

ANNALEE SAMS  
MAYOR

DENNIS MOCK  
NICKY LAMA  
TYREE GOODLETT  
STEVE FARROW

BERNADETTE CHATTAM, CMC  
CITY CLERK

COUNCIL MEMBERS



October 21, 2024

TO: Matthew Daniel, Fire Department  
Cliff Cason, Police Department  
Jonathan Bledsoe, The Minor Firm  
Chad Townsend, Public Works Department  
John Thomas, Dalton Utilities  
Ethan Calhoun, NWGRC  
Whitfield County Board of Commissioners  
Whitfield County Tax Commissioner  
Whitfield County Tax Assessor

FROM: Annalee Sams  
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: Greg Townsend

STREET ADDRESS: 1233 Covie Dr.

AMOUNT OF ACREAGE: .35

PARCEL NUMBERS: 12-184-01-035

PLAT ATTACHED: YES  NO

ZONING CLASSIFICATION: R-2

THE CITY OF DALTON, P.O. BOX 1205, DALTON, GEORGIA 30722-1205, 706-529-2490, FAX 706-529-2491

*Equal Opportunity Employer*



# 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:	Greg Townsend
APPLICANT ADDRESS:	1233 Cove Dr
CITY, STATE & ZIP:	Dalton GA 30720
TELEPHONE NUMBER:	706 879 9096

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	1233 Cove Dr
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	Burleyson
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	4
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	Residential

- PROPOSED ZONING CLASSIFICATION Residential R-2
- PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED 75<sup>35</sup> ACRES
- TAX MAP NUMBER/PARCEL NUMBER 12-184-01-035
- HOUSING UNITS 1

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS 28

(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) 4

(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD. 4

(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD. 1

(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.

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 OF APPLICANT(S)

10-7-24  
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:

Residential Home within City limits to  
Describe parcel or parcels and nature of interest  
and percentage of interest  
Be annexed into city.

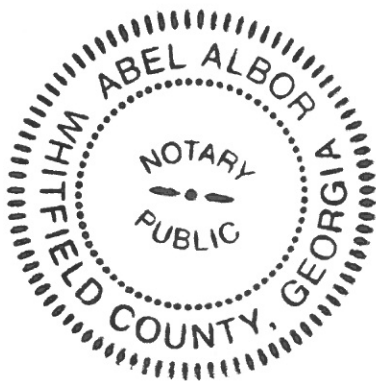
I hereby appoint \_\_\_\_\_  
my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached annexation contract.

[Signature]  
(Owner's Name)

Sworn to and subscribed  
Before me, this 17 day  
of October, 2021.

[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 assessed 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.

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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

10-7-24

DATE

# Whitfield County Tax Parcel Information

## Owner and Parcel Information

Parcel Number	12-184-01-035
Realkey	16407
Property Record Card	<a href="#">Click Here</a>
GIS Map	<a href="#">Map</a>
Owner Name	REMILLARD STEPHANIE
Owner Address	1233 COVIE DRIVE
Owner Address 2	
Owner Address 3	
Owner City	DALTON
Owner State	GA
Owner Zip	30720
Latitude	34.78817894
Longitude	-84.9934303

## Parcel Address

Parcel House Number	1233
Parcel Street Extension	
Parcel Street Direction	
Parcel Street Name	COVIE
Parcel Street Units	
Parcel Street Type	DR

## Current Fair Market Value Information

Previous	276650
Current	284139
Land	45000
Residential Improvement	235562
Commercial Improvement	
Accessory Improvement	3577
Conservation Use Value	

## Property Information

Class	Residential
Strata	Lot
Tax District	County
Neighborhood	BURLEY
Legal Description	LT4 R R BURLEYSON REV 2
Total Acres	0.35
Zoning	See GIS Map
GMD\Map Number	056
Subdivision	
Subdivision Phase	
Subdivision Section	0004
Subdivision Block	
Subdivision Lot	
Comments:	

## Historical Fair Market Value Information

2022	211418
2021	211418
2020	195453

## Exemption Information

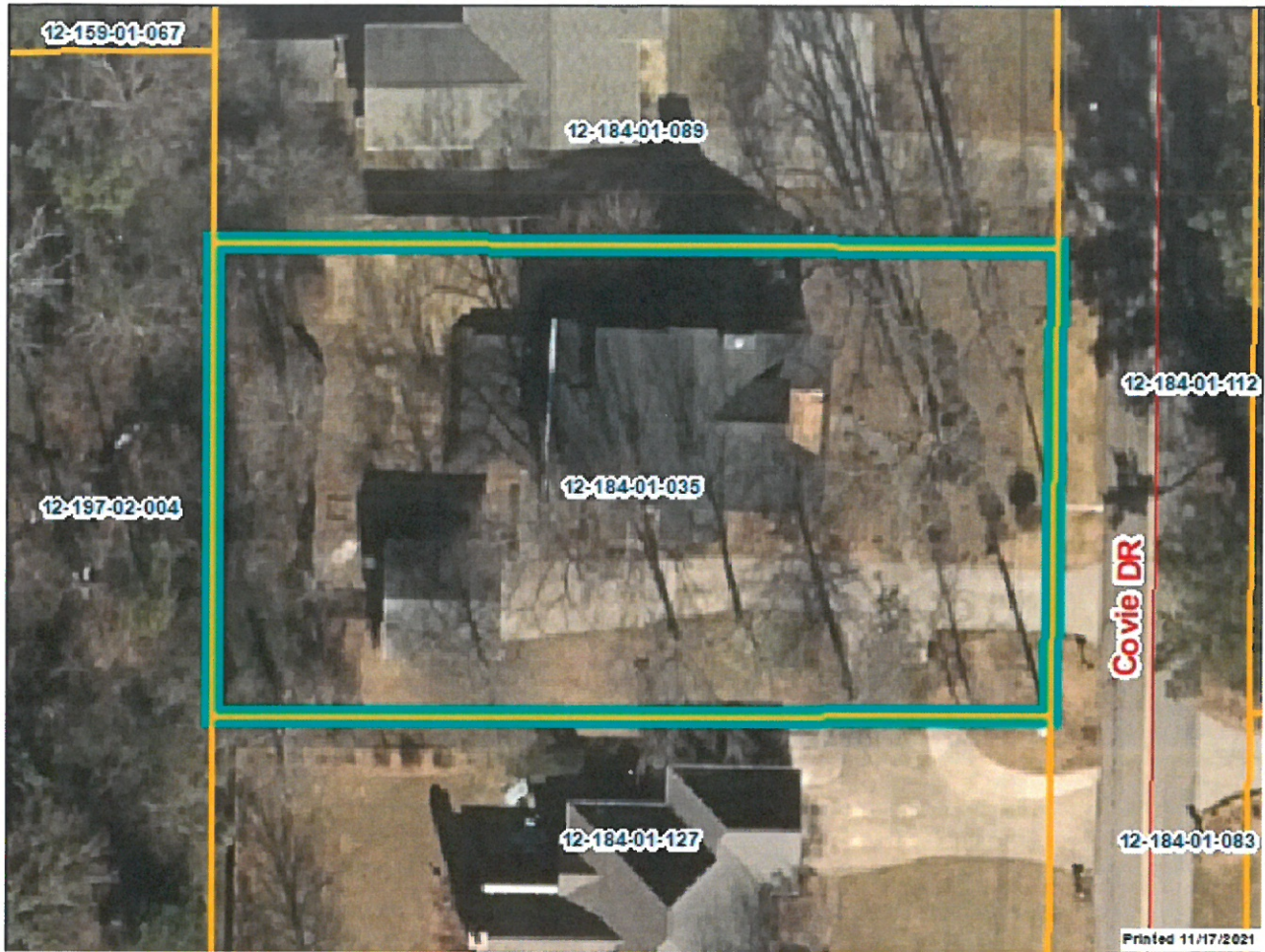
Homestead	S1
Preferential Year	
Conservation Use Year	
Historical Year	
Historical Val	0
EZ year	
EZ Val	0

## Appeals Information

This parcel does not have any appeals

[GIS Quickmap](#)





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	REMILLARD STEPHANIE	Legal Description	LT4 R R BURLEYSON REV 2
Year	2023	Sale Date	
Parcel Number	12-184-01-035	Taxes Due	2388.87
Bill	230988	Taxes Due Date	12/20/2023
Exemption Type	S1	Taxes Paid	2478.44
Account No.	7097434	Taxes Paid Date	4/23/2024 12:03:09 PM
Millage Rate	0	Current Due	0
Fair Market Value	276650	Back Taxes	0
Assessed Value	110660	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	235562
Class	Residential
Strata	Improvement
Occupancy	Single Family Residence
Year Built	2001

#### Construction Information

Foundation	Masonry
Exterior Walls	Vinyl/Brick
Roofing	Asphalt Shingle
Roof Shape	Gable/Hip
Floor Construction	Cont. Wall

**EXHIBIT "A"**  
Legal Description

All that tract or parcel of land lying and being in Land Lot No 184 in the 12th District and 3rd Section of Whitfield County, Georgia, and being Lot No 4 of the RR Burleyson Subdivision, as shown by Revised Plat No 2 thereof of record in Plat Book 8, Page 9 (Plat Cabinet A, Slide 244), Whitfield County, Georgia Land Records, and described as follows:

Beginning at an iron pin on the Westerly side of Covie Drive 300 feet Southwardly along the Westerly side of Covie Drive from the Southwest corner of the intersection of Covie Drive and Ross Avenue; thence South 00 degrees 13 minutes East along the Westerly side of Covie Drive 100 feet to an iron pin; thence South 89 degrees 47 minutes West 150 feet to an iron pin; thence North 00 degrees 13 minutes West 100 feet to an iron pin; thence North 89 degrees 47 minutes East 150 feet to an iron pin and the point of beginning.



## EXHIBIT "B"

**4-1-4 - *Low density single family residential (R-2.)*** This district is established to protect single family detached dwellings, including typical residential subdivisions, on lots of not less than 27,500 square feet if served by on-site sewage management systems and not less than 15,000 square feet if served by public sewer or an approved central on-site sewage management system. All dwellings in this district shall contain in excess of 1,200 square feet of heated floor area upon a permanent foundation and shall have the electrical meter base serving such dwelling attached directly to such dwelling. There shall be no manufactured or mobile homes within this district in order to maintain the traditional residential character of such districts. If served by on-site sewage management system, the lots in this district shall conform at least with the minimum standards for lot sizes as promulgated by the health department or other authority having proper jurisdiction over such minimum lot sizes, as amended from time to time. Only one dwelling unit per lot shall be allowed in this district.





After Recording Return To:  
Purcell Law Firm, PC  
2959 Cherokee St NW, #202  
Kennesaw, GA 30144

Order No.: TOWNSEND-24-4-24

eFiled & eRecorded  
DATE: 6/17/2024  
TIME: 9:53 AM  
DEED BOOK: 07055  
PAGE: 00699 - 00701  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$400.00  
PARTICIPANT ID: 0634010927  
CLERK: Babs Bailey  
Whitfield County, GA  
PT61: 001546

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WHITFIELD

THIS INDENTURE, made this 31st day of May, 2024, between Stephanie Remillard, as party or parties of the first part, hereinafter called Grantor, and Gregory Townsend as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

W I T N E S S E T H that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

**See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.**

SUBJECT to restrictive covenants and general utility easements of record.

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 proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

eFiled & eRecorded  
DATE: 6/17/2024  
TIME: 9:53 AM  
DEED BOOK: 07055  
PAGE: 00700

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

Stephanie Remillard  
Stephanie Remillard

Signed, sealed and delivered in the presence of:

Dana Poe  
Unofficial Witness

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_





# Whitfield County

Board of Commissioners

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

November 12, 2024

Honorable Annalee Sams  
Mayor, City of Dalton  
P.O. Box 1205  
Dalton, GA 30722

RE: Tax Parcel Nos. 12-184-01-035

Dear Mayor Sams:

At the November 11, 2024 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 No. referenced above.

Regards,

*Blanca Cardona*

Blanca Cardona  
County Clerk

cc: Kristi Queen, Chief Appraiser  
Jess Hansen, GIS Coordinator  
David Metcalf, Emergency Services Director  
File





October 28, 2024

Mrs. Annalee Sams  
Mayor, City of Dalton  
Post Office Box 1205  
Dalton, Georgia 30722-1205

**RE: Annexation Request for 1233 Covie Dr. (0.35A) – Parcel # 12-184-01-035**

Dear Mayor Sams:

As requested in your October 28, 2024, memorandum, Dalton Utilities has reviewed the annexation request of Greg Townsend for 0.35 acres +/- located at 1233 Covie Dr. This property is further described as parcel number 12-184-01-035 by the Whitfield County Tax Assessor's Office.

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

Please do not hesitate to contact me at 706-529-1015 or [djohnson@dutil.com](mailto:djohnson@dutil.com) should any questions arise or if we may be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Don Johnson". The signature is written in a cursive, flowing style.

Don Johnson  
Vice President of Watershed Operations

PUBLIC WORKS DEPARTMENT

CHAD TOWNSEND, DIRECTOR

535 N. Elm Street  
P.O. Box 1205  
Dalton, GA 30722-1205  
Office: (706) 278-7077  
Fax: (706) 278-1847  
Email: ctownsend@daltonga.gov



ANNALEE SAMS, MAYOR

CITY COUNCIL MEMBERS:

DENNIS MOCK  
NICKY LAMA  
TYREE GOODLETT  
STEVE FARROW

## MEMORANDUM

TO: Annalee Sams, Mayor  
Bernadette Chattam, City Clerk

FROM: Chad Townsend, Director of Public Works

RE: Annexation Request  
Greg Townsend  
1233 Covie Dr.  
0.35 Acres  
Parcel Number: 12-184-01-035  
Zoning Classification: R-2

Date: 10/28/24

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

- **Delivery of Public Works Services** – Upon approval of annexation, Public Works will begin providing regular sanitation services following a request from the homeowner. The annual cost to provide these services is approximately \$330 per household. At this time no additional resources would be required from the Department to administer these services.
- **A number of Covie Dr. addresses remain in unincorporated Whitfield County.** With the number of the residences along Covie Dr. still located within the County, in an effort to eliminate confusion in delivery of services, & following annexation approval; the City should consider proactively contacting the remaining residences along Covie Dr. to offer the opportunity for annexation.

MATT DANIEL  
Fire Chief  
Telephone 706-278-7363  
Fax 706-272-7107  
mdaniel@daltonga.gov

## DALTON FIRE DEPARTMENT

404 School Street  
Dalton, GA 30720



PUBLIC SAFETY COMMISSION  
Truman Whitfield  
Terry Mathis  
Alex Brown  
Lane Jackson

October 25, 2024

RE: Annexation Proposal  
Parcel # 12-184-01-035, 1233 Covie Drive

Annalee Harlan Sams  
Mayor, City of Dalton

Greetings,

A review of the proposed annexation listed above has been completed, it has been determined there would not be a negative impact to the fire protection in the area as a result of such annexation approval.

Dalton Fire Department has no objection to annexation of the listed property.

Respectfully,

A handwritten signature in black ink, appearing to read "Matt Daniel", is written over the word "Respectfully,".

Matt Daniel  
Fire Chief  
Dalton Fire Department

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



Public Safety Commission  
Terry Mathis  
Truman Whitfield  
Alex Brown  
Lane Jackson

**DALTON POLICE DEPARTMENT**

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

Date: October 24, 2024

To: Chief Cliff Cason

From: Lieutenant Matthew Locke

RE: Annexation Request

Chief Cason,

I have reviewed the Annexation request for the property with the Parcel Number 12-184-01-035, 1233 Covie Drive. This change will have no bearing on the Dalton Police Department's law enforcement services in this area.

Sincerely,

A handwritten signature in cursive script that reads "Matthew Locke".

Lieutenant Matthew Locke

cc: City Clerk's Office