

**Cliff Cason**  
Chief of Police  
ccason@cityofdalton-ga.gov  
www.daltonpdblog.org  
www.cityofdalton-ga.gov/police



Public Safety Commission  
Terry Mathis  
Keith Whitworth  
Bill Weaver  
Kenneth E. Willis  
Carlos Calderin

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

Date: December 13, 2018  
To: Chief Cliff Cason  
From: Lieutenant Shaun Scott  
RE: Annexation – 1556 Crow Valley Rd. NW

Chief Cason:

I have reviewed the annexation request for 1556 Crow Valley Road NW (3.14 acres), parcel numbers 12-147-01-0001, and have visited the site. The annexation of this property will have little or no impact on law enforcement services in this area. However, the current condition of the property and structures does not meet the standards set within city ordinance. The code violations present at this property will need to be corrected prior to annexation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shaun Scott", is written over the typed name.

Lieutenant Shaun Scott  
Patrol Operations



December 10, 2018

Mr. Dennis Mock  
Mayor, City of Dalton  
Post Office Box 1205  
Dalton, Georgia 30722-1205

**RE: Annexation Request for Brass Holdings, LLC (12-147-01-001)**

Dear Mayor Mock:

As requested in your December 7, 2018, memorandum, Dalton Utilities has reviewed the annexation request for Brass Holdings, LLC for 3.14 Acres +/- located at 1556 Crow Valley Road, Land Lot 147, 12<sup>th</sup> District & 3<sup>rd</sup> Section of Whitfield County, Georgia. These properties are further described as parcel number 12-147-01-001 by the Whitfield County Tax Assessors Office.

For informational purposes, Dalton Utilities has evaluated the capacity of our utility infrastructure to serve the property. Dalton Utilities can provide the following:

1. Potable water – Is available to this property from existing infrastructure along Crow Valley Road.
2. Sanitary Sewer – A sewer main extension is required to serve this property.
3. Natural Gas – A gas main extension is required to serve this property.
4. Electric – Is available to this property from existing infrastructure along Crow Valley Road.
5. Optilink – Is available to this property from existing infrastructure along Crow Valley Road.

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 long, sweeping underline.

Mark Buckner, P.E.

# DALTON FIRE DEPARTMENT

404 School Street  
Dalton, GA 30720



TODD PANGLE  
FIRE CHIEF  
TELEPHONE 706-278-7363  
FAX 706-272-7107  
tpangle@cityofdalton-ga.gov

PUBLIC SAFETY COMMISSION  
BILL WEAVER  
KEITH WHITWORTH  
TERRY MATHIS  
KENNETH E WILLIS  
CARLOS CALDERIN

December 10, 2018

Mr. Jason Parker  
City Administrator  
City of Dalton  
Dalton, GA 30720

Re: Annexation proposal for parcel #12-147-01-0001

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 to this area by Dalton Fire Department.

In reviewing the proposed site plans included in the request, we have determined that two fire hydrants will have to be installed according to current ordinances and fire protection needs. One hydrant will need to be placed at the entrance to the new proposed street, and one in the cul-de-sac. Exact locations for the hydrants will be finalized in further planning meetings.

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

Thank you,

Todd Pangle  
Fire Chief  
Dalton Fire Department

**PUBLIC WORKS DEPARTMENT**  
**Benny Dunn, Director**  
**bdunn@cityofdalton-ga.gov**

**P.O. Box 1205**  
**Dalton, GA 30722-1205**  
**Office: 706-278-7077**  
**FAX: 706-278-1847**



**MAYOR**  
**DENNIS MOCK**

**CITY COUNCIL**  
**DENISE A. WOOD**  
**ANNALEE HARLAN**  
**TYREE GOODLETT**  
**GARY CREWS**

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

**TO: Dennis Mock, Mayor**  
**Attn: Bernadette Chattam, City Clerk**

**FROM: Benny J. Dunn**  
**Public Works Director**

**RE: ANNEXATION REQUEST**

**Name: Brass Holdings, LLC**

**Street Address: 1556 Crow Valley Road. NW**

**Amount of Acreage: 3.14 Acres**

**Parcel Number(s): 12-147-01-0001**

**Zoning Classification: R-4**

**DATE: December 10, 2018**

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Please be advised that the Public Works Department has no objections to the annexation of the above referenced property.



## 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:	Brass Holdings, L.L.C.
APPLICANT ADDRESS:	P.O. Box 6412
CITY, STATE & ZIP:	DALTON, Ga 30722
TELEPHONE NUMBER:	706 483-3921

**PROPOSED PROPERTY TO BE ANNEXED**

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1556 Crow Valley Rd NW
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	N/A
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	N/A
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	(Residential Development)

- PROPOSED ZONING CLASSIFICATION R-4
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED 3.14
- TAX MAP NUMBER/PARCEL NUMBER 12-147-01-001
- HOUSING UNITS (currently 1)

- (1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS Rental  N/A
- (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) Rental  N/A
- (3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD. Rental  1
- (4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD. Rental  0
- (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.  1 CAUCASIAN  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.  0

[Signature]  
SIGNATURE OF APPLICANT(S)

11/28/2018  
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:

1556 Crow Valley Rd, Dalton GA 30721

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

Brass Holdings, L.L.C Brandon Harwin 50%  
Rusty Lount 50%

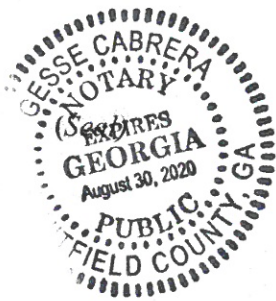
I hereby appoint SAM GOWIN  
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached annexation contract.

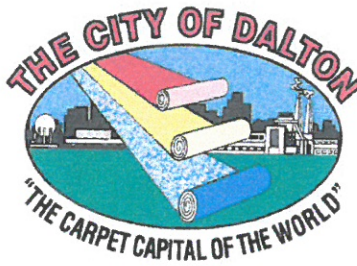
[Signature]  
(Owner's Name)

Sworn to and subscribed  
Before me, this 27 day  
of November, 2018.

[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.

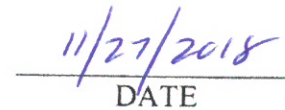
Example: If your property is valued at \$100,000 – your assed value is 100% or  $\$100,000 \times 2.537$  mils, your Dalton City tax would be \$253.7 per year.

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.

  
SIGNED

  
DATE

Deed Doc WD  
Recorded 02/17/2016 03:21PM  
Georgia Transfer Tax Paid \$70 00  
MELICA KENDRICK  
Clerk Superior Court, WHITFIELD County, Ga.  
Bk 06293 Pg 0044-0046

PRE 200322  
doc# 1278

RETURN TO:

L. STEPHEN KELEHEAR  
LITTLE, BATES & KELEHEAR, P.C.  
PO BOX 488  
DALTON, GA 30722-0488

STATE OF GEORGIA  
COUNTY OF WHITFIELD

WARRANTY DEED

**THIS INDENTURE**, made the 16th day of February, 2016, between **JOHN M. STATEN, JR., PATRICIA S. KELEHEAR, CAROL S. HOLMES AND JUDY R. STATEN** (hereinafter "Grantor"), of the County of Whitfield and State of Georgia, and **BRASS HOLDINGS, LLC** (hereinafter "Grantee"), of the County of Whitfield and State of Georgia.

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 Grantee the following described property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**TOGETHER WITH** all and singular the hereinabove described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all estate, right, title, interest and rights of possession, claim and demand whatsoever, as well in law as in equity, of the said Grantor, of, in or to the said premises, and every part and parcel thereof, with the appurtenances thereto belonging.



**TO HAVE AND TO HOLD**, all 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** (except as may be limited herein).

**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 quite 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, and all and every person or persons whomsoever lawfully claiming or to claim the same.

**THIS CONVEYANCE IS MADE SUBJECT TO** all easements, conditions and restrictive covenants of record insofar as the same 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.

*John M. Staten Jr.* (SEAL)  
JOHN M. STATEN, JR.

*Patricia S. Kelehear* (SEAL)  
PATRICIA S. KELEHEAR

*Carol S. Holmes* (SEAL)  
CAROL S. HOLMES

*Judy R. Staten* (SEAL)  
JUDY R. STATEN

Signed, sealed and delivered  
this 16th day of February, 2016,  
in the presence of:

*JLH*  
WITNESS

*Judy L. Yarbrough*  
NOTARY PUBLIC



## EXHIBIT "A"

Lots Nos. 1 and 2 of the E. B. White Estate as per plat made by R. E. Smith, Surveyor, dated May 25, 1944, as appears of recorded in Plat Book 1, Page 16, (Plat Cabinet A, slide 4) Clerk's Office, Whitfield County, Georgia.

Being that same property as conveyed to J. M. Staten by deed dated 6/22/44, recorded in Deed book 36, Page 441, Whitfield County Deed Records.

A handwritten signature in cursive script, appearing to be the initials 'JMS' or similar, located on the right side of the page.

## **Exhibit B**

### **4-1. - Establishment of districts**

**4-1-6 Zero lot line residential (R-4).** This district is established for single family detached dwellings, configured upon "zero lot lines," which may be located upon lots at a density of up to ten dwellings per acre, exclusive of right-of-ways or other restrictive easements. Any such lots must be served by public sewer or an approved central on-site sewage management system. Such districts encourage the creation of compatible open spaces for enjoyment by several surrounding dwellings. 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.

## As-Surveyed Description

ALL THAT TRACT or parcel of land lying and being in Land Lot No. 147 in the 12th District, 3rd Section in Whitfield County, Georgia, being more particularly described as follows:

BEGINNING at a 1/2-inch rebar located on the eastern right of way of Crow Valley Road (having an 80-foot right of way), said point being located North 05 degrees 59 minutes 33 seconds West a distance of 1582.77 feet from the centerline intersection of Crow Valley Road and Willowdale Road; thence along said right of way of Crow Valley Road following the arc of a curve to the left an arc distance of 205.99 feet to a 1/2-inch rebar (said arc having a radius of 918.58 feet and being subtended by a chord bearing North 12 degrees 52 minutes 29 seconds East and chord distance of 205.56 feet); thence leaving said right of way of Crow Valley Road running South 89 degrees 27 minutes 43 seconds East a distance of 665.33 feet to a 1-inch rebar; thence South 00 degrees 21 minutes 07 seconds West a distance of 199.90 feet to a 1/2-inch rebar; thence North 89 degrees 32 minutes 09 seconds West a distance of 709.90 feet to the POINT OF BEGINNING.



