

DAVID PENNINGTON III
MAYOR

BERNADETTE CHATTAM, CMC
CITY CLERK



DENNIS MOCK
ANNALEE SAMS
TYREE GOODLETT
STEVE FARROW

Council Members

May 6, 2022

TO: Todd Pangle, Fire Department
Cliff Cason, Police Department
Terry Miller, Mitchell & Mitchell
Chad Townsend, Public Works Department
Tom Bundros, Dalton Utilities
Ethan Calhoun, NWGRC

FROM: David Pennington, III
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: Maria De La Luz Calvillo

STREET ADDRESS: 1315 Walston St.

AMOUNT OF ACREAGE: .52

PARCEL NUMBERS: 12-184-01-044

PLAT ATTACHED: YES X NO

ZONING CLASSIFICATION: R-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:	Maria L Calvillo
APPLICANT ADDRESS:	1315 Walston St
CITY, STATE & ZIP:	Dalton GA 30720
TELEPHONE NUMBER:	(706)-934-2169

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1315 Walston St, Dalton, GA 30720
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	R.R. Burleyson subdivision
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	46 1
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	Residential (R-2)

• PROPOSED ZONING CLASSIFICATION	(R-2)
• PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED	0.52
• TAX MAP NUMBER/PARCEL NUMBER	12-184-01-044
• HOUSING UNITS	1

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS	<input type="text" value="1"/>
(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="2"/>
(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.	<input type="text" value="3"/>
(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.	<input type="text" value="2"/>
(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.	<input type="text" value="1"/>
(6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.	<input type="checkbox"/> CAUCASIAN <input type="text" value="5"/> LATINO
	<input type="checkbox"/> AFRICAN AMERICAN <input type="checkbox"/> 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="5"/>

SIGNATURE OF APPLICANT(S)

3/16/2022

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:

12-184-01-044

*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 annexation contract.

Maria L Calvillo
(Owner's Name)

Sworn to and subscribed
Before me, this 12 day
of April, 2022

[Signature]
Notary Public





NOTICE TO ALL LANDOWNERS REGARDING ANNEXATION

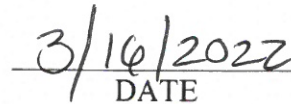
If your request to annex your property into the City of Dalton is approved by Whitfield County, you will be charged a city property tax for the City of Dalton as well as a Public School tax. This will appear on your property tax bill that you receive from Whitfield County. The millage rate is 2.537 mils 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


DATE

Deed Doc: WD
Recorded 05/09/2013 03:28PM
Georgia Transfer Tax Paid : \$130.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 05888 Pg 0217-0219

PT-1015

After Recording Return To:

W. Lane Haley, P.C.
207 W. King Street
Ste. J
Dalton, GA 30720

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF WHITFIELD**

This INDENTURE, made the 8th day of May, 2013, by and between Mike Kinsey Properties, LLC, a Georgia Limited Liability Company, party or parties of the first part, hereinafter referred to as "Grantor," and Maria De La Luz Calvillo, party or parties of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH that: For and In Consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid and delivered to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantor has and hereby does grant, bargain, sell, convey and confirm unto Grantee,

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

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 above described property unto the said Grantee against the claims of all persons whomsoever.

MBK

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, Sealed and Delivered
In the presence of:

[Signature]
(Unofficial Witness)

Larita S. Hollis
(Notary Public)

Mike Kinsey Properties, LLC,
a Georgia Limited Liability Company

By: Mike B. Kinsey (Seal)
Name: Mike Kinsey
Title: Owner



[Signature]

NOTES:
CONTRACT NUMBER:
MARTIN SMITH
DALTON, GEORGIA 30719
P.O. BOX 4611
(706) 278-6413

SURVEY FOR:
MARIA L. CALVILLO
LOCATED IN LAND LOT 184
12th DISTRICT 3rd SECTION
WHITFIELD COUNTY, GEORGIA
R.R. BURLEYSON SUBDIVISION

SUBJECT PROPERTY
TAX PARCEL 12-184-01-112
CURRENT OWNER: MARIA CALVILLO
DEED BOOK 6727, PAGE 849
PLAT BOOK 5, PAGE 9
R.R. BURLEYSON SUBDIVISION
PLAT BOOK 5, PAGE 9
CURRENT ZONING: R-2
FENCE SETBACK: 15'
SIDE SETBACK: 15'
REAR SETBACK: 15'

TOTAL AREA: 0.51 ACRES
ALL IRON PINS PLACED ARE: 44 REBAR

RESERVED FOR CLERK OF COURT

FLOOD STATEMENT

ACCORDING TO FIRM COMMUNITY PANEL # 13126 01240
DATED SEPTEMBER 19, 2007 THIS PROPERTY DOES NOT LIE
WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS
ZONE X

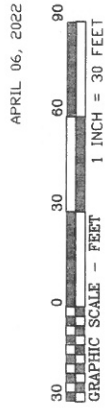
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED HAS A CLOSURE PRECISION OF A
MINIMUM OF ONE FOOT IN 10,000 FEET AND AN
ANGULAR ERROR OF SECOND ORDER AND ALL
POINTS AND WAS ADJUSTED USING THE COMPASS
RULE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 10,000 FEET.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL
OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE
A NEW PARCEL OR MAKE ANY CHANGES TO THE PROPERTY
WHICH HAS BEEN RECORDED IN THE PUBLIC RECORDS
WHICH CANNOT BE CHALLENGED BY ANY OTHER INSTRUMENT
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES
THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET
FORTH IN THE GEORGIA SURVEYING ACT OF 1967 AND THE
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67

Martin Smith
GEORGIA R.T. #28402
DATE: 4-29-2022



ROSS AVENUE
(40' RIGHT OF WAY)

WALSTON STREET
(50' RIGHT OF WAY)

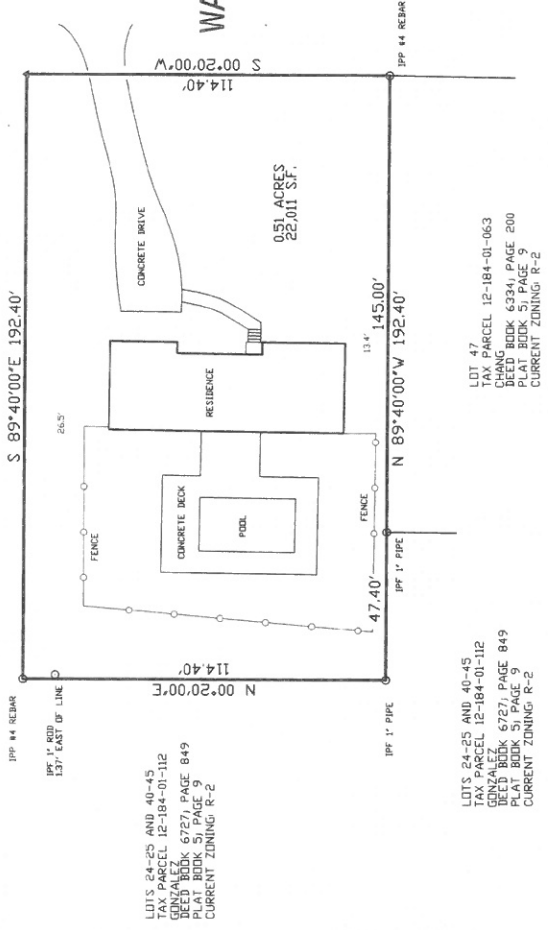


EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot No. 184 in the 12th District and 3rd Section of Whitfield County, Georgia and being designated as Lot 46 of R. R. Burleyson Subdivision, as shown by revised plat thereof, of Plat Book 5, Page 9, in the Office of the Clerk of the Superior Court of Whitfield County, Georgia, and being more particularly described as follows:

BEGINNING at the southwest corner of the intersection of Walston Street and Ross Avenue; thence South 00 degrees 20 minutes west along the west side of Walston Street, 114.4 feet to an iron pin; thence north 89 degrees 40 minutes west 192.4 feet to an iron pin; thence north 00 degrees 20 minutes east 114.44 feet to an iron pin on the south side of Ross Avenue; thence south 89 degrees 40 minutes east along the south side of Ross Avenue 192.4 feet to the POINT OF BEGINNING.

Being the same property conveyed by deed of record in Deed Book 5639, Page 18, in the Office of the Clerk of the Superior Court of Whitfield County, Georgia.

Restrictive Covenants as set out in instruments recorded in Deed Book 84, Page 376, as amended in Deed Book 164, Page 42, in the office of the Clerk of the Superior Court of Whitfield County, Georgia.

Easement granted to Georgia Power Company dated April 27, 1978, and recorded in Deed Book 530, Page 152, in the Office of the Clerk of the Superior Court of Whitfield County, Georgia.

Terms and Provisions of Waterline Easement Agreement by and between David Hadlock, David Cole, Judy Cole and Denton Cole, dated June 12, 1998, and recorded in Deed Book 2990, Page 9, in the Office of the Clerk of the Superior Court of Whitfield County, Georgia.

Subject to all Restrictions, Covenants, Easements and matters of plat that lawfully affect the subject property.

EXHIBIT "B"

4-1-4

Low density single family residential (R-2.) This district is established to protect single family detached dwellings, including typical residential subdivisions, on lots of not less than 27,500 square feet if served by on-site sewage management systems and not less than 15,000 square feet if served by public sewer or an approved central on-site sewage management system. All dwellings in this district shall contain in excess of 1,200 square feet of heated floor area upon a permanent foundation and shall have the electrical meter base serving such dwelling attached directly to such dwelling. There shall be no manufactured or mobile homes within this district in order to maintain the traditional residential character of such districts. If served by on-site sewage management system, the lots in this district shall conform at least with the minimum standards for lot sizes as promulgated by the health department or other authority having proper jurisdiction over such minimum lot sizes, as amended from time to time. Only one dwelling unit per lot shall be allowed in this district.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-184-01-044
 Realkey 16416
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name CALVILLO MARIA DE LA LUZ
 Owner Address 1315 WALSTON STREET
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 30721
 Latitude
 Longitude

Property Information

Class Residential
 Strata Lot
 Tax District County
 Neighborhood DHA
 Legal Description L46 R R BURLEYSON
 Total Acres 0.52
 Zoning See GIS Map
 GMD\Map Number 056
 Subdivision
 Subdivision Phase
 Subdivision Section 0004
 Subdivision Block
 Subdivision Lot
 Comments:

Appeals Information

This parcel does not have any appeals

Parcel Address

Parcel House Number 1315
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name WALSTON
 Parcel Street Units
 Parcel Street Type AVE

Current Fair Market Value Information

Previous 139594
 Current 151118
 Land 24150
 Residential Improvement 116057
 Commercial Improvement
 Accessory Improvement 10911
 Conservation Use Value

Historical Fair Market Value Information

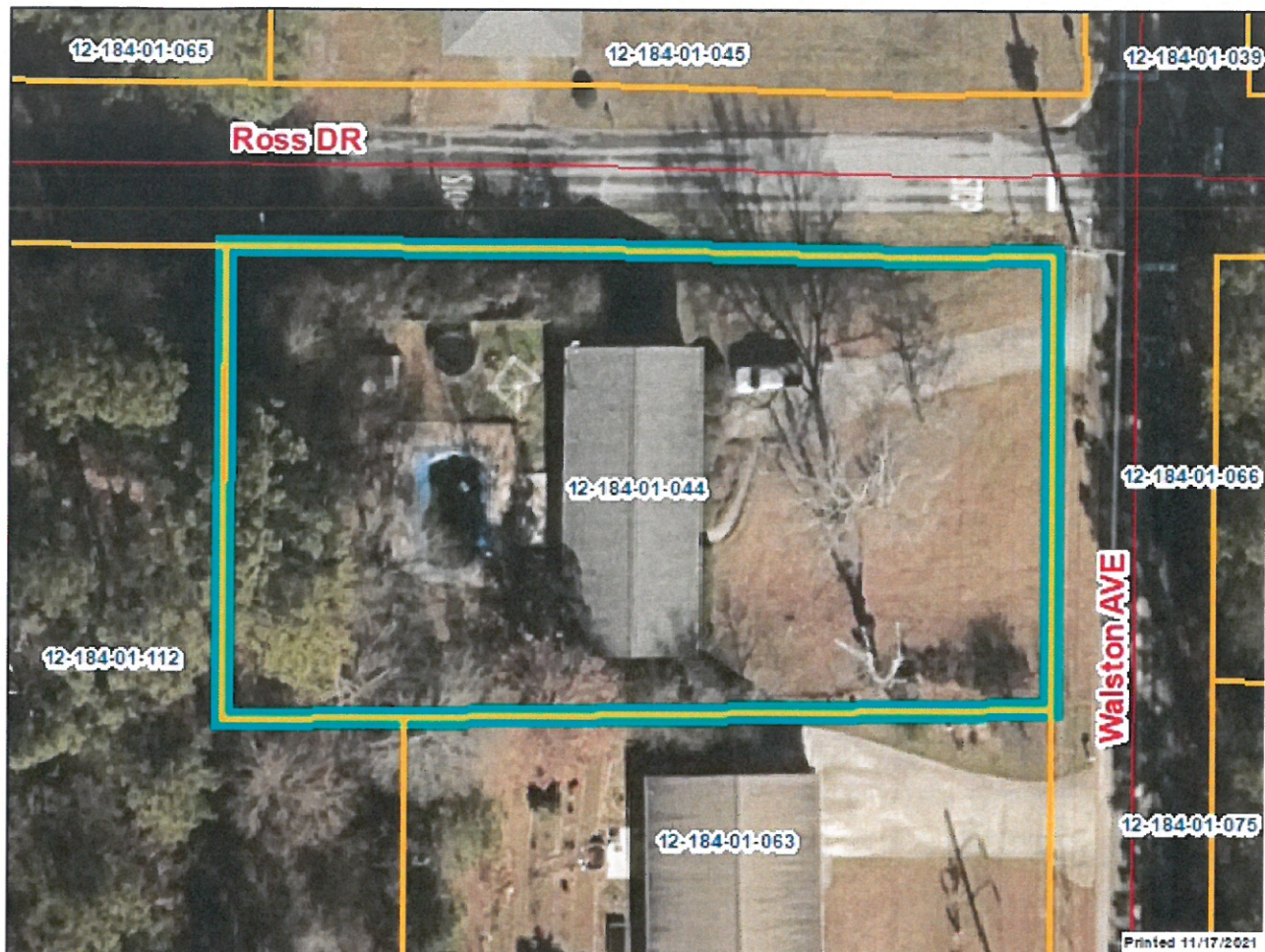
2019 134539
 2018 134539
 2017 134539

Exemption Information

Homestead S1
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

GIS Quickmap

No GIS Quickmap Available



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	CALVILLO MARIA DE LA LUZ	Legal Description	L46 R R BURLEYSON
Year	2021	Sale Date	
Parcel Number	12-184-01-044	Taxes Due	1531.04
Bill	205611	Taxes Due Date	12/20/2021
Exemption Type	S1	Taxes Paid	1531.04
Account No.	7069866	Taxes Paid Date	12/13/2021 12:26:57 PM
Millage Rate	0	Current Due	0
Fair Market Value	151118	Back Taxes	0
Assessed Value	60447	Total Due	0
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

General

Value	116057
Class	Residential
Strata	Improvement
Occupancy	Single Family Residence
Year Built	1961

Construction Information

Foundation	Masonry
Exterior Walls	Br Veneer
Roofing	Asphalt Shingle
Roof Shape	Gable/Hip
Floor Construction	Cont. Wall



Whitfield County

Board of Commissioners

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

June 16, 2022

Honorable David Pennington
Mayor, City of Dalton
P.O. Box 1205
Dalton, GA 30722

RE: Tax Parcel No. 12-184-01-044

Dear Mayor Pennington:

At the June 13, 2022 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. 12-184-01-044.

Regards,

Blanca Cardona

Blanca Cardona
County Clerk

cc: Ashley O'Donald, Chief Appraiser
Ethan Calhoun, Northwest Georgia Regional Commission
Jess Hansen, GIS Coordinator
David Metcalf, Emergency Services Director
File

DALTON FIRE DEPARTMENT

TODD PANGLE
Fire Chief
Telephone 706-278-7363
Fax 706-272-7107
tpangle@daltonga.gov

404 School Street
Dalton, GA 30720



PUBLIC SAFETY COMMISSION

Terry Mathis
Bill Weaver
Anthony Walker
Truman Whitfield
Alex Brown

May 12, 2022

David Pennington, III
Mayor, City of Dalton

Re: Annexation proposal for parcel **#12-184-01-044** 1315 Walston St.

Greetings,

A review of the proposed listed annexation request has been completed and it has been determined there would be no negative impact to fire protection in the area as a result of annexation. There is sufficient water supply available in the area, as well the structure located on the property meets the proximity requirements associated with our ordinance.

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

Thank you,

A handwritten signature in black ink that reads "Todd Pangle".

Todd Pangle
Fire Chief
Dalton Fire Department

Fire Chief
Todd Pangle



DALTON FIRE DEPARTMENT
PREVENTION DIVISION

Fire Marshal
Matt Daniel
404 School Street
Dalton, GA 30720
(706) 529-7486
mdaniel@daltonga.gov

Fire Inspectors
Donnie Blankenship
(706) 278-7363 x227
dblankenship@daltonga.gov
Scott Hearn
(706) 278-7363 x247
shearn@daltonga.gov
Dale Stratton
(706) 278-7363 x248
dstratton@daltonga.gov

May 11, 2022

Re: Annexation Analysis

Property Address/Parcel: 12-184-01-044, 1315 Walston Ave.

Access: Access to the structure is not an issue.

Water Supply: Hydrant number H5493 on Walston Avenue direct across the street provides adequate water supply.

Property Use: Existing single-family dwelling.

Setbacks: Setback requirements are met and not an issue.

Respectfully,

Matt Daniel
Division Chief
Prevention Division

PUBLIC WORKS DEPARTMENT

CHAD TOWNSEND, DIRECTOR

535 N. Elm Street
P.O. Box 1205
Dalton, GA 30722-1205
Office: (706) 278-7077
Fax: (706) 278-1847
Email: ctownsend@daltonga.gov



DAVID PENNINGTON, MAYOR

CITY COUNCIL MEMBERS:

DENNIS MOCK
ANNALEE SAMS
TYREE GOODLETT
STEVE FARROW

MEMORANDUM

TO: David Pennington III, Mayor
Bernadette Chattam, City Clerk

FROM: Chad Townsend, Director of Public Works

RE: Annexation Request
Maria De La Luz Calvillo
1315 Walston St.
0.52 Acres
Parcel Number: 12-184-01-044
Zoning Classification: R-3

Date: 5/10/22

Please be advised that the Public Works Department has no objections to the annexation of the above reference tract but notes the following items should be of consideration as part of the request:

- **Delivery of Public Works Services** – Upon approval of annexation, Public Works will begin providing regular sanitation services. The cost to provide these services is approximately \$300 per household. At this time no additional resources would be required from the Department to administer these services.
- **Majority of Walston St. address remain in unincorporated Whitfield County.** With the majority of the residences along Walston Street being located within the County, in an effort to eliminate confusion in delivery of services, & following annexation approval; the City should consider proactively contacting the remaining residences along Walston St. to offer the opportunity for annexation.



May 11, 2022

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

**RE: Annexation Request for Maria De La Luz Calvillo – 1315 Walston Street
(.52 acres)**

Dear Mayor Pennington:

As requested in your May 6, 2022, memorandum, Dalton Utilities has reviewed the annexation request of Maria De La Luz Calvillo for 0.52 acres +/- located at 1315 Walston Street. This property is further described as parcel number 12-184-01-044 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide electric, water, wastewater and telecommunications services to this site from nearby existing utility infrastructure.

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,

Mark Buckner, P.E.

William C Cason III
Chief of Police
ccason@daltonga.gov
www.daltonpd.com
www.cityofdaltongga.gov/police



Public Safety Commission
Terry Mathis
Bill Weaver
Anthony Walker
Truman Whitfield
Alex Brown

DALTON POLICE DEPARTMENT
301 Jones Street, Dalton, Georgia 30720
Phone: 706-278-9085 • Fax: 706-272-7905

Date: May 6, 2022

To: Chief Cliff Cason

From: Captain Barry Woods

RE: 1315 Walston Ave. Parcel 12-184-01-044

Chief Cason:

I have reviewed the annexation request for 1315 Walston Ave. Parcel Numbers 12-184-01-044. This property will have no bearing on the Dalton Police Department's law enforcement services in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Barry Woods", is written over a horizontal line.

Captain Barry Woods