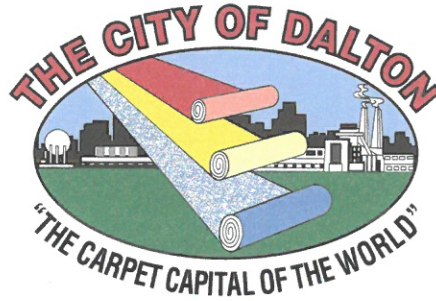


DAVID PENNINGTON III
MAYOR

BERNADETTE CHATTAM, CMC
CITY CLERK



DENNIS MOCK
ANNALEE SAMS
TYREE GOODLETT
STEVE FARROW

Council Members

June 28, 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 E. Gonzales & Edgar Hurtado

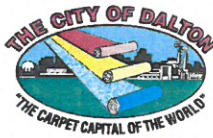
STREET ADDRESS: 1517 Hale Bowen Dr.

AMOUNT OF ACREAGE: .17

PARCEL NUMBERS: 12-179-02-048

PLAT ATTACHED: YES X NO

ZONING CLASSIFICATION: R-3



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 Elizabeth Gonzalez
APPLICANT ADDRESS:	1517 Hale Bowen Dr
CITY, STATE & ZIP:	Dalton G.A. 30721
TELEPHONE NUMBER:	(706) 264 7986

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1517 Hale Bowen Dr Dalton G.A. 30721
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	NO
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	#15
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	Residential

- PROPOSED ZONING CLASSIFICATION Residential R-3
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED ~~0.17~~ 0.17
- TAX MAP NUMBER/PARCEL NUMBER 12-179-02-048
- HOUSING UNITS 1

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT,
LIST THE NUMBER OF REGISTERED VOTERS

(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)

(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT,
LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.

(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT,
LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.

(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT,
LIST THE NUMBER OF HOUSING UNITS.

(6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT,
PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.

☐

CAUCASIAN

☒

LATINO

☐

AFRICAN
AMERICAN

☐

OTHER

(7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT,
LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS
OTHER THAN ENGLISH.

Maria E. Gonzalez, Edgar Portillo
SIGNATURE OF APPLICANT(S)

6-16-22

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:

12-179-02-048 100 %

*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.

Marica E. Gonzalez
(Owner's Name)

Sworn to and subscribed
Before me, this 16 day
of June, 2022

[Signature]
Notary Public



(Seal)




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.

Maria E. Gonzalez 
SIGNED

6-16-22
DATE

Deed Doc: WD
Recorded 05/29/2018 03:20PM
Georgia Transfer Tax Paid : \$124.90
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06653 Pg 0525-0526

Pre1001422

AFTER RECORDING, RETURN TO:

Susan W. Bisson
SPONCLER & THARPE, LLC
P. O. BOX 398
DALTON, GA 30722-0398
File No. 2018040350

**STATE OF GEORGIA,
WHITFIELD COUNTY.**

LIMITED WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made the 23rd day of May, 2018, between **RONALD J. JOHNS, LLC**, a Georgia Limited Liability Company (hereinafter, whether singly or more than one, the "Grantor"), and **MARIA ELIZABETH GONZALEZ SOLIS** and **EDGAR HURTADO** (hereinafter "Grantees").

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 Grantees as joint tenants with the right of survivorship, and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot No. 179 in the 12th District and 3rd Section of Whitfield County, Georgia and being Lot 15 per plat of survey for Brian Spence, Spence Subdivision, Phase 1, by Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated April 6, 2017 and recorded June 22, 2017, in Plat Cabinet E, Slide 936, in the office of the Clerk of the Superior Court of Whitfield County, Georgia, which plat is incorporated herein by reference for a complete description, TOGETHER WITH an easement fifty feet in width for access, ingress and egress between said property and Frazier Avenue as shown on plat recorded May 7, 2018, in Plat Book E, page 1096, of said records, which plat is incorporated herein by reference for a complete description.

TOGETHER WITH all and singular the hereinabove described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants with the right of survivorship, and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID GRANTOR, and the 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 quiet and peaceable possession thereof, unto the said Grantees, as hereinabove provided, against all acts and deeds of the said Grantor.

SUBJECT, HOWEVER, to all easements, rights-of-way, covenants and restrictions which 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.

RONALD J. JOHNS, LLC

BY:

RONALD J. JOHNS, MANAGER

Signed, sealed and delivered
in the presence of:

Witness

Jenny Ramirez

Notary Public



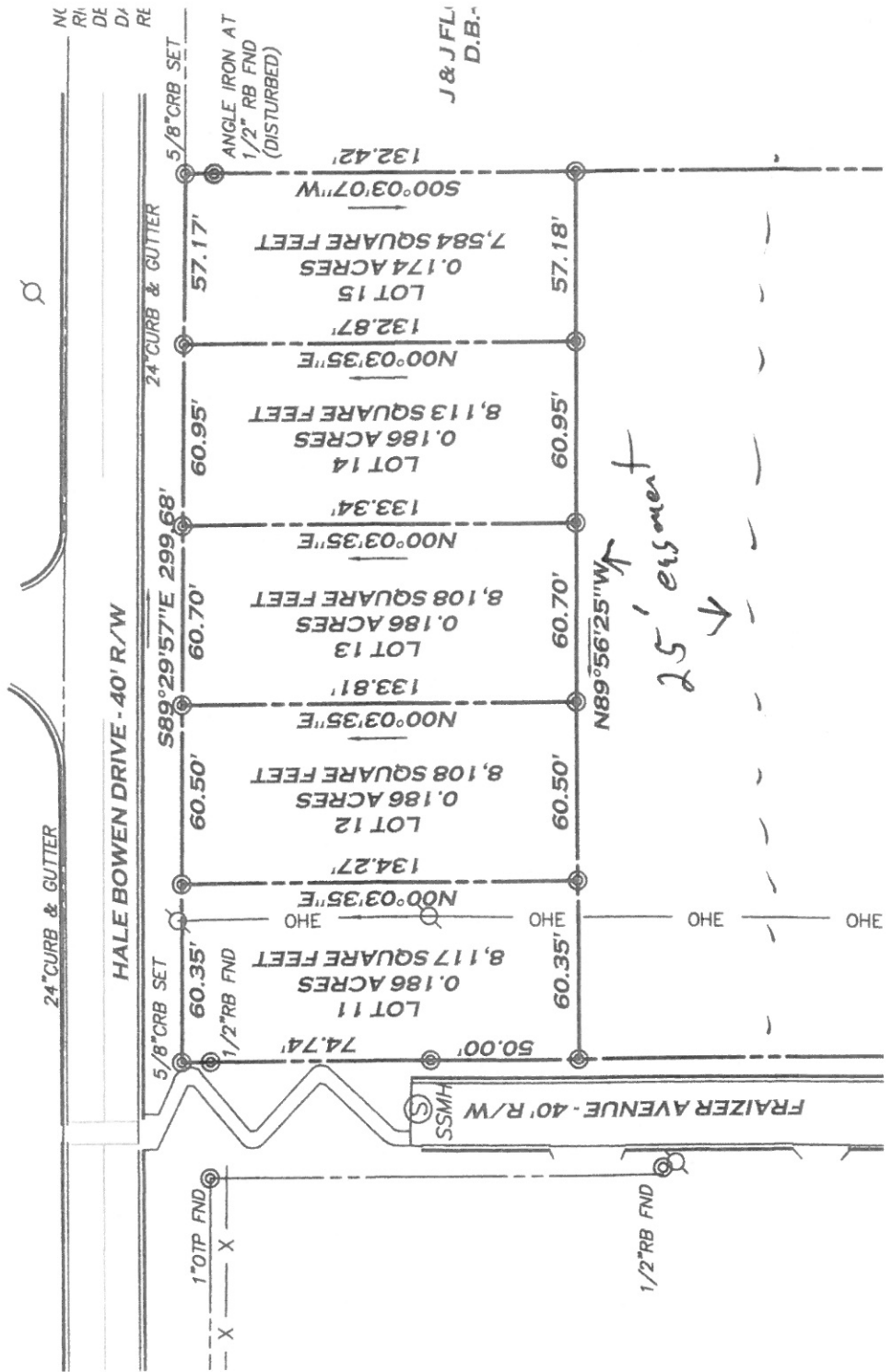
EXHIBIT "B"

4-1-5

Medium density single family residential (R-3.) This district is established to protect single-family detached dwellings, typically within a more urban atmosphere, including residential subdivisions, on smaller lots of not less than 7,500 square feet and which are served by public sewer or an approved central on-site sewage management system. All dwellings in this district shall contain not less than 1,000 square feet of heated floor area. There shall be no manufactured or mobile homes within this district, in order to maintain the traditional residential character of such districts. Only one dwelling unit per lot shall be allowed in this district.

<http://search.qsccca.org/Imaging/HTML5Viewer.aspx?id=2474048&key1=E&key2=936&county=155&countyname=WHITFIELD&userid=5066&appid=28>

N:



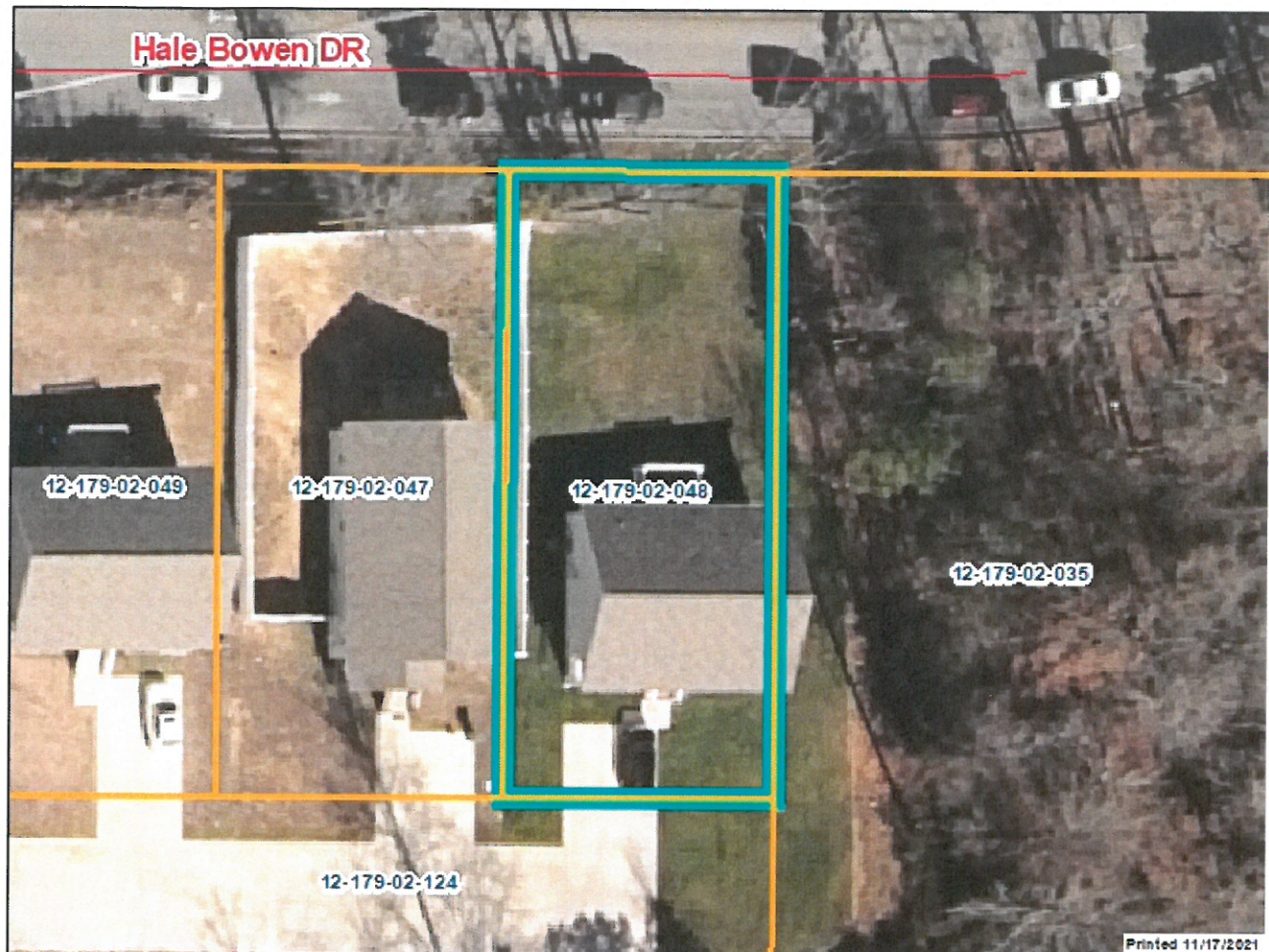
PUBLIC WATER SYSTEM

THE PUBLIC ROADS ON THIS FINAL PLAT
WAS PROVIDED TO INSTALL) IN ACCORDANCE

4/7/17

FIRE PROTECTION

WAS SERVING THE LOTS ON THIS FINAL
PLAT FOR THE FIRE HYDRANTS HAVE BEEN MET
THE DALTON BUILDING CODE FOR FIRE



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	SOLIS MARIA ELIZABETH GONZALEZ & HURTADO	Legal Description	0.17A LL179-12 (LOT 15 E-936)
Year	2021	Sale Date	
Parcel Number	12-179-02-048	Taxes Due	1279.35
Bill	234513	Taxes Due Date	12/20/2021
Exemption Type	S1	Taxes Paid	1279.35
Account No.	7085044	Taxes Paid Date	12/13/2021 12:26:57 PM
Millage Rate	0	Current Due	0
Fair Market Value	129793	Back Taxes	0
Assessed Value	51917	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	99793
Class	Residential
Strata	Improvement
Occupancy	Single Family Residence
Year Built	2018

Construction Information

Foundation	Piers
Exterior Walls	Vinyl
Roofing	Asphalt Shingle
Roof Shape	Gable/Hip
Floor Construction	Piers

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
ANNALEE HARLAN
TYREE GOODLETT
STEVE FARROW

MEMORANDUM

TO: DAVID PENNINGTON III, MAYOR
ATTN: BERNADETTE CHATTAM, CITY CLERK

FROM: CHAD TOWNSEND, PUBLIC WORKS DIRECTOR

RE: ANNEXATION REQUEST
MARIA E. GONZALES & EDGAR HURTADO
1517 HALE BOWEN DRIVE
0.17 ACRES
PARCEL NUMBER: (12-179-02-048)

DATE: JULY 5, 2022

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

- **Adjacent single-family residences within the development are currently located within unincorporated Whitfield County.** Subject tract is located within a larger development containing approximately 32 tracts. The larger development is near what is considered the Frazier Acres subdivision. Annexation will likely bring on additional annexation 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.

If the subject tract is to be annexed, it should be noted that this property is accessed off a common drive that services five other homes. The private drive is not built to city standards and is not constructed in a way to handle the equipment used to provide our sanitation services, emergency vehicle traffic or school buses. In order to provide sanitation services, garbage cans & recycling bins must be brought to the curb along Frazier Drive in order to receive proper service.

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



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

Date: July 1, 2022

To: Chief Cliff Cason

From: Lieutenant Matthew Locke

RE: 1517 Hale Bowen Drive

Chief Cason,

I have reviewed the Annexation request for the property located at 1517 Hale Bowen Drive with the Parcel Number 12-179-02-048. This change will have no bearing on the Dalton Police Department's law enforcement services in this area.

Sincerely,

A handwritten signature in cursive script that reads "Matthew Locke".

Lieutenant Matthew Locke

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

June 30, 2022

David Pennington, III
Mayor, City of Dalton

Re: Annexation proposal for parcel #12-179-02-048 1517 Hale Bowen Dr.

Greetings,

A review of the proposed listed annexation request has been completed and Dalton Fire Department has no objections to the annexation but notes one major obstacle for this annexation as noted below.

The original development of this parcel was part of a larger development in the immediate area. During the original development, Dalton Fire Department was provided the opportunity for input and the developer agreed to provide access via a private drive for this parcel as well as four adjacent parcels. He agreed to install a private drive that would support fire apparatus to include a cul-de-sac wide enough to accommodate the turning radius our apparatus. An agreement was signed by both the developer and Dalton Fire Department. The agreement was shared with Whitfield County, as well was copied with the original plat. The private drive was never installed as specified, which will negatively impact our ability to access the structure in the event of a fire. To further complicate matters, the structures are addressed off Hale Bowen, but the front of the houses face the unnamed private drive and due to very large vegetation growth, are inaccessible from Hale Bowen Dr. Given these factors, our initial operations will be greatly impacted, presenting a danger to life and health. This is the second annexation request submitted of the five houses built along this private drive.

With this fact taken into consideration and the fact that all other fire suppression factors meet Dalton Fire Department requirements, Dalton Fire Department would not oppose annexation of the listed property.

Thank you,

A handwritten signature in black ink, appearing to read "Todd Pangle", is written over a large, stylized circular flourish.

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

June 30, 2022

Re: Annexation Analysis

Property Address/Parcel: 12-179-02-048, 1517 Hale Bowen Drive

Access: Access to the structure is an issue. The structure is addressed off of Hale Bowen, if emergency services are dispatched topography and fencing will impede/stop access. At the time the structure was being constructed it was to face Hale Bowen. The structure now faces a private drive. There are three other structures this will affect Parcels: 12-179-02-051, 12-179-02-049, and 12-179-02-047. All of these structures face a private drive approximately 270' long that does not meet City addressing requirements, City road standards or NFPA and ICC access requirements for fire department apparatus access. All five parcels would required readdressing and the private drive would be required to be brought up to code to include a turnaround. It is highly recommended if this parcel is annexed the unnamed access road be given a private drive name and all the parcels be readdressed.

Water Supply: Hydrant H5522 located at the end of Frazier Drive provides adequate water supply.

Property Use: Existing single-family dwelling.

Setbacks: Setback requirements appear to be met and not an issue.

Respectfully,

Matt Daniel
Division Chief
Prevention Division



July 5, 2022

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

RE: Annexation Request for Maria E. Gonzales & Edgar Hurtado – 1517 Hale Bowen Drive (.17 acres)

Dear Mayor Pennington:

As requested in your June 28, 2022, memorandum, Dalton Utilities has reviewed the annexation request of Maria E. Gonzales and Edgar Hurtado for 0.17 acres +/- located at 1517 Hale Bowen Drive. This property is further described as parcel number 12-179-02-048 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide water, wastewater, natural gas, telecommunications and electricity 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,

A handwritten signature in blue ink that reads "Mark Buckner". The signature is fluid and cursive, with the first name "Mark" and last name "Buckner" clearly distinguishable.

Mark Buckner, P.E.



Whitfield County

Board of Commissioners

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

August 10, 2022

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

RE: Tax Parcel No. 12-179-02-048

Dear Mayor Pennington:

At the August 8, 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. 12-179-02-048.

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