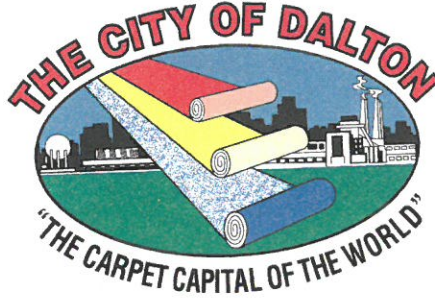


CITY ADMINISTRATOR

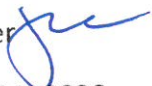
JASON PARKER  
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DALTON, GEORGIA 30722  
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[jparker@daltonga.gov](mailto:jparker@daltonga.gov)  
[www.cityofdalton-ga.gov](http://www.cityofdalton-ga.gov)



MAYOR  
DAVID PENNINGTON

CITY COUNCIL  
GARY CREWS  
TYREE GOODLETT  
ANNALEE HARLAN  
DEREK WAUGH

TO: Mayor and Council of Dalton

FROM: Jason Parker 

DATE: December 21, 2020

SUBJECT: Staff Analysis Re Annexation Request of Venture Partners of Dalton, LLC to annex .53 acres into the City of Dalton as Mixed Use. Parcel 12-261-33-000

An application for annexation was received by the City for the subject property. Under the annexation guidelines, the annexation request was advertised and notice posted 15 days prior to this hearing. A review of the governing regulations indicates the Mayor and Council are authorized to conduct this public hearing for the purpose of evaluating the annexation request. (Section 1-11 of the Unified Zoning Ordinance). Prior submission to the Dalton-Whitfield Planning Commission is not required.

Annexation of this property would have the effect of changing jurisdiction from the unincorporated county to the City of Dalton. The zoning designation would remain the same since we are using the jointly adopted Unified Zoning Ordinance

The intended use of the site is acceptable since it essentially remains the same. There is no expected adverse economic impact to the subject property, nor the surrounding properties.

Annexation of this property would not result in adverse impact on the City of Dalton with respect to providing services. The packet contains the independent evaluations of City and Dalton Utilities Staff, all of which indicate no objections.

This annexation conforms to the jointly adopted comprehensive plan, and land use plan.

The analysis from City staff is that the subject property is suited for the requested annexation into the City of Dalton.

## Whitfield County Tax Parcel Information

### Owner and Parcel Information

Parcel Number 12-261-33-000  
 Realkey 25281  
 Property Record Card [Click Here](#)  
 GIS Map [Map](#)  
 Owner Name VETURE PARTENERS OF DALTON LLC  
 Owner Address 130 MISTY MEADOWS LANE  
 Owner Address 2  
 Owner Address 3  
 Owner City RINGGOLD  
 Owner State GA  
 Owner Zip 30736  
 Latitude  
 Longitude

### Property Information

Class Commercial  
 Strata Lot  
 Tax District County  
 Neighborhood  
 Legal Description .53A MARKET ST DEV II (DAIRY QUEEN)  
 Total Acres 0.53  
 Zoning See GIS Map  
 GMD\Map Number 058  
 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 937  
 Parcel Street Extension  
 Parcel Street Direction  
 Parcel Street Name MARKET  
 Parcel Street Units  
 Parcel Street Type ST

### Current Fair Market Value Information

Previous 278250  
 Current 278250  
 Land 278250  
 Residential Improvement  
 Commercial Improvement  
 Accessory Improvement  
 Conservation Use Value

### Historical Fair Market Value Information

2018 278250  
 2017 278250  
 2016 278250

### 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	VETURE PARTENERS OF DALTON LLC	Legal Description	.53A MARKET ST DEV II (DAIRY QUEEN)
Year	2020	Sale Date	
Parcel Number	12-261-33-000	Taxes Due	3395.31
Bill	237787	Taxes Due Date	12/20/2020
Exemption Type		Taxes Paid	0
Account No.	7086528	Taxes Paid Date	
Millage Rate	0	Current Due	3395.31
Fair Market Value	278250	Back Taxes	0
Assessed Value	111300	Total Due	3395.31

Prior Years Tax Data   Tax

## Commercial Structure Information

**This parcel does not have any commercial structures to display**

## Residential Structure Information

**This parcel does not have any residential structures to display**

## Accessory Information

**This parcel does not have any accessories to display**

## Sales Information

Grantee	VETURE PARTENERS OF DALTON LLC	Class	Commercial
Grantor	937 MARKER STREET LLC	Strata	Lot
Sale Price	380700	Reason	FAIR MARKET VACANT SALE
Sale Date	9/21/2018	State	N
Deed Book/Page	6673 179	PT-61	PT-61 155-2018-000000
Deed Link	<a href="#">Click Here</a>	Comments	
Grantee	937 MARKER STREET LLC	Class	Commercial
Grantor	DOCTOR INC	Strata	Lot
Sale Price	362000	Reason	LEGAL/DIVORCE/LAWSUITS/ETC
Sale Date	4/25/2018	State	N
Deed Book/Page	6649 672	PT-61	PT-61 155-2018-000000
Deed Link	<a href="#">Click Here</a>	Comments	VACANT SALE
Grantee	DOCTOR INC	Class	Commercial
Grantor	J L SANDERS ENTERPRISES INC	Strata	Improvement
Sale Price	676000	Reason	FAIR MARKET IMPROVED SALE
Sale Date	6/18/2004	State	N
Deed Book/Page	4271 109	PT-61	PT-61 155-2004-000000
Deed Link	<a href="#">Click Here</a>	Comments	
Grantee	J L SANDERS ENTERPRISES INC	Class	Commercial
Grantor		Strata	Lot
Sale Price	0	Reason	Value Change
Sale Date	4/1/1990	State	N
Deed Book/Page	2129 187	PT-61	0-00000
Deed Link	<a href="#">Click Here</a>	Comments	

