



**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:	<b>Thomas Walters and the Lillian Teems Walters Estate</b>
APPLICANT ADDRESS:	1879 Riverbend Rd
CITY, STATE & ZIP:	Dalton, GA
TELEPHONE NUMBER:	706-259-6711

*PROPOSED PROPERTY TO BE ANNEXED*

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1534 E Walnut Avenue
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	na
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	4.39 acres
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	retail

- PROPOSED ZONING CLASSIFICATION                      same - C-2

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- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED      4.39

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- TAX MAP NUMBER/PARCEL NUMBER                      12-254-10-000

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- HOUSING UNITS    na

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

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

<input type="checkbox"/>	CAUCASIAN	<input 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

Tom Walters  
 SIGNATURE OF APPLICANT(S) - Thomas Walters, individually

Tom Walters  
 SIGNATURE OF APPLICANT(S) - Thomas Walters, as Executor of the Lillian Teems Walters Estate

January 26, 2021  
 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:

Parcel #1 12-254-10-000 (4.39 acres) Describe parcel or parcels and nature of interest and percentage of interest

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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.

Tom Walters  
Thomas Walters, individually (Owner's Name)

Tom Walters  
Thomas Walters, as Executor of  
Lillian Teems Walters Estate (Owner's Name)

Sworn to and subscribed  
Before me, this 26 day  
of January, 2021

Barbara A Langford  
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  $\$100,000 \times 2.537$  mils, your Dalton City tax would be \$253.7 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.

Ton Walters  
SIGNED

January 26, 2021  
DATE

Law Office of  
Gargandi Vaughn, LLC

Office of the City Attorney  
City of Dalton

P.O. Box 2043  
Dalton, Georgia 30722

#706-581-0198

GVaughn@GVaughnLaw.com

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January 22, 2021

Bernadette Chattam  
City Clerk

RE: Annexation application  
Owner: Thomas Walters and Lillian Teems Walters Estate  
Location: 1534 E. Walnut Avenue

Dear Clerk:

The Office of the City Attorney has reviewed the above-referenced application.  
The application is hereby:

Approved

Approved with stipulation

- 1.) Application should be filed jointly in name of Thomas Walters and the Lillian Teems Walters Estate (which has now been completed)
- 2.) The legal description be based upon the provided survey rather than the deed description

Rejected

Should you need any additional information or clarification of these comments please feel free to contact my office. Otherwise, please notify my office if an annexation ordinance should be drafted.

Sincerely,

Law Office of Gargandi Vaughn, LLC



G. Gargandi Vaughn

XXXXXXXXXXXX Quitclaim Deed

LEE OFFICE SUPPLY, INC., DALTON, GA

State of Georgia, Whitfield County

IN CONSIDERATION of the sum of One Dollar and love and affection Dollars

to me paid I, Lillian Teems Walters 1534 East Walnut Avenue, Dalton, GA 30720

of the County of Whitfield and State of Georgia Quitclaim

do hereby sell and convey unto Thomas James Walters 1534 East Walnut Avenue, Dalton, GA 30720

of the County of Whitfield and State of Georgia

his heirs and assigns, a tract or parcel of land which is described as follows:

An undivided one-half (1/2) interest in the following described tract of land:

BEGINNING at a point on the old Coogler Line at the southeast corner of the property conveyed to Eunice Walters Dobbs and running north a distance of 650 feet; thence east 353 feet; thence south 650 feet; thence west 353 feet to point of beginning.

Being in Land Lot No. 254 in the 12th District and 3rd Section of Whitfield County, Georgia.

See Deed Book 127, page 112 in the Office of Clerk of Superior Court of Whitfield County, Georgia.

TO HAVE AND TO HOLD said lands and appurtenances unto said

Thomas James Walters

his

heirs, executors, administrators and assigns in fee simple.

Quitclaim Warranty the title to said lands against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 15th day of January, 1980

Signed, sealed and delivered in presence of

Lillian Teems Walters (Seal) Iillian Teems Walters

Richard W. Duggan (Seal) Notary Public

FILED & RECORDED

TIME: 10:30

DATE: 1-15-80

BOOK: 10110 PAGE 232

Dual Broadrick, C.S.C.

WHITFIELD COUNTY, GA.

## EXHIBIT "B"

4-1-14

*General commercial (C-2.)* This district is established to provide for and to encourage appropriate development along collector and arterial thoroughfares, which includes the broadest mix of commercial retail and service uses with associated storage capabilities, and other commercial activities which will both accommodate the needs of residents and those of the traveling public. Shopping centers and large retail stores would be common, along with a host of supporting commercial uses

# Whitfield County Tax Parcel Information

## Owner and Parcel Information

Parcel Number 12-254-10-000  
Realkey 23826  
Property Record Card [Click Here](#)  
GIS Map [Map](#)  
Owner Name WALTERS LILLIAN TEEMS  
Owner Address C/O NANCY COCHRAN  
Owner Address 2 1545 RENFROE RD NE  
Owner Address 3  
Owner City DALTON  
Owner State GA  
Owner Zip 30721  
Latitude  
Longitude

## Property Information

Class Residential  
Strata Small Tract  
Tax District County  
Neighborhood  
Legal Description 4 44A LL254 12  
Total Acres 4.44  
Zoning See GIS Map  
GMD\Map Number 034  
Subdivision  
Subdivision Phase  
Subdivision Section 0007  
Subdivision Block  
Subdivision Lot  
Comments:

## Appeals Information

This parcel does not have any appeals

## Parcel Address

Parcel House Number 0  
Parcel Street Extension  
Parcel Street Direction E  
Parcel Street Name WALNUT  
Parcel Street Units  
Parcel Street Type AVE

## Current Fair Market Value Information

Previous 58848  
Current 58848  
Land 58848  
Residential Improvement  
Commercial Improvement  
Accessory Improvement  
Conservation Use Value

## Historical Fair Market Value Information

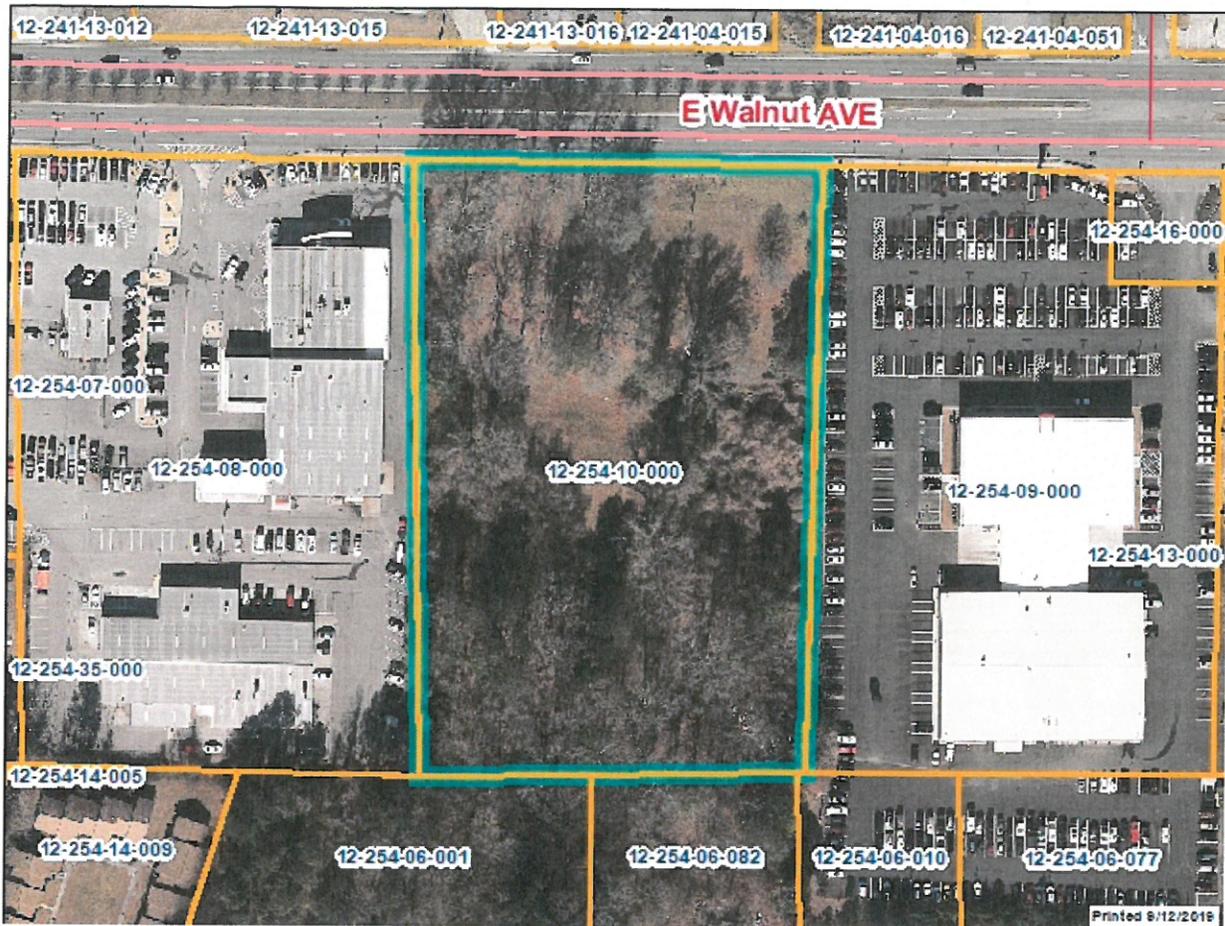
2018 58009  
2017 58009  
2016 58009

## Exemption Information

Homestead 50  
Preferential Year  
Conservation Use Year  
Historical Year  
Historical Val 0  
EZ year  
EZ Val 0

## GIS Quickmap

**No GIS Quickmap Available**



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	WALTERS LILLIAN TEEMS	Legal Description	4 44A LL254 12
Year	2020	Sale Date	
Parcel Number	12-254-10-000	Taxes Due	718.08
Bill	238228	Taxes Due Date	12/20/2020
Exemption Type		Taxes Paid	718.08
Account No.	19605	Taxes Paid Date	12/1/2020 2:58:08 PM
Millage Rate	0	Current Due	0
Fair Market Value	58848	Back Taxes	0
Assessed Value	23539	Total Due	0
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

This parcel does not have any sales to display

STATEMENT OF OWNERSHIP:  
 THIS PLAT IS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE SURVEYOR, AND IS NOT TO BE REPRODUCED, ELECTRONICALLY OR MECHANICALLY, IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF JOSEPH R. EVANS, REGISTERED LAND SURVEYOR.

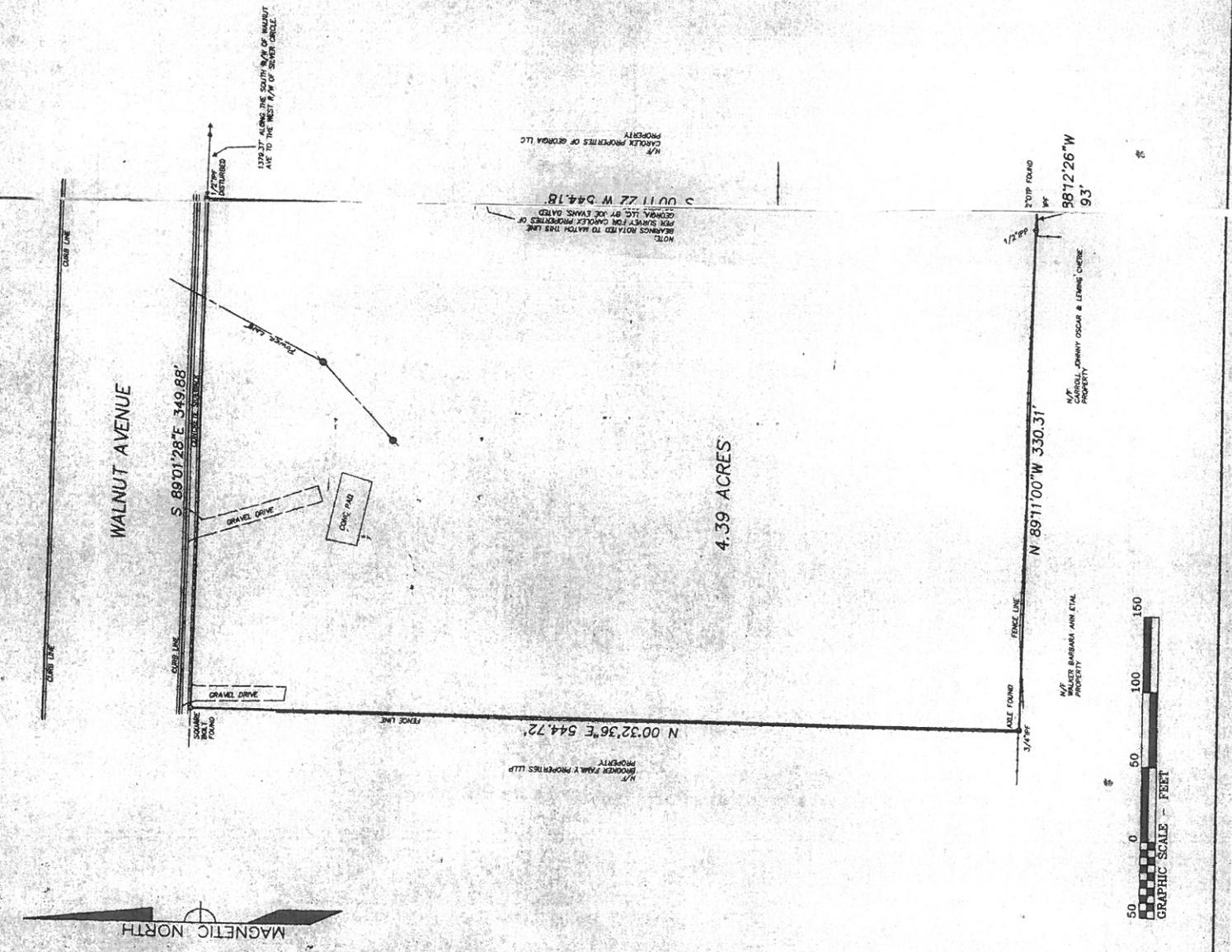
© 2008 JOSEPH R. EVANS & ASSOCIATES

SURVEY FOR  
 THE ESTATE OF  
**LILLIAN TEEMS WALTERS**  
 LAND LOT 254, 12TH DISTRICT, 3RD SECTION  
 WHITFIELD COUNTY, GEORGIA



JOSEPH R. EVANS  
 REGISTERED LAND SURVEYOR, NO. 2166  
**JOSEPH R. EVANS & ASSOCIATES**  
 LAND SURVEYORS  
 1816 DUG GAP ROAD, DALTON, GA 30720  
 (706) 226-7802 FAX (706) 275-9409  
 DRAWN BY: J.R.E. CHECK BY: \_\_\_\_\_  
 DATE: 14 DEC 09 SCALE: 1"=50'  
 REVISIONS: \_\_\_\_\_

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET. FIELD WORK WAS DONE BY USING A EDM, TRANSIT AND A SOLAR



NOTE: BEHAVIOR NOTIFIED TO MATCH THIS LINE FOR SURVEY FOR CHECK PURPOSES OF GEORGIA, LLC BY JOE EVANS, DATED 01/11/22 W 044.18'

N/T PROPERTY NAME & PROPERTIES LLC

N/T PROPERTY BARBARA ANN ETAL

N/T PROPERTY CARROLL JOHNNY OSCAR & LEMMA CHERE

N/T PROPERTY GIBBLE PROPERTIES OF GEORGIA LLC



# Whitfield County

Board of Commissioners

## Board Members

Jevin Jensen, Chairman  
Robby Staten  
Barry W. Robbins  
Greg Jones

February 11, 2021

Honorable David Pennington  
Mayor, City of Dalton  
P.O. Box 1205  
Dalton, GA 30722

RE: Tax Parcel No. 12-254-10-000

Dear Mayor Pennington:

At the February 8, 2021 Regular Business Meeting of the Whitfield County Board of Commissioners, the Board voted 3-0 to have no land use classification objection to the annexation of Tax Parcel No. 12-254-10-000.

Regards,

*Mark Gibson*

Mark Gibson  
County Administrator

cc: Ashley O'Donald, Chief Appraiser  
Ethan Calhoun, Northwest Georgia Regional Commission  
Jess Hansen, GIS Coordinator  
Jeff Ownby, Interim Emergency Services Director  
File

**PUBLIC WORKS DEPARTMENT**  
**P. ANDREW PARKER, P.E., DIRECTOR**  
[aparker@daltonga.gov](mailto:aparker@daltonga.gov)

535 N. Elm Street  
P.O. Box 1205  
Dalton, GA 30722-1205  
Office: (706) 278-7077  
FAX: (706) 278-1847



**DAVID PENNINGTON, MAYOR**

**CITY COUNCIL MEMBERS**

GARY CREWS  
TYREE GOODLETT  
ANNALEE HARLAN  
DEREK WAUGH

## M E M O R A N D U M

**TO:** David Pennington III, Mayor  
Attn: Bernadette Chattam, City Clerk

**FROM:** P. Andrew Parker, P.E.  
Public Works Director

**RE:** Annexation Request  
Tom Walters  
1534 E. Walnut Avenue  
4.44 Acres  
Parcel Number: 12-254-10-000  
Zoning Classification: C-2

**DATE:** February 8, 2021

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Regarding the subject request, please be advised that the Public Works Department has no objections to the annexation of the above referenced parcel.

**William C Cason III**  
Chief of Police  
www.daltonpd.com  
[www.cityofdalton-ga.gov/police](http://www.cityofdalton-ga.gov/police)



Public Safety Commission  
Bill Weaver  
Terry Mathis  
Anthony Walker  
Dr. Luis M. Viamonte  
Truman Whitfield

**DALTON POLICE DEPARTMENT**  
301 Jones Street, Dalton, Georgia 30720  
Phone: 706-278-9085 • Fax: 706-272-7905

Date: January 29, 2021

To: Chief Cliff Cason

From: Captain Barry Woods

RE: 1534 E. Walnut Ave Parcel Numbers 12-254-10-000

Chief Cason:

I have reviewed the annexation request for 1534 E. Walnut Ave, Parcel Numbers 12-254-10-000. This parcel is located on the south side of E. Walnut Ave between the current locations of North Georgia Toyota and Mountain View Nissan of Dalton. This property will have no impact on the Dalton Police Department's law enforcement services in this area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Barry Woods", is written over a horizontal line.

Captain Barry Woods

# DALTON FIRE DEPARTMENT

404 School Street  
Dalton, GA 30720



TODD PANGLE  
Fire Chief  
Telephone 706-278-7363  
Fax 706-272-7107  
tpangle@daltonga.gov

## PUBLIC SAFETY COMMISSION

Terry Mathis  
Dr. Luis Viamonte  
Bill Weaver  
Truman Whitfield  
Anthony Walker

January 28, 2021

David Pennington, III  
Mayor, City of Dalton

Re: Annexation proposal for parcel #12-254-10-000 E. Walnut Ave.

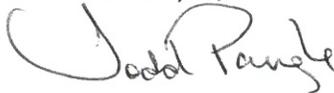
Greetings,

At the present time there is **no** indication the proposed annexation of above listed property would render a reduction in the level of fire protection by Dalton Fire Department. The property in its current state is undeveloped and meets all requirements for fire protection. I have included the results of the staff analysis conducted by our Prevention Division.

Additional fire protection, such as the addition of hydrants, may be required to manage risks associated with development of the property. However, until such time as plans are made known, no further recommendation can be made as to additional specific fire protection needs for this property.

Dalton Fire Department would not oppose annexation of this property, with the contingency for expansion of fire protection, and apparatus access measures relative to development of the property.

Thank you,



Todd Pangle  
Fire Chief  
Dalton Fire Department

Fire Chief  
Todd Pangle



**DALTON FIRE DEPARTMENT  
PREVENTION DIVISION**

**Fire Marshal**  
Matt Daniel  
404 School Street  
Dalton, GA 30720  
(706) 529-7486  
[mdaniel@daltonga.gov](mailto:mdaniel@daltonga.gov)

**Fire Inspectors**  
Donnie Blankenship  
(706) 278-7363 x227  
[dblankenship@daltonga.gov](mailto:dblankenship@daltonga.gov)  
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)

January 28, 2021

Re: Annexation Analysis

**Property Address/Parcel:** 12-254-10-000 East Walnut Avenue

**Access:** Access to the sight does not appear to be an issue. Appears to be mostly on grade.

**Water Supply:** According to Dalton Utilities map there is a 12" main located on the south side of East Walnut Avenue. This should provide adequate water supply for potential development. There will be a requirement for the addition of a fire hydrant. Additional fire hydrants may be required depending on the structures size, intended use and commodity.

**Property Use:** Empty lot for potential commercial development. Appropriate state minimum standards for life safety will apply once occupancy type is determined.

**Setbacks:** Setback requirements do not appear to be an issue.

Respectfully,

Matt Daniel  
Captain  
Prevention Division



January 28, 2021

Mr. David Pennington, III  
Mayor, City of Dalton  
Post Office Box 1205  
Dalton, Georgia 30722-1205

**RE: Annexation Request for Tom Walters at 1534 East Walnut Avenue (4.44 acres – aka parcel number 12-254-10-000 by the Whitfield County, Georgia Tax Assessor's Office)**

Dear Mayor Pennington:

As requested in your January 25, 2021, memorandum, Dalton Utilities has reviewed the annexation request of Tom Walters for 4044 acres located at 1534 East Walnut Avenue. The property is further described as parcel number 12-254-10-000 by the Whitfield County Tax Assessor's Office.

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

Please do not hesitate to contact me at (706) 529-1011 or [mbuckner@dutil.com](mailto:mbuckner@dutil.com) should any questions arise or if we may be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Mark Buckner". The signature is written in a cursive style with a large, stylized initial "M".

Mark Buckner, P.E.