



## ANNEXATION APPLICATION

I HEREBY REQUEST THE MAYOR AND COUNCIL OF THE CITY OF DALTON ANNEX THE PROPERTY DESCRIBED BELOW IN THIS APPLICATION.

**PLEASE LIST THE APPLICANT NAME REQUESTING ANNEXATION**

APPLICANT NAME:	HMC Holdings, Inc. and Dalton-Whitfield County Joint Development Authority
APPLICANT ADDRESS:	1200 Memorial Drive, Dalton, GA 30720
CITY, STATE & ZIP:	Dalton, GA 30720
TELEPHONE NUMBER:	706.272.6411

**PROPOSED PROPERTY TO BE ANNEXED**

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	Lofts Way, Dalton, Georgia
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	N/A
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	N/A
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	Apartments

• PROPOSED ZONING CLASSIFICATION	R-7, High Density Residential
• PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED	14.93 Acres
• TAX MAP NUMBER/PARCEL NUMBER	12-160-25-000
• HOUSING UNITS	218 Units

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS

N/A

(2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS OF VOTING AGE, IF DIFFERENT NUMBER THAN SHOWN IN NUMBER (1)

N/A

(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.

N/A

(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.

N/A

(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.

218

(6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.

CAUCASIAN

LATINO

AFRICAN AMERICAN

OTHER

(7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.

N/A

Dalton-Whitfield County Joint Development Authority

*Kenn W. Ham*  
SIGNATURE OF APPLICANT(S)

10/16/23  
DATE

*Applicant Signature Page continued*

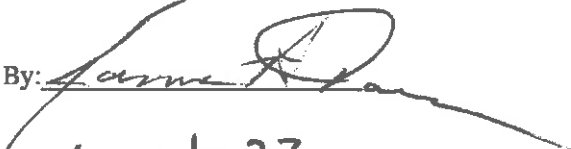
HMC Holdings, Inc.

By: Jason Meyer

10-16-23  
Date

*Applicant Signature Page continued*

Lofts at Hamilton, LLC

By: 

10-16-23  
Date

**OWNERSHIP VERIFICATION**

The undersigned is the / an owner of an interest in the lands described in the attached Annexation Contract, which proposes to amend the Official Zoning Map of Dalton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

*Describe parcel or parcels and nature of interest  
and percentage of interest*

100% interest owned in fee simple in parcel 12-160-25-000 is owned by the Dalton-Whitfield County Joint Development Authority and leased to HMC Holdings, Inc, and the subleased to the Lofts at Hamilton, LLC

I hereby appoint J. Tom Minor, IV  
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached annexation contract.

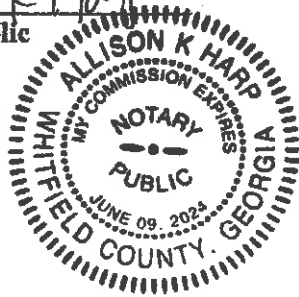
Dalton-Whitfield County Joint Development Authority

Ken W. Harner  
(Owner's Name)

Sworn to and subscribed  
Before me, this 16 day  
of October, 2023.

Alli K Harp  
Notary Public

(Seal)



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I hereby appoint J. Tom Minor, IV my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached annexation contract.

HMC Holdings, Inc.

By: *[Signature]*  
(Owner's Name)

Sworn to and subscribed  
Before me, this 16<sup>th</sup> day  
of October, 2023.

*Libby Smith*  
Notary Public

(Seal)



**OWNERSHIP VERIFICATION**

The undersigned is the / an owner of an interest in the lands described in the attached Annexation Contract, which proposes to amend the Official Zoning Map of Dalton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

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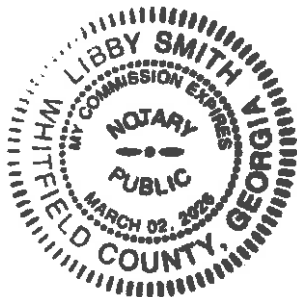
Lofts at Hamilton, LLC

By:   
(Owner's Name)

Sworn to and subscribed  
Before me, this 16<sup>th</sup> day  
of October, 2023.

  
Notary Public

(Seal)



PTel 003361

Deed Doc: WD  
Recorded 12/23/2020 11:48AM  
Georgia Transfer Tax Paid : 30.00  
MELICA KENDRICK  
Clerk Superior Court, WHITFIELD County, Ga.  
Bk 06815 Pg 0861-0864

After recording, return to:

James R. Woodward, Esq.  
Gray Pannell & Woodward LLP  
347 W. Hancock Ave., Suite 100  
Athens, Georgia 30601

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WHITFIELD

THIS INDENTURE, made this 1<sup>st</sup> day of December, 2020, between HMC HOLDINGS, INC., a Georgia corporation (hereinafter called "GRANTOR") and the DALTON-WHITFIELD COUNTY JOINT DEVELOPMENT AUTHORITY (hereinafter called "GRANTEE").

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00), in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the property described on Exhibit "A" attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, forever, in FEE SIMPLE, subject only to those matters described on Exhibit "B" attached hereto and by reference made a part hereof.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said GRANTEE against the claims of all persons claiming by, through, or under GRANTOR, but not otherwise, except for those matters described on Exhibit "B" attached hereto.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has caused this deed to be executed by the duly authorized officers of its general partner and the corporate seal of its general partner to be affixed hereto, the day and year above written.

(CORPORATE SEAL)

HMC HOLDINGS, INC., a Georgia corporation

By: [Signature]  
Name: Jeff D. Myers  
Title: President

Signed, sealed and delivered in presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires:

3-2-2022

(NOTARY SEAL)





## EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot No. 160 in the 12<sup>th</sup> District and 3<sup>rd</sup> Section of Whitfield County, Georgia and being part of Tract Nos. 1 and 2 of W. E. Lount Estate, and being more particularly described according to a plat of survey prepared for Hamilton Medical Center, Inc. by Christopher L. Lewis, Georgia Registered Land Surveyor No. 3063, dated August 3, 2018, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the west right of way line of Broadrick Drive (60' R/W), said iron pin being located north 03 degrees 51 minutes 37 seconds west a distance of 468.11 feet from the intersection of the centerline of the right of way of Broadrick Drive with the centerline of the right of way of Professional Boulevard; thence south 80 degrees 34 minutes 59 seconds west a distance of 1,065.56 feet to an iron pin; thence north 01 degrees 09 minutes 50 seconds west a distance of 741.73 feet to a T post; thence north 73 degrees 49 minutes 08 seconds east a distance of 280.84 feet to an iron pin; thence south 00 degrees 23 minutes 22 seconds east a distance of 251.54 feet; thence north 77 degrees 11 minutes 12 seconds east a distance of 812.37 feet to an iron pin; thence south 00 degrees 16 minutes 02 seconds east, along the west right of way line of Broadrick Drive, a distance of 574.13 feet to an iron pin, which is the POINT OF BEGINNING.

**EXHIBIT "B"**

**Permitted Encumbrances**

**Any encumbrances which are filed and recorded in the deed records of Whitfield County as of the date hereof shall be considered Permitted Encumbrances.**



## NOTICE TO ALL LANDOWNERS REGARDING ANNEXATION

If your request to annex your property into the City of Dalton is approved by Whitfield County, you will be charged a city property tax for the City of Dalton as well as a Public School tax. This will appear on your property tax bill that you receive from Whitfield County. The millage rate is 2.537 mils per at 100% of assessed property value.

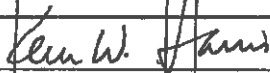
Example: If your property is valued at \$100,000 – your asessed value is 100% or  $\$100,000 \times 2.237$  mils, your Dalton City tax would be \$223.7 per year.

Should you have any questions, please contact the Whitfield County Tax Commissioners office at (706) 275-7510.

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I have read the above statement and understand that if my property is annexed, I will be charged Dalton City tax.

Dalton-Whitfield County Joint Development Authority

  
SIGNED

  
DATE

## EXHIBIT "B"

4-1-9- ***High density residential (R-7)*** This district is established as a high-density residential district allowing as many as 20 dwelling units per acre. Multiple structures per lot shall be permitted in this district. Because of the increased density allowed in this district, any such lots must be served by public sewer or an approved central on-site sewage management system.

# Whitfield County Tax Parcel Information

## Owner and Parcel Information

Parcel Number 12-160-25-000  
Realkey 15170  
Property Record Card [Click Here](#)  
GIS Map [Map](#)  
Owner Name DATON WHITFIELD COUNTY JDA  
Owner Address 100 SOUTH HAMILTON STREET  
Owner Address 2  
Owner Address 3  
Owner City DALTON  
Owner State GA  
Owner Zip 30720  
Latitude  
Longitude

## Property Information

Class Exempt  
Strata Charity Hospitals  
Tax District County  
Neighborhood  
Legal Description 14.93A W E LOUNT EST  
Total Acres 14.93  
Zoning See GIS Map  
GMD\Map Number 056  
Subdivision  
Subdivision Phase  
Subdivision Section 0009  
Subdivision Block  
Subdivision Lot  
Comments:

## Appeals Information

This parcel does not have any appeals

## Parcel Address

Parcel House Number 0  
Parcel Street Extension  
Parcel Street Direction  
Parcel Street Name BROADRICK  
Parcel Street Units  
Parcel Street Type DR

## Current Fair Market Value Information

Previous 485972  
Current 485972  
Land 485972  
Residential Improvement  
Commercial Improvement  
Accessory Improvement  
Conservation Use Value

## Historical Fair Market Value Information

2021 485972  
2020 485972  
2019 485972

## Exemption Information

Homestead S0  
Preferential Year  
Conservation Use Year  
Historical Year  
Historical Val 0  
EZ year  
EZ Val 0

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[GIS Quickmap](#)



For the current GIS map of this parcel, click on the [Quickmap](#) to launch the interactive map viewer

## Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	DATON WHITFIELD COUNTY JDA	Legal Description	14.93A W E LOUNT EST
Year	2023	Sale Date	
Parcel Number	12-160-25-000	Taxes Due	0
Bill	209863	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7094263	Taxes Paid Date	
Millage Rate	0	Current Due	0
Fair Market Value	485972	Back Taxes	0
Assessed Value	0	Total Due	0
Prior Years Tax Data	Tax		

## Commercial Structure Information

**This parcel does not have any commercial structures to display**

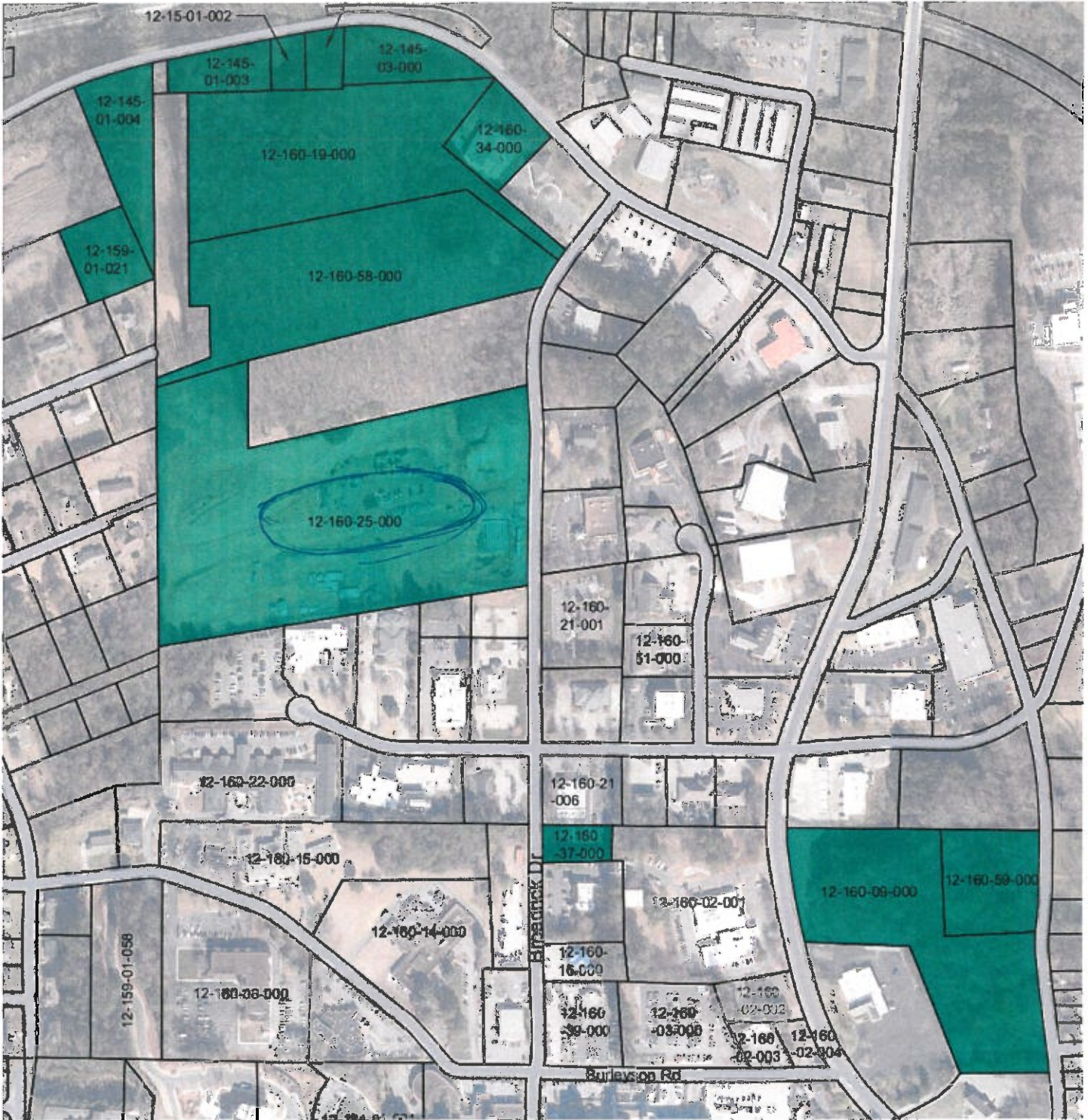
## Residential Structure Information

**This parcel does not have any residential structures to display**

## Accessory Information

**This parcel does not have any accessories to display**

## Sales Information



MATT DANIEL  
Fire Chief  
Telephone 706-278-7363  
Fax 706-272-7107  
mdaniel@daltonga.gov

## DALTON FIRE DEPARTMENT

404 School Street  
Dalton, GA 30720



PUBLIC SAFETY COMMISSION  
Truman Whitfield  
Terry Mathis  
Anthony Walker  
Alex Brown

November 11, 2023

David Pennington, III  
Mayor, City of Dalton

Re: Annexation proposal for parcel #12-160-25-000 Lofts Way.

Greetings,

A review of the proposed listed annexation request has been completed and the determination has been made there would be no negative impact to fire protection in the area as a result of annexation. Dalton Fire Department currently responds to this location as a result of the current automatic aid agreement with Whitfield County Fire Department. The proposed annexation will result in Dalton Fire Department having sole jurisdiction with no automatic aid needed or provided from Whitfield County Fire Department. There is sufficient water supply available in the area, as well the structure located on the property meets the proximity requirements associated with our ordinance.

Dalton Fire Department would not oppose annexation of the listed property.

Thank you,



Matt Daniel  
Fire Chief  
Dalton Fire Department



**William C Cason III**  
Chief of Police  
CCason@daltonga.gov  
www.daltonga.gov



Public Safety Commission  
Terry Mathis  
Anthony Walker  
Truman Whitfield  
Alex Brown

**DALTON POLICE DEPARTMENT**  
301 Jones Street, Dalton, Georgia 30720  
Phone: 706-278-9085

Date: November 1, 2023

To: Chief Cliff Cason

From: Captain Shaun Scott

RE: Annexation Request – 1161 Lofts Way (Lofts at Hamilton)

Chief Cason:

I have reviewed the annexation request for 1161 Lofts Way, which is the location of the new Lofts at Hamilton Luxury Apartments, and have visited the site. The complex is situated on 14.93 acres, and, once complete, will include 218 residential units. It is possible that this location could increase call volume for the West District, but it should have no significant impact on Dalton Police Department's ability to provide law enforcement services in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shaun Scott", with a stylized flourish at the end.

Captain Shaun Scott  
Patrol Division Commander



November 1, 2023

Mr. David Pennington, III  
Mayor, City of Dalton  
Post Office Box 1205  
Dalton, Georgia 30722-1205

**RE: Annexation Request for Lofts at Hamilton – Parcel Number 12-160-25-000**

Dear Mayor Pennington:

As requested in your October 30, 2023, memorandum, Dalton Utilities has reviewed the annexation request of HMC Holdings, Inc. and Dalton-Whitfield County Joint Development Authority for 14.93 acres +/- located along Broadrick Drive. This property is further described as parcel number 12-160-25-000 by the Whitfield County Tax Assessor's Office.

Dalton Utilities is providing water, wastewater electrical and telecommunications services to this site from nearby existing utility infrastructure.

Please do not hesitate to contact me at (706) 529-1011 or [mbuckner@dutil.com](mailto:mbuckner@dutil.com) should any questions arise or if we may be of assistance.

Sincerely,

A handwritten signature in blue ink that reads "Mark Buckner". The signature is written in a cursive, flowing style.

Mark Buckner, P.E.

**PUBLIC WORKS DEPARTMENT**

**CHAD TOWNSEND, DIRECTOR**  
[ctownsend@daltonga.gov](mailto:ctownsend@daltonga.gov)

535 N. Elm Street  
P.O. Box 1205  
Dalton, GA 30722-1205  
Office: (706) 278-7077  
FAX: (706) 278-1847



**DAVID PENNINGTON, MAYOR**

**CITY COUNCIL MEMBERS:**

DENNIS MOCK  
TYREE GOODLETT  
STEVE FARROW

## **MEMORANDUM**

**TO: DAVID PENNINGTON III, MAYOR**  
**ATTN: BERNADETTE CHATTAM, CITY CLERK**

**FROM: CHAD TOWNSEND, PUBLIC WORKS DIRECTOR**

**RE: ANNEXATION REQUEST**  
**HMC HOLDINGS AND DALTON-WHITFIELD JOINT DEVELOPMENT AUTHORITY**  
**LOFTS WAY (PRIVATE DRIVE OFF BROADRICK DR)**  
**14.93 ACRES**  
**PARCEL NUMBER: (12-160-25-000)**

**DATE: NOVEMBER 1, 2023**

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Please be advised that the Public Works Department has no objections to the annexation of the above referenced tract.

The end use of this parcel is a multifamily development resulting in minimal services rendered by the Public Works Department.