



DE-ANNEXATION APPLICATION

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

PLEASE LIST THE APPLICANT NAME REQUESTING DE-ANNEXATION

APPLICANT NAME:	Kobayashi Healthcare International, Inc.
APPLICANT ADDRESS:	245 Kraft Drive
CITY, STATE & ZIP:	Dalton, GA 30720
TELEPHONE NUMBER:	706.313.1488

PROPOSED PROPERTY TO BE DE-ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE DE-ANNEXED:	235 Kraft Drive
(2) SUBDIVISION OF THE PROPERTY TO BE DE-ANNEXED:	Whitfield Properties N Industrial Park
(3) LOT(S) NUMBER OF THE PROPERTY TO BE DE-ANNEXED:	Lot 1
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE DE-ANNEXED:	Manufacturing

- PRESENT ZONING CLASSIFICATION M-2

- PROPOSED AMOUNT OF ACREAGE TO BE DE-ANNEXED 7.6

- TAX MAP NUMBER/PARCEL NUMBER 13-025-11-000

- HOUSING UNITS N/A

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF REGISTERED VOTERS
- (2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, 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 APPLICATION, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.
- (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.
- (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF HOUSING UNITS.
- (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.

<input type="checkbox"/>	CAUCASIAN	<input type="checkbox"/>	LATINO
<input type="checkbox"/>	AFRICAN AMERICAN	<input type="checkbox"/>	OTHER
- (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS APPLICATION, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.

Kobayashi Healthcare International, Inc. 
 SIGNATURE OF APPLICANT

2023/10/31
 DATE

OWNERSHIP VERIFICATION

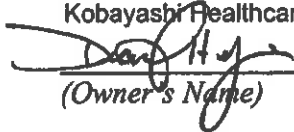
The undersigned is the / an owner of an interest in the lands described in the attached De-Annexation Application, which proposes to amend the Official Zoning Map of Dalton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

100% Interest owned by Kobayashi Healthcare International, Inc. for parcel 13-025-11-000

*Describe parcel or parcels and nature of interest
and percentage of 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 de-annexation application.

Kobayashi Healthcare International, Inc.



(Owner's Name)

Sworn to and subscribed
Before me, this 31st day
of October, 2023



Notary Public



(Seal)

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 13-025-11-000
 Realkey 36681
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name JOHNSON PROPERTIES OF DALTON LLC
 Owner Address 5483 KEY POINTE
 Owner Address 2
 Owner Address 3
 Owner City GAINESVILLE
 Owner State GA
 Owner Zip 30504
 Latitude
 Longitude

Parcel Address

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

Current Fair Market Value Information

Previous 304000
 Current 304000
 Land 304000
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Property Information

Class Industrial
 Strata Small Tract
 Tax District City of Dalton
 Neighborhood
 Legal Description TR 1 INDUSTRIAL PARK NORTH
 Total Acres 7.6
 Zoning [See GIS Map](#)
 GMD/Map Number 86
 Subdivision
 Subdivision Phase
 Subdivision Section 0009
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 304000
 2020 304000
 2019 304000

Exemption Information

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

Appeals Information

This parcel does not have any appeals

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	JOHNSON PROPERTIES OF DALTON LLC	Legal Description	TR 1 INDUSTRIAL PARK NORTH
Year	2023	Safe Date	
Parcel Number	13-025-11-000	Taxes Due	3889.99
Bill	219788	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7078713	Taxes Paid Date	
Millage Rate	0	Current Due	3889.99
Fair Market Value	304000	Back Taxes	0
Assessed Value	121600	Total Due	3889.99
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

Grantee	JOHNSON PROPERTIES OF DALTON LLC	Class	Industrial
		Strata	Small Tract

Parcel Details

Grantor	CARSON LESTER M	Reason	FAIR MARKET VACANT SALE
Sale Price	350000	State	Y
Sale Date	6/23/2016	PT-61	PT-61 155-2016-000000
Deed Book/Page	6355 2	Comments	
Deed Link	Click Here		
<hr/>			
Grantee	CARSON LESTER M	Class	Industrial
Grantor	RIDDLE HAZEL V	Strata	Small Tract
Sale Price	0	Reason	WILLS/ESTATES/TRUSTEES DEEDS/TRUSTS
Sale Date	5/6/2015	State	N
Deed Book/Page	6172 211	PT-61	PT-61 155-2015-000000
Deed Link	Click Here	Comments	
<hr/>			
Grantee	RIDDLE HAZEL V	Class	Industrial
Grantor	WHITFIELD PROPERTIES INC ETAL	Strata	Small Tract
Sale Price	380500	Reason	FAIR MARKET VACANT SALE
Sale Date	8/3/2006	State	N
Deed Book/Page	4817 68	PT-61	PT-61 155-2006-000000
Deed Link	Click Here	Comments	WARRANTY DEED

De-Annexation Request
Kobayashi American
Manufacturing

Parcel Information

TPN #: 13-025-11-000
Zoning: M-2, Heavy Manufacturing
Total Parcel Area: 7.60 Acres

Legend

-  De-Annexation Request
-  Parcel Boundaries
-  Dalton City Limits

Source: Whitfield County GIS
Date: 10/19/2023

This map is made available for reference only and should not be substituted for a survey product. Whitfield County Board of Commissioners will not accept liability of any kind in conjunction with its use.



Community Development

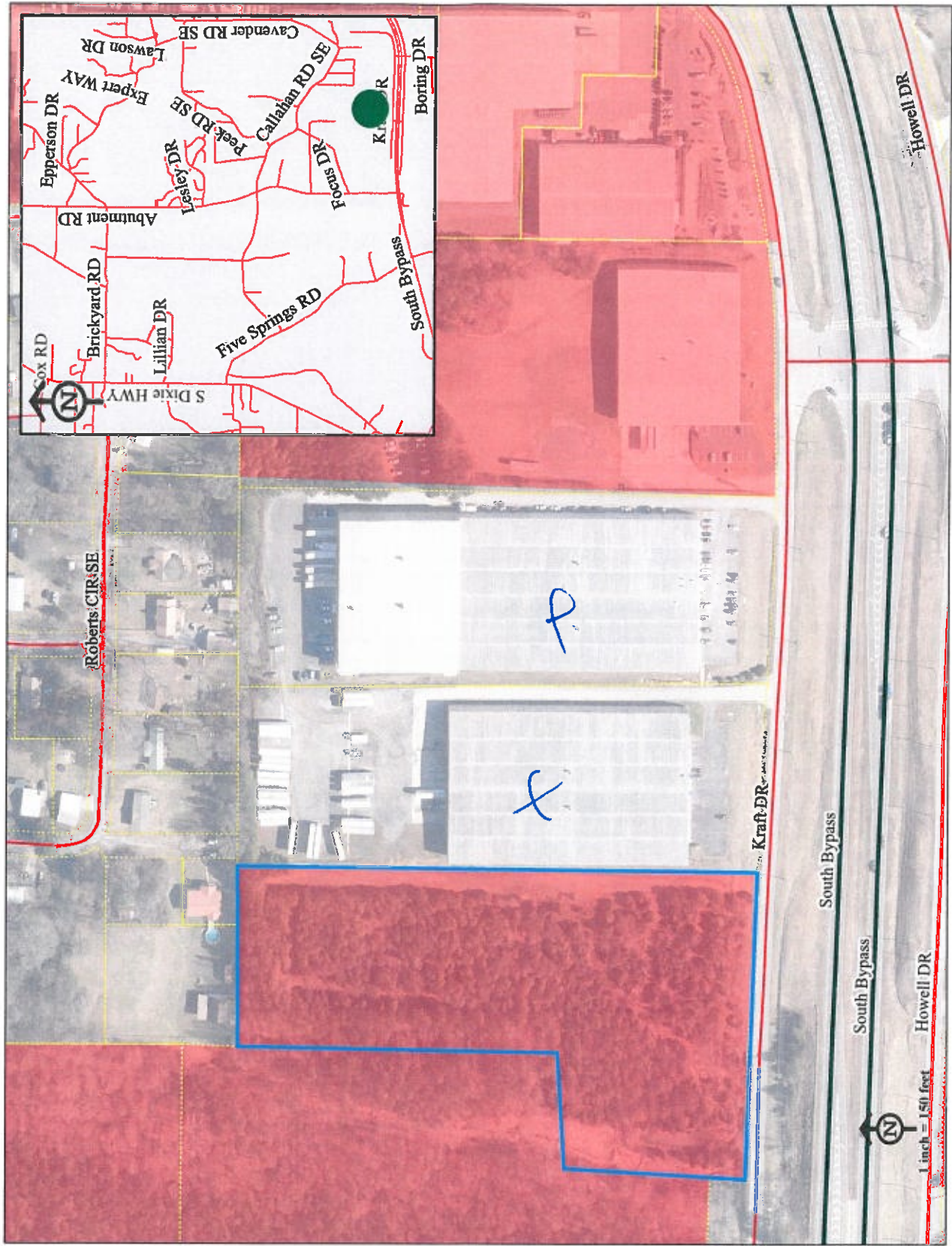


EXHIBIT "B"

4-1-18

Heavy manufacturing (M-2.) This district is established to provide suitable areas for general industrial, carpet manufacturing, distribution, or warehousing activities and/or other intensive activities of industrial nature which may generate external traffic and may include moderate amounts of environmental pollution in the form of traffic, noise, odors, smoke, fumes, glare, or heat.

PUBLIC WORKS DEPARTMENT

CHAD TOWNSEND, DIRECTOR

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: DE-ANNEXATION REQUEST
KOBAYASHI HEALTHCARE INTERNATIONAL, INC.
245 KRAFT DRIVE
7.6 ACRES
PARCEL NUMBER: (13-025-11-000)

DATE: NOVEMBER 1, 2023

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

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 2, 2023

To: Chief Cliff Cason

From: Assistant Chief Chris Crossen

RE: De-Annexation Request Kobayashi Healthcare International, Inc., Kraft Dr

Chief Cason:

I have reviewed the de-annexation request for parcel 13-025-11-000 totaling 7.6 acres on Kraft Dr. and have visited the site. The de-annexation of this property will have no 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 "Chris Crossen", written in a cursive style.

Chris Crossen
Assistant Chief of Police

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: De-Annexation proposal for parcel # **13-025-11-000**

Greetings,

A review of the proposed listed de-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 de-annexation.

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

Thank you,

A handwritten signature in black ink that reads "Matt Daniel".

Matt Daniel
Fire Chief
Dalton Fire Department



November 8, 2023

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

RE: De-Annexation Request for Kraft Street property owned by Kobayashi Healthcare International, Inc. (7.6 acres – Parcel # 13-025-11-000)

Dear Mayor Pennington:

As requested in your October 31, 2023 memorandum, Dalton Utilities has reviewed the de-annexation request of Kobayashi for 7.60 acres +/- located along Kraft Drive. This property is further described as parcel number 13-025-11-000 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide electrical, fiber optics, water, sewer and natural gas service to this location. The de-annexation of this property would have little to no impact on utility service or rates to the customer; therefore, we have no objection to this request.

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 purple ink that reads "Mark Buckner".

Mark Buckner, P.E.