

ANNALEE SAMS
MAYOR

DENNIS MOCK
NICKY LAMA
TYREE GOODLETT
STEVE FARROW

BERNADETTE CHATTAM, CMC
CITY CLERK

COUNCIL MEMBERS



June 5, 2024

TO: Matthew Daniel, Fire Department
Cliff Cason, Police Department
Jonathan Bledsoe, The Minor Firm
Chad Townsend, Public Works Department
John Thomas, Dalton Utilities
Ethan Calhoun, NWGRC
Whitfield County Board of Commissioners
Whitfield County Tax Commissioner
Whitfield County Tax Assessor

FROM: Annalee Sams
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: Alejandro Martinez Lopez & Nayeli Alvarez

STREET ADDRESS: 1218 Frazier Dr.

AMOUNT OF ACREAGE: .172

PARCEL NUMBERS: 12-179-02-052

PLAT ATTACHED: YES NO

ZONING CLASSIFICATION: R-3

THE CITY OF DALTON, P.O. BOX 1205, DALTON, GEORGIA 30722-1205, 706-529-2490, FAX 706-529-2491

Equal Opportunity Employer



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: Alejandro Martinez Lopez + Nayeli Alvarez
APPLICANT ADDRESS: 1218 Frazier Dr.
CITY, STATE & ZIP: Dalton GA 30721
TELEPHONE NUMBER: 706-913-4739

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED: 1218 Frazier Dr. Dalton GA 30721
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED: Spence
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED: Lot # 16 Land lot: 179 District: 12 Section: 3
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:

- PROPOSED ZONING CLASSIFICATION Residential R-3
PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED 0.172
TAX MAP NUMBER/PARCEL NUMBER 12-179-02-052
HOUSING UNITS 1

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS [1]
(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) [2]
(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD. [2]
(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD. [2]
(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS. [1]

- (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.
[] CAUCASIAN [4] 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. [2]

Alejandro Martinez Lopez
SIGNATURE OF APPLICANT(S)

01-23-24
DATE

Nayeli Alvarez De Martinez
01-23-24

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:

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

Lot No. 179 in the 12th district and 3rd Section of Whitfield County, GA
and being Lot 16 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, Clerk SCWCGA

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.

Alejandro Martinez Lopez
(Owner's Name)

Nayeli Alvarez De Martinez

Sworn to and subscribed
Before me, this 24 day
of JANUARY, 2024.

[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.

Alejandro Martinez Lopez
SIGNED

Nayeli Alvarez De Martinez

01-23-24
DATE

01-23-24

Deed Doc: WD
Recorded 10/16/2018 04:00PM
Georgia Transfer Tax Paid : \$137.00
MELICA HENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06677 Pg 0013-0014

PRE1002803

✓ AFTER RECORDING, RETURN TO:
J. TRACY WARD
SPONCLER & THARPE, LLC
P. O. BOX 398
DALTON, GA 30722-0398
File No. 2018090822

STATE OF GEORGIA,
WHITFIELD COUNTY.

LIMITED WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made the 15th day of October, 2018, between **RONALD J. JOHNS, LLC**, a Georgia Limited Liability Company (hereinafter, whether singly or more than one, the "Grantor"), and **ALEJANDRO MARTINEZ LOPEZ** and **NAYELI ALVAREZ FLORES** (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 16 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.

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: [Signature]
RONALD J. JOHNS, MANAGER

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public



LEAST SQUARES METHOD.

N/F
J & J FLOORING GROUP
D.B.-6313 PG-136

3) A TOPCON 3000LW TC RECEIVER, AND CARLSON USED FOR FIELD SURVEY

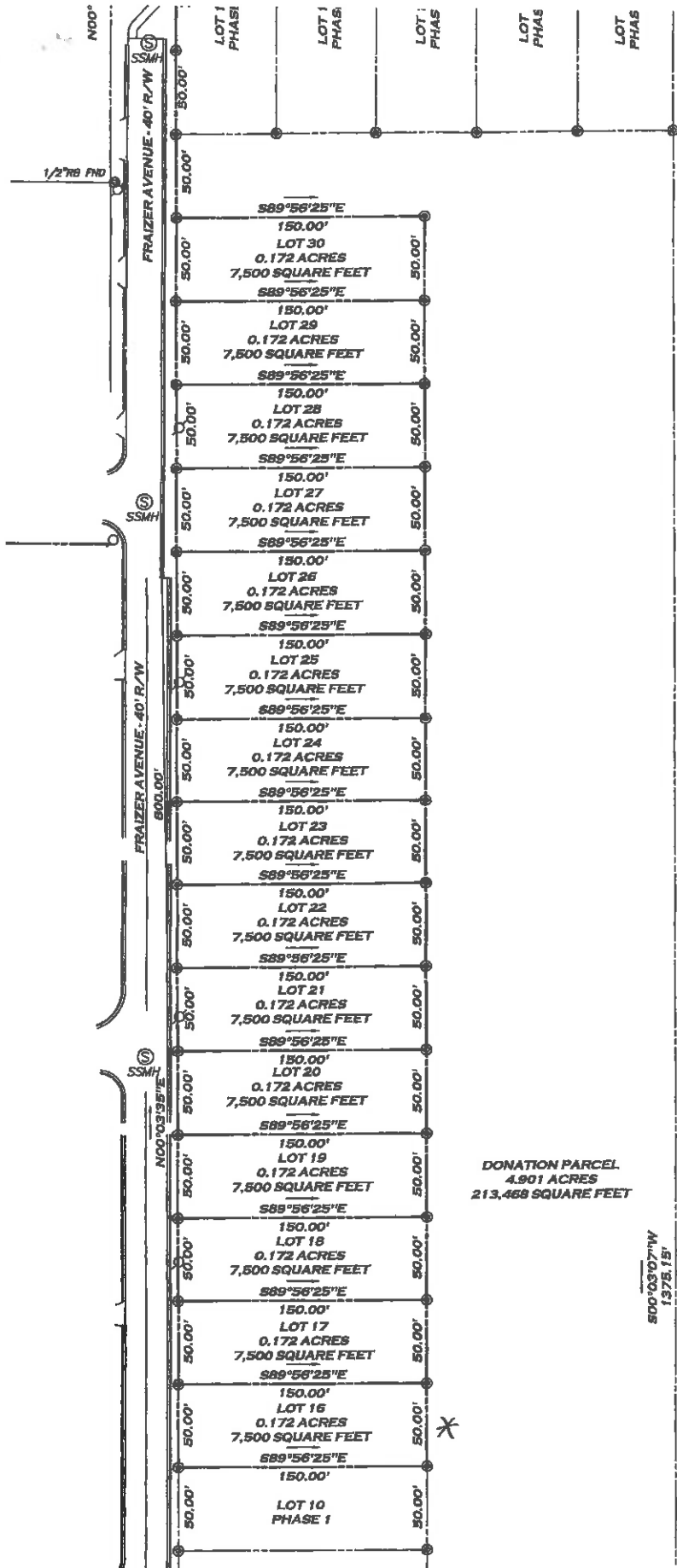
4) THIS PLAT HAS A MA

5) SAID DESCRIBED PROF HAVING A ZONE DESIGNA NO. 13213C01000, WITH / 08/29/2010, FOR COMM COUNTY, STATE OF GEOR INSURANCE RATE MAP FC PROPERTY IS SITUATED.

6) CONTROL AND BEARIN ESTABLISHED USING A TC NETWORK RTK CORRECTIO NETWORK OPERATED BY ACCURACY, AS CALCULA GEOGRAPHIC DATA COMM SPATIAL DATA ACCURACI VERTICAL AT THE 95% CI

7) NO EFFORT TO OBTAIN UTILITIES WAS MADE DUR LOWERY & ASSOCIATES I EXISTENCE OR NON-EXIS

8) NO OBSERVED EVIDEN BURIAL GROUNDS AT TIM



N/F
J & J FLOORING GROUP
D.B.-6313 PG-136

DONATION PARCEL
4.901 ACRES
213,468 SQUARE FEET

EXISTING
COMMERCIAL
BUILDING

(BEARING

B.



EXHIBIT "B"

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.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-179-02-052
Realkey 44513
GIS Map Map
Owner Name LOPEZ ALEJANDRO MARTINEZ & FLOREZ NAYEL
Owner Address 1218 FRAZIER DRIVE
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 FRZR L
Legal Description 0.17A LL179-12 (LT16 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 1218
Parcel Street Extension
Parcel Street Direction
Parcel Street Name FRAZIER
Parcel Street Units
Parcel Street Type AVE

Current Fair Market Value Information

Previous 141746
Current 163987
Land 25000
Residential Improvement 138987
Commercial Improvement
Accessory Improvement
Conservation Use Value

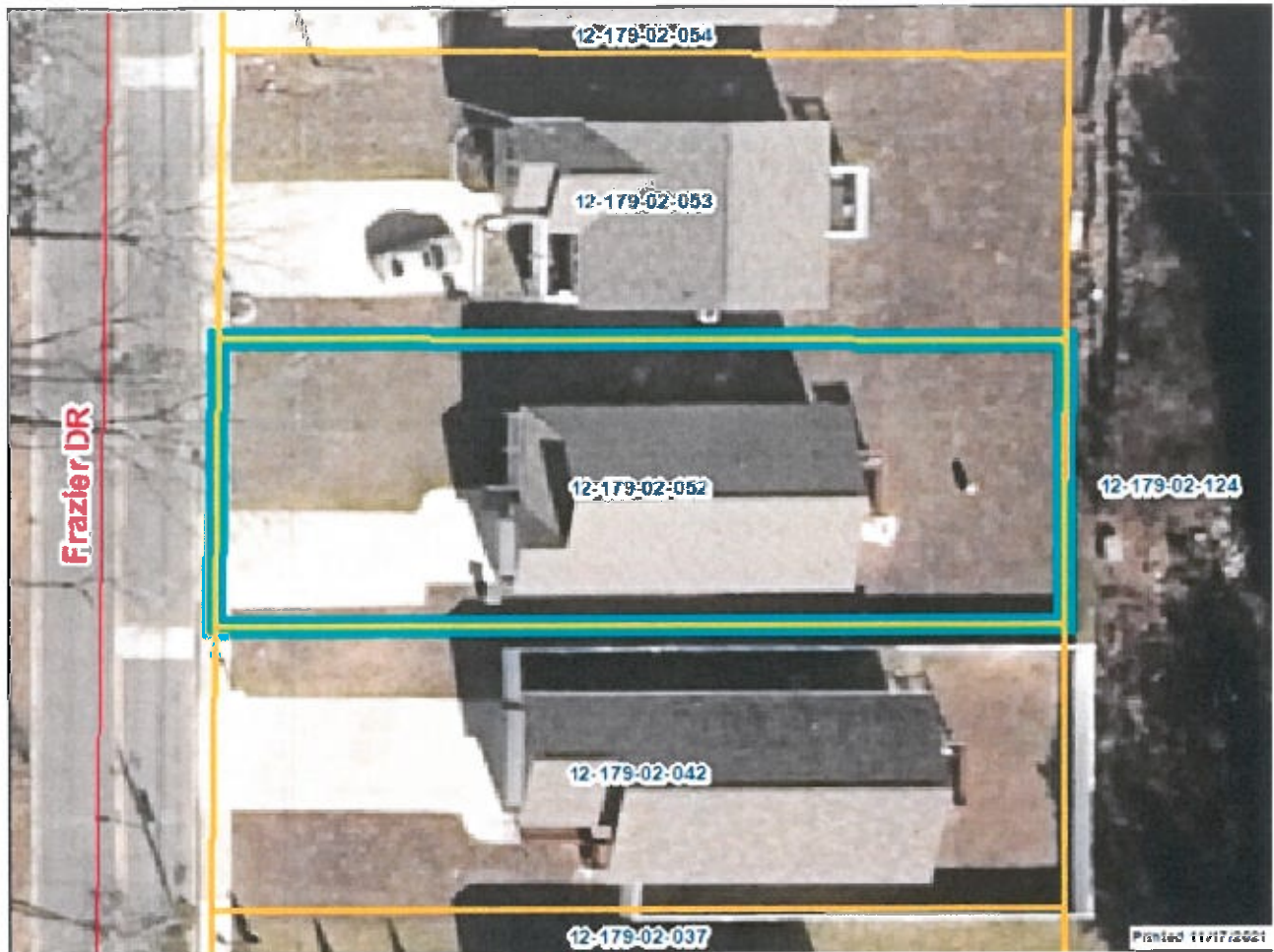
Historical Fair Market Value Information

2021 141746
2020 136186
2019 137000

Exemption Information

Homestead S1
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	LOPEZ ALEJANDRO MARTINEZ & FLOREZ NAYEL	Legal Description	0.17A LL179-12 (LT16 E-1095)
Year	2023	Sale Date	
Parcel Number	12-179-02-052	Taxes Due	1147.73
Bill	222312	Taxes Due Date	12/20/2023
Exemption Type	S1	Taxes Paid	1147.73
Account No.	7087212	Taxes Paid Date	12/7/2023 4:53:04 PM
Millage Rate	0	Current Due	0
Fair Market Value	163987	Back Taxes	0
Assessed Value	65595	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	138987
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	Piers