

12-238-17-001

FOR OFFICE USE ONLY:  
DATE RECEIVED: 1/26/2021

ACTION BY THE GOVERNING AUTHORITY:  
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPLICATION FOR AMENDMENT OF THE  
UNIFIED ZONING ORDINANCE/MAP

Dalton: \*  
Varnell: \_\_\_\_\_  
Whitfield Co: \_\_\_\_\_

Fee: \$200  
Make check payable to: DALTON-WHITFIELD ZONING

Application is hereby made for amendment of the Unified Zoning Ordinance/Map, and if granted, the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: CITY OF REFUGE DALTON Telephone: 706 226 1301

Mailing Address: 416 S GLENWOOD AVE DALTON 30721

Email: pamelacadd@cityofrefugedalton.org

Address of Property to be Rezoned: SAME AS ABOVE

Amendment to: Zoning Map \* Text Section \_\_\_\_\_

If an amendment to the Zoning Text, include on separate sheets the proposed amendment.

If an amendment to the Zoning Map, indicate the following:

Size of Property: 2.13 acres; \_\_\_\_\_ square feet

Existing Zone Classification: M2

Proposed Zone Classification: MU

Present Use of Property: OFFICES, FOOD BANK, DINING, EDUCATIONAL PROGRAMS

Proposed Use of Property: TO ADD VOCATIONAL TRAINING CENTER, COFFEE & PASTRY SHOP, YOUTH & EDUCATION CENTER, EVENT CENTER, BOUTIQUE, LOFT DWELLING (8 UNITS), RETAIL STORES, ATHLETIC & HEALTH CENTER

If multi-family, total number of units: \_\_\_\_\_

Average size of unit (optional): \_\_\_\_\_ square feet

Preliminary Site plan is required for Special Use and zoning districts of R-6, R-7, MU, and PUD

Include on separate sheets a legal description of the property and a map of the property showing:

- a) Actual dimensions of property
- b) Location and type of existing structures
- c) Zone and land use of surrounding property

I hereby certify that the above information is true and correct.

Signed: Pamela Cadd

Date: 1/26/2021

**VERIFICATION**

The undersigned is the/an owner of an interest in the lands described in the attached Application for Special Use and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

(describe parcel or parcels of interest and percentage of interest)

100% CITY OF REFUGE

DIRECTOR- PAMELA CUDD

I appoint \_\_\_\_\_  
my attorney in fact with full authority, my name, place, and stead, to apply for the Special Use request set forth in the attached application.

Owner \_\_\_\_\_

Sworn to and subscribed  
before me, this \_\_\_\_ day  
of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

(SEAL)

1  
**DISCLOSURE REPORT OF PROPERTY/FINANCIAL INTEREST**  
2  
**BY APPLICANT**

(Required by Title 36, Chapter 67A, O.C.G.A.)

Date of Rezoning/Special Use Application: January 26, 2021

Does any member of the Planning Commission or applicable governing authority have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

(yes or no) No

If so, describe the nature and extent of such interest:

Does any member of the Planning Commission or applicable governing authority have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten (10) percent or more) in a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

(yes or no) No

If so, describe the nature and extent of such interest:

1

If the answer to any of the above is "Yes," then the member of the Planning Commission or applicable governing authority must immediately disclose the nature and extent of such interest, in writing, to the applicable governing authority Board or Council. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

2

Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

Does any member of the Planning Commission or applicable governing authority have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

(yes or no)     No    

If so, describe the relationship and the nature and extent of such interest:

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this   26   day of   January  ,   2021  .

    Pamela G. Cudd      
Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 67A shall be guilty of a misdemeanor.]

**DISCLOSURE REPORT OF CAMPAIGN CONTRIBUTIONS AND GIFTS  
BY APPLICANT\***  
**(Required by Title 36, Chapter 67A, O.C.G.A.)**

Date of Rezoning/Special Use Application: January 26, 2021

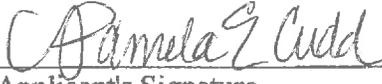
Has the applicant\* made, within two (2) years immediately preceding the filing date of this application, campaign contributions aggregating two hundred fifty dollars (\$250) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250) or more to a member or members of the Planning Commission or applicable governing authority who will consider this application?

(Yes or No)    NO

If so, the applicant and the attorney or other person representing the applicant must file a disclosure report with the appropriate governing authority Board or Council within ten (10) days after this application is first filed. The following information will be considered as the required disclosure:

- 1) List the name and official position of the governing authority member or Planning Commission member;
- 2) the dollar amount and date of each applicable campaign contribution;
- and 3) an enumeration and description of each gift having a value of \$250 or more.

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 26 day of January, 2021.

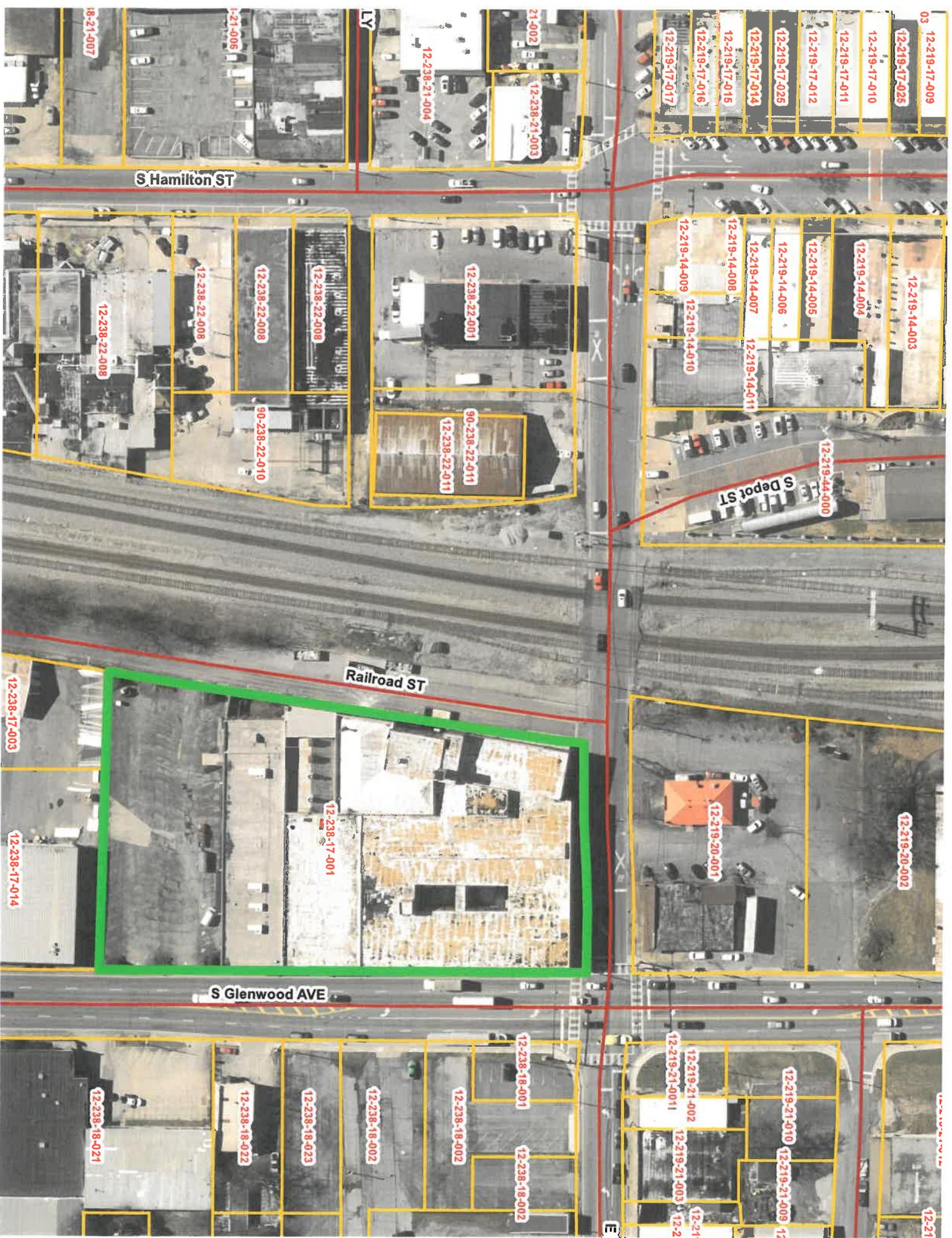
  
\_\_\_\_\_  
Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 76A shall be guilty of a misdemeanor.]

\* Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

## Special Use Questionnaire

1. There will be no impact on pedestrian safety or current traffic patterns.
2. Office Hours (Monday - Friday 9:00 AM - 4:00 PM)  
Youth Center (Monday - Friday 4:00 PM - 9:00 PM)  
Vocational Training Center - (Monday - Thursday 9:00 AM - 4:00 PM)  
Retail Shops - (Monday - Saturday 10:00 - 6:00)  
Coffee & Pastry Shop - (Monday - Saturday 7:00 AM - 9:00 PM)  
Event Center (Days and times will vary)
3. Not applicable to this application
4. Exterior of the current structure will not change in height, size, or location.
5. The site has plenty of room to grow and will not effect sewage disposal.
6. This location is in a central non-intrusive location easily accessible to the local community. There will be no detrimental effects on nearby properties.



12-219-17-009

12-219-17-025

12-219-17-010

12-219-17-011

12-219-17-012

12-219-17-025

12-219-17-014

12-219-17-015

12-219-17-016

12-219-17-017

12-219-14-003

12-219-14-004

12-219-14-005

12-219-14-006

12-219-14-007

12-219-14-008

12-219-14-009

12-219-44-000

S Depot ST

12-238-22-001

90-238-22-011

12-238-22-011

12-238-22-008

12-238-22-008

12-238-22-008

12-238-22-008

18-21-007

1-21-006

12-238-18-001

12-238-18-002

12-238-18-002

12-238-18-002

12-238-18-002

12-238-18-023

12-238-18-022

12-238-18-021

12-219-21-002

12-219-21-001

12-219-21-010

12-219-21-009

12-219-21-003

12-219-21-001

12-21-

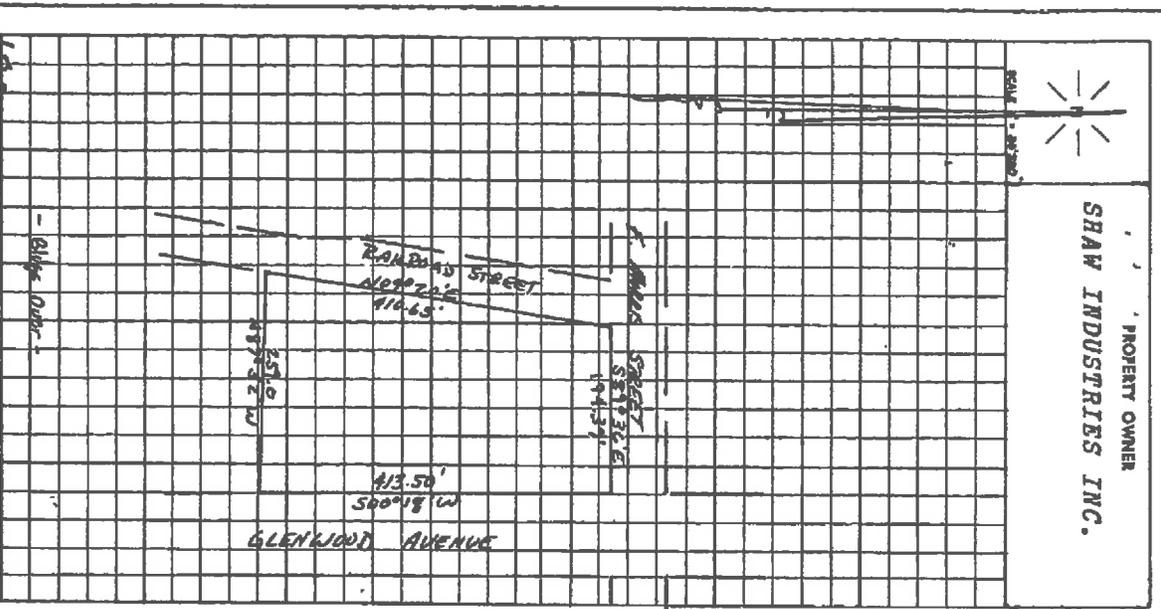
S Hamilton ST

Railroad ST

S Glenwood AVE

COMMERCIAL and INDUSTRIAL  
PROPERTY RECORD CARD  
WHITFIELD COUNTY, GEORGIA

PROPERTY OWNER  
**SHAW INDUSTRIES INC.**



180  
E. MORRIS STREET & GLENWOOD AVE  
DRAWN BY **TEW**  
CLASSIFIED BY  
DATE **1-18-88**

BUILDING		CONSTRUCTION DATA		BUILDING	
NO.	CLASS	AREA	RATE	FLATS	REMARKS
1	WOOD				WOOD SHED
2	FR. CONCRETE				FR. CONCRETE
3	ROOF TYPE				FLAT
4	SUB-STRUCTURE				SLAB
	WALL FRAME				WOOD - LIGHT
	ROOFING				ROLL
	FLOORS				SMOOTHING
	ELECTRICITY				WIRING
	HEATING				STEAM
	EQUIPMENT				VENT FAN
	INTERIOR WALLS				CONCRETE BLOCK
	EXTERIOR WALLS				CONCRETE BLOCK
	FLOORS				WOOD
	ELECTRICITY				WIRING
	HEATING				STEAM
	EQUIPMENT				VENT FAN
	INTERIOR WALLS				CONCRETE BLOCK
	EXTERIOR WALLS				CONCRETE BLOCK
	FLOORS				WOOD
	ELECTRICITY				WIRING
	HEATING				STEAM
	EQUIPMENT				VENT FAN

YEAR	VALUE	1987	VALUE	1990	VALUE	1993	VALUE	1996	VALUE	1998	VALUE	1999	VALUE
LAND	63	504	153	108	344	108	344	108	344	108	344	108	344
IMPS.	538	533	31	918	791	941	906	1	305	841	1	045	848
TOTAL	602	037	1082	1135	950	1250	1350	195	1	154	193		

Old Card revised

PHOTO NO. **238-12-17.1**

PARCEL NO. **101083**

SUBDIVISION **119**

BLOCK MAP **119**

NOTES

MI. TO GR. SCH. **H.S.**

1209 Mail Drop 09503  
Attn: Sandra Hewitt  
P.O. Box 2128  
Dalton, GA 30722-2128

Deed Doc: QCD  
Recorded 01/27/2017 10:51AM  
Georgia Transfer Tax Paid \$0.00  
MELICA KENDRICK  
Clerk Superior Court, WHITFIELD County, Ga.  
Bk 06461 Pg 0200-0205

Doc# 749

[ABOVE SPACE RESERVED FOR RECORDING DATA]

After Recording, Return to:

Johnny D. Latzak, Jr., Esq.  
Bryan Cave LLP  
One Atlantic Center  
Fourteenth Floor  
1201 West Peachtree Street, N.W  
Atlanta, Georgia 30309

STATE OF GEORGIA

COUNTY OF WHITFIELD

QUITCLAIM DEED

THIS DEED, made this 27<sup>th</sup> day of January, 2017 between SHAW INDUSTRIES GROUP, INC., a Georgia corporation (hereinafter called "Grantor") (successor by name change to Shaw Industries, Inc.), and CITY OF REFUGE INC., a Georgia not-for-profit corporation (hereinafter called "Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the real property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), together with all the rights, members and appurtenances to the Property in anywise appertaining or belonging thereto.

EXHIBIT "A" (Page 3 of 4)

A certain tract or parcel of land located in the City of Dalton, County of Whitfield, State of Georgia, being a 20 foot alley running east and west from South Glenwood Avenue to Railroad Street, located south of Lots 1, 3, 5, and 7 of East Morris Street and north of Lot 12 on South Glenwood Avenue.

Also; A certain tract or parcel of land lying and being in The City of Dalton, County of Whitfield, State of Georgia, being more particularly described as an alley running north and south through Lots 12, 14, 16 and 18 on South Glenwood Avenue, as shown on the Salp Map as the City of Dalton.

All that tract or parcel of land lying and being in the City of Dalton, State of Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the south side of East Morris Street and the west side of Glenwood Avenue, formerly Depot Street, for a point and the point of beginning of the property described herein; thence along the west margin of Glenwood Avenue South 00° 18' West a distance of 413.50 feet to a point; thence North 87° 52' West a distance of 259.00 feet to a point located on the east right-of-way of Railroad Street; thence along the east right-of-way of Railroad Street North 09° 20' East a distance of 410.65 feet to a point located at the intersection of the east right-of-way of Railroad Street and the south right-of-way of Morris Street; thence along the south right-of-way of Morris Street South 89° 36' East a distance of 194.39 feet to a point and the point of beginning, LESS AND EXCEPT that portion of the above property conveyed to Department of Transportation in right-of-way deed recorded in Deed Book 957, Page 109, Whitfield County Records.

Said tract containing 2.13 acres, and being more particularly shown on plat of survey no. C-21547 by West Point-Pepperell, Inc.'s Engineering Department, dated November 20, 1987. A reduced copy of which is attached hereto as Exhibit "A-1" and by reference thereto made a part hereof.