



## 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:	Adriana Lopez Molina
APPLICANT ADDRESS:	1304 Frazier Dr
CITY, STATE & ZIP:	Dalton G.A. 30721
TELEPHONE NUMBER:	706-280-0596 - 706-980-8828

### PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1304 Frazier Dr
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	12-179-02-065
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	1
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	Residential R-3

- PROPOSED ZONING CLASSIFICATION Residential R-3
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED .172 acres
- TAX MAP NUMBER/PARCEL NUMBER 12-179-02-065
- HOUSING UNITS One

- |   |   |
|---|---|
| (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS  | <input type="text" value="0"/>  |
| (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) | <input type="text" value="0"/>  |
| (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.   | <input type="text" value="3"/>  |
| (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.   | <input type="text" value="3"/>  |
| (5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.   | <input type="text" value="1"/>  |
| (6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.  | <input type="checkbox"/> CAUCASIAN <input checked="" type="checkbox"/> LATINO |
|   | <input type="checkbox"/> AFRICAN AMERICAN <input type="checkbox"/> OTHER      |
| (7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.              | <input type="text" value="2"/>  |

SIGNATURE OF APPLICANT(S)

01/22/25  
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:

12-179-02-065 1304 Frazier Dr

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

100% OWNER

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.

Adriana D. Lopez Molina  
(Owner's Name)

Sworn to and subscribed  
Before me, this 22 day  
of JANUARY, 2025.

[Signature]  
Notary Public





## 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.

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I have read the above statement and understand that if my property is annexed, I will be charged Dalton City tax.

  
\_\_\_\_\_  
SIGNED

01/22/25  
DATE



Parcel

12-179-02-065

Deed Doc: WD

Recorded 07/26/2018 02:53PM

Georgia Transfer Tax Paid : \$127.70

MELICA KENDRICK

Clerk Superior Court, WHITFIELD County, Ga.

Bk 06662 Pg 0512-0513

Pr1002033

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. 2018050420

STATE OF GEORGIA,

WHITFIELD COUNTY.

### LIMITED WARRANTY DEED

**THIS INDENTURE**, made the 23rd day of July, 2018, between **RONALD J. JOHNS, LLC**, a Georgia Limited Liability Company (hereinafter, whether singly or more than one, the "Grantor"), and **ADRIANA D. LOPEZ MOLINA** (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 29 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

Notary Public

RONALD J. JOHNS, LLC

BY:

RONALD J. JOHNS, MANAGER

My Commission Expires:

[Notary Seal]



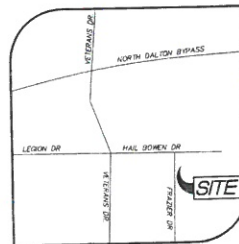
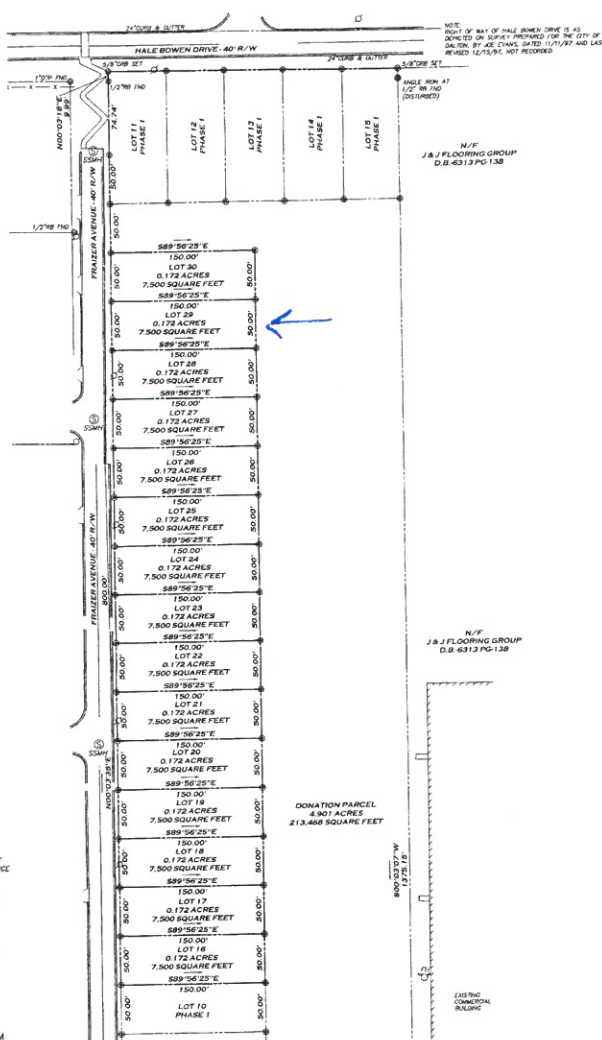
## EXHIBIT "B"

**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

#### NOTIFY OF ACTION:

IRVIN SPENCER  
(706) 847-8955



#### 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

CLONING AND SETBACK INFORMATION PER THE WHITFIELD COUNTY UNIFIED ZONING ORDINANCE: ALL INFORMATION SHALL BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

#### SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED 2/12/2017.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 25,000' WITH AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A TORCON 3000 W TOTAL STATION, TORCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 104,951'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A 20% DISCOUNT RATE ON FLOOD INSURANCE RATE MAP 13123C(2015) WITH A DATE OF IDENTIFICATION OF 08/29/2015 FOR COMMUNITY NUMBER 13123C 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 TORCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY CARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 4.5 FEET HORIZONTAL AND .06 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 OBTAINED EVIDENCE OF CEMETERIES, GRAVESTONES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.

#### 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 SURVEY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES: Mark Pugh DATE: 3/6/18

#### CERTIFICATE OF APPROVAL FOR FIRE PROTECTION

I HEREBY CERTIFY THAT THE LOCATION OF THE FIRE HYDRANTS IN THIS SUBDIVISION ARE INSTALLED (PLANNED FOR INSTALLATION) IN CONFORMANCE WITH RECOMMENDATIONS OF THE DALTON FIRE DEPARTMENT AND I HEREBY APPROVE.

DALTON FIRE DEPT: Mark Pugh DATE: 3/6/18

#### 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 SURVEY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES: Mark Pugh DATE: 3/6/18

#### CERTIFICATE OF APPROVAL FOR RECORDING

THE WHITFIELD COUNTY BUILDING ZONING AND DEVELOPMENT DEPARTMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINOR SUBDIVISION PROVISIONS 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 PLAT WAS SUBMITTED: 5/7/2018

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 MEASUREMENTS SHOWN HEREON WERE ACTUALLY MADE AND THAT ALL REQUIREMENTS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS HAVE BEEN SUBSTANTIALLY COMPLIED WITH, AND APPROVAL HEREON DOES NOT RELIEVE ME OF ANY LIABILITY ASSOCIATED WITH NEGLIGENCE OR IMPROPER DESIGN.



3-26-18



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



MINOR SUBDIVISION OF:  
UNDEVELOPED LOTS WITHIN FRAZIER  
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  
770-334-0166  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.# LSP-00102

SITE PLAN

Borrower or Owner Molina, Adriana Lopez

Property Address 1304 Frazier Dr

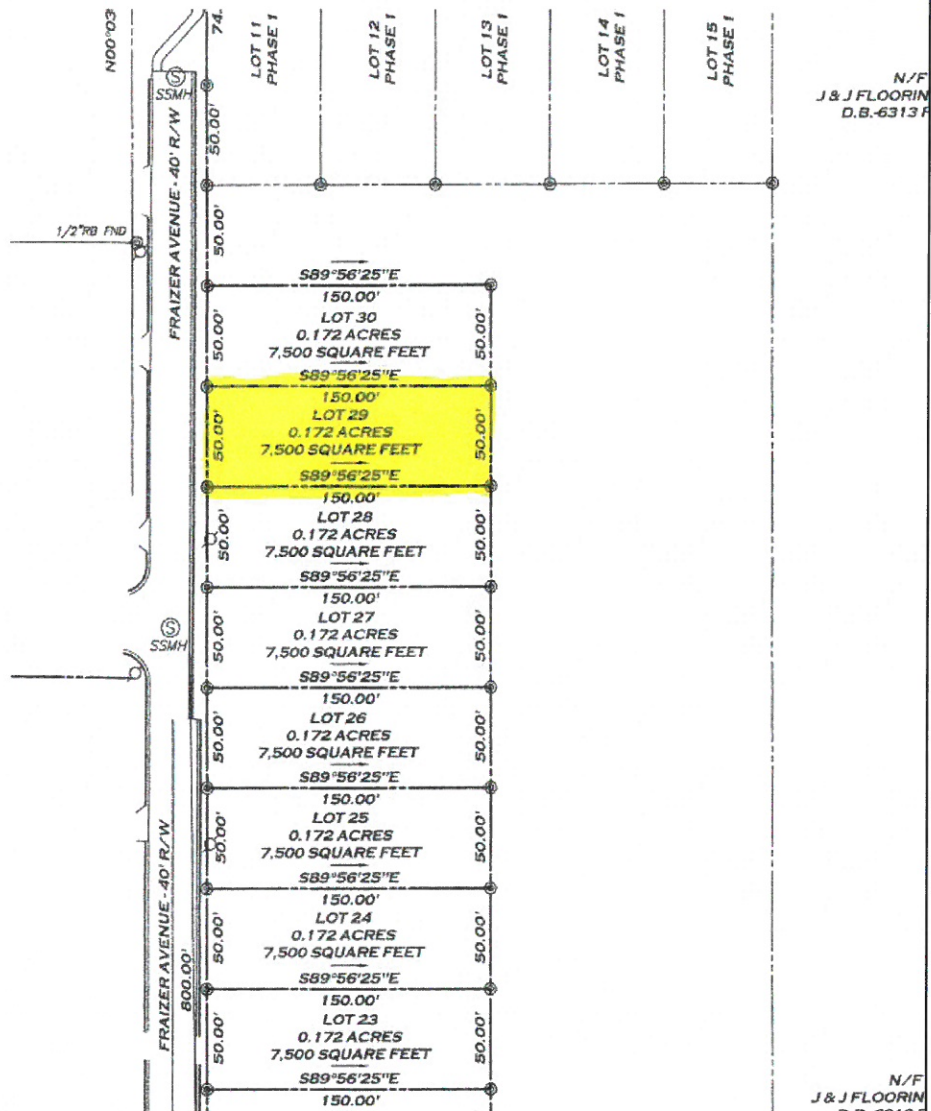
City Dalton

County Whitfield

State GA

Zip Code 30721

Client Flagstar Bank





## Whitfield County Tax Parcel Information

### Owner and Parcel Information

Parcel Number 12-179-02-065  
Realkey 44526  
GIS Map Map  
Owner Name MOLINA ADRIANA D LOPEZ  
Owner Address 1826 SANE RD SE  
Owner Address 2  
Owner Address 3  
Owner City DALTON  
Owner State GA  
Owner Zip 30721  
Latitude 34.78965708  
Longitude -84.94914707

### Property Information

Class Residential  
Strata Lot  
Tax District County  
Neighborhood FRZR L  
Legal Description 0.17A LL179-12 (LT29 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 1304  
Parcel Street Extension  
Parcel Street Direction  
Parcel Street Name FRAZIER  
Parcel Street Units  
Parcel Street Type AVE

### Current Fair Market Value Information

Previous 175825  
Current 195515  
Land 25000  
Residential Improvement 169565  
Commercial Improvement  
Accessory Improvement 950  
Conservation Use Value

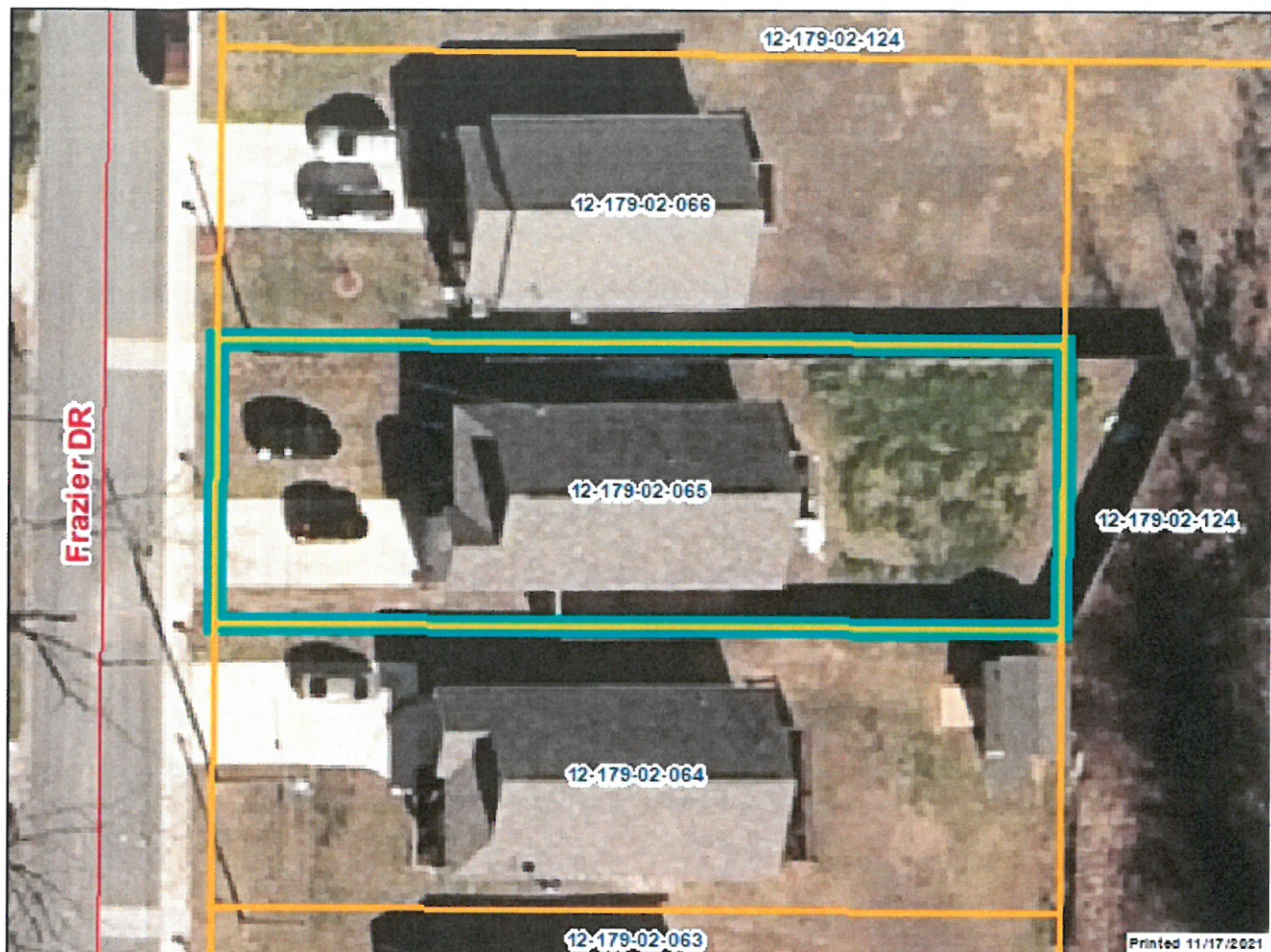
### Historical Fair Market Value Information

2022 150509  
2021 150705  
2020 127847

### 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	MOLINA ADRIANA D LOPEZ	Legal Description	0.17A LL179-12 (LT29 E-1095)
Year	2024	Sale Date	
Parcel Number	12-179-02-065	Taxes Due	1828.84
Bill	225507	Taxes Due Date	1/20/2025
Exemption Type	S1	Taxes Paid	1828.84
Account No.	7085602	Taxes Paid Date	1/3/2025 9:20:17 AM
Millage Rate	0	Current Due	0
Fair Market Value	186296	Back Taxes	0
Assessed Value	74518	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	169565
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



PUBLIC WORKS DEPARTMENT

CHAD TOWNSEND, DIRECTOR

535 N. Elm Street  
P.O. Box 1205  
Dalton, GA 30722-1205  
Office: (706) 278-7077  
Fax: (706) 278-1847  
Email: [ctownsend@daltonga.gov](mailto:ctownsend@daltonga.gov)



DALTON  
GEORGIA

ANNALEE SAMS, MAYOR

CITY COUNCIL MEMBERS:

DENNIS MOCK  
NICKY LAMA  
TYREE GOODLETT  
STEVE FARROW

## MEMORANDUM

TO: Annalee Sams, Mayor  
Bernadette Chattam, City Clerk

FROM: Chad Townsend, Director of Public Works

RE: Annexation Request  
Adriana Lopez Molina  
1304 Frazier Dr.  
0.17 Acres  
Parcel Number: 12-179-02-065  
Zoning Classification: R-3

Date: 4/2/2025

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Please be advised that the Public Works Department has no objections to the annexation of the above reference tract but notes the following items should be of consideration as part of the request:

- **Delivery of Public Works Services** – Upon approval of annexation, Public Works will begin providing regular sanitation services following a request from the homeowner. The annual cost to provide these services is approximately \$300 per household. At this time no additional resources would be required from the Department to administer these services.
- **A number of Frazier Dr. addresses remain in unincorporated Whitfield County.** With the number of the residences along Frazier Dr. still located within the County, in an effort to eliminate confusion in delivery of services, & following annexation approval; the City should consider proactively contacting the remaining residences along Frazier Dr. to offer the opportunity for annexation.

**William C Cason III**  
Chief of Police  
CCason@daltonga.gov  
www.daltonga.gov



**Public Safety Commission**  
Terry Mathis  
Truman Whitfield  
Alex Brown  
Lane Jackson

**DALTON POLICE DEPARTMENT**  
301 Jones Street, Dalton, Georgia 30720  
Phone: 706-278-9085

Date: February 06, 2025

To: Chief Cliff Cason

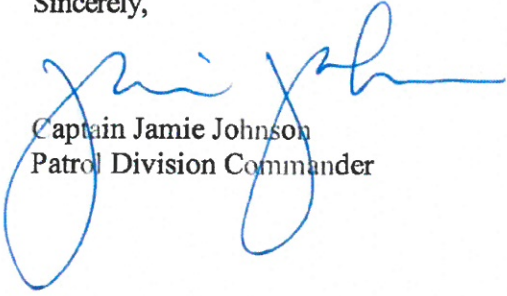
From: Captain Jamie Johnson

RE: Annexation Request – 1304 Frazier Dr. (12-179-02-065)

Chief Cason:

I have reviewed the annexation request for 1304 Frazier Dr. This address is identified as parcel number (12-179-02-065) The acreage of the property is 0.17 acres. The annexation of this property will have no impact on Dalton Police Department's ability to provide law enforcement services in this area.

Sincerely,

  
Captain Jamie Johnson  
Patrol Division Commander



**Fire Chief**  
Matt Daniel



**DALTON FIRE DEPARTMENT**  
**PREVENTION DIVISION**

**Prevention Division Coordinator**

Lt. Donnie Blankenship  
404 School Street  
Dalton, GA 30720  
(706) 529-7486

[dblankenship@daltonga.gov](mailto:dblankenship@daltonga.gov)

**Fire Inspectors**

Scott Hearn  
(706) 278-7363 x247  
[shearn@daltonga.gov](mailto:shearn@daltonga.gov)

Dale Stratton  
(706) 278-7363 x248  
[dstratton@daltonga.gov](mailto:dstratton@daltonga.gov)

February 10, 2025

Re: Annexation Analysis

**Property Address/Parcel:** 1304 Frazier Dr., Parcel 12-179-02-065

**Access:** Fire Department access will not be an issue.

**Water Supply:** Adequate water supply is provided.

**Property Use:** Medium Density Single Family Residential (R-3).

**Setbacks:** Setback requirements are met and not an issue.

Respectfully,

Lt. Donnie Blankenship  
Prevention Division Coordinator

MATT DANIEL  
Fire Chief  
Telephone 706-278-7363  
Fax 706-272-7107  
mdaniel@daltonga.gov

## DALTON FIRE DEPARTMENT

404 School Street  
Dalton, GA 30720



PUBLIC SAFETY COMMISSION  
Truman Whitfield  
Terry Mathis  
Alex Brown  
Lane Jackson

February 10, 2025  
RE: Annexation Proposal  
Parcel # 12-179-02-065, 1304 Frazier Dr

Annalee Harlan Sams  
Mayor, City of Dalton

Greetings,

A review of the proposed annexation listed above has been completed, it has been determined there would not be a negative impact to the fire protection in the area as a result of such annexation approval.

Dalton Fire Department has no objection to annexation of the listed property.

Respectfully,

A handwritten signature in cursive script that reads "Matt Daniel".

Matt Daniel  
Fire Chief  
Dalton Fire Department



# Whitfield County

Board of Commissioners

Board Members

Jevin Jensen, Chairman

Barry W. Robbins

Robby Staten

John Thomas

Greg Jones

March 14, 2025

Honorable Annalee Sams  
Mayor, City of Dalton  
P.O. Box 1205  
Dalton, GA 30722

RE: Tax Parcel No. 12-179-02-065

Dear Mayor Sams:

At the March 10, 2025 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. referenced above.

Regards,

*Blanca Cardona*

Blanca Cardona  
County Clerk

cc: Kristi Queen, Chief Appraiser  
Jess Hansen, GIS Coordinator  
David Metcalf, Emergency Services Director  
File



February 7, 2025

Mrs. Annalee Sams  
Mayor, City of Dalton  
Post Office Box 1205  
Dalton, Georgia 30722-1205

**RE: Annexation Request for 1304 Frazier Dr. (0.17A) – Parcel # 12-179-02-065**

Dear Mayor Sams:

As requested in your February 4, 2025, memorandum, Dalton Utilities has reviewed the annexation request of Adriana Lopez Molina for 0.17 acres +/- located at 1304 Frazier Dr. This property is further described as parcel number 12-179-02-065 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide electricity, water, sewer, and telecommunications to this site from nearby existing utility infrastructure.

Please do not hesitate to contact me at 706-529-1015 or [djohnson@dutil.com](mailto:djohnson@dutil.com) should any questions arise or if we may be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Don Johnson". The signature is written in a cursive style with a large, looped "D" at the beginning.

Don Johnson  
Vice President of Watershed Operations