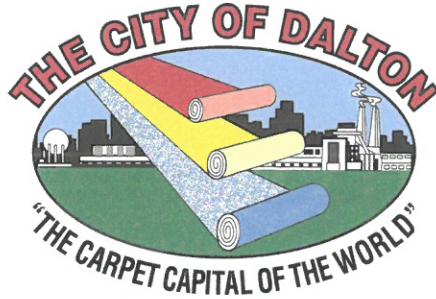


DAVID PENNINGTON III
MAYOR

BERNADETTE CHATTAM, CMC
CITY CLERK



DENNIS MOCK
ANNALEE SAMS
TYREE GOODLETT
STEVE FARROW

Council Members

August 19, 2022

TO: Todd Pangle, Fire Department
Cliff Cason, Police Department
Terry Miller, Mitchell & Mitchell
Chad Townsend, Public Works Department
Tom Bundros, Dalton Utilities
Ethan Calhoun, NWGRC

FROM: David Pennington, III
Mayor, City of Dalton

Please review this **Annexation** request and submit your comments within seven days to the City of Dalton City Clerk's Office.

NAME: Think Multifamily Holdings, LLC

STREET ADDRESS: TBD

AMOUNT OF ACREAGE: 14.62 (per Survey) | 14.80 (per GIS)

PARCEL NUMBERS: 12-196-01-000 and 12-196-21-000

PLAT ATTACHED: YES X NO

ZONING CLASSIFICATION: R-7

Think Multifamily Holdings, LLC
1020 Watters Creek Blvd, Suite 418
Allen TX 75013
404-578-8898
garyjosephlee@outlook.com

August 5, 2022

Office of the City Clerk's Office

City Hall

PO Box 1205

300 West Waugh Street

Dalton, GA 30722

RE: Annexation of Parcels 12-196-01 & 12-196-21


Dear City of Dalton,

We are very interested in developing new multifamily units on the above referenced property which we acquired in 2021. As part of the annexation request, we have several items to request that will indeed make the new housing units appealing to Dalton's residents as well as creating a viable project. Please review below and we look forward to working with you on this annexation and development.

Items to Consider:

1. Extension of Sidewalk from Harlan Godfrey Civitan Park to the entrance of the development within the ROW along Tibbs Road
2. A stop sign at the entrance to the development
3. Potential to donate (or somehow transfer ownership) of a large piece of the property to the city which would appear to double the size of the existing Civitan Park
4. Creation of a Tax Allocation District to make the development feasible economically

We are sure other items of mutual interest and benefit will arise and we look forward to discussing same.



Sincerely,

Think Multifamily Holdings, LLC

Gary J. Lee



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:	THINK MULTIFAMILY HOLDINGS, LLC (TX)
APPLICANT ADDRESS:	1020 WATTERS CREEK BLVD, Suite 418
CITY, STATE & ZIP:	ALLEN, TX 75013
TELEPHONE NUMBER:	GARY LEE 404-578-8898

PROPOSED PROPERTY TO BE ANNEXED

GARYJOSEPHLEE@OUTLOOK.COM

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	NO ADDRESS
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	N/A
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	ONE
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	MULTIFAMILY

- PROPOSED ZONING CLASSIFICATION REMAIN R-7
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED 14.62
- TAX MAP NUMBER/PARCEL NUMBER LL 196, 12TH DISTRICT, 3RD SECTION
- HOUSING UNITS TO BE DETERMINED PURSUANT TO R-7 ZONING

- (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.

☐ 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. ☐

PARCELS
12-196-01
§
12-196-21

SIGNATURE OF APPLICANT(S)

[Signature]

DATE

08/05/2022

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:

MULTIFAMILY DEVELOPMENT, 12-196-01-000, 12-196-21-000

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

I hereby appoint GARY J. LEE
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.

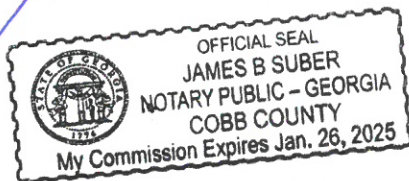
THINK MULTIFAMILY HOLDINGS, LLC
(Owner's Name)

BY: [Signature]
GARY J. LEE

Sworn to and subscribed
Before me, this 12 day
of August, 2022.

[Signature]
Notary Public

(Seal)





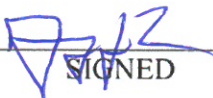
NOTICE TO ALL LANDOWNERS REGARDING ANNEXATION

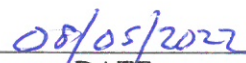
If your request to annex your property into the City of Dalton is approved by Whitfield County, you will be charged a city property tax for the City of Dalton as well as a Public School tax. This will appear on your property tax bill that you receive from Whitfield County. The millage rate is 2.537 mils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

Example: If your property is valued at \$100,000 – your assed value is 100% or $\$100,000 \times 2.237$ 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.

I have read the above statement and understand that if my property is annexed, I will be charged Dalton City tax.


SIGNED


DATE

After recording, return to:
Kelley I Clarke, PC
Attn: Dugan Kelley
603 E. Broadway St.
Prosper, Texas 75078

STATE OF GEORGIA
COUNTY OF Whitfield

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 5 day of October, 2021 by and between **DALTON EQUITY GROUP LLC**, both a Georgia limited liability company (herein referred to as "**Grantor**"), and **THINK MULTIFAMILY HOLDINGS, LLC**, a Texas limited liability company (herein referred to as "**Grantee**").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

All that tract of land lying and being in Land Lot 196 in the 12th District and 3rd Section of Whitfield County, Georgia, being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER WITH all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

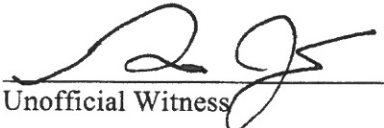
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

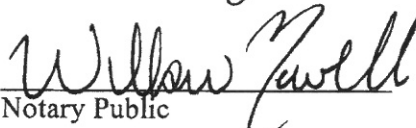
AND EXCEPT for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, sealed and delivered by its duly authorized officer on the date above written.

Signed, sealed and delivered
in the presence of:

DALTON EQUITY GROUP LLC,
a Georgia limited liability company


Unofficial Witness


Notary Public

My commission expires: 4/12/25

(Notary Seal)

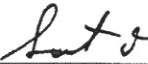
By  (Seal)
Name: Scott Henderson
Title: Member



Exhibit "A"

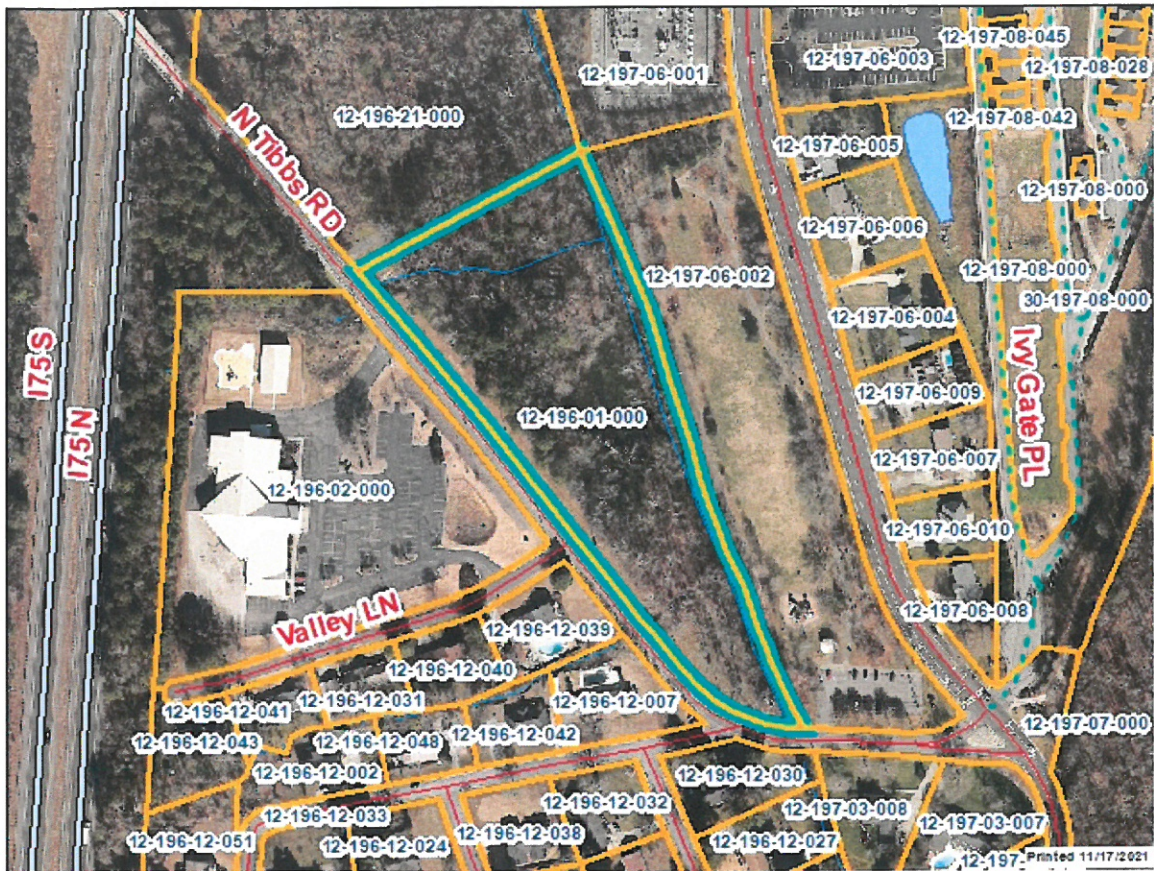
Legal Description

All that tract of land lying and being in Land Lot 196 in the 12th District and 3rd Section of Whitfield County, Georgia, being 14.62 acres shown on plat prepared for Tibbs Road Apartments by Christopher Lee Lewis, GRLS No. 3063, dated December 19, 2017, recorded in Plat Cabinet E, Slide 1068, 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.

Exhibit "B"

Permitted Exceptions

- a. General Permit granted by T. C. Hardman to Southern Bell Telephone and Telegraph Company, recorded May 12, 1962, in Deed Book 152, page 275, in the office of the Clerk of the Superior Court of Whitfield County, Georgia.
- b. Utility easement granted by T. C. Hardman to The City of Dalton, recorded July 20, 197, in Deed Book 217, page 584, in the office of the Clerk of the Superior Court of Whitfield County, Georgia.
- c. Slope, fill and drainage easements contained in the deed conveying an 80 foot right of way for Tibbs Road granted by T. C. Hardman to the State of Georgia, recorded November 14, 1967, in Deed Book 222, page 228, in the office of the Clerk of the Superior Court of Whitfield County, Georgia.
- d. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to kaolin, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property, together with all rights, privileges, and immunities relating thereto. The undersigned makes no representation as to the present ownership of any such interests.
- e. Judgment in the matter of State Highway Department of Georgia v. 4.496 acres of land and access rights and T.C.Hardman, Docket No. 14 Oct 1961, recorded in Minute Book 32, page 95, in the office of the Clerk of the Superior Court of Whitfield County, Georgia, for I 75, to which subject property has no access.



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	DALTON EQUITY GROUP LLC	Legal Description	4.44A T C HARDMAN
Year	2021	Sale Date	
Parcel Number	12-196-01-000	Taxes Due	382.01
Bill	209586	Taxes Due Date	12/20/2021
Exemption Type		Taxes Paid	382.01
Account No.	7071660	Taxes Paid Date	10/25/2021 10:01:47 AM
Millage Rate	0	Current Due	0
Fair Market Value	32368	Back Taxes	0
Assessed Value	12947	Total Due	0
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

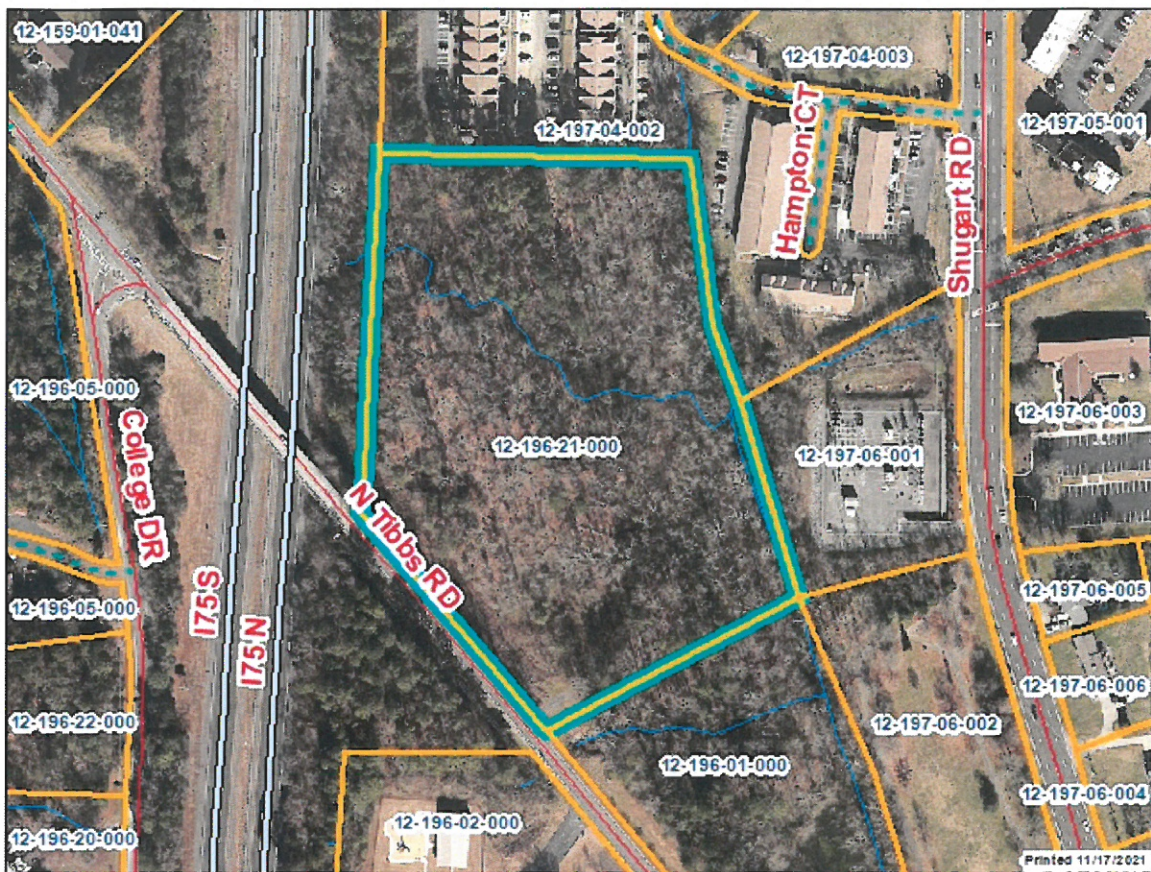
This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	NORRIS MARIE FLOYD	Class	Residential
Grantor	NORRIS RONALD C	Strata	Small Tract
Sale Price	0	Reason	QUIT CLAIM
Sale Date	4/27/2016	State	N
Deed Book/Page	6333 201	PT-61	PT-61 155-2016-000000
Deed Link	Click Here	Comments	QUIT CLAIM INCLUDES 12-196-21-000



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	DALTON EQUITY GROUP LLC	Legal Description	10.36A TIBBS RD
Year	2021	Sale Date	
Parcel Number	12-196-21-000	Taxes Due	2066.95
Bill	209587	Taxes Due Date	12/20/2021
Exemption Type		Taxes Paid	2066.95
Account No.	7071660	Taxes Paid Date	10/25/2021 9:58:15 AM
Millage Rate	0	Current Due	0
Fair Market Value	175130	Back Taxes	0
Assessed Value	70052	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

Grantee	DALTON EQUITY GROUP LLC	Class	Residential
Grantor	NORRIS MARIE FLOYD	Strata	Small Tract
Sale Price	380000	Reason	MULTIPLE PARCELS INCLUDED IN SALE (FM)
Sale Date	4/13/2018	State	N
Deed Book/Page	6647 315	PT-61	PT-61 155-2018-000000
Deed Link	Click Here	Comments	sale includes 12-196-01-000 VACANT SALE



Whitfield County

Board of Commissioners

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

September 15, 2022

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

RE: Tax Parcel Nos. 12-196-01-000 & 12-196-21-000

Dear Mayor Pennington:

At the September 12, 2022 Regular Business Meeting of the Whitfield County Board of Commissioners, the Board voted 4-0 to have no land use classification objection to the annexation of Tax Parcel Nos. 12-196-01-000 & 12-196-21-000.

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

PUBLIC WORKS DEPARTMENT

CHAD TOWNSEND, DIRECTOR

ctownsend@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:

DENNIS MOCK
ANNALEE HARLAN
TYREE GOODLETT
STEVE FARROW

MEMORANDUM

TO: DAVID PENNINGTON III, MAYOR
ATTN: BERNADETTE CHATTAM, CITY CLERK

FROM: CHAD TOWNSEND, PUBLIC WORKS DIRECTOR

RE: ANNEXATION REQUEST
THINK MULTIFAMILY HOLDINGS, LLC
ADDRESS: TBD
PARCEL NUMBER: (12-196-01-000) & (12-196-21-000)

DATE: 8/25/2022

Please be advised that the Public Works Department has no objections to the annexation of the above reference tract but states the following items need to be taken into consideration as part of the annexation request:

- **REQUEST FROM OWNER** – The owner list four (4) items to consider as an attachment to the annexation request. More detailed information would need to be provided before these “items to consider” could be taken into consideration. At this time, Public Works cannot commit to assisting with any of the requested items without further understanding.
- **Delivery of Public Works Services** – This being a multifamily, private development, no additional public works services would be required as it relates to sanitation services.

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



Public Safety Commission

Terry Mathis
Bill Weaver
Anthony Walker
Truman Whitfield
Alex Brown

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

Date: August 24, 2022

To: Chief Cliff Cason

From: Lieutenant Matthew Locke

RE: Parcel 12-196-01-000 & 12-196-21-000

Chief Cason,

I have reviewed the Annexation request for the property with the Parcel Number 12-196-01-000 and 12-196-21-000. This change will have no bearing on the Dalton Police Department's law enforcement services in this area.

Sincerely,

A handwritten signature in black ink that reads 'Matthew Locke'.

Lieutenant Matthew Locke

cc: City Clerk's Office



August 23, 2022

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

**RE: Annexation Request for Think Multifamily Holdings, LLC – Parcel Numbers
12-196-01-000 and 12-196-21-000 (14.8 acres)**

Dear Mayor Pennington:

As requested in your August 19, 2022, memorandum, Dalton Utilities has reviewed the annexation request of Think Multifamily Holdings, LLC for 14.8 1 acres +/- located along Tibbs Road. This property is further described as parcel number 12-196-01-000 and 12-196-21-000 by the Whitfield County Tax Assessor's Office.

Dalton Utilities can provide electric, water, wastewater and telecommunications services to this site from nearby existing utility infrastructure.

Please do not hesitate to contact me at (706) 529-1011 or 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". The signature is fluid and cursive, with the first name "Mark" being more prominent than the last name "Buckner".

Mark Buckner, P.E.



DALTON FIRE DEPARTMENT

TODD PANGLE
Fire Chief
Telephone 706-226-9648
Fax 706-272-7107
tpangle@daltonga.gov

404 School Street
Dalton, GA 30720



PUBLIC SAFETY COMMISSION

Terry Mathis
Bill Weaver
Anthony Walker
Truman Whitfield
Alex Brown

August 19, 2022

David Pennington, III
Mayor, City of Dalton

Re: Annexation proposal for parcel #12-196-01-000 and 12-196-21-000

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. The property is undeveloped and therefore the specific needs of this property would be identified at such time as plans for a proposed development is rendered.

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

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

Thank you,

A handwritten signature in black ink that reads "Todd Pangle".

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

Fire Inspectors
Donnie Blankenship
(706) 278-7363 x227
dblankenship@daltonga.gov
Scott Hearn
(706) 278-7363 x247
shearn@daltonga.gov
Dale Stratton
(706) 278-7363 x248
dstratton@daltonga.gov

August 22, 2022

Re: Annexation Analysis

Property Address/Parcel: Analysis 12-196-01-000 and 12-196-21-000 North Tibbs Road

Access: NFPA and ICC access requirements for fire department apparatus access, and City road standards will be required. Access should not be an issue.

Water Supply: There is a twelve-inch main on the East side of North Tibbs Road. Water supply should not be an issue.

Property Use: Vacant lot, R7.

Setbacks: Setback requirements will not appear to be an issue.

Respectfully,

A handwritten signature in black ink that reads "M Daniel".

Matt Daniel
Division Chief
Prevention Division