



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:	Hammond Creek Capital, LLC
APPLICANT ADDRESS:	P.O. Box 128
CITY, STATE & ZIP:	Dalton, GA 30722
TELEPHONE NUMBER:	706-277-9707

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	North Bypass
(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:	C-2

- PROPOSED ZONING CLASSIFICATION
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED 91.745
- TAX MAP NUMBER/PARCEL NUMBER 12-163-05-005 and 12-166-06-000
- HOUSING UNITS None

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS
- (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)
- (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.
- (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.
- (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.
- (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.


SIGNATURE OF APPLICANT(S)

10/27/20
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:

12-166-06-000 and 12-163-05-005

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

Hammond Creek Capital, LLC owns 100% interest

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.

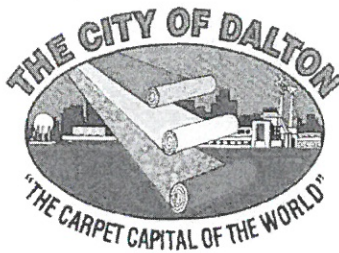
[Signature]
(Owner's Name)

Sworn to and subscribed
Before me, this 27th day
of October, 2020.

[Signature]
Notary Public

(Seal)





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 mills per at 100% of assessed property value.

Example: If your property is valued at \$100,000 – your assed value is 100% or $\$100,000 \times 2.537$ mills, your Dalton City tax would be \$253.7 per year.

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

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

Hammond Creek Capital, LLC

BY: 

SIGNED

10/27/20

DATE

DOC# 11757
FILED IN OFFICE
06/27/2008 09:59AM
Bk: 5226 Pgs: 45-47
Melica Kendrick
CLERK OF SUPERIOR COURT
WHITFIELD COUNTY

TRANSFER TAX: 6,269.10

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
Minor, Bell & Neal
P.O. Box 2586
Dalton, GA 30722-2586

PT 11-1616

WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 26th day of June, 2008, between **CHM McDonald Family Limited Partnership, LLLP**, a Georgia limited liability limited partnership, Grantor, and **Hammond Creek Capital, LLC**, a Georgia limited liability company, Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH: That the Grantor, for and in consideration of the sum of ten dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

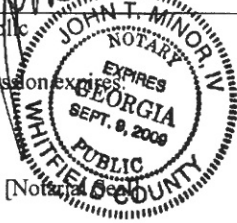
Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public

My commission expires

[Notary Seal]



CHM McDonald Family Limited Partnership, LLLP

By: E. Crawford McDonald (Seal)
E. Crawford McDonald, General Partner

By: Marilyn Morgan (Seal)
Marilyn Morgan, General Partner

File No. 2008060741

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot Nos. 139, 165 and 166 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described as Tract Nos. 1 and 2 according to a plat of survey prepared for Hollis & Hollis, by Donald O. Babb, Georgia Registered Land Surveyor No. 2029, dated April 10, 2006, and being more particularly described according to said survey as follows:

BEGINNING at a concrete monument located at the southwest corner of said Land Lot No. 139; thence north 00 degrees 11 minutes 29 seconds east, along the west line of said Land Lot No. 139, a distance of 1,837.80 feet to the point of intersection of said Land Lot line and the southwest right of way line of Brooker Road; thence running in a southeasterly direction, as measured along the southwest right of way line of Brooker Road, the following courses and distances, to wit: south 10 degrees 34 minutes 03 seconds east, 139.47 feet; south 17 degrees 03 minutes 07 seconds east, 109.29 feet; south 28 degrees 25 minutes 27 seconds east, 90.15 feet; south 43 degrees 47 minutes 58 seconds east, 82.86 feet; south 54 degrees 56 minutes 52 seconds east, 73.37 feet; south 61 degrees 17 minutes 28 seconds east, 118.05 feet; south 61 degrees 21 minutes 12 seconds east, 108.16 feet; south 60 degrees 16 minutes 22 seconds east, 138.03 feet; south 60 degrees 55 minutes 18 seconds east, 145.80 feet; south 63 degrees 11 minutes 24 seconds east, 156.09 feet; south 63 degrees 52 minutes 07 seconds east, 150.29 feet; south 58 degrees 59 minutes 48 seconds east, 115.10 feet; south 51 degrees 28 minutes 30 seconds east, 79.32 feet; south 49 degrees 16 minutes 01 seconds east, 156.83 feet; south 48 degrees 42 seconds 48 seconds east, 64.19 feet; thence running in a southeasterly direction, along the southwest right of way line of Brooker Road, along a curve to the right (a radius of 1,056.77 feet), an arc distance of 228.85 feet; thence running in a southeasterly direction, as measured along the southwest right of way line of Brooker Road, the following courses and distances, to wit: south 29 degrees 59 minutes 07 seconds east, 80.67 feet; south 27 degrees 45 minutes 02 seconds east, 139.94 feet; south 25 degrees 50 minutes 19 seconds east, 130.82 feet; south 23 degrees 09 minutes 45 seconds east, 100.39 feet; south 19 degrees 54 minutes 54 seconds east, 119.70 feet; south 19 degrees 23 minutes 29 seconds east, 53.92 feet; south 19 degrees 23 minutes 29 seconds east, 60.23 feet; south 22 degrees 28 minutes 50 seconds east, 86.01 feet; south 33 degrees 29 minutes 26 seconds east, 77.93 feet; south 45 degrees 59 minutes 59 seconds east, 106.75 feet; and south 53 degrees 21 minutes 35 seconds east, 79.27 feet to an iron pin; thence leaving the southwest right of way line of Brooker Road, and running south 08 degrees 38 minutes 50 seconds west a distance of 502.75 feet; thence south 01 degrees 32 minutes 46 seconds west a distance of 780.75 feet to an iron pin; thence north 82 degrees 38 minutes 16 seconds west a distance of 1,454.65 feet to a right of way marker located in the northeast right of way line of the North Dalton Bypass; thence running in a northwesterly direction, along the northeast right of way line of the North Dalton Bypass, the following courses and distances, to wit: north 31 degrees 35 minutes 20 seconds west, 258.36 feet to a right of way marker; north 19 degrees 42 minutes 41 seconds west, 538.05 feet to a right of way marker; north 23 degrees 07 minutes 26 seconds west, 430.28 feet to a right of way marker; thence south 58 degrees 12 minutes 21 seconds west, 10.54 feet to a right of way marker; north 33 degrees 30 minutes 26 seconds west, 284.82 feet to a right of way marker; and north 23 degrees 38 minutes 32 seconds west, 41.53 feet to an iron pin; thence leaving the northeast right of way line of the North Dalton Bypass, and running south 89 degrees 11 minutes 12 seconds east, along the north line of said Land Lot No. 165, a distance of 304.55 feet to the northeast corner of said Land Lot No. 165, which is the POINT OF BEGINNING.

FILED & RECORDED

TIME: 1:30

DATE: 2-5-07

DEED BOOK: 4938

PAGE: 329-330

Melica Kendrick, C.S.C.
Whitfield County, GA

[Space above this line for recording data.]

PT 0275

After Recording Return to:

John T. Minor, IV ✓

Minor, Bell & Neal

P.O. Box 2586

Dalton, GA 30722-2586

Whitfield County, Georgia
Real Estate Transfer Tax

Paid \$

Date

Melica Kendrick
Clerk of Superior Court**WARRANTY DEED**

Georgia, Whitfield County

THIS INDENTURE made this 31st day of January, 2007, between **Wentworth Development, LLC**, a Georgia limited liability company, Grantor, and **Hammond Creek Capital, LLC**, a Georgia limited liability company, Grantee.

The words "Grantee" and "Grantor" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the property described in Exhibit "A" attached hereto, the terms of which are made a part hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said GRANTEE forever, in Fee Simple. The said GRANTOR will warrant and forever defend the right and title to the above-described property unto the said GRANTEE against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Wentworth Development, LLC

By: [Signature] (Seal)

D. Jerome Hollis, Manager

By: [Signature] (Seal)

Kevin L. Wright, Manager

Signed, Sealed and delivered
in the presence of

[Signature]
Unofficial Witness

Notary Public (Please affix seal)
My commission expires

File No. 20070B0123



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 140 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for Hollis & Hollis Development Company, by Donald O. Babb, Georgia Registered Land Surveyor No. 2029, dated May 22, 2006, and being more particularly described according to said survey as follows:

BEGINNING at a concrete monument located at the southeast corner of said Land Lot No. 140; thence north 89 degrees 11 minutes 12 seconds west, along the south line of said Land Lot No. 140, a distance of 304.55 feet to a right of way monument; thence running in a northwesterly direction, along the northeast right of way line of the North Dalton Bypass, the following courses and distances, to wit: north 23 degrees 41 minutes 13 seconds west, 237.76 feet to a right of way monument; north 67 degrees 43 minutes 12 seconds west, 171.02 feet; north 50 degrees 36 minutes 43 seconds west, 89.83 feet; north 53 degrees 02 minutes 29 seconds west, 52.32 feet; north 54 degrees 37 minutes 54 seconds west, 58.70 feet; north 56 degrees 06 minutes 50 seconds west, 64.18 feet; north 59 degrees 00 minutes 49 seconds west, 80.22 feet; north 60 degrees 23 minutes 18 seconds west, 90.44 feet; north 63 degrees 21 minutes 01 seconds west, 93.69 feet; north 66 degrees 25 minutes 04 seconds west, 102.97 feet; north 69 degrees 26 minutes 38 seconds west, 119.07 feet; north 72 degrees 47 minutes 28 seconds west, 119.90 feet to an iron pin; thence north 00 degrees 23 minutes 45 seconds west a distance of 239.13 feet to an iron pin; thence north 00 degrees 19 minutes 54 seconds west a distance of 240.95 feet to an iron pin; thence north 00 degrees 23 minutes 47 seconds west a distance of 1,315.18 feet to an iron pin; thence south 89 degrees 56 minutes 02 seconds east a distance of 1,320.05 feet to an iron pin; thence running in a southerly direction, along the west right of way line of Brooker Road, the following courses and distances, to wit: south 00 degrees 43 minutes 36 seconds east, 177.47 feet; south 00 degrees 21 minutes 16 seconds west, 63.02 feet; south 00 degrees 20 minutes 12 seconds west, 80.65 feet; south 00 degrees 06 seconds 58 seconds east, 86.27 feet; south 02 degrees 09 minutes 10 seconds east, 83.17 feet; south 04 degrees 40 minutes 50 seconds east, 79.14 feet; south 06 degrees 46 minutes 28 seconds east, 77.20 feet; thence south 00 degrees 11 minutes 09 seconds west, along the east line of said Land Lot No. 140, a distance of 1,839.26 feet to a concrete monument, which is the POINT OF BEGINNING.

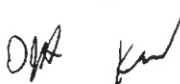


EXHIBIT "A"

All that tract or parcel of land lying or being in Land Lots 139, 140, 165 and 166, 12th District, 3rd Section, City of Dalton, Whitfield County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the northeastern right-of-way of North Bypass (variable right-of-way) with the westerly right-of-way of Pleasant Grove Drive (variable right-of-way) having Georgia State Plane Coordinate values Northing: 1, 745,718.59; Easting: 2,065,607.69, Georgia West Zone. Thence along said right-of-way of the North Bypass the following courses and distances: North 22 degrees 28 minutes 53 seconds West a distance of 403.27 feet to a concrete monument; South 58 degrees 50 minutes 53 seconds West a distance of 10.54 feet to a concrete monument; North 32 degrees 51 minutes 54 seconds West a distance of 284.82 feet to a concrete monument; North 23 degrees 00 minutes 42 seconds West a distance of 41.51 feet to a concrete monument; North 23 degrees 02 minutes 44 seconds West a distance of 237.76 feet to a concrete monument; North 67 degrees 04 minutes 43 seconds West a distance of 171.02 feet to a concrete monument; along a curve to the left having a radius of 2023.50 feet and an arc length of 871.20 feet, being subtended by a chord bearing of North 67 degrees 26 minutes 40 seconds West for a distance of 864.49 feet to a 1/2-inch rebar found; Thence leaving said right-of-way, North 00 degrees 16 minutes 55 seconds East a distance of 480.12 feet to a 1/2-inch rebar found; Thence North 00 degrees 14 minutes 41 seconds East a distance of 1315.22 feet to a 2-inch open top pipe found; Thence South 89 degrees 13 minutes 03 seconds East a distance of 1299.73 feet to a 1/2-inch rebar found on the western right-of-way of Pleasant Grove Drive; Thence along said right-of-way the following courses and distances: South 00 degrees 25 minutes 18 seconds West a distance of 407.40 feet to a point; along a curve to the left having a radius of 2215.19 feet and an arc length of 239.50 feet, being subtended by a chord bearing of South 03 degrees 50 minutes 11 seconds East for a distance of 239.38 feet to a point; along a curve to the left having a radius of 882.67 feet and an arc length of 349.81 feet, being subtended by a chord bearing of South 16 degrees 39 minutes 49 seconds East for a distance of 347.52 feet to a 5/8-inch rebar set; South 59 degrees 34 minutes 30 seconds West a distance of 12.61 feet to a concrete monument found; along a curve to the left having a radius of 887.00 feet and an arc length of 53.76 feet, being subtended by a chord bearing of South 32 degrees 09 minutes 40 seconds East for a distance of 53.75 feet to a concrete monument found; along a curve to the left having a radius of 875.15 feet and an arc length of 101.69 feet, being subtended by a chord bearing of South 43 degrees 57 minutes 03 seconds East for a distance of 101.63 feet to a concrete monument found; along a curve to the left having a radius of 875.00 feet and an arc length of 37.59 feet, being subtended by a chord bearing of South 41 degrees 41 minutes 43 seconds East for a distance of 37.59 feet to a concrete monument found; South 07 degrees 54 minutes 50 seconds West a distance of 69.59 feet to a concrete monument found; South 46 degrees 53 minutes 04 seconds East a distance of 40.58 feet to a concrete monument found; North 04 degrees 13 minutes 13 seconds East a distance of 51.21 feet to a concrete monument found; along a curve to the left having a radius of 890.00 feet and an arc length of 40.69 feet, being subtended by a chord bearing of South 47 degrees 25 minutes 49 seconds East for a distance of 40.69 feet to a concrete monument found; South 48 degrees 44 minutes 25 seconds East a distance of 248.15 feet to a concrete monument found; along a curve to the right having a radius of 646.00 feet and an arc length of 654.17 feet, being subtended by a chord bearing of South 19 degrees 43 minutes 47 seconds East for a distance of 626.58 feet to a concrete monument found; South 09 degrees 16 minutes 50 seconds West a distance of 687.83 feet

to a concrete monument found; along a curve to the right having a radius of 646.00 feet and on arc length of 336.45 feet, being subtended by a chord bearing of South 24 degrees 12 minutes 03 seconds West for a distance of 332.66 feet to a concrete monument found; North 17 degrees 37 minutes 30 seconds West a distance of 24.08 feet to a concrete monument found; South 39 degrees 54 minutes 38 seconds West a distance of 44.01 feet to a concrete monument found; South 11 degrees 49 minutes 28 seconds East a distance of 24.59 feet to a concrete monument found; along a curve to the right having a radius of 646.00 feet and an arc length of 346.18 feet, being subtended by a chord bearing of South 58 degrees 34 minutes 58 seconds West for a distance of 342.05 feet to a concrete monument found; North 65 degrees 00 minutes 24 seconds West a distance of 79.17 feet to a point;

, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 91.745 Acres.

EXHIBIT "B"

4-1. - Establishment of districts.

4-1-14

General commercial (C-2.) This district is established to provide for and to encourage appropriate development along collector and arterial thoroughfares, which includes the broadest mix of commercial retail and service uses with associated storage capabilities, and other commercial activities which will both accommodate the needs of residents and those of the traveling public. Shopping centers and large retail stores would be common, along with a host of supporting commercial uses.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-163-05-005
Realkey 15384
Property Record Card [Click Here](#)
Property Record Card [Click Here](#)
GIS Map [Map](#)
Owner Name HAMMOND CREEK CAPITAL LLC
Owner Address PO BOX 128
Owner Address 2
Owner Address 3
Owner City DALTON
Owner State GA
Owner Zip 307220128
Latitude
Longitude

Property Information

Class Industrial
Strata Large Tract
Tax District County
Neighborhood
Legal Description 65.30A PTR5 J B DAVES EST
Total Acres 56.81
Zoning See GIS Map
GMD\Map Number 105
Subdivision
Subdivision Phase
Subdivision Section 0009
Subdivision Block
Subdivision Lot
Comments:

Appeals Information

Appeal Year 2011
Appeal Status Resolved
Appeal Year 2014
Appeal Status Resolved

Parcel Address

Parcel House Number 0
Parcel Street Extension
Parcel Street Direction
Parcel Street Name NORTH BYPASS
Parcel Street Units
Parcel Street Type

Current Fair Market Value Information

Previous 1183466
Current 1183466
Land 1183466
Residential Improvement
Commercial Improvement
Accessory Improvement
Conservation Use Value

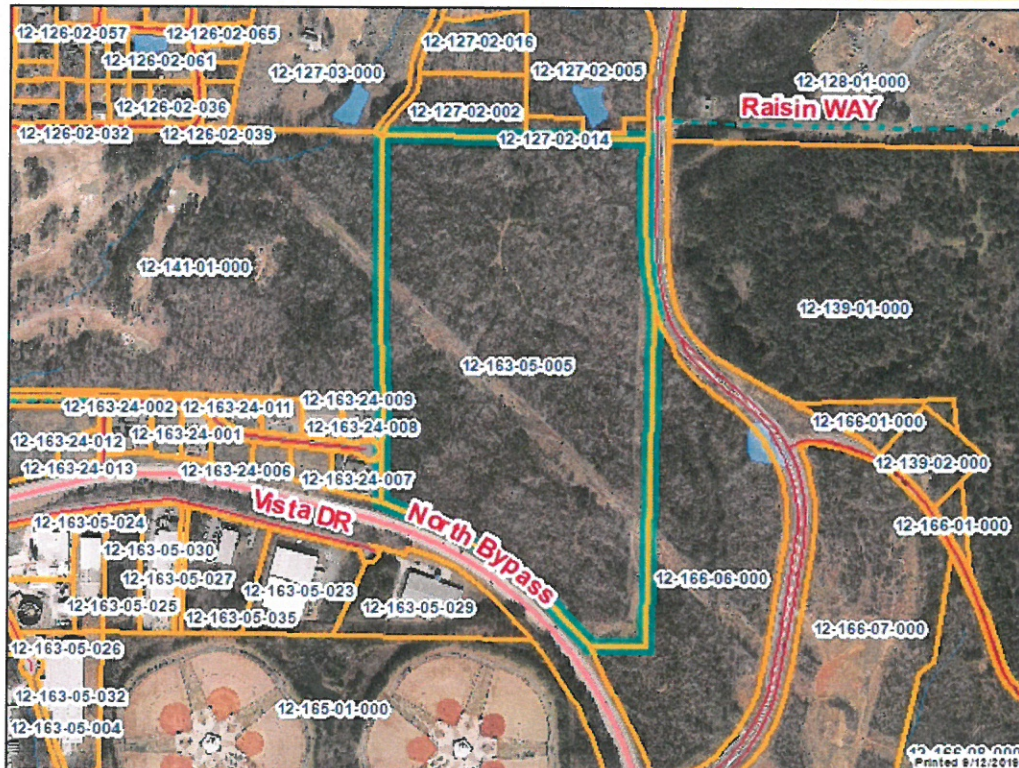
Historical Fair Market Value Information

2018 1183466
2017 1183466
2016 1183466

Exemption Information

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

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-166-06-000
Realkey 42880
GIS Map Map
Owner Name HAMMOND CREEK CAPITAL LLC
Owner Address PO BOX 128
Owner Address 2
Owner Address 3
Owner City DALTON
Owner State GA
Owner Zip 307220128
Latitude
Longitude

Parcel Address

Parcel House Number 0
Parcel Street Extension
Parcel Street Direction
Parcel Street Name NORTH BYPASS
Parcel Street Units
Parcel Street Type

Current Fair Market Value Information

Previous 1178636
Current 1178636
Land 1178636
Residential Improvement
Commercial Improvement
Accessory Improvement
Conservation Use Value

Historical Fair Market Value Information

2018 1178636
2017 2059035
2016 2059035

Property Information

Class Commercial
Strata Large Tract
Tax District County
Neighborhood
Legal Description 36.21A ERNEST MCDONALD
Total Acres 36.21
Zoning See GIS Map
GMD\Map Number
Subdivision
Subdivision Phase
Subdivision Section 0009
Subdivision Block
Subdivision Lot
Comments:

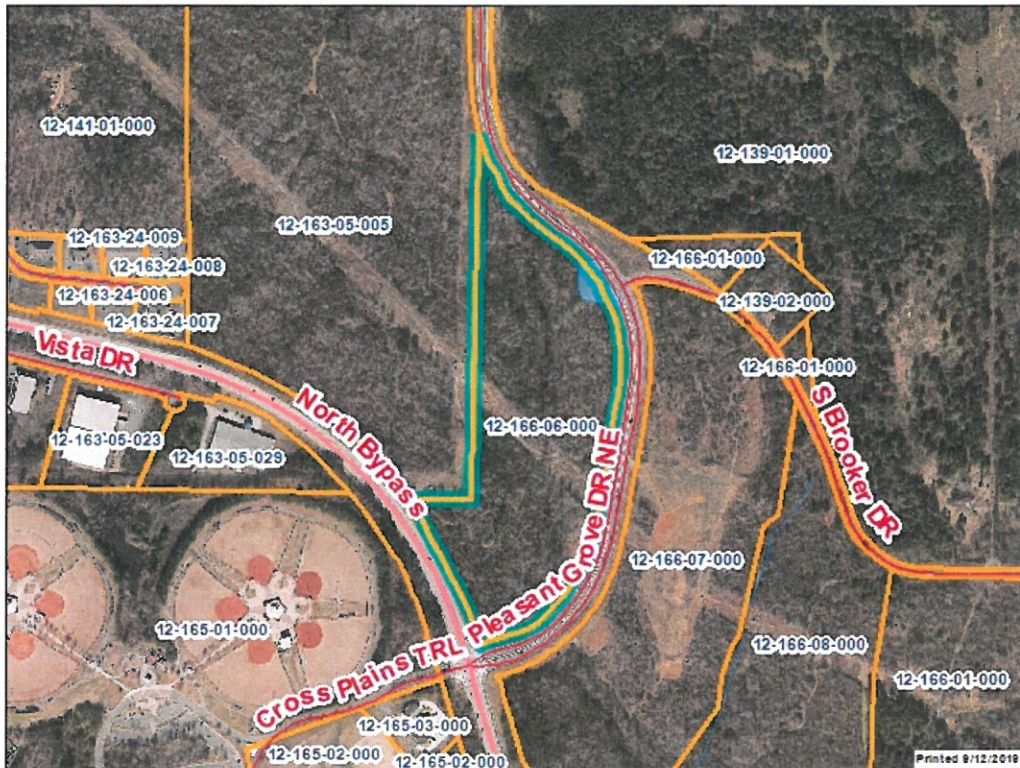
Exemption Information

Homestead 50
Preferential Year
Conservation Use Year
Historical Year
Historical Val 0
EZ year
EZ Val 0

Appeals Information

Appeal Year 2011
Appeal Status Resolved
Appeal Year 2014
Appeal Status Resolved

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information



Whitfield County

Board of Commissioners

Board Members
R. Lynette Laughter, Chairman
Harold Brooker
Barry W. Robbins
Roger Crossen
Greg Jones

November 13, 2020

Honorable David Pennington
Mayor, City of Dalton
P.O. Box 1205
Dalton, GA 30722

RE: Tax Parcel No. 12-163-05-005 & 12-166-06-000

Dear Mayor Pennington:

At the November 9, 2020 Regular Business Meeting of the Whitfield County Board of Commissioners, the Board voted 3-1 to have no land use classification objection to the annexation of Tax Parcel No. 12-163-05-005 & 12-166-06-000.

Regards,

Mark Gibson

Mark Gibson
County Administrator

cc: Ashley O'Donald, Chief Appraiser
Ethan Calhoun, Northwest Georgia Regional Commission
Jess Hansen, GIS Coordinator
Claude Craig, Emergency Services Director
File

DALTON FIRE DEPARTMENT

TODD PANGLE
Fire Chief
Telephone 706-278-7363
Fax 706-272-7107
tpangle@daltonga.gov

404 School Street
Dalton, GA 30720



PUBLIC SAFETY COMMISSION

Bill Weaver
Dr. Luis Viamonte
Terry Mathis
Truman Whitfield
Anthony Walker

November 3, 2020

David Pennington, III
Mayor, City of Dalton

Re: Annexation proposal for parcel #12-163-05-005 and 12-166-06-000

Greetings,

At the present time there is **no** indication the proposed annexation of above listed property would render a reduction in the level of fire protection to this area by Dalton Fire Department. The property is undeveloped and therefore the specific needs of this property would be identified at such time as proposed development is tendered.

Additional fire protection, such as the addition of hydrants, may be required to manage risks associated with development of the property. However until such time as plans are made known, no recommendation can be made as to specific fire protection needs for this property.

Dalton Fire Department would not oppose annexation with the contingency for expansion of fire protection, and apparatus access measures relative to development of the property.

Thank you,

Todd Pangle
Fire Chief
Dalton Fire Department

William C Cason III
Chief of Police
www.daltonpd.com
www.cityofdalton-ga.gov/police



Public Safety Commission
Bill Weaver
Terry Mathis
Anthony Walker
Dr. Luis M. Viamonte
Truman Whitfield

DALTON POLICE DEPARTMENT
301 Jones Street, Dalton, Georgia 30720
Phone: 706-278-9085 • Fax: 706-272-7905

Date: November 05, 2020

To: Chief Cliff Cason

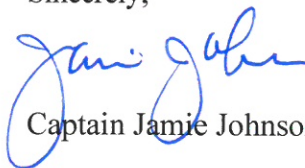
From: Captain Jamie Johnson

RE: Hammond Creek Capital Parcel Numbers 12-163-05-005 and 12-166-06-000

Chief Cason:

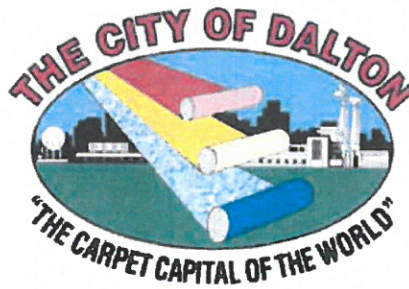
I have reviewed the annexation request for Hammond Creek Capital Parcel Numbers 12-163-05-005 and 12-166-06-000 located on the North Bypass. This property will have no bearing on the Dalton Police Department's law enforcement services in this area.

Sincerely,


Captain Jamie Johnson

PUBLIC WORKS DEPARTMENT
P. ANDREW PARKER, P.E., DIRECTOR
aparker@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

GARY CREWS
TYREE GOODLETT
ANNALEE HARLAN
DEREK WAUGH

M E M O R A N D U M

TO: David Pennington III, Mayor
Attn: Bernadette Chattam, City Clerk

FROM: P. Andrew Parker, P.E.
Public Works Director

RE: Annexation Request
Hammond Creek Capital, LLC.
91.745 Acres
Parcel Numbers: 12-163-05-005 & 12-166-06-000
Zoning Classification: C-2

DATE: November 10, 2020

Regarding the subject request, please be advised that the Public Works Department has no objections to the annexation of the above referenced tracts.



November 10, 2020

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

RE: Annexation Request for Hammond Creek Capital, LLC (91.745 acres)

Dear Mayor Pennington:

As requested in your November 2, 2020, memorandum, Dalton Utilities has reviewed the annexation request of Hammond Creek Capital for 91.745 acres +/- located along the N. Bypass and Pleasant Grove Drive, NE. This property is further described as parcel numbers 12-163-05-005 and 12-166-06-000 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide water, wastewater, natural gas, telecommunications and electricity to this site from nearby existing utility infrastructure and we look forward to working with the developer to meet their utility needs.

Please do not hesitate to contact me at (706) 529-1011 or 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 fluid and cursive, with the first name "Mark" and last name "Buckner" clearly distinguishable.

Mark Buckner, P.E.