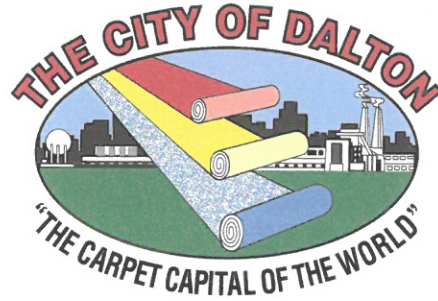

BERNADETTE CHATTAM, CMC
CITY CLERK

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

NAME: City of Dalton

STREET ADDRESS: 1022 Enterprise Dr.

AMOUNT OF ACREAGE: 50.06

PARCEL NUMBERS: 13-048-01-000

PLAT ATTACHED: YES NO

ZONING CLASSIFICATION: M-2



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: City of Dalton, Georgia
APPLICANT ADDRESS: P.O. Box 1205
CITY, STATE & ZIP: Dalton, Georgia 30722
TELEPHONE NUMBER: (706) 278-9500

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED: 1022 Enterprise Drive, Dalton, Ga 30721
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED: N/A
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED: TPN: 13-048-01-000
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED: Manufacturing

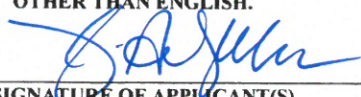
- PROPOSED ZONING CLASSIFICATION M-2, Heavy Manufacturing

- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED 50.06 Acres

- TAX MAP NUMBER/PARCEL NUMBER TPN: 13-048-01-000

- HOUSING UNITS N/A

- | | |
|---|--|
| (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS | <input type="text" value="N/A"/> |
| (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) | <input type="text" value="N/A"/> |
| (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD. | <input type="text" value="N/A"/> |
| (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD. | <input type="text" value="N/A"/> |
| (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS. | <input type="text" value="N/A"/> |
| (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX. | <input type="checkbox"/> CAUCASIAN <input type="checkbox"/> LATINO
<input type="checkbox"/> AFRICAN AMERICAN <input type="text" value="N/A"/> OTHER |
| (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH. | <input type="text" value="N/A"/> |



 SIGNATURE OF APPLICANT(S)

02/12/2024

 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:

TPN: 13-048-01-000

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

I hereby appoint Todd Pangle
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 12th day
of February, 2024

[Signature]
Notary Public

(Seal)



Deed Doc: WD
Recorded 01/22/2019 02:53PM
Georgia Transfer Tax Paid : \$0.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06690 Pg 0676-0679

Pne1000147

[Space above this line for recording data.]

Please Record and Return To:

✓ J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 18th day of January, 2019, between **Whitfield Properties, Inc.**, a Georgia corporation, Grantor, and **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, 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.

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.

THIS CONVEYANCE is made subject only to the matters (the "permitted encumbrances") set out in Exhibit "B" attached hereto, the terms of which are made a part hereof.

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 hereby covenanting that the above-described property is free and clear from any encumbrance done or suffered by Grantor. 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 claiming by, through or under the said Grantor.

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:

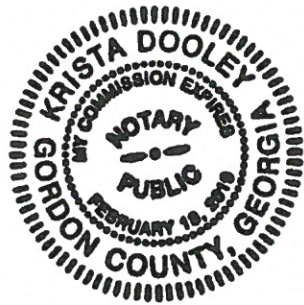
Mick
Unofficial Witness

Krista Dooley
Notary Public

My commission expires:
2/18/2019

[Notarial Seal]

20180824



Whitfield Properties, Inc.

By: *Howard J. Hamilton*
Howard J. Hamilton, President

Attest: *James Marcus Boring, III*
James Marcus Boring, III, Secretary

{Corporate Seal}

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 48 in the 13th District and 3rd Section of Whitfield County, Georgia and being more particularly described according to a plat of survey prepared for Dalton Utilities, by Gregory Massey, Georgia Registered Land Surveyor No. 2760, dated January 9, 2019, and recorded in Plat Book E Page 1224, Whitfield County, Georgia Land Records, reference to which plat is hereby made and incorporated herein by reference.

For prior title, see Deed Book 977 Page 19, Whitfield County, Georgia Land Records.

EXHIBIT "B"

1. Taxes for the year 2019 not yet due and payable.
2. Any and all applicable building and zoning laws and regulations.
3. Georgia Power Company easement set forth in the instrument recorded in Deed Book 522 Page 195, Whitfield County, Georgia Land Records.
4. Dedication of Public Right of Way set forth in the instrument recorded in Deed Book 2942 Page 343, Whitfield County, Georgia Land Records.

Annexation Request

City of Dalton, Georgia
Whitfield County to City of Dalton.

Parcel Information

TPN #: 13-048-01-000
Address: 1022 Enterprise Drive
Zoning: M-2, Heavy Manufacturing
Total Parcel Area: 30.06 Acres

Annexation Description

The applicant is requesting to annex TPN #: 13-048-01-000.

Source: Whitfield County GIS

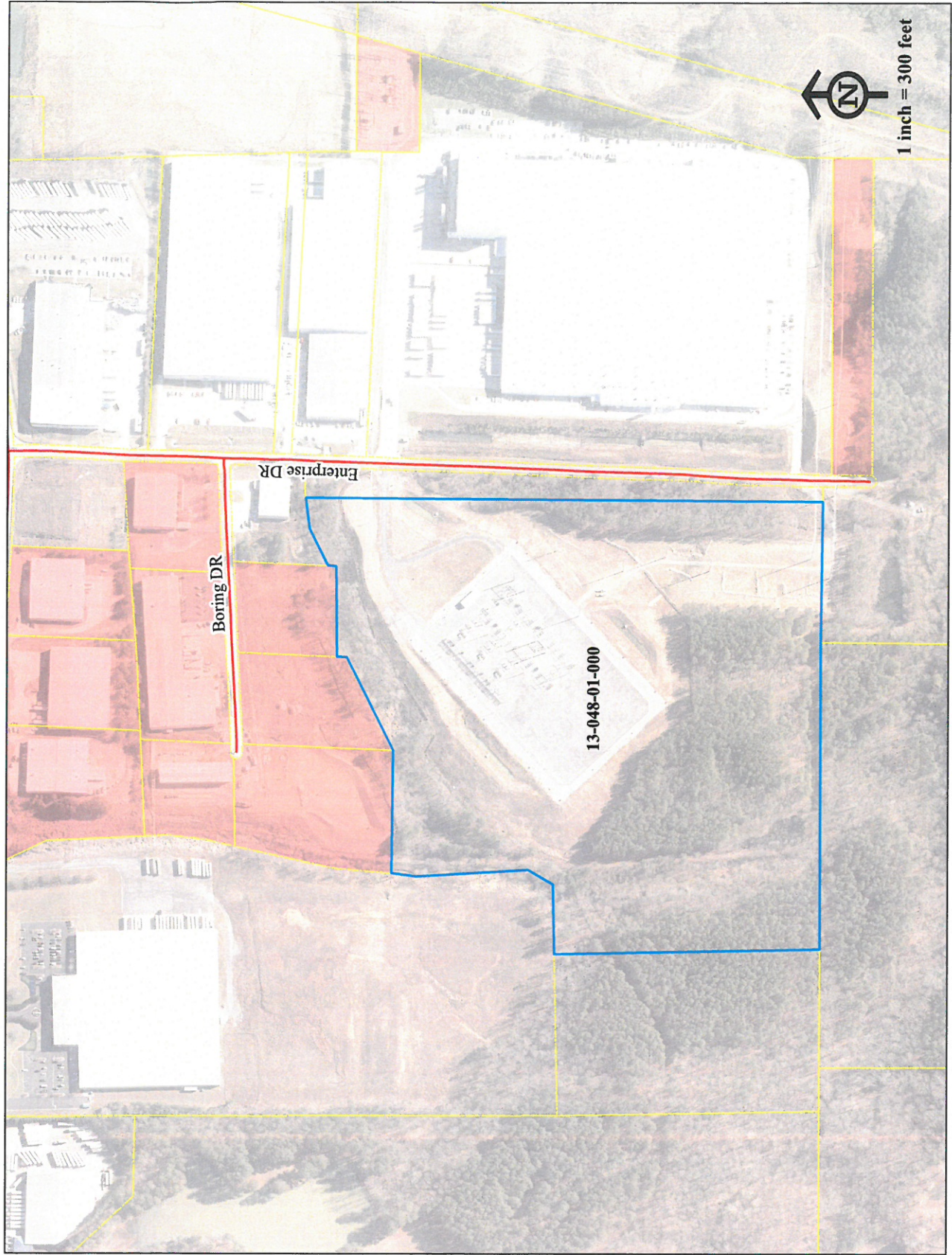
Date: 02/05/2024

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





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 $\$100,000 \times 2.237$ 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.



SIGNED

02/12/2024

DATE

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 13-048-01-000
Realkey 31261
Property Record Card [Click Here](#)
Property Record Card [Click Here](#)
GIS Map [Map](#)
Owner Name CITY OF DALTON GEORGIA
Owner Address P O BOX 1205
Owner Address 2
Owner Address 3
Owner City DALTON
Owner State GA
Owner Zip 307221205
Latitude
Longitude

Property Information

Class Exempt
Strata Public Property
Tax District County
Neighborhood
Legal Description 50.17A LL 048-13
Total Acres 50.06
Zoning See GIS Map
GMD\Map Number 087
Subdivision
Subdivision Phase
Subdivision Section 0009
Subdivision Block
Subdivision Lot
Comments:

Appeals Information

This parcel does not have any appeals

Parcel Address

Parcel House Number 1022
Parcel Street Extension
Parcel Street Direction
Parcel Street Name ENTERPRISE
Parcel Street Units
Parcel Street Type DR

Current Fair Market Value Information

Previous 525630
Current 541826
Land 525630
Residential Improvement
Commercial Improvement 16196
Accessory Improvement
Conservation Use Value

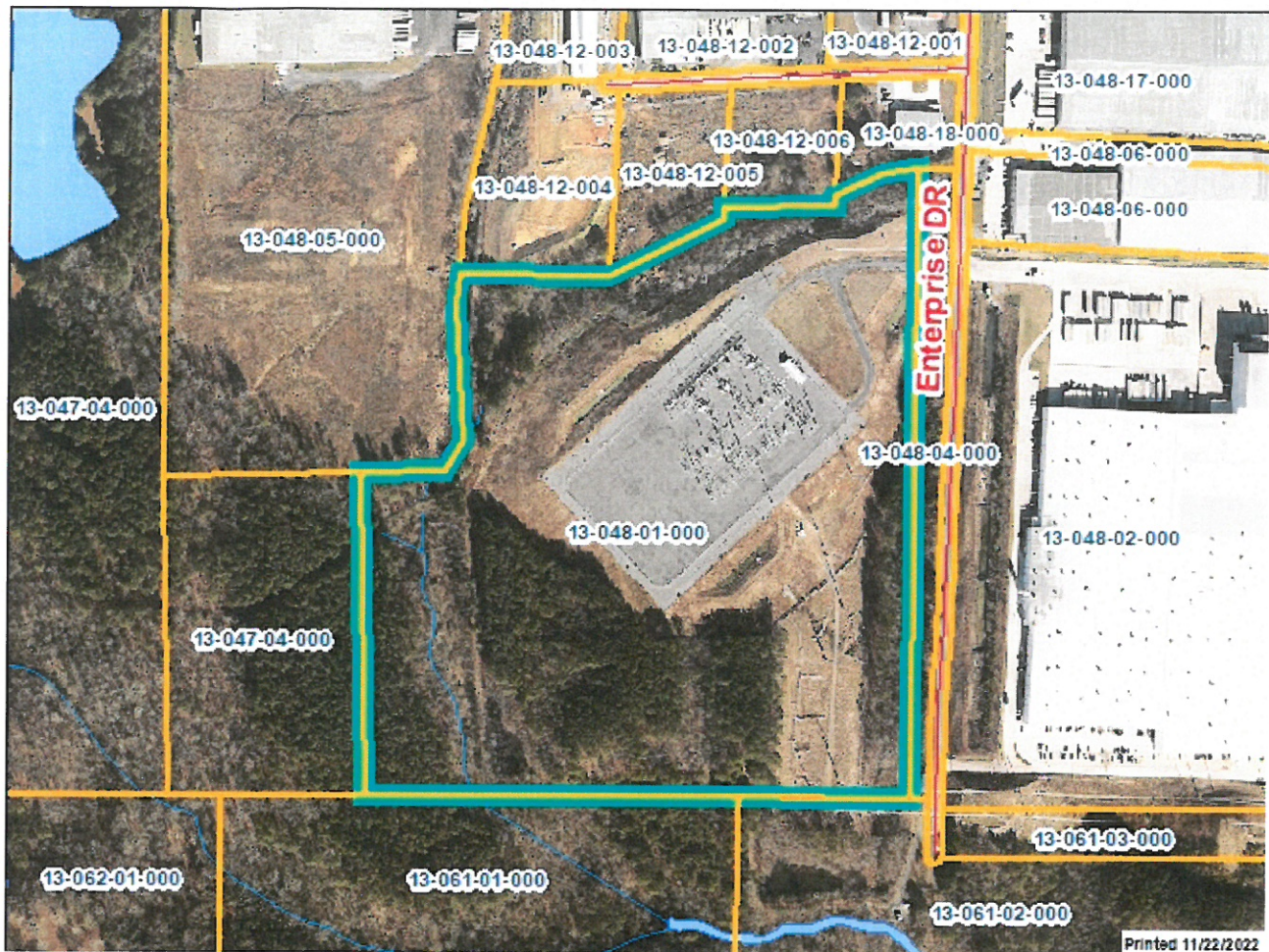
Historical Fair Market Value Information

2021 525630
2020 525630
2019 525630

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	CITY OF DALTON GEORGIA	Legal Description	50.17A LL 048-13
Year	2023	Sale Date	
Parcel Number	13-048-01-000	Taxes Due	0
Bill	207471	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7087866	Taxes Paid Date	
Millage Rate	0	Current Due	0
Fair Market Value	541826	Back Taxes	7373.3
Assessed Value	0	Total Due	7373.3
Prior Years Tax Data	Tax		

Commercial Structure Information

General

Improvement Number	1
Section Number	1
Sketch	Click Here
Class	Exempt
Strata	Public Property
Built As	17Lt Comm Equip Bldg D
Used As	17Lt Comm Equip Bldg D
Grade	100

Construction Information

Construction Type	Prefab Structural Steel
Wall Height	8
Year Built	2022
Effective Year Built	
Section Area	1092
Total Building Area	1092
Plumbing	
One Fixture	0

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.



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: Tax Parcel Nos. 13-048-01-000 & 12-216-03-000

Dear Mayor Sams:

At the March 4, 2024 Regular Business Meeting of the Whitfield County Board of Commissioners, the Board voted 4-0 to have no land use classification objection to the annexation of Tax Parcel Nos. referenced above.

Regards,

Blanca Cardona

Blanca Cardona
County Clerk

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

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: Annexation Request – 1022 Enterprise Dr. (City of Dalton)

Chief Cason:

I have reviewed the annexation request for property belonging to The City of Dalton, located at 1022 Enterprise Dr., and have visited the site. The complex is situated on 50.06 acres and is identified as parcel number 13-048-01-000. The 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 line 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: Annexation Request for 1022 Enterprise Drive (50.06A) – Parcel # 13-048-01-000

Dear Mayor Sams:

As requested in your February 12, 2024, memorandum, Dalton Utilities has reviewed the annexation request of the City of Dalton for 50.06 acres +/- located at 1022 Enterprise Drive. This property is further described as parcel number 13-048-01-000 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 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.

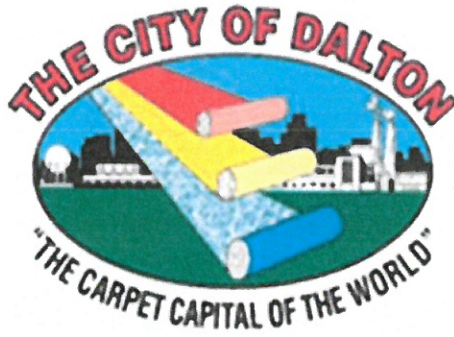
Mark Buckner, P.E.

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: ANNEXATION REQUEST
CITY OF DALTON
1022 ENTERPRISE DR
50.06 ACRES
PARCEL NUMBER: (13-048-01-000)

DATE: FEBRUARY 21, 2024

Please be advised that the Public Works Department has no objections to the annexation of the above reference tract. This being a commercial parcel, minimal services will be required on behalf of the Public Works Department.

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: Annexation Proposal *1022*
Parcel #13-048-01-000, ~~1020~~ Enterprise Dr

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,

A handwritten signature in black ink that reads 'Matt Daniel' in a cursive style.

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: 1022 Enterprise Dr., Parcel 13-048-01-000

Access: Access to the properties and structures is not an issue.

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