

BERNADETTE CHATTAM, CMC
CITY CLERK

COUNCIL MEMBERS



February 12, 2024

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 **De-annexation** request and submit your comments within seven days to the City of Dalton City Clerk's Office.

NAME: TCW Dalton LLC

STREET ADDRESS: South Hamilton St.

AMOUNT OF ACREAGE: 19.84

PARCEL NUMBERS: 12-352-10-000

PLAT ATTACHED: YES X NO _____

ZONING CLASSIFICATION: M-2



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: TCW Dalton LLC
APPLICANT ADDRESS: 3035 Parquet Drive
CITY, STATE & ZIP: Dalton, Georgia 30720
TELEPHONE NUMBER: (706) 913-8181

PROPOSED PROPERTY TO BE DE-ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE DE-ANNEXED: TPN: 12-252-10-000 / 0 South Hamilton Extension 12-352-10-000
(2) SUBDIVISION OF THE PROPERTY TO BE DE-ANNEXED: N/A
(3) LOT(S) NUMBER OF THE PROPERTY TO BE DE-ANNEXED: TPN: 12-252-10-000 12-352-10-000
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE DE-ANNEXED: Heavy Manufacturing

- PRESENT ZONING CLASSIFICATION M-2, Heavy Manufacturing

- PROPOSED AMOUNT OF ACREAGE TO BE DE-ANNEXED 19.84 Acres

- TAX MAP NUMBER/PARCEL NUMBER TPN: 12-³⁵²~~252~~-10-000

- 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 checked="" type="checkbox"/>	CAUCASIAN	<input checked="" type="checkbox"/>	LATINO
<input checked="" type="checkbox"/>	AFRICAN AMERICAN	<input checked="" 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.

Asw.H.
SIGNATURE OF APPLICANT

1-26-24
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:

TPN: 12-252-10-000 / 0 South Hamilton Extension

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

I hereby appoint N/A
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.

Answith
(Owner's Name)

Sworn to and subscribed
Before me, this 26 day
of JANUARY, 2024.

Hannah Hawkins
Notary Public

(Seal)



Deed Doc: WD
Recorded 02/01/2023 10:24AM
Georgia Transfer Tax Paid : \$505.50
BABS BAILEY
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06977 Pg 0259-0261

Pte 1000182

RETURN TO:

✓
L. STEPHEN KELEHEAR
LAW OFFICE OF L. STEPHEN KELEHEAR
PO BOX 488
DALTON, GA 30722-0488

STATE OF GEORGIA
COUNTY OF WHITFIELD

WARRANTY DEED

THIS INDENTURE, made the 18th day of JANUARY, 2023, between Sarita Agrawal (hereinafter "Grantor"), of the County of Whitfield and State of Georgia, and TCW Dalton, LLC (hereinafter "Grantee"), of the County of Whitfield and State of Georgia.

WITNESSETH

That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof being hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all and singular the hereinabove described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all estate, right, title, interest and rights of possession, claim and demand whatsoever, as well in law as in equity, of the said Grantor, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging.

TO HAVE AND TO HOLD, all singular the above-described premises, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the said Grantee forever, in FEE SIMPLE (except as may be limited herein).

AND THE SAID GRANTOR, and the heirs, legal representatives, successors and assigns of the Grantor will WARRANT AND DEFEND all right, title and interest in and to the said premises and the quite and peaceable possession thereof, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the Grantor, against all acts and deeds of the said Grantor, and all and every person or persons whomsoever lawfully claiming or to claim the same.

THIS CONVEYANCE IS MADE SUBJECT TO all easements, conditions and restrictive covenants of record insofar as the same may lawfully affect the above-described property.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed on the day and year first above-written.

Sarita Agrawal

Sarita Agrawal (SEAL)

Signed, sealed and delivered
this 18th day of JANUARY, 2023,

in the presence of:

[Signature]

WITNESS
[Signature]

NOTARY PUBLIC

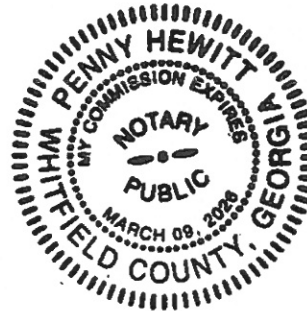


EXHIBIT "A"

A certain tract or parcel of land lying and being in Land Lot 352 of the 12th District and 3rd Section of Whitfield County, Georgia; and Land Lot 10 of the 13th District and 3rd Section of Whitfield County, Georgia, being in The City of Dalton, Georgia, as delineated upon a plat prepared by Peter L. Bakkum, Registered Land Surveyor, dated May 15, 1979, containing 38.801 acres, more particularly described as follows:

BEGINNING on the west right of way line of South Hamilton Street at an iron pin located north a distance of 1271.69 feet from the northwest corner of the intersection of South Hamilton Street and Callahan Public Road (as measured along the west right of way line of South Hamilton Street); running thence north 89 degrees 36 minutes west along the north property line of West Point Pepperell, Inc., a distance of 1423.43 feet to an iron pin and the east right of way of the L & N Railroad; thence north 18 degrees 58 minutes east along the east right of way of said railroad a distance of 1494.49 feet to an iron pin; thence north 88 degrees 57 minutes east a distance of 946.91 feet to an iron pin and the west right of way of South Hamilton Street; thence south 00 degrees 24 minutes west along the west right of way of said South Hamilton Street a distance of 1440.64 feet to the point of beginning.

The above property being that same property conveyed to Amana Refrigeration, Inc., now known as Raytheon Appliances, Inc., by Kenneth E. Boring and James M. Boring, Jr., by deed recorded May 23, 1979 at Deed Book 584, Page 246, Whitfield County Clerk's Records.

LESS AND EXCEPT:

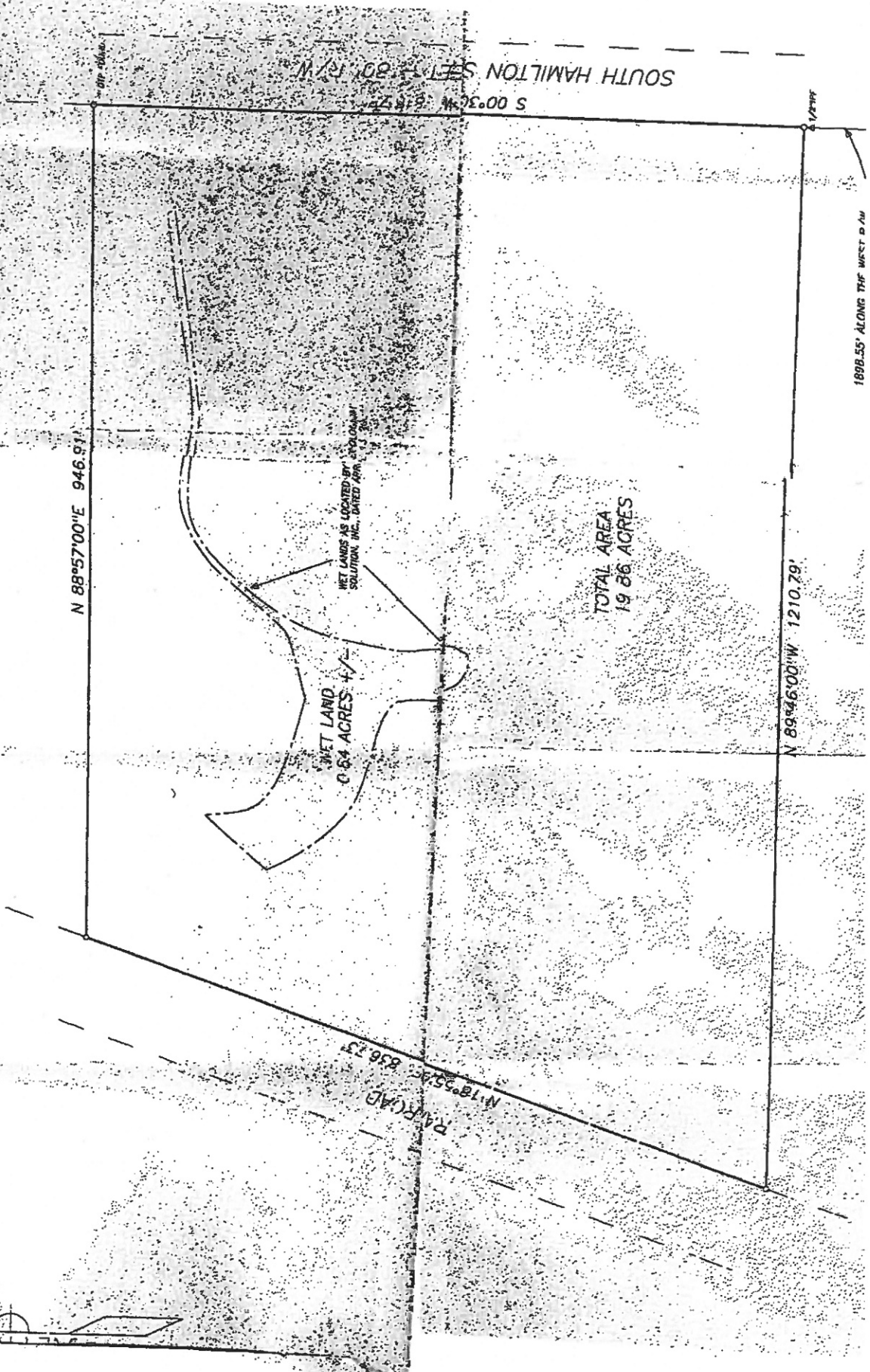
1. 10.96 acres conveyed by Amana Refrigeration, Inc., now known as Raytheon Appliances, Inc., to K.M.A.A. Corporation, more particularly described in a deed dated November 13, 1989 and recorded at Deed Book 2104, Page 221, Whitfield Clerk's Records.
2. 8.008 acres conveyed by Amana Refrigeration, Inc. now known as Raytheon Appliances, Inc. to Relots realty, Inc. by deed dated July 30, 1991 and recorded at Deed Book 2231, Page 181, Whitfield Clerk's Records.

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.

AMERICAN SALES
LAND LOT 352, 12TH DISTRICT, 36D SECTION
WHITFIELD COUNTY, GEORGIA



Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-352-10-000
Realkey 29580
Property Record Card [Click Here](#)
GIS Map [Map](#)
Owner Name TCW DALTON LLC
Owner Address 230 NORDIC WAY
Owner Address 2
Owner Address 3
Owner City POOLER
Owner State GA
Owner Zip 31322
Latitude
Longitude

Property Information

Class Industrial
Strata Large Tract
Tax District City of Dalton
Neighborhood
Legal Description 19.84A BORING & BORING IND PRK
Total Acres 19.84
Zoning See GIS Map
GMD\Map Number 085
Subdivision
Subdivision Phase
Subdivision Section 0009
Subdivision Block
Subdivision Lot
Comments:

Appeals Information

Appeal Year 2011
Appeal Status Resolved

Parcel Address

Parcel House Number 0
Parcel Street Extension
Parcel Street Direction S
Parcel Street Name HAMILTON
Parcel Street Units
Parcel Street Type ST

Current Fair Market Value Information

Previous 376018
Current 376018
Land 376018
Residential Improvement
Commercial Improvement
Accessory Improvement
Conservation Use Value

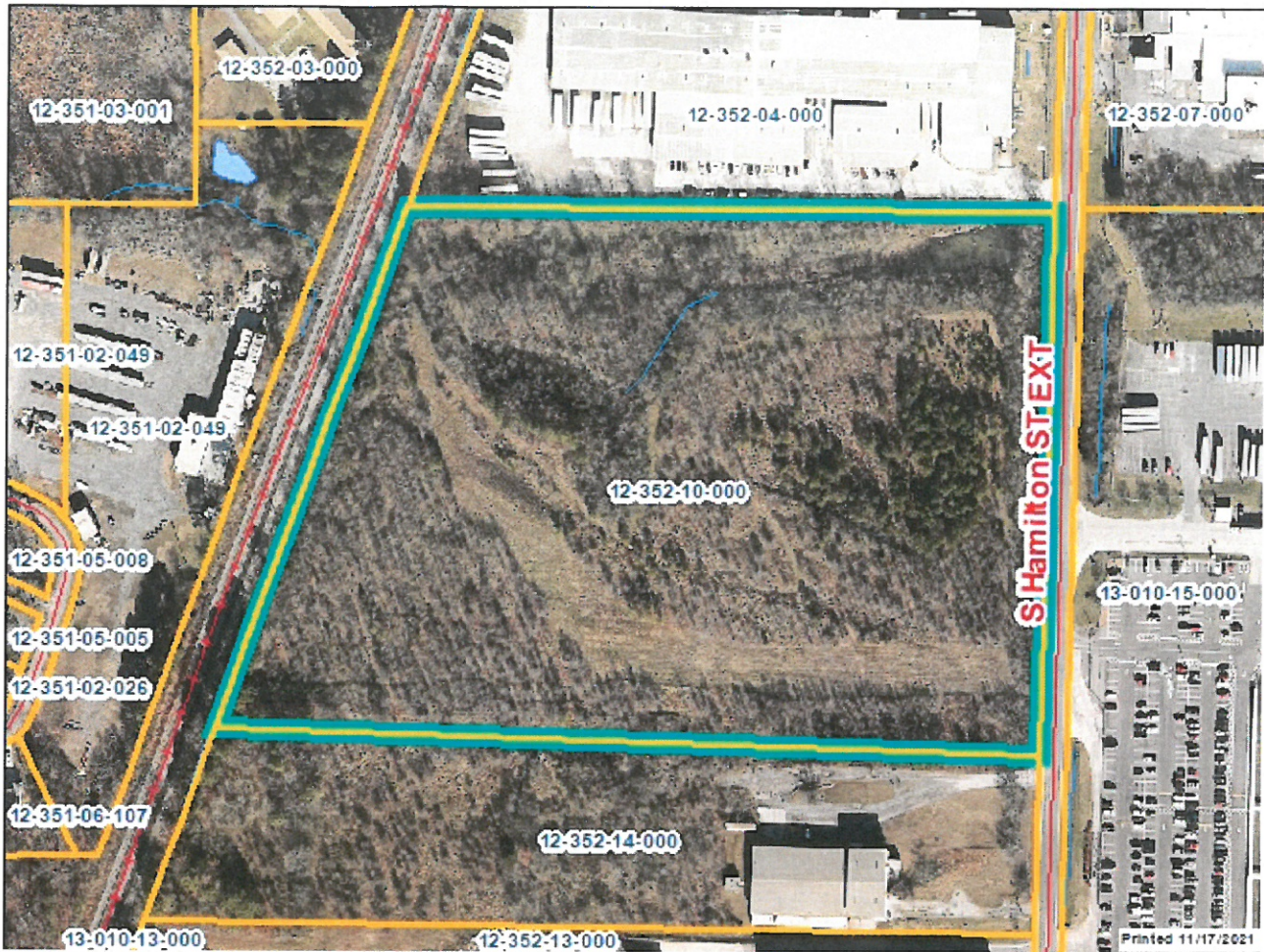
Historical Fair Market Value Information

2021 376018
2020 376018
2019 376018

Exemption Information

Homestead 50
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

Tax Commissioner Information

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

Tax Bill Recipient	TCW DALTON LLC	Legal Description	19.84A BORING & BORING IND PRK
Year	2023	Sale Date	
Parcel Number	12-352-10-000	Taxes Due	4811.52
Bill	200489	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	4811.52
Account No.	7102774	Taxes Paid Date	12/14/2023 12:21:54 PM
Millage Rate	0	Current Due	0
Fair Market Value	376018	Back Taxes	0
Assessed Value	150407	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



Whitfield County

Board of Commissioners

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

March 8, 2024

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

RE: De-Annexation of Tax Parcel No. 12-352-10-000

Dear Mayor Sams:

At the March 4, 2024 Regular Business Meeting of the Whitfield County Board of Commissioners, the Board voted 4-0 to accept Tax Parcel No. 12-352-10-000 into Unincorporated Whitfield County.

Regards,

Blanca Cardona

Blanca Cardona
County Clerk

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

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
Alex Brown
Lane Jackson

February 14, 2024

RE: De-Annexation Proposal
Parcel #12-352-10-000, S Hamilton St Ext

Annalee Harlan Sams
Mayor, City of Dalton

Greetings,

A review of the proposed listed de-annexation request has been completed and the determination has been made there would be an impact to fire protection in the area as a result of de-annexation. De-annexation would create an isolated county property within the City. The proposed de-annexation would create a mutual aid response with the county that the city already responds to, potentially causing delays with emergency response for Police, Fire, and EMS.

Dalton Fire Department opposes de-annexation of the listed property.

Respectfully,

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

Matt Daniel
Fire Chief
Dalton Fire Department

Fire Chief
Matt Daniel



**DALTON FIRE DEPARTMENT
PREVENTION DIVISION**

Prevention Division Coordinator

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

February 13, 2024

Re: Annexation Analysis

Property Address/Parcel: South Hamilton St. Extension, Parcel 12-352-10-000

Access: All neighboring properties in the vicinity fall under the jurisdiction of the City of Dalton. The only access to the mentioned property is through S. Hamilton Street Extension, and de-annexation would essentially create an isolated area within the City. In order to maintain effectiveness in emergency response, I advise against the de-annexation of this property.

Water Supply: Adequate water supply is provided.

Property Use: Multiple uses.

Setbacks: Setback requirements are met and not an issue.

Respectfully,

A handwritten signature in black ink that reads "Donnie Blankenship".

Donnie Blankenship
Prevention Division Coordinator

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



Public Safety Commission
Terry Mathis
Truman Whitfield
Alex Brown
Lane Jackson

DALTON POLICE DEPARTMENT

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

Date: February 14, 2024

To: Chief Cliff Cason

From: Captain Shaun Scott

RE: De-Annexation Request – 0 South Hamilton St. Extension (TCW Dalton, LLC.)

Chief Cason:

I have reviewed the de-annexation request for parcel 12-352-10-000 totaling 19.84 acres, which is a wooded, undeveloped property on S. Hamilton St. Extension with no assigned address. 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 "Shaun Scott", with a long horizontal flourish extending to the right.

Captain Shaun Scott
Patrol Division Commander



February 20, 2024

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

RE: De-Annexation Request for S. Hamilton Street (19.84A) – Parcel # 12-352-10-000

Dear Mayor Sams:

As requested in your February 12, 2024, memorandum, Dalton Utilities has reviewed the de-annexation request of TCW, LLC for 19.84 acres +/- located along S. Hamilton Street. This property is further described as parcel number 12-352-10-000 by the Whitfield County Tax Assessor's Office.

Dalton Utilities currently provides electrical, water, sewer, fiber optic telecommunications 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 black 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

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



ANNALEE SAMS, MAYOR CITY

COUNCIL MEMBERS:

DENNIS MOCK
TYREE GOODLETT
STEVE FARROW
NICKY LAMA

MEMORANDUM

TO: ANNALEE SAMS, MAYOR
ATTN: BERNADETTE CHATTAM, CITY CLERK

FROM: CHAD TOWNSEND, PUBLIC WORKS DIRECTOR

RE: DE-ANNEXATION REQUEST
TCW DALTON, LLC
2214/2216 S. HAMILTON ST.
19.84 ACRES
PARCEL NUMBER: (12-352-10-000)

DATE: FEBRUARY 21, 2024

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