

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

**MEMORANDUM**

**TO:** City of Dalton Mayor and Council  
Jason Parker  
Gandi Vaughn  
Jean Garland

**FROM:** Jim Lidderdale  
Chairman

**DATE:** December 4, 2020

**SUBJECT: The request of Hammond Creek Capital, LLC to annex parcels A and B totaling 91.745 acres into the City of Dalton as General Commercial (C-2) located at the North Bypass. Parcels (12-163-05-005) and (12-166-06-000) (City)**

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on November 30, 2020 at 6:00 p.m. at the Edwards Park Complex located at 115 Edwards Park Dalton, GA. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present via video conference. All legal requirements for advertising and posting the public hearing were met. The petition was represented by Chuck Dobbins with power of attorney.

**Public Hearing Summary:**

Mr. Calhoun summarized the staff analysis, which was in favor of the annexation into the City of Dalton. There were no further questions for Calhoun.

Chuck Dobbins represented the petitioner with Power of Attorney and stated that annexing the subject property into the City was the petitioner's first step towards the development of the subject property. Dobbins then stated that the long-term plan for the subject property is still in the preliminary design phase. Dobbins then described the current goals for the developer were to incorporate various residential components as well as some commercial development as part of a planned community on the subject property. Dobbins clarified that the current C-2 zoning of the subject property was sufficient at this time since the detailed site plan for the property was not yet completed, and he stated that the petitioner would likely return at a later time in order to seek a rezoning once a site plan is completed.

With no other comments heard for or against this hearing closed at approximately 6:25pm.

**Recommendation:**

Chairman Lidderdale sought a motion on the requested annexation into the City of Dalton. **Mr. Pennington then made a motion to recommend the annexation into the City of Dalton based on his agreement with the content of the staff analysis. Ms. McClurg then seconded the motion and a unanimous recommendation to approve the annexation into the City of Dalton followed, 4-0.**