

12-218-18-005

FOR OFFICE USE ONLY:

DATE RECEIVED: 08/22/21

ACTION BY THE GOVERNING AUTHORITY:

APPROVED: _____ DISAPPROVED: _____

APPLICATION FOR AMENDMENT OF THE UNIFIED ZONING ORDINANCE/MAP

Dalton: X
Varnell: _____
Whitfield Co: _____

Fee: \$200
Make check payable to: DALTON-WHITFIELD ZONING

Application is hereby made for amendment of the Unified Zoning Ordinance/Map, and if granted, the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: Hammer Properties Telephone: 706-847-6995

Mailing Address: 449 Burgess Road Dalton, GA 30721

Email: _____

Address of Property to be Rezoned: 0 East Morris Street Dalton, GA

Amendment to: Zoning Map * Text Section _____

If an amendment to the Zoning Text, include on separate sheets the proposed amendment.

If an amendment to the Zoning Map, indicate the following:

Size of Property: 0.34 acres; _____ square feet

Existing Zone Classification: C-2

Proposed Zone Classification: R-5

Present Use of Property: Vacant

Proposed Use of Property: Single family Dwelling

If multi-family, total number of units: _____
Average size of unit (optional): _____ square feet

Preliminary Site plan is required for Special Use and zoning districts of R-6, R-7, MU, and PUD

Include on separate sheets a legal description of the property and a map of the property showing:

- a) Actual dimensions of property
- b) Location and type of existing structures
- c) Zone and land use of surrounding property

I hereby certify that the above information is true and correct.

Signed: X Ryan Jones

Date: 8-23-21

VERIFICATION

The undersigned is the/an owner of an interest in the lands described in the attached Application for Amendment of the Unified Zoning Ordinance/Map and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

(describe parcel or parcels of interest and percentage of interest)

Hammer Properties, LLC 100%

I appoint _____
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment set forth in the attached application.

Owner

Sworn to and subscribed
before me, this ____ day
of _____, _____

Notary Public

(SEAL)

1
DISCLOSURE REPORT OF PROPERTY/FINANCIAL INTEREST
2
BY APPLICANT

(Required by Title 36, Chapter 67A, O.C.G.A.)

Date of Rezoning Application: 08/23/21

Does any member of the Planning Commission or applicable governing authority have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

(yes or no) NO

If so, describe the nature and extent of such interest:

Does any member of the Planning Commission or applicable governing authority have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten (10) percent or more) in a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

(yes or no) NO

If so, describe the nature and extent of such interest:

1

If the answer to any of the above is "Yes," then the member of the Planning Commission or applicable governing authority must immediately disclose the nature and extent of such interest, in writing, to the applicable governing authority Board or Council. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

2

Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

Does any member of the Planning Commission or applicable governing authority have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

(yes or no) NO

If so, describe the relationship and the nature and extent of such interest:

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 23rd day of August, 2021.

X *Byn Spence*
Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 67A shall be guilty of a misdemeanor.]

**DISCLOSURE REPORT OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT*
(Required by Title 36, Chapter 67A, O.C.G.A.)**

Date of Rezoning Application: 08/23/21

Has the applicant* made, within two (2) years immediately preceding the filing date of this application, campaign contributions aggregating two hundred fifty dollars (\$250) of more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250) or more to a member or members of the Planning Commission or applicable governing authority who will consider this application?

(Yes or No)

If so, the applicant and the attorney or other person representing the applicant must file a disclosure report with the appropriate governing authority Board or Council within ten (10) days after this application is first filed. The following information will be considered as the required disclosure:

- 1) List the name and official position of the governing authority member or Planning Commission member;
- 2) the dollar amount and date of each applicable campaign contribution;
- and 3) an enumeration and description of each gift having a value of \$250 or more.

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 23rd day of August, 2021.

X Ryan Sanchez
Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 76A shall be guilty of a misdemeanor.]

* Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

Deed Doc: WD
Recorded 03/08/2019 11:15AM
Georgia Transfer Tax Paid : \$26.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06696 Pg 0754-0755

Ptl 1000548

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. 2019020130

STATE OF GEORGIA,

WHITFIELD COUNTY.

LIMITED WARRANTY DEED

THIS INDENTURE, made the 7th day of March, 2019, between **MORRIS STREET PROPERTIES, LLC**, a Georgia limited liability company, and **RANDALL C. PARKS** (hereinafter, whether singly or more than one, the "Grantor"), and **HAMMER PROPERTIES OF DALTON, LLC**, a Georgia limited liability company (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:

A lot in the City of Dalton, Georgia, said lot beginning at a point on the north side of East Morris Street, which point is 245 feet east of the curb of Easterling Street; thence running north 238 feet; thence running east 62 feet; thence running south 238 feet to the north side of East Morris Street; thence running west 62 feet to the point of beginning. Said property recorded in Deed Book 67, page 429, Whitfield County, Georgia Deed Records.

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:

Guthrie McClure

Unofficial Witness

[Signature]
Notary Public

My Commission Expires: _____

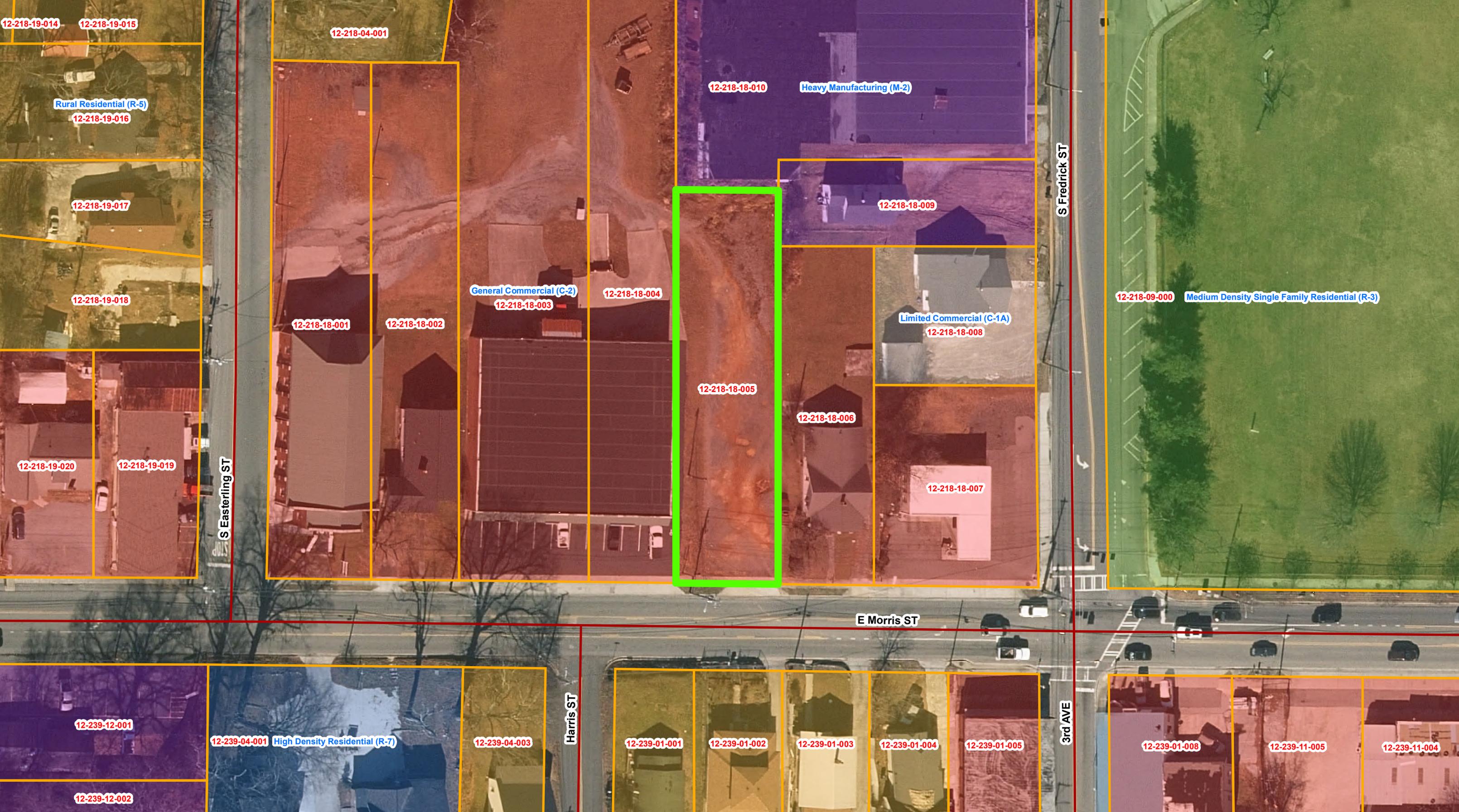
[Notary Seal]



MORRIS STREET PROPERTIES, LLC
BY MANTON FAMILY PARTNERSHIP,
LLLP, ITS SOLE MEMBER
BY TLM DIVERSIFIED, LLC, ITS
GENERAL PARTNER

BY: *[Signature]*
THOMAS L. MANTON, ITS
MANAGER

[Signature]
RANDALL C. PARKS



12-218-19-014 12-218-19-015
 Rural Residential (R-5)
 12-218-19-016
 12-218-19-017
 12-218-19-018
 12-218-19-020 12-218-19-019

12-218-04-001
 12-218-18-001 12-218-18-002
 General Commercial (C-2)
 12-218-18-003 12-218-18-004
 12-218-18-005
 12-218-18-006

12-218-18-010 Heavy Manufacturing (M-2)
 12-218-18-009
 Limited Commercial (C-1A)
 12-218-18-008
 12-218-18-007

12-218-09-000 Medium Density Single Family Residential (R-3)

12-239-12-001 12-239-12-002
 12-239-04-001 High Density Residential (R-7)
 12-239-04-003
 Harris ST
 12-239-01-001 12-239-01-002 12-239-01-003 12-239-01-004 12-239-01-005
 3rd AVE
 12-239-01-008 12-239-11-005 12-239-11-004

S Easterling ST

S Fredrick ST

E Morris ST

Harris ST

3rd AVE