAGE APPLICATIONS

On the motion of Council member Mock, second Council member Goodlett, the following application was approved:

Business Owner:	El Ranchito Mexican Restaurant, LLC
d/b/a:	El Ranchito Mexican Restaurant, LLC
Applicant:	Gerardo Mendiola Flores
Business Address:	101 W. Walnut Ave. Suite 19
License Type:	Pouring Beer, Wine, Liquor (Restaurant)
Disposition:	New
Staff Comments:	None. Have approvals from Fire Department, Code Enforcement and City Attorney's Office

PSC Recommendation: ☒ Approve (Unanimous motion) Stipulation(s): None

The vote was unanimous in favor.

REVIEW OF (3) NEW 2025 ALCOHOL BEVERAGE APPLICATIONS

Cont'd

On the motion of Council member Mock, second Council member Goodlett, the Council accepted the Public Safety Commissions to deny the application:

Business Owner: Rosa Negra, LLC
d/b/a: Rosa Negra Lounge
Applicant: Manuel Alex Vital
Business Address: 323 N. Hamilton St.
License Type: Pouring Beer and Liquor (Bar)
Disposition: New
Staff Comments: Police Department Letter Attached.

PSC Recommendation: ☒ Deny (Unanimous motion) Due to Sec. 6-107 Disqualification
The vote was unanimous in favor.

On the motion of Council member Mock, second Council member Goodlett, the Council accepted the Public Safety Commissions to deny the application:

Business Owner: Dejavu Social Club, LLC
d/b/a: Dejavu Social Club
Applicant: Manuel Alex Vital
Business Address: 224 N. Hamilton St.
License Type: Pouring Beer and Liquor (Bar)
Disposition: New
Staff Comments: Police Department Letter Attached.

PSC Recommendation: ☒ Deny (Unanimous motion) Due to Sec. 6-107 Disqualification
The vote was unanimous in favor.

DEMOLITION AGREEMENT - 1505 W. WALNUT AVENUE

Code Enforcement Officer Dan Lewallen presented the Demolition Agreement and Easement for the Signage removal at 1505 W. Walnut Avenue. Lewallen stated the agreement provides for the City to remove the sign because it is in violation of City Ordinances. On the motion of Council member Mock, second Council member Lama, the Agreement was approved. The vote was unanimous in favor.

RESOLUTION 25-02 AUTHORIZING MUNICIPAL PROPERTY DISPOSITION

City Administrator Andrew Parker presented Resolution 25-02 Authorizing Municipal Property Disposition. Parker stated the Resolution authorizes the public auction of an easement area on Raisin Way to facilitate construction of a new cell tower on adjacent privately-owned property. Parker stated the easement is 30 feet wide by 800 feet long and valued at \$4800.00. Parker further stated if the cell tower is taken out of service, the easement will terminate. On the motion of Council member Mock, second Council member Goodlett the Resolution was adopted. The vote was unanimous in favor.

FIRST READING ORDINANCE 25-02 - AMEND UNIFIED ZONING ORDINANCE OF WHITFIELD COUNTY GEORGIA - COMMERCIAL POULTRY FARMING

Assistant Planning Director Ethan Calhoun presented First Reading Ordinance 25-02 to amend the Unified Zoning Ordinance of Whitfield County, Georgia regarding Commercial poultry farming by adding additional regulations. A copy of the complete revision of Section 4-6-35 are a part of these minutes.

FIRST READING ORDINANCE 25-03 REZONING REQUEST OF ELDA RAMIREZ

Assistant Planning Director Ethan Calhoun presented First Reading Ordinance 25-03 a request from Elda Ramirez to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 0.38 acres located at 436 S. Glenwood Avenue, Dalton, Georgia. Parcels (12-238-17-008 and 12-238-17-007). Calhoun stated both the Staff and Planning Commission recommended approval. However, Calhoun stated if approved this property should meet the minimum standards for parking.

FIRST READING ORDINANCE 25-04 REZONING REQUEST OF JUAN FIGUEROA

Assistant Planning Director Ethan Calhoun presented the First Reading Ordinance 25-04 a request from Juan Figueroa to rezone from Heavy Manufacturing (M-2) to Transitional Residential (R-6) a tract of land totaling 0.41 acres located at 909 Riverbend Road, Dalton, Georgia. Parcel (12-255-03-030). Calhoun stated the Staff and Planning Commission recommended approval.

FIRST READING ORDINANCE 25-05 REZONING REQUEST OF JUAN FIGUEROA

Assistant Planning Director Ethan Calhoun presented the First Reading Ordinance 25-05 a request from Juan Figueroa to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.996 acres located at Water Street, Dalton, Georgia. Parcel (12-218-06-039). Calhoun stated the Staff and Planning Commission recommended approval.

FIRST READING ORDINANCE 25-06 REZONING REQUEST OF JASON JACKSON

Assistant Planning Director Ethan Calhoun presented the First Reading Ordinance 25-06 a request from Jason Jackson to rezone from Transitional Commercial (C-4) to Central Business District (C-3) a tract of land totaling 0.34 acres located at 400 S. Hamilton Street, Dalton, Georgia. Parcels (12-238-21-002 and 12-238-21-003). Calhoun stated the Staff and Planning Commission recommended approval with condition A but not condition B which states: Any automobiles or equipment scheduled for service/repair must be stored on the subject property, or other private property and not stowed in public parking.

FIRST READING ORDINANCE 25-07 REZONING REQUEST OF PREFERRED TUFTERS

Assistant Planning Director Ethan Calhoun presented the First Reading Ordinance 25-07 a request from Preferred Tufters to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.36 acres located on Cargal Drive, Dalton, Georgia. Parcel (12-255-10-017). Calhoun stated the Staff and Planning Commission recommended approval.

FIRST READING ORDINANCE 25-08 REZONING REQUEST OF DON W. ADCOCK

First Reading Ordinance 25-08 a request from Don W. Adcock to rezone from Limited Commercial (C-1) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.18 acres located at 404 W. Hawthorne Street, Dalton, Georgia. Parcel (12-199-09-005). Calhoun stated the Staff and Planning Commission recommended approval for C-1A not R-3.

MAYORAL APPOINTMENTS

Mayor Sams appointed the following Mayoral Appointments:

Land Bank Authority	Dennis Mock	1 year to expire 12/31/2025
Land Bank Authority	Annalee Sams	1 year to expire 12/31/2025
Historic Preservation Commission	Steve Farrow	1 year to expire 12/31/2025

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 6:41 p.m.

Bernadette Chattam
City Clerk

Annalee Sams, Mayor

Recorded
Approved: _____
Post: _____