



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: Brian Anthony Santos

APPLICANT ADDRESS: 1226 Frazier Dr.

CITY, STATE & ZIP: Dalton, GA 30721

TELEPHONE NUMBER: (706) 847-9698

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED: 1226 Frazier Dr.

(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED: New MLK

(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED: 20

(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED: Residential (R-3)

- PROPOSED ZONING CLASSIFICATION _____
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED .17
- TAX MAP NUMBER/PARCEL NUMBER 12-179-02-056
- 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.

Brian Santos
SIGNATURE OF APPLICANT(S)

4-3-21
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:

12-179-02-056

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

I hereby appoint _____
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.

Brian A. Santos
(Owner's Name)

Sworn to and subscribed
Before me, this 3rd day
of April, 2021.

Eric Azua
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 $\$100,000 \times 2.537$ mils, your Dalton City tax would be \$253.7 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

4-3-21
DATE

Deed Doc: WD
Recorded 09/07/2018 03:26PM
Georgia Transfer Tax Paid : \$143.00

MELICA KENDRICK

Clerk Superior Court, WHITFIELD County, Ga.

Bk 06670 Pg 0405-0406

Plat 1002479

This space above this line is for recording purposes.

After recording, please return to:

Susan W. Bisson
Sponcler & Tharpe, LLC
P. O. Box 398
Dalton, Georgia 30722-0398
File No. 2018080696

STATE OF GEORGIA,

WHITFIELD COUNTY.

LIMITED WARRANTY DEED

THIS INDENTURE, made the 5th day of September, 2018, between **RONALD J. JOHNS, LLC**, a Georgia Limited Liability Company (hereinafter, whether singly or more than one, the "Grantor"), and **BRIAN A. SANTOS** (hereinafter, whether singly or more than one, the "Grantee"):

WITNESSETH

That in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does hereby grant, bargain, sell, and convey unto the said Grantee the following described real property, together with the appurtenances thereto belonging, 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 20 per plat of survey for Spence Subdivision, Phase 2, by Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated March 26, 2018, and recorded May 31, 2018, in Plat Cabinet E, Slide 1107, 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.

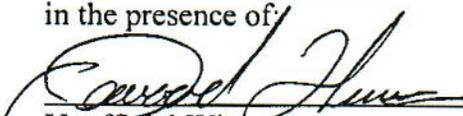
TO HAVE AND TO HOLD, all and singular the above described premises, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the said Grantee forever, in fee simple.

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 quiet and peaceable possession thereof, unto the said Grantee, and to the heirs, legal representatives, successors and assigns of the Grantee, against all acts and deeds of the said Grantor.

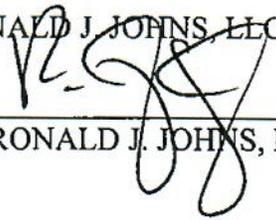
SUBJECT, HOWEVER, to all easements, rights-of-way, covenants and restrictions which may lawfully affect the above-described property.

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

Signed, sealed and delivered
in the presence of:



Unofficial Witness

RONALD J. JOHNS, LLC
BY: 

RONALD J. JOHNS, MANAGER



Notary Public

My Commission Expires: _____

[Notary Seal]



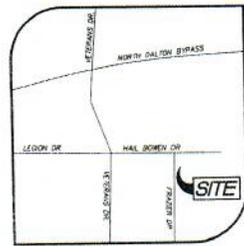
EXHIBIT "B"

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.

eFiled & eRecorded
 DATE: 5/31/2018
 TIME: 10:52 AM
 PLAT BOOK: 00000E
 PAGE: 01107
 RECORDING FEE: 8.00
 PARTICIPANT ID: 5279550605
 CLERK: Melica Kendrick
 Whitfield County, GA

FOR RECORDING USE ONLY



VICINITY MAP

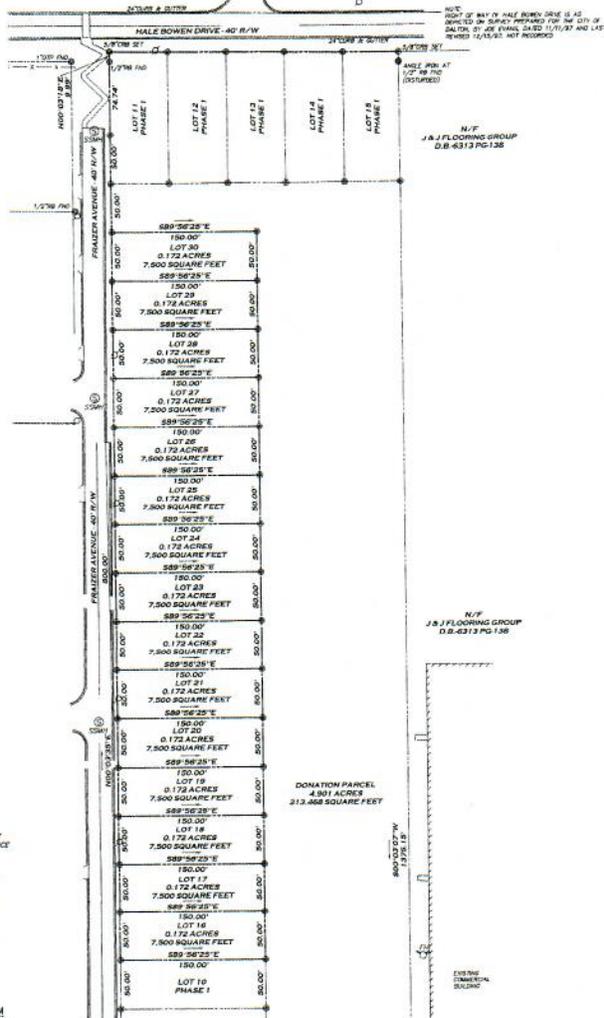
ZONING
 ZONING FOR THIS PROPERTY IS CURRENTLY CLASSIFIED AS R-1. SETBACKS AND RESTRICTIONS ARE AS FOLLOWS:
 FRONT YARD 25 FEET
 SIDE YARD 10 FEET
 REAR YARD 15 FEET
 ZONING AND SETBACK INFORMATION FOR THE WHITFIELD COUNTY UNIFIED ZONING ORDINANCE. ALL INFORMATION STATED SHOULD BE REVIEWED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED 1/12/2017.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 22,827 WITH AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A TOPCON 500XW TOTAL STATION, TOPCON HIPOD 500 GPS RECEIVER, AND CARSON SURVEINER DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 104,881.
- 5) SAID DESIGNATED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF FLOOD INSURANCE RATE MAP NO. 15240C0002 WITH A DATE OF DESIGNATION OF 08/29/2015 FOR COMMUNITY NUMBER 15240C IN WHITFIELD COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASES FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON ADJUSTED GPS RECEIVER UTILIZING NETWORK AND CORRECTIVES PROVIDED BY THE LOCAL TIME NETWORK OPERATED BY EARL DODLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEODETIC DATA COMMITTEE PART 3 NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.02 FEET HORIZONTAL, AND 0.02 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

NOTIFY OF ACTION:

BRAN SPENCE
 (706) 847-8995



CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE WATER SYSTEM SERVING THE PUBLIC ROADS ON THIS FINAL PLAT HAS BEEN INSTALLED (OR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.
 DALTON UTILITIES: Michelle Pickett DATE: 3/27/18

CERTIFICATE OF APPROVAL FOR FIRE PROTECTION
 I HEREBY CERTIFY THAT THE LOCATION OF THE FIRE HYDRANTS IN THIS SUBDIVISION ARE INSTALLED (OR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF THE DALTON FIRE DEPARTMENT AND ARE HEREBY APPROVED.
 DALTON UTILITIES: Michelle Pickett DATE: 3/27/18

CERTIFICATE OF APPROVAL FOR PUBLIC WASTEWATER COLLECTION SYSTEM
 I HEREBY CERTIFY THAT THE WASTEWATER COLLECTION SYSTEM SERVING THE PUBLIC ROADS ON THIS FINAL PLAT HAS BEEN INSTALLED (OR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.
 DALTON UTILITIES: Michelle Pickett DATE: 3/27/18

CERTIFICATE OF APPROVAL FOR RECORDING
 THE WHITFIELD COUNTY BUILDING ZONING AND DEVELOPMENT DEPARTMENT CERTIFIES THAT THIS PLAT COMPLES WITH THE BUILDING ZONING AND DEVELOPMENT DEPARTMENT'S OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS (WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED UPON THE PLAT) AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA.
 DATE: 5/17/2018
 DATE APPROVED REPRESENTATIVE: [Signature]

Subdivision Design Approved
 By Planning Commission
 4/23/2018

FINAL ACCURACY AND DESIGN CERTIFICATE
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL DIMENSIONS SHOWN HEREON ARE ACTUALLY FIRST AND SECOND ORDER LOCAL SIZE, TIME, AND ANGLE ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE BUILDING ZONING AND DEVELOPMENT DEPARTMENT'S OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS HAVE BEEN SUBSTANTIALLY COMPLIED WITH AND APPROVAL HEREIN DOES NOT IMPLY ANY LIABILITY ASSOCIATED WITH INACCURACIES OR IMPROPER DESIGN BY ANY PARTY.



IF YOU DIG GEORGIA...
 CALL US FIRST!
 1-800-282-7411
 770-623-4344
 (METRO ATLANTA ONLY)
 UTILITIES PROTECTION CENTER
 IT'S THE LAW

Lowery & Associates
 LAND SURVEYING, LLC

MINOR SUBDIVISION OF UNDEVELOPED LOTS WITHIN FRAZER ACRES SUBDIVISION	
STATE: GEORGIA	COUNTY: WHITFIELD
LAND LOT: 179	DISTRICT: 12TH SECTION: 3RD

PREPARED FOR:
 SPENCE SUBDIVISION, PHASE 2

LOWERY & ASSOCIATES
 LAND SURVEYING, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30121
 770-334-8866
 WWW.LOWERYLANDSURVEYS.COM
 INFO@LOWERYLANDSURVEYS.COM
 GEORGIA, C.O.A.: LSF-00102

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-179-02-056
Realkey 44517
GIS Map Map
Owner Name SANTOS BRIAN
Owner Address 1226 FRAZIER DR
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 NMLK
Legal Description 0.17A LL179-12 (LT20 E-1095)
Total Acres 0.17
Zoning See GIS Map
GMD\Map Number 081
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 1226
Parcel Street Extension
Parcel Street Direction
Parcel Street Name FRAZIER
Parcel Street Units
Parcel Street Type AVE

Current Fair Market Value Information

Previous 121176
Current 128959
Land 30000
Residential Improvement 98959
Commercial Improvement
Accessory Improvement
Conservation Use Value

Historical Fair Market Value Information

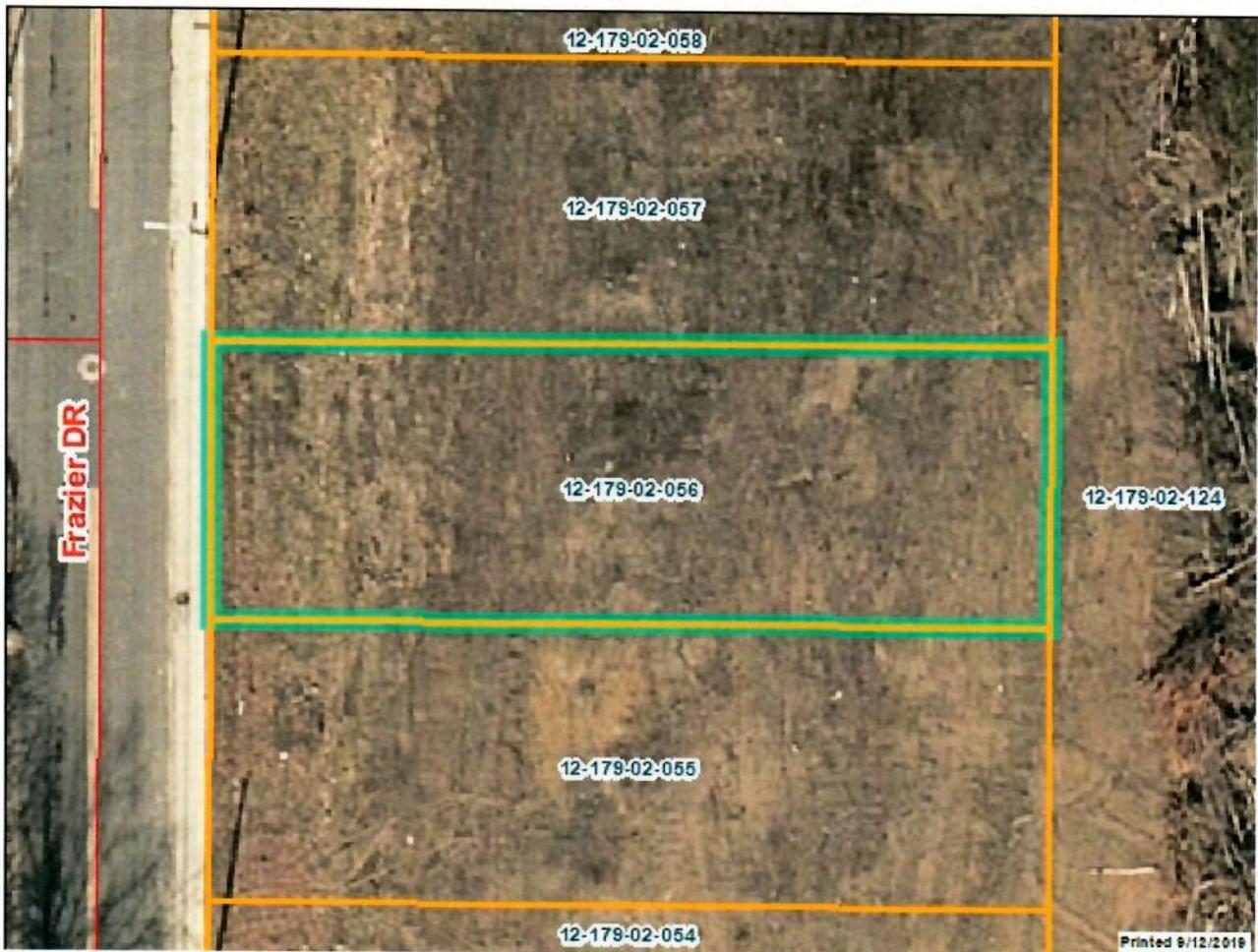
2018 0
2017 0
2016 0

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	SANTOS BRIAN	Legal Description	0.17A LL179-12 (LT20 E-1095)
Year	2020	Sale Date	
Parcel Number	12-179-02-056	Taxes Due	1301.1
Bill	232589	Taxes Due Date	12/20/2020
Exemption Type	S1	Taxes Paid	1301.1
Account No.	7086663	Taxes Paid Date	12/9/2020 3:22:25 PM
Millage Rate	0	Current Due	0
Fair Market Value	128959	Back Taxes	0
Assessed Value	51584	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	98959
Class	Residential
Strata	Improvement
Occupancy	Single Family Residence
Year Built	2018

Construction Information

Foundation	Masonry
Exterior Walls	Vinyl
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 21, 2021

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

RE: Tax Parcel No. 12-179-02-056

Dear Mayor Pennington:

At the June 14, 2021 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. 12-179-02-056.

Regards,

Mark Gibson

Mark Gibson
County Administrator

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

June 7, 2021

David Pennington, III
Mayor, City of Dalton

Re: Annexation proposal for parcel **#12-179-02-056** 1226 Frazier Dr.

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". The signature is written in a cursive style with a large initial "T".

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 2, 2021

Re: Annexation Analysis

Property Address/Parcel: 12-179-02-056, 1226 Frazier Drive

Access: Access to the structure is not an issue. Frazier Drive, Colorado Drive, Connecticut Drive and Delaware Drive all provide access.

Water Supply: Hydrant number H5019 located at 1019 Arizona Drive provides adequate water supply.

Property Use: Existing single-family dwelling.

Setbacks: Setback requirements are met and not an issue.

Respectfully,

Matt Daniel
Captain
Prevention Division

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



Public Safety Commission
Terry Mathis
Bill Weaver
Anthony Walker
Truman Whitfield

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

Date: June 3, 2021

To: Chief Cliff Cason

From: Captain Barry Woods

RE: 1226 Frazier Dr. Parcel 12-179-02-056

Chief Cason:

I have reviewed the annexation request for 1226 Frazier Dr. Parcel Numbers 12-179-02-056. 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", written over a horizontal line.

Captain Barry Woods

PUBLIC WORKS DEPARTMENT
P. ANDREW PARKER, P.E., DIRECTOR
aparker@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
GARY CREWS
TYREE GOODLETT
ANNALEE HARLAN
DEREK WAUGH

MEMORANDUM

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

FROM: P. Andrew Parker, P.E.
Public Works Director

A handwritten signature in blue ink, appearing to read "P. Andrew Parker", is written over the printed name of the Public Works Director.

RE: Annexation Request
Brian Anthony Santos
1226 Frazier Drive
0.17 Acres
Parcel Number: 12-179-02-056
Zoning Classification: R-3

DATE: June 11, 2021

Regarding the subject request, please be advised that the Public Works Department has no direct objections to the annexation of the above referenced tract but notes the following items of potential importance for consideration as part of the request:

- ***Adjacent single family residences within the subdivision also in Whitfield County*** – The original development of the subject parcel was part of a larger development of approximately 30 tracts. All other tracts, except one, within the development remain in unincorporated Whitfield County, and approval of the subject annexation will likely spur additional annexation requests from the remaining single family residences currently located within unincorporated County.
- ***Delivery of Public Works Services*** – Upon approval of annexation for the subject single family residence, Public Works will begin providing regular sanitation services (i.e. household garbage collection, curbside recycling, and curbside yard trimmings/refuse pickup). The annual cost to provide these services is approximately \$200.00 per household. At this time, no additional resources would be required from the Department to administer these services. However, to avoid confusion with service delivery (with the potential of some of the homes being annexed into the

City and some remaining in the County), consideration should be given to the City to proactively contacting all owners within this development to offer the opportunity for annexation.

If the scenario presented above comes to fruition, it should be noted that the five (5) homes on the north end of the development (facing Hale Bowen Drive) are accessed through a common private driveway that was not constructed to City street standards. In order to provide sanitation services to those five (5) homes, residents would be required to bring garbage carts/recycling bins to the curb along Frazier Drive to receive proper service. Additionally, it would not be recommended for school buses or heavy emergency service vehicles to travel on this private driveway frequently.



June 2, 2021

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

RE: Annexation Request for Brian Anthony Santos – 1226 Frazier Drive (.17 acres)

Dear Mayor Pennington:

As requested in your June 1, 2021, memorandum, Dalton Utilities has reviewed the annexation request of Brian Anthony Santos for 0.17 acres +/- located at 1226 Frazier Drive. This property is further described as parcel number 12-179-02-056 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" being more prominent than the last name "Buckner".

Mark Buckner, P.E.