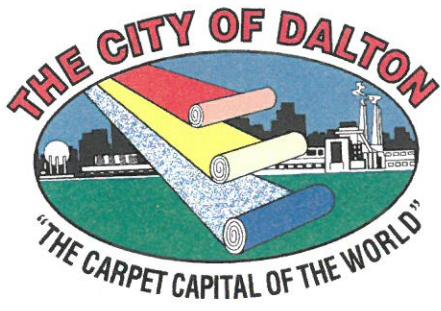


CITY ADMINISTRATOR
JASON PARKER
P.O. BOX 1205
DALTON, GEORGIA 30722
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jparker@daltonga.gov
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MAYOR
DAVID PENNINGTON

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	

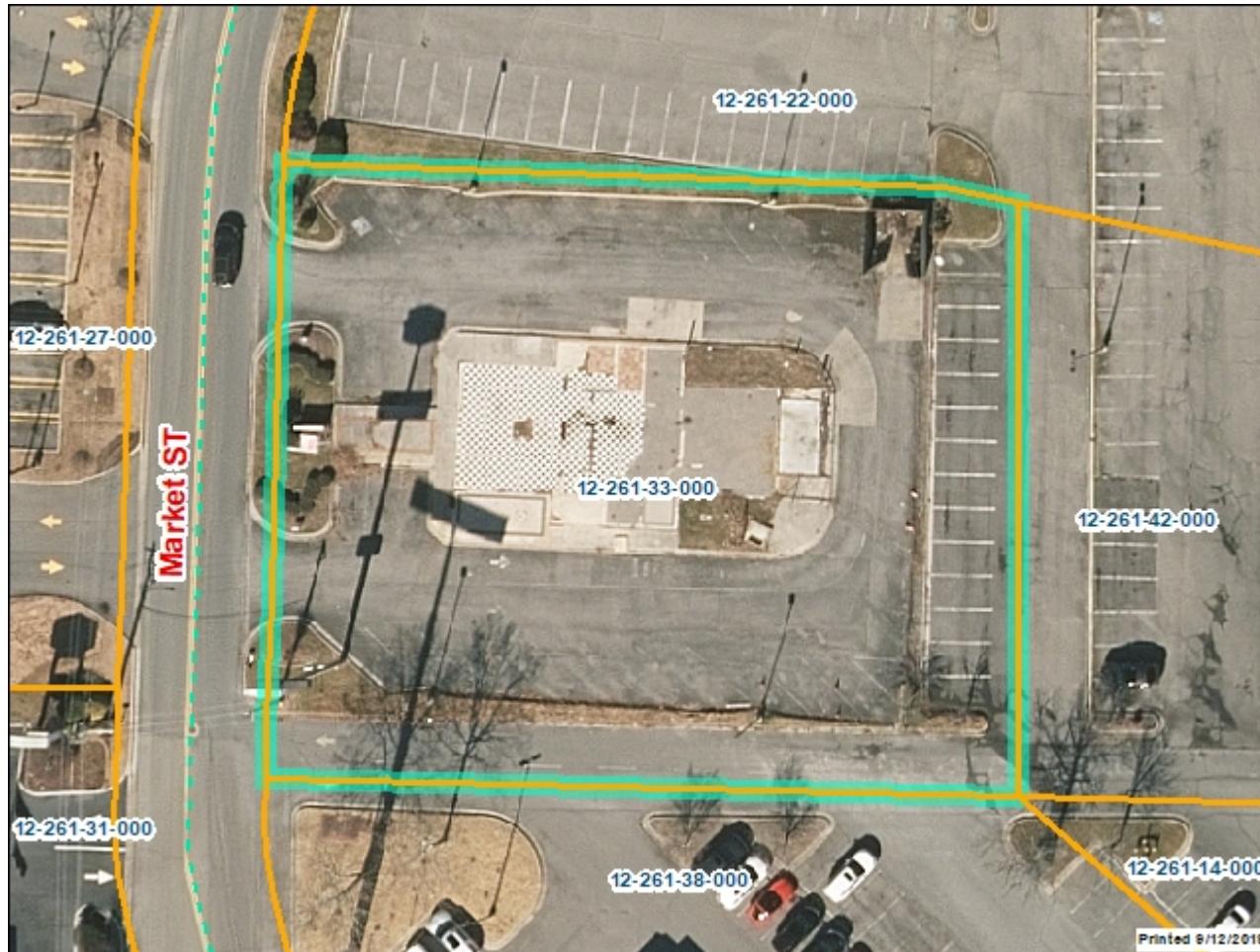
Historical Fair Market Value Information

2018	278250
2017	278250
2016	278250

Exemption Information

Homestead	S0
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	VUTURE 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	Click Here	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	Click Here	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	Click Here	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	Click Here	Comments	

