



**SPECIAL CALLED MAYOR AND COUNCIL MEETING
THURSDAY, JANUARY 08, 2026
8:00 AM
DALTON CITY HALL - COUNCIL CHAMBERS**

AGENDA

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Commentary: *(Please Complete Public Commentary Contact Card for the Record
Prior to Speaking - Limit of 3 Minutes/Person)*

Unfinished Business:

1. Second Reading Ordinance 26-01 To hear the request of Metro Investments, LLC to annex 1.0 acres located at 1822 Chattanooga Road, Dalton, Georgia into the City of Dalton as General Commercial (C-2) Parcel (12-159-01-129).

New Business:

2. Resolution 26-01 To Call a Special Election to Fill the Vacant Seat of Councilmember for Ward 2

Adjournment



CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

1/8/2026

AGENDA ITEM

The request of Metro Investments, LLC to annex 1.0 acres located at 1822 Chattanooga Road, Dalton, Georgia at Tax Parcel 12-159-01-029 into the City of Dalton as General Commercial (C-2) Parcel (12-159-01-129)

DEPARTMENT

Planning and Zoning

REQUESTED BY Ethan Calhoun

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

N/A

FUNDING SOURCE IF NOT IN BUDGET

N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

See the attached staff analysis and Planning Commission recommendation to approve.

PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205 Dalton,
Georgia 30722

ORDINANCE 26-01

To Annex Certain Property of Metro Investments, LLC, Into The City Of Dalton, Georgia, Pursuant To Chapter 36, Title 36 Of The Official Code Of Georgia Annotated; To Provide An Effective Date; And For Other Purposes

BE IT ORDAINED by the Mayor and Council of the City of Dalton and by authority of the same, **IT IS HEREBY ORDAINED** as follows:

Section 1:

The area contiguous to the City of Dalton as described in Exhibit “A” (the “Property”), which is attached to and incorporated as a part of this ordinance, is hereby annexed into the City of Dalton, Georgia and is made a part of said city.

Section 2.

This Ordinance shall be effective on the 1st day of February, 2026.

Section 3.

The acreage of the Property is approximately 1.0 acres. No streets or roads are affected by this annexation.

Section 4.

The City Clerk of the City of Dalton, Georgia is instructed to send a report that includes certified copies of this Ordinance, the name of the county in which the Property being annexed is located and a letter from the City stating the intent to add the annexed area to Census maps during the next survey and stating that the survey map will be completed and returned to the Census Bureau, Department of Community Affairs, and to the governing authority of Whitfield County, Georgia, within thirty (30) days after the effective date of the annexation as set forth above in Section 2.

Section 5.

All ordinances and parts of ordinances in conflict with this ordinance are repealed.

Section 6.

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

SO ORDAINED this _____ day of _____, 2026.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Councilmember _____, second by Councilmember _____ and upon the question the vote is _____ ayes, _____ nays and the Ordinance is adopted.

MAYOR/MAYOR PRO TEM

ATTEST:

CITY CLERK

EXHIBIT A

All that tract or parcel of land, containing 1.00 acres, lying and being in Land Lot No. 159 in the 12th District and 3rd Section of Whitfield County, Georgia, and described as follows:

Commencing at a concrete monument found marking the intersection of the north Right of Way of Chattanooga Road (U.S. Hwy. No. 41) with the west right of Way of North Dalton Bypass, said point located on a curve having a delta of $15^{\circ}38'09''$ and a radius of 583.74 feet; thence run along said curving Right of Way for an arc distance of 159.30 feet (chord bearing of S $44^{\circ}44'03''$ W - 158.81 feet) to a 5/8" rebar found marking the northeast corner of the herein described parcel and the Point of Beginning; thence continue along said curving Right of Way, said curve having a delta of $18^{\circ}08'28''$ and a radius of 583.74 feet, for an arc distance of 184.82 feet (chord bearing of S $27^{\circ}50'45''$ W- 184.05 feet) to the end of said curve; thence continue along said Right of Way S $18^{\circ}09'50''$ W - 41.40 feet to a 5/8" rebar found; thence continue along said Right of Way, run N $71^{\circ}12'25''$ W - 35.00 feet to a point; thence leaving said Right of Way, continue N $71^{\circ}12'25''$ W - 159.95 feet to a 5/8" rebar found; thence run N $25^{\circ}52'32''$ E - 239.32 feet to a 5/8" rebar found; thence run S $66^{\circ}58'46''$ E - 194.48 feet to the Point of Beginning.

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of _____.

CITY CLERK
CITY OF DALTON

**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: December 16, 2025

A. To hear the request of Metro Investments, LLC to annex 1.0 acres located at 1822 Chattanooga Road, Dalton, Georgia at Tax Parcel 12-159-01-029 into the City of Dalton as General Commercial (C-2) Parcel (12-159-01-129)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on December 15, 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 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 Ethan Calhoun.

Public Hearing Summary:

Ethan Calhoun summarized the staff analysis, which recommended approval of the annexation of the subject property into the City of Dalton. There were no further questions for Calhoun. With no other comments heard for or against, Chairman Lidderdale closed the public hearing at approximately 8:02 pm.

Recommendation:

Chairman Lidderdale sought a motion for the annexation request. Chris Shiflett made a motion to approve the annexation into the City of Dalton, and Eric Barr seconded. There was a unanimous recommendation to approve the annexation (4-0).

STAFF ANALYSIS
ANNEXATION REQUEST
Unified Zoning Ordinance

ZONING CASE:

Metro Investments is seeking annexation of a parcel (#12-159-01-029) into The City of Dalton. located at 1822 Chattanooga Road within the General Commercial (C-2) zone district. Dalton's current corporate boundary flanks the subject property along all of its boundaries.

The surrounding land uses and zoning are as follows: 1) All adjacent tracts to the north and east are zoned and developed as C-2 while the tracts to the south and west are zoned and developed as M-2. Zoning will not be affected by this annexation if it is approved since both the city and the county share the Unified Zoning Ordinance.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

As stated previously, the zoning of the subject property will not be changed in the event that it is annexed into the City of Dalton since the City and County adopted the UZO in 2015. The existing C-2 zoning is appropriate in regard to the existing land use in this area as well as the Comprehensive Plan and Future Development Map. The annexation, if approved, would simply bring the subject property into the City of Dalton's jurisdiction. The subject property is an unincorporated county island, which makes it a strong candidate for annexation into the city.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

No impact is expected if this annexation is approved as the subject property has already been developed.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

This annexation will not affect the subject property's use or character. If this property is annexed, then it will be able to benefit from city services that are already offered to the majority of adjacent and nearby properties since the property is a small, unincorporated county island within the City of Dalton. Unincorporated county islands create issues related to public service delivery and are encouraged to be annexed to create more consistent jurisdictional boundaries.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

No impact. The zoning will be the same, but the jurisdiction will change. The property owners have completed an application to annex under the 100 percent method, which means it is by the choice of the property owner to be annexed.

(E) Whether the proposed amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

No impact is expected. Service extensions to the area have occurred through the years. More

properties in the vicinity are now within the City of Dalton as compared to the unincorporated County. Water and sewer utilities are already available to the subject property with no concern for capacity. The annexation of the subject property would have a negligible impact on public utilities for this area. The subject property is already served by City emergency services due to the automatic aid agreement between the City and County.

(F) Whether the property sought to be annexed is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The subject property is within the Regional Activity Center character area. This character area is shared by both Whitfield County and the City of Dalton. This annexation would have no conflict with the Comprehensive Plan or Future Development Map based on the existing character of the subject property and adjacent zoning and development.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

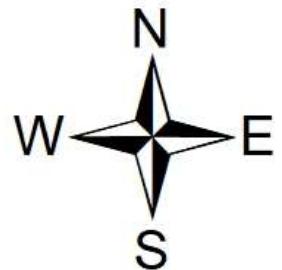
This request, if approved, would eliminate an existing unincorporated county island within the City of Dalton.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

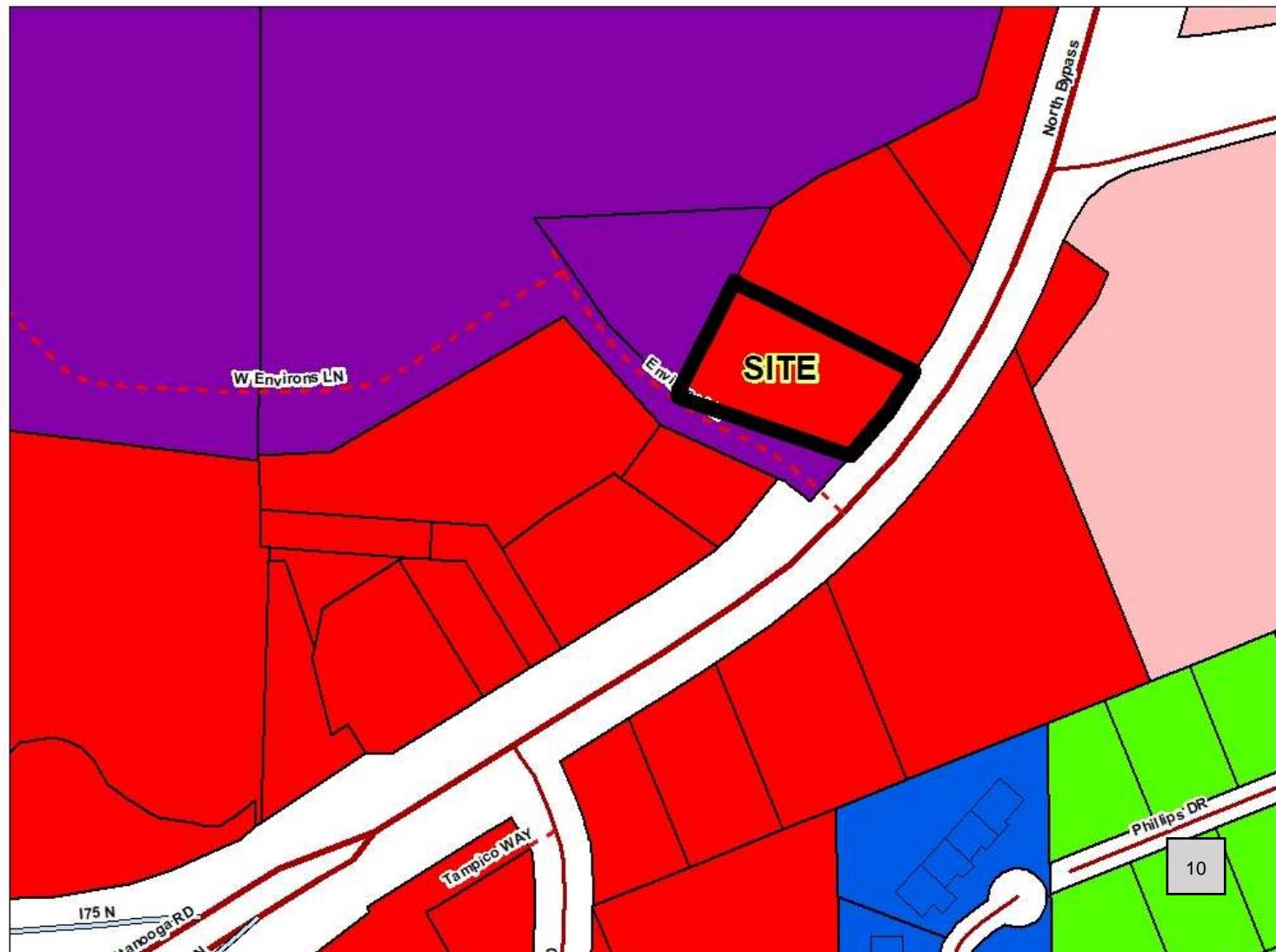
N/A

CONCLUSION: The staff recommendation is that the subject property is well-suited for annexation into the City of Dalton. The request is consistent with the Comprehensive Plan, and the uses and zoning of most properties in the vicinity.

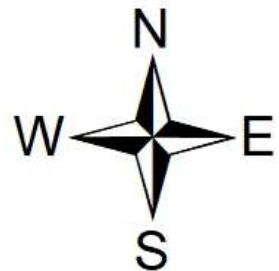
Metro Investments Annexation Request Into the City of Dalton Zoning to Remain C-2, General Commercial



FEET
200

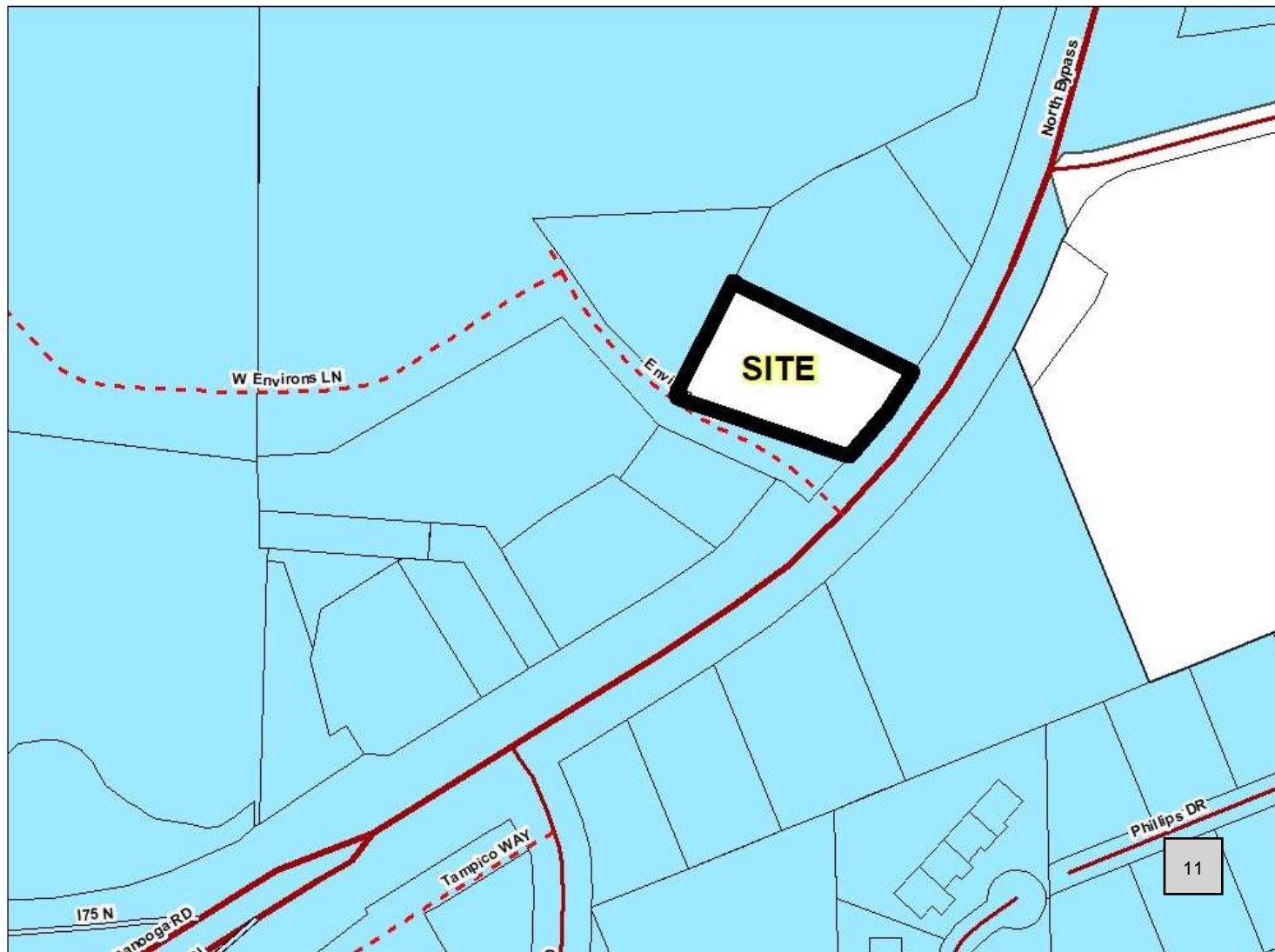


Metro Investments Annexation Request Into the City of Dalton Zoning to Remain C-2, General Commercial



DALTON CITY LIMITS
Town_Boundaries

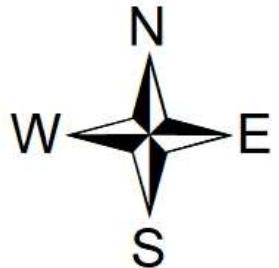
FEET
200



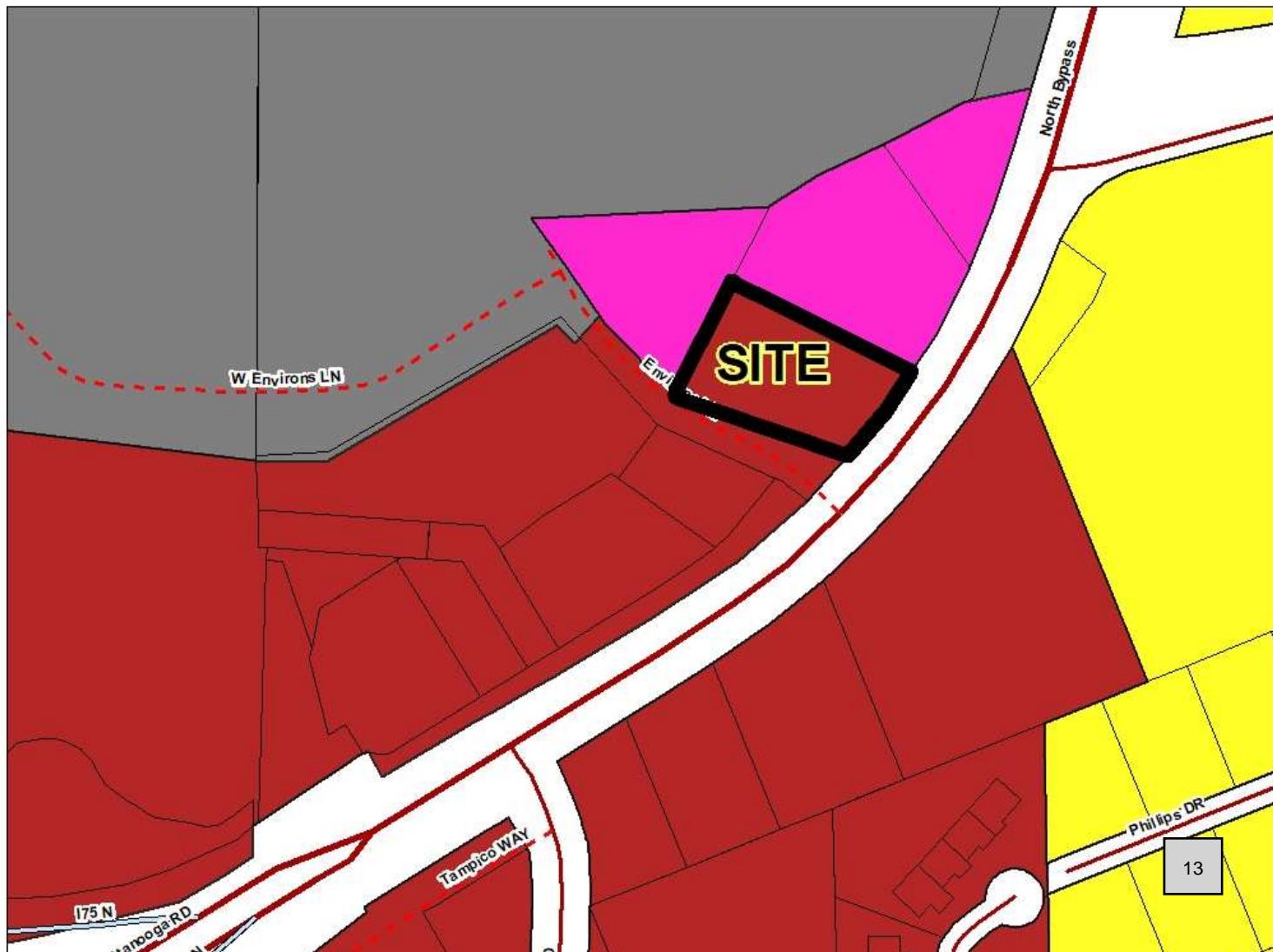
Metro Investments Annexation Request Into the City of Dalton Zoning to Remain C-2, General Commercial



Metro Investments Annexation Request Into the City of Dalton Zoning to Remain C-2, General Commercial



FEET
200





October 30, 2025

TO: Matthew Daniel, Fire Department
Cliff Cason, Police Department
Jonathan Bledsoe, The Minor Firm
Chad Townsend, Public Works Department
John Thomas, Dalton Utilities
Ethan Calhoun, NWGRC

FROM: Annalee Sams
Mayor, City of Dalton

Please review this **Annexation** request and submit your comments within seven days to the City of Dalton City Clerk's Office.

NAME: Metro Investments LLC

STREET ADDRESS: 1822 Chattanooga Rd.

AMOUNT OF ACREAGE: 1.0

PARCEL NUMBERS: 12-159-01-029

PLAT ATTACHED: YES X NO _____

ZONING CLASSIFICATION: C-2

PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205
Dalton, Georgia 30722



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:	<i>Metro Investments LLC</i>
APPLICANT ADDRESS:	<i>P.O. Box 4567</i>
CITY, STATE & ZIP:	<i>Dalton, GA 30719</i>
TELEPHONE NUMBER:	<i>706-278-0525</i>

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	<i>1822 Chattanooga Road Dalton, Ga.</i>
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	<i>W.ondale</i>
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	<i>Pt. of Lots 19 And 20</i>
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	<i>Restaurant</i>

- PROPOSED ZONING CLASSIFICATION *C-2*
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED *1*
- TAX MAP NUMBER/PARCEL NUMBER *12-159-01-029*
- HOUSING UNITS *-0-*

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS	<i>N/A</i>
(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)	<i>N/A</i>
(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.	<i>N/A</i>
(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.	<i>N/A</i>
(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.	<i>N/A</i>
(6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.	<input type="checkbox"/> CAUCASIAN <i>N/A</i> LATINO <input type="checkbox"/> AFRICAN AMERICAN <i>N/A</i> OTHER

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

Metro Investments, LLC
By *Jessie Jackson member/member*
SIGNATURE OF APPLICANT(S)

10/28/2025
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:

Jee Simple Parcel # 12-159 01-029

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

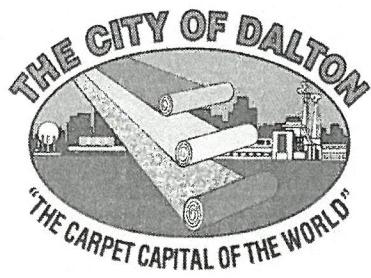
I hereby appoint L. Stephen Keleher, (my Attorney) 706-278-0525
my attorney in fact with full authority, my name, place, and stead, to apply for the
zoning amendment as set forth in the attached annexation contract.

By Jannel J. Cayton, member/
(Owner's Name)
Metro Investments, LLC MANAGER

Sworn to and subscribed
Before me, this 28th day
of October, 2025

Judy Yarbrough
Notary Public

(Seal) Judy Yarbrough
NOTARY PUBLIC
WHITFIELD COUNTY, GEORGIA
My Commission Expires 04/07/2029



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 assed value is 100% or \$100,000 X 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.

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

Y. Janell Jr. Cayton
SIGNED

10/28/2025
DATE

DOC# 12079
FILED IN OFFICE
07/01/2008 11:38AM
Bk# 5227 Pss# 259-261
Melica Kendrick
CLERK OF SUPERIOR COURT
WHITFIELD COUNTY

RETURN TO: JERRY LIFSEY
ATTORNEY AT LAW
P.O. BOX 607
CHATSWORTH, GA 30705
FILE NO. 10269

PN 1-15e8

WARRANTY DEED
DEED ONLY- NO TITLE EXAMINATION

STATE OF GEORGIA,

COUNTY OF WHITEFIELD

THIS INDENTURE is made on the date set forth below by and between.

METRO PROPERTIES, LTD., A GEORGIA LIMITED PARTNERSHIP

as party or parties of the first part, hereinafter called Grantor, and

METRO INVESTMENTS, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and inconsideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATE HEREIN BY REFERENCE

TO HAVE AND TO HOLD the said described property, 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.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the 18th day of June, 2008.

**Signed, sealed and delivered
in the presence of:**

**METRO PROPERTIES, A GEORGIA LIMITED
PARTNERSHIP**

By: Textile Equipment Leasing, Inc.
General Partner

By:  

Signed, sealed and delivered
in the presence of:
Jerry L. Lofgren
Lorraine K. Raines
NOTARY PUBLIC



EXHIBIT "A"

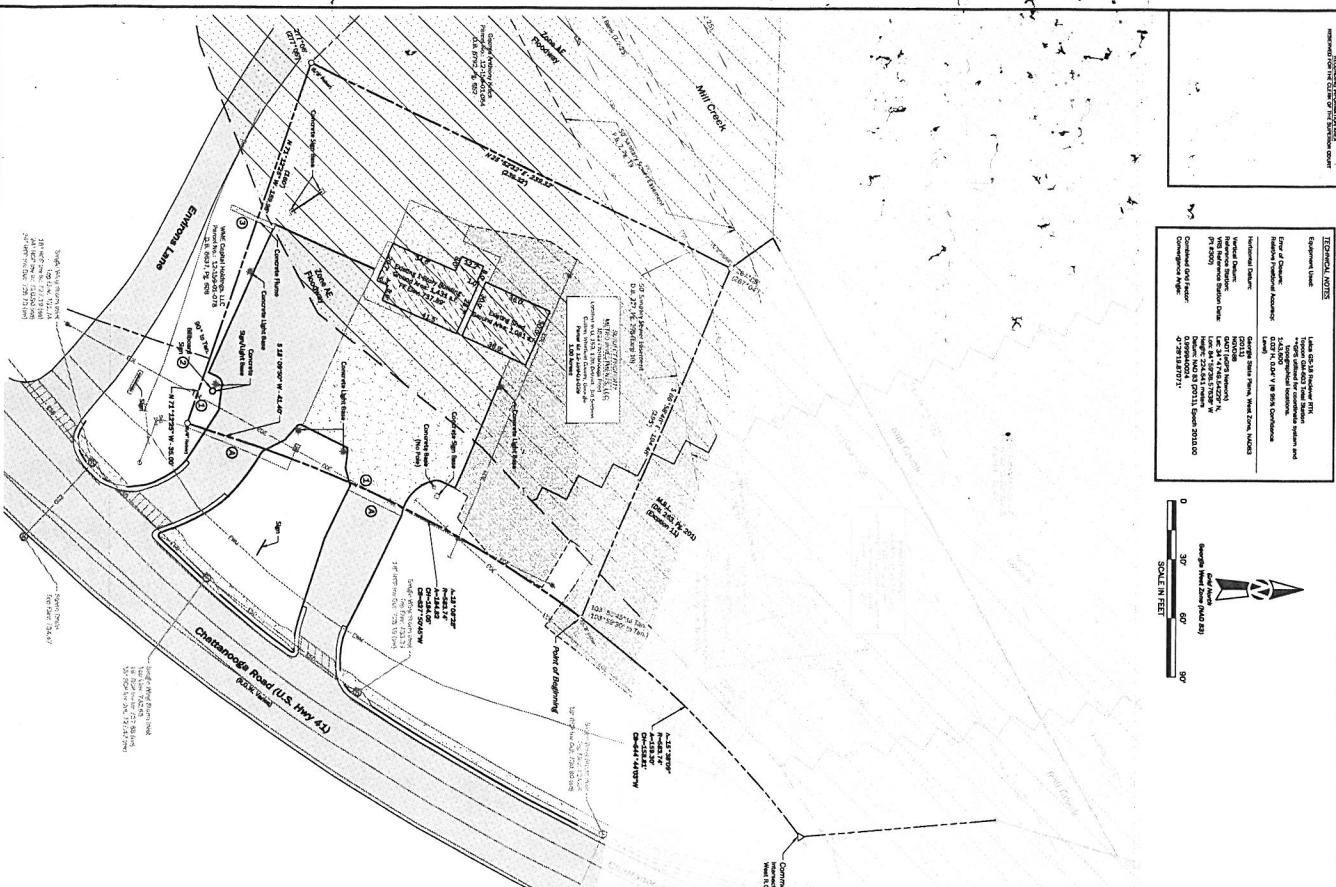
All that tract or parcel of land lying and being in Land Lots Nos. 146 and 159 in the 12th District and 3rd Section of Whitfield County, Georgia, and described as follows:

BEGINNING at the intersection of the north right-of-way line of U. S. Highway 41 with the west line of said Land Lot No. 159; thence northwardly along the west line of said Land Lot Nos. 159 and 146, 1086.66 feet to the south right-of-way line of the Western & Atlantic Railroad; thence to the right with an interior angle of 87 degrees 37 minutes 41 seconds and run easterly along said right-of-way line 280.89 feet to the beginning of a curve to the left having a radius of 3032.91 feet and subtending a central angle of 13 degrees 1 minute; thence easterly along said right-of-way line and along the arc of said curve 689.03 feet to the end of said curve; thence tangent to said curve run northeasterly along said right-of-way line 1065.58 feet; thence to the right with an interior angle of 79 degrees 0 minutes and run southerly 160.92 feet to the northwesterly right-of-way line of U. S. Highway 41; thence to the right with an interior angle of 118 degrees 3 minutes 40 seconds as measured to tangent of a curve to the right having a radius of 1432.40 feet and subtending a central angle of 12 degrees 29 minutes 10 seconds, southwesterly along said right-of-way line and along the arc of said curve 312.15 feet to the end of said curve; thence tangent to said curve run southwesterly along said right-of-way line 590.96 feet to the beginning of a curve to the left having a radius of 583.74 feet and subtending a central angle of 56 degrees 24 minutes 30 seconds; thence southwesterly along said right-of-way line and along the arc of said curve 574.70 feet to the end of said curve; thence tangent to said curve run southwesterly along said right-of-way line 41.40 feet; thence to the right with an interior angle of 90 degrees and run northwesterly along said right-of-way line 35 feet; thence to the left with an interior angle of 270 degrees as measured to tangent of a curve to the right having a radius of 455.87 feet and subtending a central angle of 8 degrees 55 minutes 8 seconds southwesterly along said right-of-way line and along the arc of said curve 70.96 feet; thence to the right with an interior angle of 131 degrees 13 minutes 8 seconds to tangent, and run southwesterly along the center line of Mill Creek 147 feet; thence to the left with an interior angle of 222 degrees 5 minutes and run southwesterly along the center line of said creek 104 feet; thence to the right with an interior angle of 84 degrees and run northwesterly along the center line of said creek 134 feet; thence to the left with an interior angle of 229 degrees 35 minutes and run southwesterly along the center line of said creek 126 feet; thence to the right with an interior angle of 122 degrees 40 minutes and run northwesterly along the center line of said creek 150 feet; thence to the left with an interior angle of 239 degrees 40 minutes and run southwesterly along the center line of said creek 36 feet; thence to the left with an interior angle of 234 degrees 20 minutes and run southwesterly along the center line of said creek 145 feet; thence to the left with an interior angle of 208 degrees 5 minutes and run southerly along the center line of said creek 173 feet; thence to the right with an interior angle of 170 degrees 51 minutes and run southerly along the center line of said creek 118.78 feet to the north right-of-way line of U. S. Highway 41; thence southwesterly along said right-of-way line 78.06 feet to the point of beginning.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lots Nos. 146 and 159 in the 12th District and 3rd Section of Whitfield County, Georgia, and described as follows:

BEGINNING at the intersection of the north right-of-way line of U. S. Highway 41 with the west line of said Land Lot No. 159; thence northwardly along the west line of said Land Lot Nos. 159 and 146, 1086.66 feet to the south right-of-way line of the Western & Atlantic Railroad; thence to the right with an interior angle of 87 degrees 37 minutes 41 seconds and run easterly along said right-of-way line 288.89 feet to the beginning of a curve to the left having a radius of 3032.91 feet and subtending a central angle of 13 degrees 1 minute; thence easterly along said right-of-way line and along the arc of said curve 689.03 feet to the end of said curve; thence tangent to said curve run northeasterly along said right-of-way line 1065.58 feet; thence to the right with an interior angle of 79 degrees 0 minutes and run southerly 160.92 feet to the northwesterly right-of-way line of U. S. Highway 41; thence to the right with an interior angle of 118 degrees 3 minutes 40 seconds as measured to tangent of a curve to the right having a radius of 1432.40 feet and subtending a central angle of 12 degrees 29 minutes 10 seconds, southwesterly along said right-of-way line and along the arc of said curve 312.15 feet to the end of said curve; thence tangent to said curve run southwesterly along said right-of-way line 590.96 feet to the beginning of a curve to the left having a radius of 583.74 feet and subtending a central angle of 56 degrees 24 minutes 30 seconds; thence southwesterly along said right-of-way line and along the arc of said curve 389.70 feet to a point in the northerly property line of lands to be retained by Grantor; thence to the right with an interior angle of 103 degrees 59 minutes 30 seconds to a tangent at the point of tangency on the right-of-way curve a distance of 195 feet to a point; thence to the left with an interior angle of 267 degrees 4 minutes 239.32 feet to a point; thence to the left with an interior angle of 277 degrees 6 minutes 160 feet to the westerly right-of-way line of U. S. Highway No. 41 and the beginning of a curve to the right having a radius of 455.87 feet and subtending a central angle of 8 degrees 55 minutes 8 seconds; thence to the right with an interior angle at 90 degrees to the tangent southwesterly along the arc of said curve 70.96 feet to the southerly point of the curve; thence to the right with an interior angle of 131 degrees 13 minutes 8 seconds to a tangent, and run southwesterly along the center line of Mill Creek 147 feet; thence to the left with an interior angle of 222 degrees 5 minutes and run southwesterly along the center line of said creek 104 feet; thence to the right with an interior angle of 84 degrees and run northwesterly along the center line of said creek 134 feet; thence to the left with an interior angle of 229 degrees 35 minutes and run southwesterly along the center line of said creek 126 feet; thence to the right with an interior angle of 122 degrees 40 minutes and run northwesterly along the center line of said creek 150 feet; thence to the left with an interior angle of 239 degrees 40 minutes and run southwesterly along the center line of said creek 36 feet; thence to the left with an interior angle of 234 degrees 20 minutes and run southwesterly along the center line of said creek 145 feet; thence to the left with an interior angle of 208 degrees 5 minutes and run southerly along the center line of said creek 173 feet; thence to the right with an interior angle of 170 degrees 51 minutes and run southerly along the center line of said creek 118.78 feet to the north right-of-way line of U. S. Highway 41; thence southwesterly along said right-of-way line 78.06 feet to the point of beginning.



<u>LAND DESCRIPTION PER TITLE COMMITMENT and SURVEY</u>	
Chicago Title Insurance Company	
Commitment No. CT18-28-0276	
Legal Description	

Sheet 1 of 1		Sheet 1 of 1	
Sheet No.	No.	Revision Description	Drawing No.
1	1	1	1
Drawn By: J B H / G N F		Checked By: E M H / B G F	
Date Drawn: 07/02/2025		Date Surveyed: 05/2025 / 1/25	
Scale: 1"=30'		Proj. No.: 25-01-1336.00	
File Name: 25-1336.TopoSurvey.dwg			

**Proposed Taco Bell Restaurant
Metro Investments LLC**

TTL

3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com

Legal Description

Exhibit "A"

All that tract or parcel of land, containing 1.00 acres, lying and being in Land Lot No. 159 in the 12th District and 3rd Section of Whitfield County, Georgia, and described as follows:

Commencing at a concrete monument found marking the intersection of the north Right of Way of Chattanooga Road (U.S. Hwy. No. 41) with the west right of Way of North Dalton Bypass, said point located on a curve having a delta of $15^{\circ}38'09''$ and a radius of 583.74 feet; thence run along said curving Right of Way for an arc distance of 159.30 feet (chord bearing of S $44^{\circ}44'03''$ W - 158.81 feet) to a 5/8" rebar found marking the northeast corner of the herein described parcel and the Point of Beginning; thence continue along said curving Right of Way, said curve having a delta of $18^{\circ}08'28''$ and a radius of 583.74 feet, for an arc distance of 184.82 feet (chord bearing of S $27^{\circ}50'45''$ W - 184.05 feet) to the end of said curve; thence continue along said Right of Way S $18^{\circ}09'50''$ W - 41.40 feet to a 5/8" rebar found; thence continue along said Right of Way, run N $71^{\circ}12'25''$ W - 35.00 feet to a point; thence leaving said Right of Way, continue N $71^{\circ}12'25''$ W - 159.95 feet to a 5/8" rebar found; thence run N $25^{\circ}52'32''$ E - 239.32 feet to a 5/8" rebar found; thence run S $66^{\circ}58'46''$ E - 194.48 feet to the Point of Beginning.

EXHIBIT “B”

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	12-159-01-029
Realkey	14966
Property Record Card	Click Here
Property Record Card	Click Here
GIS Map	Map
Owner Name	METRO INVESTMENTS LLC
Owner Address	P O BOX 4567
Owner Address 2	
Owner Address 3	
Owner City	DALTON
Owner State	GA
Owner Zip	30719
Latitude	34.79647465
Longitude	-84.99535663

Property Information

Class	Commercial
Strata	Lot
Tax District	County
Neighborhood	SRVC
Legal Description	PL19 & 20 WILLOWDALE
Total Acres	1
Zoning	See GIS Map
GMD\Map Number	056
Subdivision	
Subdivision Phase	
Subdivision Section	0009
Subdivision Block	
Subdivision Lot	
Comments:	

Appeals Information

Appeal Year	2008
Appeal Status	Resolved

GIS Quickmap

Parcel Address

Parcel House Number	1822
Parcel Street Extension	
Parcel Street Direction	
Parcel Street Name	CHATTANOOGA
Parcel Street Units	
Parcel Street Type	RD

Current Fair Market Value Information

Previous	421988
Current	421988
Land	337500
Residential Improvement	
Commercial Improvement	84488
Accessory Improvement	
Conservation Use Value	

Historical Fair Market Value Information

2023	236424
2022	236424
2021	236424

Exemption Information

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



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	METRO INVESTMENTS LLC	Legal Description	PL19 & 20 WILLOWDALE
Year	2024	Sale Date	
Parcel Number	12-159-01-029	Taxes Due	3771.05
Bill	225007	Taxes Due Date	1/20/2026
Exemption Type		Taxes Paid	2287.3
Account No.	7055923	Taxes Paid Date	12/17/2024 9:00:59 AM
Millage Rate	0	Current Due	1483.75
Fair Market Value	421988	Back Taxes	0
Assessed Value	168795	Total Due	1483.75
Prior Years Tax Data	Tax		

Commercial Structure Information

General

Improvement Number	1
Section Number	1
Sketch	Click Here
Class	Commercial
Strata	Improvement
Built As	*Garage Service Repair
Used As	*Garage Service Repair
Grade	100

Construction Information

Construction Type	Masonry Load Bearing Walls
Wall Height	12
Year Built	1965
Effective Year Built	
Section Area	1392
Total Building Area	1632
Plumbing	
One Fixture	0



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

Grantee	METRO INVESTMENTS LLC	Class	Commercial
Grantor	METRO PROPERTIES LTD	Strata	Improvement
Sale Price	0	Reason	
Sale Date	6/18/2008	State	N
Deed Book/Page	5227 259	PT-61	PT-61 155-2009-000000
Deed Link	Click Here	Comments	
Grantee	METRO PROPERTIES LTD	Class	Commercial
Grantor	COMMERCIAL RENTALS OF GEORGIA	Strata	Improvement
Sale Price	605330	Reason	FAIR MARKET IMPROVED SALE
Sale Date	10/3/2000	State	N
Deed Book/Page	3344 131	PT-61	
Deed Link	Click Here	Comments	
Grantee	COMMERCIAL RENTALS OF GEORGIA	Class	Commercial
Grantor		Strata	Lot
Sale Price	0	Reason	Value Change



Whitfield County

Board of Commissioners

Board Members

Jevin Jensen, Chairman
Barry W. Robbins
Robby Staten
John Thomas
Greg Jones

November 19, 2025

Honorable Annalee Sams
Mayor, City of Dalton
P.O. Box 1205
Dalton, GA 30722

RE: Tax Parcel No. 12-159-01-029

Dear Mayor Sams:

At the November 10, 2025 Regular Business Meeting of the Whitfield County Board of Commissioners, the Board voted 4-0 to have no land use classification objection to the annexation of Tax Parcel No. referenced above.

Regards,

Blanca Cardona

Blanca Cardona
County Clerk

cc: Kristi Queen, Chief Appraiser
Jess Hansen, GIS Coordinator
David Metcalf, Emergency Services Director
File



November 7, 2025

Mrs. Annalee Sams
Mayor, City of Dalton
Post Office Box 1205
Dalton, Georgia 30722-1205

RE: Annexation Request for 1822 Chattanooga Rd. (1.0A) – Parcel # 12-159-01-029

Dear Mayor Sams:

As requested in your October 30, 2025, memorandum, Dalton Utilities has reviewed the annexation request of Metro Investments LLC for 1.0 acres +/- located at 1822 Chattanooga Rd. This property is further described as parcel number 12-159-01-029 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide gas, water, sewer, and telecommunications to this site from nearby existing utility infrastructure.

Please do not hesitate to contact me at 706-529-1015 or djohnson@util.com should any questions arise or if we may be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Don Johnson". The signature is fluid and cursive, with "Don" on the top line and "Johnson" on the bottom line.

Don Johnson
Vice President of Watershed Operations



November 4, 2025

RE: Annexation Proposal
Parcel # 12-159-01-029, 1822 Chattanooga Rd.

Annalee Harlan Sams
Mayor, City of Dalton

Greetings,

A review of the proposed annexation listed above has been completed, it has been determined there would not be a negative impact to the fire protection in the area as a result of such annexation approval.

Dalton Fire Department has no objection to annexation of the listed property.

Respectfully,

Matt Daniel

A handwritten signature in black ink, appearing to read "Matt Daniel".

Fire Chief

PHONE

706-278-7363

WEBSITE

www.daltonga.gov

ADDRESS

404 School Street
Dalton, Georgia 30722

Fire Chief
Matt Daniel



DALTON FIRE DEPARTMENT PREVENTION DIVISION

Prevention Division Coordinator

LT. Donnie Blankenship
404 School Street
Dalton, GA 30720
(706) 529-7486
dblankenship@daltonga.gov

Fire Inspectors
Scott Hearn
(706) 278-7363 x247
shearn@daltonga.gov

Dale Stratton
(706) 278-7363 x248
dstratton@daltonga.gov

Ronald Murray
(706) 278-7363 x227
rmurray@daltonga.gov

November 3, 2025

Re: Annexation Analysis

Property Address/Parcel: 1822 Chattanooga Road, 12-159-01-029

Access: Site access appears unproblematic. The property's grade appears to meet the required slope standards.

Water Supply: Water requirements are satisfied. Hydrant 1437, located between the subject property and Environs Lane, provides an adequate water supply in compliance with City Ordinance 54-1.

Property Use: The current structure is a commercial building. The annexation request proposes a change of occupancy to a restaurant. State minimum standards for life safety will apply once the final occupancy type is officially determined.

Setbacks: Setback requirements do not appear to be an issue

Respectfully,

Lt. Donnie Blankenship

Prevention Division Coordinator

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



Public Safety Commission
Mayor Annalee Sams
Terry Mathis
Truman Whitfield
Alex Brown
Lane Jackson

To: Chief Cason
Date: October 30, 2025
From: Captain Jamie Johnson
RE: 1822 Chattanooga Rd. (Parcel #12-159-01-029)

Chief Cason:

I have reviewed the annexation request for 1822 Chattanooga Rd. (Parcel #12-159-01-029). The annexation of this property will have little or no impact on law enforcement services in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "jamie johnson".

Jamie Johnson

301 Jones Street
Dalton, Georgia 30720
Phone: 706-278-9085



MEMORANDUM

TO: Annalee Sams - Mayor, City of Dalton

ATTN: Bernadette Chattam – City Clerk

FROM: Chad Townsend – Director of Public Works

RE: Annexation Request

Metro Investments LLC

1822 Chattanooga Road

1.0 Acres

Parcel #12-159-01-029

Zoning Classification: C-2

DATE: November 3, 2025

Please be advised that the Public Works Department has no objections to the annexation of the above referenced tract. With this tract being zoned commercial, minimal services will be required on behalf of the Public Works Department.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chad Townsend".

Chad Townsend

Director of Public Works



PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205
Dalton, Georgia 30722



CITY COUNCIL AGENDA REQUEST

MEETING TYPE

Mayor & Council Meeting

MEETING DATE

1/8/2026

AGENDA ITEM

Resolution 26-01 Special Election

DEPARTMENT

Administration

REQUESTED BY

Andrew Parker

REVIEWED/APPROVED BY CITY ATTORNEY?

Yes

COST

N/A

FUNDING SOURCE IF NOT IN BUDGET

N/A

PLEASE PROVIDE A SUMMARY OF YOUR REQUEST, INCLUDING BACKGROUND INFORMATION TO EXPLAIN THE REQUEST:

Resolution 26-01 To Call a Special Election to Fill the Vacant Seat of Councilmember for Ward 2



PHONE

706-278-9500

WEBSITE

www.daltonga.gov

ADDRESS

300 W Waugh Street
PO Box 1205 Dalton,
Georgia 30722

RESOLUTION 26-01

Resolution To Call A Special Election To Fill The Vacant Seat Of Councilmember For Ward 2

WHEREAS, Nicky Lama, Councilmember Ward 2, has resigned to qualify as a candidate for the U.S. House of Representatives for the 14th Congressional District of Georgia; and

WHEREAS, such resignation and qualification render the seat of Councilmember Ward 2 vacant as a matter of law; and

WHEREAS, Section 2.12 of the City's Charter provides that vacancies on the Council will be filled by special election; and

WHEREAS, the Governor has called for a special election to occur for the current vacancy for the U.S. House of Representatives seat for the 14th Congressional District of Georgia to occur on Tuesday, March 10, 2026; and

WHEREAS, the Mayor and Council of the City of Dalton, Georgia, desire to call a special election for the purpose of filling the vacant seat in Ward 2 to coincide with the special election called by the Governor;

NOW, THEREFORE, BE IT AND IT HEREBY IS RESOLVED, by the Mayor and Council of the City of Dalton, Georgia, that a special election is hereby called to be held in the City of Dalton on the 10th day of March, 2026 for the purpose of filling the vacant seat of Councilmember Ward 2.

BE IT FURTHER RESOLVED, that the election superintendent is hereby directed to establish and to advertise a qualifying period for candidates which shall be from 8:30 a.m. to 4:30 p.m. on Monday, January 12, 2026; 8:30 a.m. to 4:30 p.m. on Tuesday, January 13, 2026; and 8:30 a.m. to 1:00 p.m. on Wednesday, January 14, 2026.

ADOPTED AND APPROVED, this ____ day of January, 2026.

CITY OF DALTON

By: _____
Mayor/Mayor Pro Tempore

ATTESTED TO:

City Clerk