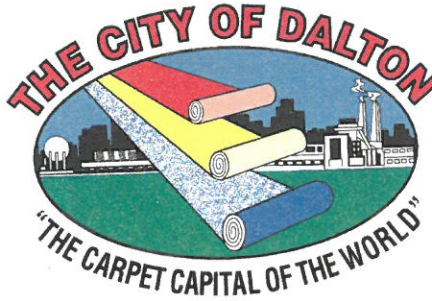


CITY ADMINISTRATOR

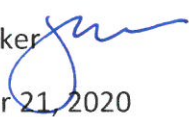
JASON PARKER
P.O. BOX 1205
DALTON, GEORGIA 30722
PHONE: 706-278-9500
jparker@daltonga.gov
www.cityofdalton-ga.gov



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 POAL Partners, LLC and Mauer Dalton, LLC to annex 8.66 acres into the City of Dalton as Mixed Use. Located at 1001 Market Street. Parcel 12-261-14-000

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	12-261-14-000
Realkey	25266
Property Record Card	Click Here
Property Record Card	Click Here
Property Record Card	Click Here
Property Record Card	Click Here
GIS Map	Map
Owner Name	POAL DALTON LLC & MAUER DALTON LLC
Owner Address	C/O JACOBS REAL ESTATE ADVISORS LL
Owner Address 2	141 WASHINGTON AVENUE
Owner Address 3	SUITE 201
Owner City	LAWRENCE
Owner State	NY
Owner Zip	11559
Latitude	
Longitude	

Property Information

Class	Commercial
Strata	Small Tract
Tax District	County
Neighborhood	
Legal Description	7.99A MARKET ST DEV II
Total Acres	8.66
Zoning	See GIS Map
GMD\Map Number	058
Subdivision	
Subdivision Phase	
Subdivision Section	0009
Subdivision Block	
Subdivision Lot	
Comments:	

Appeals Information

Appeal Year 2006

Parcel Address

Parcel House Number	1001
Parcel Street Extension	
Parcel Street Direction	
Parcel Street Name	MARKET
Parcel Street Units	
Parcel Street Type	ST

Current Fair Market Value Information

Previous	3768908
Current	3768908
Land	1468775
Residential Improvement	
Commercial Improvement	2300133
Accessory Improvement	
Conservation Use Value	

Historical Fair Market Value Information

2018	3768908
2017	3768908
2016	4217752

Exemption Information

Homestead	S0
Preferential Year	
Conservation Use Year	
Historical Year	
Historical Val	0
EZ year	
EZ Val	0

Appeal Status	Resolved
Appeal Year	2008
Appeal Status	Resolved
Appeal Year	2010
Appeal Status	Resolved
Appeal Year	2011
Appeal Status	Resolved
Appeal Year	2014
Appeal Status	Withdrawn
Appeal Year	2016
Appeal Status	Resolved
Appeal Year	2017
Appeal Status	Resolved

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	POAL DALTON LLC & MAUER DALTON LLC	Legal Description	7.99A MARKET ST DEV II
Year	2020	Sale Date	
Parcel Number	12-261-14-000	Taxes Due	45989.71
Bill	229091	Taxes Due Date	12/20/2020
Exemption Type		Taxes Paid	45989.71
Account No.	7051275	Taxes Paid Date	11/9/2020 12:56:19 PM
Millage Rate	0	Current Due	0
Fair Market Value	3768908	Back Taxes	0
Assessed Value	1507563	Total Due	0

Prior Years Tax Data Tax

Commercial Structure Information

General

Improvement Number	1
Section Number	1
Sketch	Click Here
Class	Commercial
Strata	Improvement
Built As	13Nbhd Shopping Center-C
Used As	13Nbhd Shopping Center-C
Grade	100
Physical Depreciation	0.86
Structure value	2748977
Section Value	2300133
Total Improvement Value	2300133
Comments:	

Construction Information

Construction Type	Masonry Load Bearing Walls
Wall Height	14
Year Built	1990
Effective Year Built	
Section Area	99486
Total Building Area	99486

Plumbing

One Fixture	0
Two Fixture	30
Three Fixture	0
Bath\Kitchen	0
1.5 Bath\Kitchen	0
2 Bath\Kitchen	0



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	POAL DALTON LLC & MAUER DALTON LLC	Class	Commercial
Grantor	DALTON OUTLET CENTER LLC	Strata	Improvement
Sale Price	18000000	Reason	
		State	N

Sale Date	1/19/2007	PT-61	PT-61 000-2007-000000
Deed Book/Page	4930 110	Comments	INCL. 12-261-14-000A, 14B, 12-261-22-000, 12-261-3
Deed Link	Click Here		
Grantee	DALTON OUTLET CENTER LLC	Class	Commercial
Grantor	TANGER PROPERTIES LIMITED PARTNERSHIP	Strata	Improvement
Sale Price	11500000	Reason	FAIR MARKET IMPROVED SALE
Sale Date	9/8/2004	State	N
Deed Book/Page	4329 008	PT-61	PT-61 155-2004-000000
Deed Link	Click Here	Comments	LIMITED WARRANTY DEED INCL. 12-261-14-000B, 12-261
Grantee	TANGER PROPERTIES LIMITED PARTENSHIP	Class	Commercial
Grantor	JOHN HANCOCK LIFE INSURANCE COMPANY	Strata	Improvement
Sale Price	0	Reason	
Sale Date	8/20/2004	State	N
Deed Book/Page	4317 139	PT-61	PT-61 155-2004-000000
Deed Link	Click Here	Comments	
Grantee	TANGER PROPERTIES LIMITED	Class	Commercial
Grantor		Strata	Small Tract
Sale Price	0	Reason	Value Change
Sale Date	3/1/1998	State	N
Deed Book/Page	2958 284	PT-61	-000000
Deed Link	Click Here	Comments	