



## 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:	Maria Pajari
APPLICANT ADDRESS:	1501 Hale Bowen Dr.
CITY, STATE & ZIP:	Dalton Ga. 30721
TELEPHONE NUMBER:	706 980 7542 / 706 980 8959

*PROPOSED PROPERTY TO BE ANNEXED*

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1501 Hale Bowen Dr. Dalton
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	179
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	family home

• PROPOSED ZONING CLASSIFICATION	Residential (R-3)
• PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED	.19
• TAX MAP NUMBER/PARCEL NUMBER	12 - 179 - 02 - 080
• HOUSING UNITS	1

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS	<input type="checkbox"/> 1
(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="checkbox"/> 1
(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.	<input type="checkbox"/> 2
(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.	<input type="checkbox"/> 3
(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.	<input type="checkbox"/> 1

(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.

<input type="checkbox"/> 2
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*SIGNATURE OF APPLICANT(S)*

*07 - 06 - 21*

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 - 050

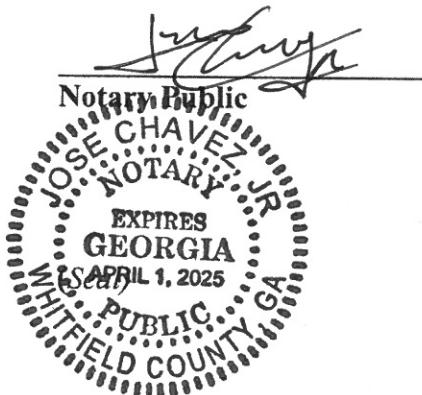
*Describe parcel or parcels and nature of interest  
and percentage of interest*

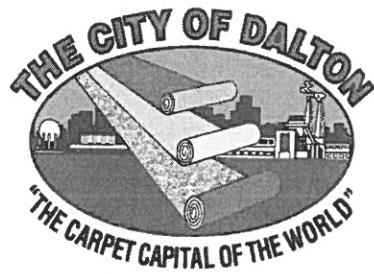
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I hereby appoint N - A  
my attorney in fact with full authority, my name, place, and stead, to apply for the  
zoning amendment as set forth in the attached annexation contract.

Arnold  
(Owner's Name)

Sworn to and subscribed  
Before me, this 7 day  
of JULY, 2021.





## NOTICE TO ALL LANDOWNERS REGARDING ANNEXATION

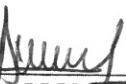
If your request to annex your property into the City of Dalton is approved by Whitfield County, you will be charged a city property tax for the City of Dalton as well as a Public School tax. This will appear on your property tax bill that you receive from Whitfield County. The millage rate is 2.537 mils per at 100% of assessed property value.

Example: If your property is valued at \$100,000 – your assed value is 100% or \$100,000 X 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

07-06-21  
DATE

After Recording Return To:  
Purcell Law Firm, PC  
2959 Cherokee Street, Suite 203B  
Kennesaw, GA 30144

Deed Doc: WD  
Recorded 08/05/2019 01:05PM  
Georgia Transfer Tax Paid : \$138.00  
MELICA KENDRICK  
Clerk Superior Court, WHITFIELD County, Ga.  
Bk 06721 Pg 0239

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

PTE1002097

THIS INDENTURE, made the 8<sup>th</sup> day of July, in the year two-thousand and nineteen LESLEY ARACELY OJEDA as party or parties of the first part, hereinafter called Grantor and MARIA D. PAJARITO, as party of the second part herein after Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits)

WITNESSETH that: Grantor, for and in consideration of the sum of (\$10.00) TEN DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and by these presents does grant bargain, sell, alien, convey unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

All that tract or parcel of land lying and being in Land Lot No. 179 in the 12<sup>th</sup> District and 3<sup>rd</sup> Section of Whitfield County, Georgia, and being Lot 11 per plat of survey for Brian Spence, Spence Subdivision, Phase 1, by Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated April 6, 2017, and recorded June 22, 2017, in Plat Cabinet E, Slide 936, 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, together with an easement fifty feet in width for access, ingress and egress between said property and Frazier Avenue as shown on plat recorded May 7, 2018, in Plat Book E, Page 1096, of said records, which plat is incorporated herein by reference for a complete description.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming whomsoever.

Subject to covenants, restrictions, reservations, easements, conditions, and rights appearing of records and subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Witness (Unofficial)

Notary Public



LESLEY ARACELY OJEDA

## EXHIBIT A

All that tract or parcel of land lying and being in Land Lot No. 179 in the 12<sup>th</sup> District and 3<sup>rd</sup> Section of Whitfield County, Georgia, and being Lot 11 per plat of survey for Brian Spence, Spence Subdivision, Phase 1, by Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated April 6, 2017, and recorded June 22, 2017, in Plat Cabinet E, Slide 936, 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, together with an easement fifty feet in width for access, ingress and egress between said property and Frazier Avenue as shown on plat recorded May 7, 2018, in Plat Book E, Page 1096, of said records, which plat is incorporated herein by reference for a complete description.

Subject Property Address: 1501 Hale Bowen Drive, Dalton, Georgia 30721

Parcel ID: 12-179-02-050



# Whitfield County Tax Parcel Information

## Owner and Parcel Information

Parcel Number 12-179-02-050  
Realkey 44486  
GIS Map Map  
Owner Name PAJARITO MARIA D  
Owner Address 1501 HALE BOWEN DRIVE  
Owner Address 2  
Owner Address 3  
Owner City DALTON  
Owner State GA  
Owner Zip 30721  
Latitude  
Longitude

## Property Information

Class Residential  
Strata Lot  
Tax District County  
Neighborhood NMLK  
Legal Description 0.19A LL179-12 (LT 11 E-936)  
Total Acres 0.19  
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 1501  
Parcel Street Extension  
Parcel Street Direction  
Parcel Street Name HALE BOWEN  
Parcel Street Units  
Parcel Street Type DR

## Current Fair Market Value Information

Previous	123956
Current	124511
Land	30000
Residential Improvement	94511

## Historical Fair Market Value Information

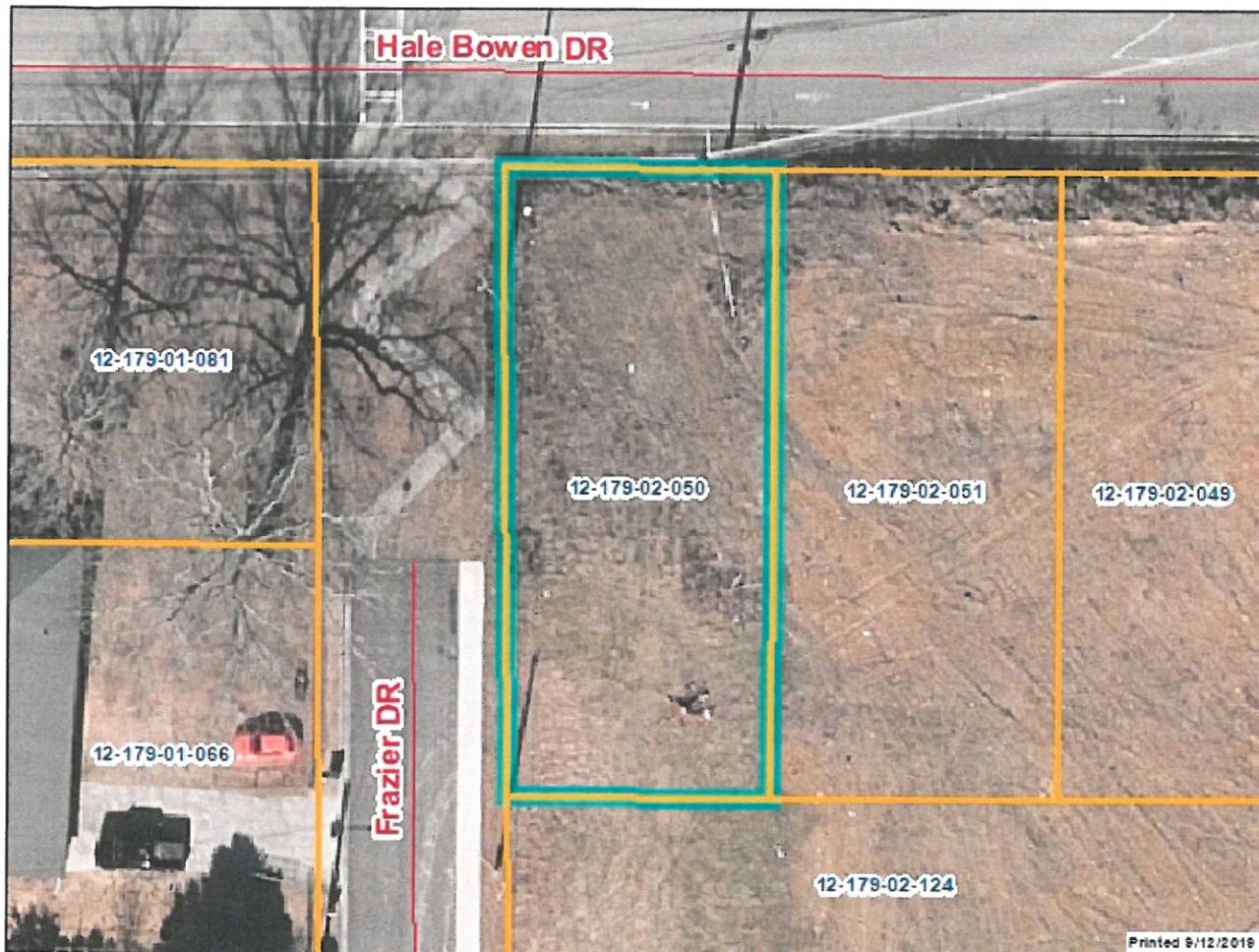
2018	0
2017	0
2016	0

## Exemption Information

Homestead	\$0
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	PAJARITO MARIA D	Legal Description	0.19A LL179-12 (LT 11 E-936)
Year	2020	Sale Date	7/8/2019
Parcel Number	12-179-02-050	Taxes Due	1519.31
Bill	227302	Taxes Due Date	12/20/2020
Exemption Type		Taxes Paid	1519.31
Account No.	7089627	Taxes Paid Date	12/9/2020 3:22:25 PM
Millage Rate	0	Current Due	0
Fair Market Value	124511	Back Taxes	0
Assessed Value	49804	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	94511
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	Cont. Wall

# DALTON FIRE DEPARTMENT

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

404 School Street  
Dalton, GA 30720



## PUBLIC SAFETY COMMISSION

Terry Mathis  
Bill Weaver  
Anthony Walker  
Truman Whitfield

August 5, 2021

David Pennington, III  
Mayor, City of Dalton

**Re: Annexation proposal for parcel #12-179-02-050 1501 Hale Bowen Dr.**

Greetings,

A review of the proposed listed annexation request has been completed and Dalton Fire Department has no objections to the annexation but notes one major obstacle for this annexation as noted below.

The original development of the parcel was part of a larger development in the immediate area. During the original development, Dalton Fire Department was provided the opportunity for input and the developer agreed to provide access via a private drive for this parcel as well as four adjacent parcels. He agreed to install a private drive that would support fire apparatus to include a cul-de-sac wide enough to accommodate the turning radius of our equipment. An agreement was signed by both the developer and Dalton Fire Department. The agreement was shared with Whitfield County, as well was copied with the original plat. The private drive was never installed as specified, which will negatively impact our ability to access the structure in the event of a fire. To further complicate matters, the structures are addressed off Hale Bowen, but in fact face the unnamed private drive and for all practical purposes are inaccessible from Hale Bowen Dr. Given these factors, our initial operations will be greatly impacted, presenting in our opinion a danger to life and health. With the approval of this annexation, it will likely spur additional annexation requests from the remaining adjacent dwellings which still remain within unincorporated County.

With this fact taken into consideration and the fact that all other fire suppression factors meet Dalton Fire Department requirements, Dalton Fire Department would not oppose annexation of the listed 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)

August 4, 2021

Re: Annexation Analysis

**Property Address/Parcel:** 12-179-02-050, 1501 Hale Bowen Drive

**Access:** Access to the structure is an issue. The structure is addressed off of Hale Bowen, if emergency services are dispatched topography and fencing will impede/stop access. At the time the structure was being constructed it was to face Hale Bowen. The structure now faces a private drive. There are four other structures this will affect Parcels: 12-179-02-051, 12-179-02-049, 12-179-02-047 and 12-179-02-048. All of these structures face a private drive approximately 270' long that does not meet City addressing requirements, City road standards or NFPA and ICC access requirements for fire department apparatus access. All five parcels would required readdressing and the private drive would be required to be brought up to code to include a turnaround.

**Water Supply:** Hydrant H5522 located at the end of Frazier Drive provides adequate water supply.

**Property Use:** Existing single-family dwelling.

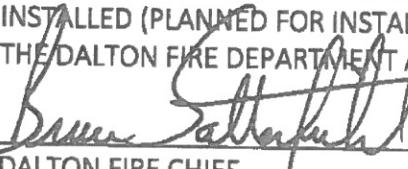
**Setbacks:** Setback requirements appear to be met and not an issue.

Respectfully,

Matt Daniel  
Division Chief  
Prevention Division

CERTIFICATE OF 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 ARE HEREBY APPROVED.

  
DALTON FIRE CHIEF

04-10-2017  
DATE

In obtaining more project information Mr. Spence advised the following:

1. The houses located on the Northern most part of the plat and closest to Hale Bowen Drive (Lots 11-15) will both face and be addressed off Hale Bowen Drive.
2. Mr. Spence stated the driveways for the houses in Item 1 will be on an easement behind lots 11-15 with a surface compacted to support firefighting equipment and with a turnaround at the end of the easement.
3. Mr. Spence agreed to three new fire hydrants for the development. One hydrant to be placed at Arkansas Drive, one hydrant at Alabama Drive, and one hydrant on Hale Bowen Drive. All hydrants to be installed per City Ordinance 54-1. Construction shall not begin greater than 800 from a fire hydrant.
4. Fire Chief Edward O'Brien of the Whitfield County Fire Department also has been made aware of the development plans.

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  
DEREK WAUGH  
ANNALEE HARLAN  
TYREE GOODLETT  
GARY CREWS

## MEMORANDUM

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

FROM: Megan Elliott  
Public Works Project Manager *Megan Elliott*

RE: Annexation Request  
Maria Pajarito  
1501 Hale Bowen Drive  
0.19 Acres  
Parcel Number: 12-179-02-050  
Zoning Classification: R-3

DATE: August 06, 2021

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Regarding the subject request, please be advised that the Public Works Department has no direct objections to the annexation of the above referenced tract but notes the following items of potential importance for consideration as part of the request:

- *Adjacent single family residences within the subdivision also in Whitfield County* – The original development of the subject parcel was part of a larger development of approximately 30 tracts. All other tracts within the development remain in unincorporated Whitfield County, and approval of the subject annexation will likely spur additional annexation requests from the remaining single family residences currently located within unincorporated County.
- *Delivery of Public Works Services* – Upon approval of annexation for the subject single family residence, Public Works will begin providing regular sanitation services (i.e. household garbage collection, curbside recycling, and curbside yard trimmings/refuse pickup). The cost to provide these services is approximately \$200.00 per household. At this time, no additional resources would be required from the Department to administer these services.

It should be noted that this home is one (1) of the five (5) homes on the north end of the development (facing Hale Bowen Drive) and it is accessed through a common private driveway that was not constructed to City street standards. In order to provide sanitation services to this, residents are required to bring garbage carts/recycling bins to the curb along Frazier Drive to receive proper service. Additionally, it is not recommended for school buses or heavy emergency service vehicles to travel on this private driveway frequently.

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



**Public Safety Commission**

Terry Mathis  
Bill Weaver  
Anthony Walker  
Truman Whitfield

**DALTON POLICE DEPARTMENT**

301 Jones Street, Dalton, Georgia 30720  
Phone: 706-278-9085

Date: August 9, 2021

To: Chief Cliff Cason

From: Lieutenant Matthew Locke

RE: 1501 Hale Bowen Dr. Parcel 12-179-02-050

Chief Cason,

I have reviewed the annexation request for 1501 Hale Bowen Dr. Parcel Numbers 12-179-02-050. This property will have no bearing on the Dalton Police Department's law enforcement services in this area. The only concern for this property is there is not access from Hale Bowen Dr. to the residence. The only access is from Frazier Dr. which also has no direct access to Hale Bowen Dr. This could cause some future confusion for responding emergency vehicles.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Locke".

Lieutenant Matthew Locke



August 9, 2021

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

**RE: Annexation Request for Maria Pajarito – 1501 Hale Bowen Drive (.19 acres)**

Dear Mayor Pennington:

As requested in your August 2, 2021, memorandum, Dalton Utilities has reviewed the annexation request of Maria Pajarito for 0.19 acres +/- located at 1501 Hale Bowen Drive. This property is further described as parcel number 12-179-02-050 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 blue ink that reads "Mark Buckner".

Mark Buckner, P.E.



# Whitfield County

Board of Commissioners

Board Members

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

August 13, 2021

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

RE: Tax Parcel No. 12-179-02-050

Dear Mayor Pennington:

At the August 9, 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. 12-179-02-050.

Regards,

*Blanca Cardona*

Blanca Cardona  
County Clerk

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