

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: August 25, 2025

A. SUBJECT: The request of BC Acquisitions LLC to rezone from Rural Residential (R-5) and Light Manufacturing (M-1) to Zero Lot Line Residential (R-4) a tract of land totaling 13.0 acres located on American Drive, Conway Street and Threadmill Road, Dalton, Georgia. Parcels (12-275-05-060, 12-275-05-063, 12-275-05-064) (City)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on August 25, 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 Mike Price.

Public Hearing Summary:

Ethan Calhoun summarized the staff analysis, which recommended approval of the R-4 rezoning. There were no further questions for Calhoun.

Mike Price represented the petition with power of attorney. Price notes the preliminary site plan showing stormwater and sidewalks. Octavio Perez confirmed with Price that a playground is planned for the green space area shown on the preliminary site plan. Chris Shiflett asked Price if their company had any other active projects in Whitfield County, to which Price stated they did not. Steve Laird inquired about the size of the proposed single-family detached dwellings, and Price stated that they plan to build dwellings ranging from 1,400 to 1,600 square feet in floor area.

James Darrel Long, a Whitfield County resident, did not oppose the rezoning, but Long noted his knowledge of potential soil contamination on the subject property from a former use.

Price stated they are aware of potential soil contamination and completed a phase one environmental study, which confirmed some soil contamination. Price stated that a phase two environmental study is in progress and that the findings of the environmental study will determine the feasibility of the proposed development.

The public hearing closed at 7:08 pm.

Recommendation:

Chairman Lidderdale sought a motion for the R-4 rezoning. Octavio Perez made a motion to approve the R-4 rezoning, and Steve Laird seconded. There was a unanimous recommendation to approve the R-4 rezoning 5-0.