

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Jason Parker  
Terry Miller  
Jean Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** July 1, 2021

**SUBJECT: The request of Norwood Et Al for a tract of land totaling 2.0 acres located at 2100 Cleveland Highway, Dalton, Georgia. To be annexed into the City of Dalton. Parcel (12-126-06-001)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 28, 2021 at 6:00 p.m. at the Edwards Park community center. 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 Tracy Ward.

**Public Hearing Summary:**

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested annexation into the City of Dalton. There were no further questions for Calhoun.

Tracy Ward, the petitioner's attorney, stated the owner's desire to construct a 6,000-8,000SF structure for package alcohol sales. Ward then stated that access to Cleveland Hwy. is not feasible due to the GDOT requirement for a decell lane, and Ward clarified that access to Beulah Dr. would be necessary in order for any business to operate on the subject property. Ward stated that the nature of the proposed business does not create concern for significant trip generation as compared to the many other uses permitted within the C-2 zone district.

Thomas Warren, a nearby neighbor, stated his opposition to the annexation based on his concern for traffic generation as well as the threat of intoxicated drivers endangering the safety of his neighborhood.

Harold Goforth, a nearby neighbor, mirrored Warren's remarks regarding traffic as well as a general opposition to alcohol sales at this location. Goforth then stated that the traffic conditions are already concerning at the Beulah Dr. and Cleveland Hwy. intersection and that this would only worsen the existing issue.

Bill Jackson, another nearby neighbor, agreed with the remarks of Warren and Goforth regarding traffic concerns and a strong opposition to the sale of alcohol at this location. Other members of the audience made affirming remarks or gestures in agreeance with Jackson's final remarks opposing the annexation and sale of alcohol.

Ward rebutted by simply noting the many other commercial uses already permitted on the subject property that would generate as much or more traffic.

With no other comments heard for or against, this hearing closed at approximately 7:15pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested annexation into the City of Dalton. **Jody McClurg then made a motion to recommend approval of the annexation based on her agreement with the content of the staff analysis. Scott DeLay then seconded the motion and a recommendation to approve the annexation followed, 4-0.**