

CKD Properties and Investments Rezoning Request

C-2, General Commercial

to

R-5, Rural Residential

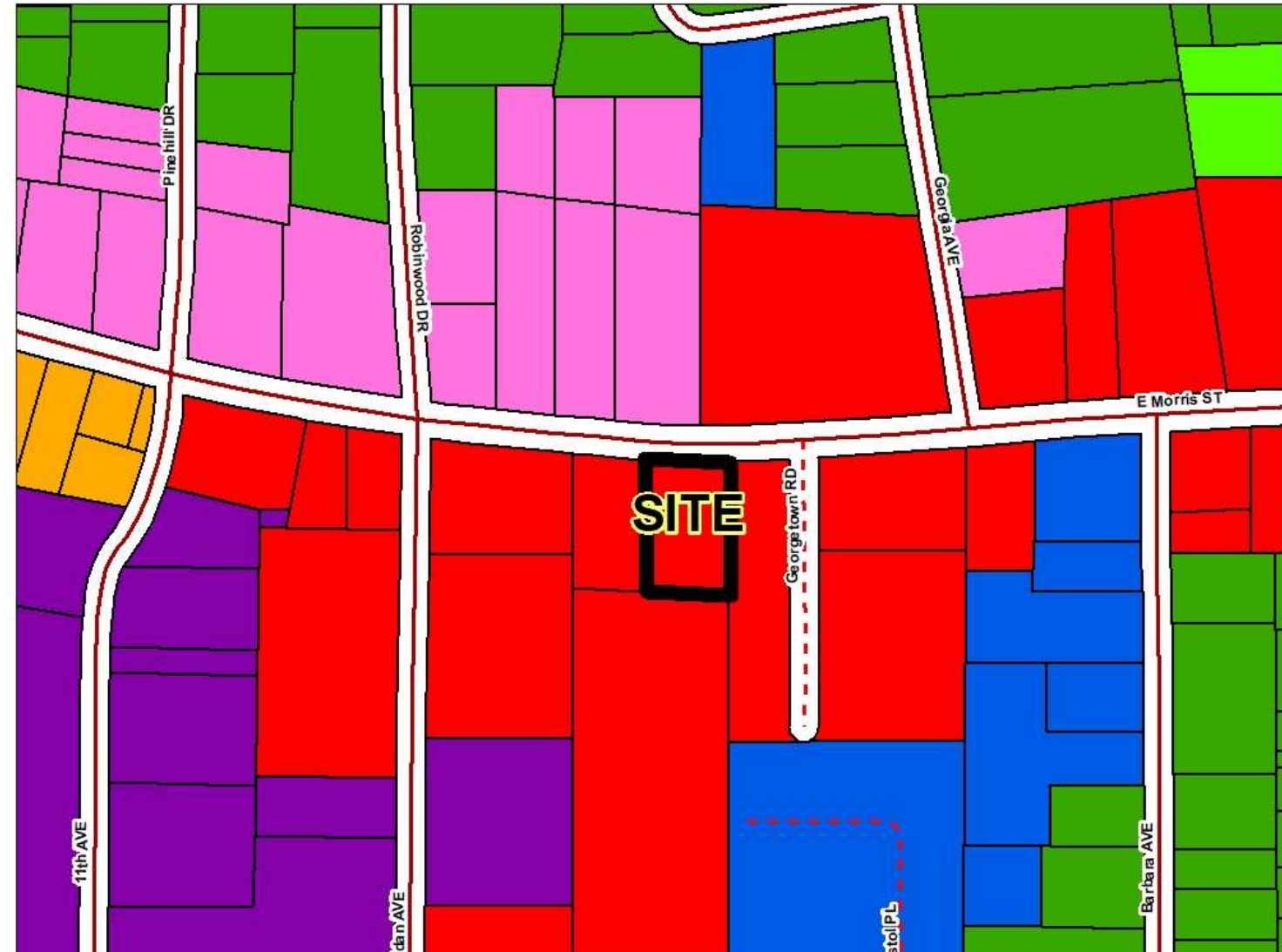
CITY OF DALTON JURISDICTION



ZONING

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Rural Residential (R-5)
-  High Density Residential (R-7)
-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)

FEET
200



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to
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**FEET
100**



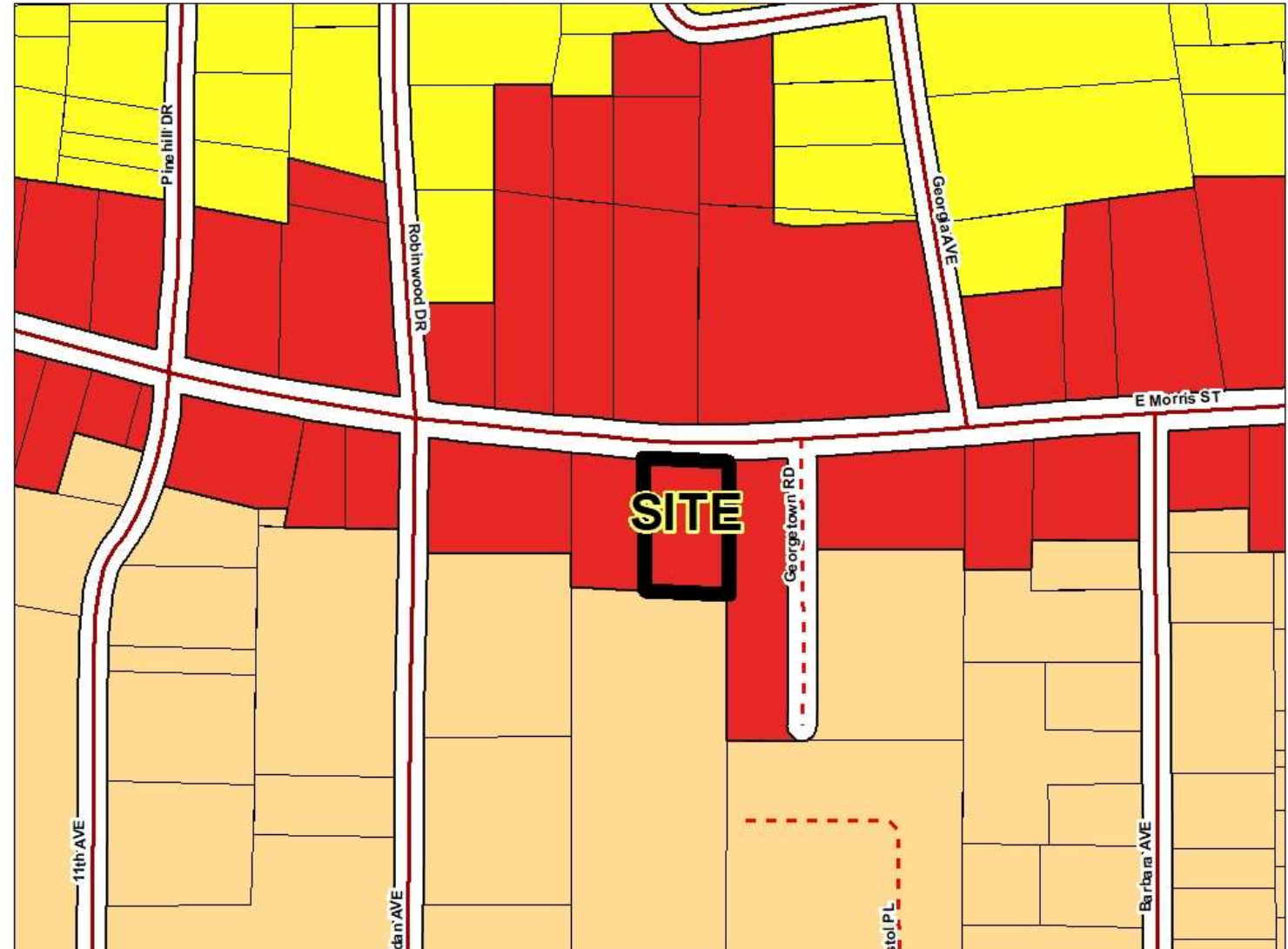
CKD Properties and Investments Rezoning Request C-2, General Commercial to R-5, Rural Residential CITY OF DALTON JURISDICTION



FUTURE DEVELOPMENT MAP

-  Commercial Corridor
-  Suburban Neighborhood
-  Town Neighborhood Revitalization

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MAGNETIC
NORTH

EAST MORRIS ST
~60' R/W~

N87°07'29"W A DISTANCE OF 198.61' TO THE
SOUTHERLY R/W OF EAST MORRIS STREET AND
THE EASTERLY R/W OF SHERIDAN AVENUE.

NOTES

1. EQUIPMENT USED: SOKKIA M-35
TOTAL STATION
2. THE FIELD DATA UPON WHICH THIS
PLAT IS BASED HAS CLOSURE
PRECISION OF 1:20,000+ AND HAS
AN ANGULAR ERROR OF 2" PER
ANGLE POINT AND WAS ADJUSTED
USING THE COMPASS RULE.
3. PLAT CLOSURE 1:100,000+.
4. THIS PROPERTY MAY BE SUBJECT TO
EASEMENTS, RESERVATIONS, RIGHTS
OF WAY OR RESTRICTIONS WHICH
ARE NOT RECORDED OR WOULD BE
DISCLOSED BY AN ACCURATE
CURRENT TITLE SEARCH, OR
OTHERWISE KNOWN TO THE
SURVEYOR; THEREFORE, EXCEPTION IS
TAKEN TO ANY SUCH ITEMS.
5. NO PORTIONS OF THIS PROPERTY
ARE LOCATED WITHIN A FLOOD
HAZARD AREA (ZONE X) AS PER
FEMA FLOOD INSURANCE RATE MAP
13313001450 DATED SEPTEMBER 19,
2007.

REFERENCES

1. WARRANTY DEED WITH RIGHT OF
SURVIVORSHIP FOR JOHN TRENN
COFFEY AND EDNA ERLINE COFFEY
DATED 05/14/2010, DEED BOOK 5476,
PAGE 88-89, OF THE WHITFIELD
COUNTY, GEORGIA RECORDS.
2. SURVEY PLAT FOR PHYLLIS PFUNTER
& OTHERS DATED 05/29/2014, PLAT
CANNOT, E. PAGE 10, OF THE
COUNTY, GEORGIA RECORDS.
3. WARRANTY DEED FOR PAMELA L.
STEPHENS DATED 10/06/2008, DEED
BOOK 5287, PAGE 248, OF THE
WHITFIELD COUNTY, GEORGIA RECORDS.

LAND SURVEYORS & CONSULTANTS, LLC.

Surveying • Elevation Certificates
& Consulting
12 Centerport Drive
White, GA 30184
678-435-1998
Email: mebarlenfeld@yahoo.com

LOT SPLIT SURVEY
PREPARED FOR

CRISTHIAN R. De DIOS

1506 EAST MORRIS STREET
DALTON, GEORGIA 30720
TAX PARCEL 12-241-13-003
LOCATED IN LAND LOT 241,
12th DISTRICT, 3rd SECTION
WHITFIELD, COUNTY, GEORGIA

DATE: 07-08-2025

SCALE: 1" = 30'

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
surety has been provided to install) in accordance with the
requirements of Dalton Utilities.

Dalton Utilities:

Date: 8/14/25

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 surety has been provided to install) in accordance
with the requirements of Dalton Utilities.

Dalton Utilities:

Date: 8/14/25

Certificate of Approval for Public Fire Protection

I hereby certify that fire hydrants and water mains serving
the lots on this final plat have been installed and fire
requirements for the fire hydrants have been met in
accordance with the requirements of the Whitfield County
Building Code for Fire Hydrant and Water Supply
Requirements.

Dalton
Whitfield County Fire Chief

Date: 8/14/25

CERTIFICATE OF APPROVAL FOR RECORDING (MINOR SUBDIVISION)

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.

Signature

Date

SURVEYOR'S CERTIFICATE



AS REQUIRED BY SUBSECTION (D) OF
O.C.G.A. SECTION 15-6-67, THIS
PLAT HAS BEEN PREPARED BY A
LAND SURVEYOR AND APPROVED BY
ALL APPLICABLE LOCAL JURISDICTIONS
FOR RECORDING AS EVIDENCED BY
APPROPRIATE CERTIFICATES, INDEMNITIES,
COMPS, OR STATEMENTS HEREON.
SUCH APPROVALS OR AFFIRMATIONS
SHOULD BE CONSIDERED WITH THE
APPROPRIATE GOVERNMENTAL BODIES
BY ANY PURCHASER OR USER OF
THIS PLAT AS TO THE INTENDED USE
OF ANY PARCEL. FURTHERMORE, THE
UNDERSIGNING LAND SURVEYOR
CERTIFIES THAT THIS PLAT COMPLIES
WITH THE MINIMUM TECHNICAL
STANDARDS FOR PROPERTY SURVEYS
ESTABLISHED BY THE SURVEYING
BOARD OF THE STATE OF GEORGIA.

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 monuments shown
hereon actually exist and their location, size, type, and
material are correctly shown; and that all requirements of
the Whitfield County Subdivision Regulations have been
substantially complied with, and approval hereof does not
relieve me of any liability associated with inaccuracies or
improper design.

ABBREVIATIONS

DB	DEED BOOK	PL	PLAT BOOK
N/F	NOW OR FORMERLY	PG	PAGE
R/W	RIGHT OF WAY	R/S	REBAR SET
R/S	REBAR FOUND	OTF	OPEN TOP PIPE

PARENT TRACT
TAX PARCEL 12-241-13-003
0.963 ACRES
41,968 S.F.
3 LOTS CREATED

-N/F-
GM BROWN, LLC
DB 5890 - PG 344
P.I.D. 12-241-13-003

LOT 1
0.418 ACRES
18,223 S.F.

LOT 2
0.273 ACRES
11,873 S.F.

LOT 3
0.273 ACRES
11,873 S.F.

-N/F-
DIANNA HEISKELL CAMPBELL
DB 2081 - PG 1
P.I.D. 12-241-13-002

BUILDING SETBACKS
FRONT = 40'
SIDE = 10'
REAR = 15'

-N/F-
DIMAS RAMIREZ &
IRMA DE LA ROSA
DB 6950 - PG 568
P.I.D. 12-241-13-028

-N/F-
DIMAS RAMIREZ &
IRMA DE LA ROSA
DB 6950 - PG 568
P.I.D. 12-241-13-028

COMMERCIAL
BUILDING