



**MAYOR AND COUNCIL MEETING
MONDAY, MARCH 04, 2019
6:00 PM
DALTON CITY HALL**

A G E N D A

WORK SESSION – 5:30 P.M. – COUNCIL CHAMBER

1. Review of Agenda

REGULAR MEETING – 6:00 P.M. – COUNCIL CHAMBER

Call to Order

Pledge of Allegiance

Approval of Agenda

Public Commentary: *(Please State Name and Address for the Record)*

Special Recognitions:

- [2.](#) Dalton Police Department Non-Sworn Employee of the Year Recognition - Maria Montejano

Proclamation:

- [3.](#) National Social Work Month - Dalton State College Social Work Club

Minutes:

- [4.](#) Mayor and Council Work Session Minutes of February 18, 2019

- [5.](#) Mayor and Council Minutes of February 18, 2019

Unfinished Business:

- [6.](#) Second Reading - Ordinance 19-03 Donation Bins

New Business:

- [7.](#) Resolution 19-03 State Minimum Fire Safety Standards
- [8.](#) First Reading - Ordinance 19-06 Alcohol License Age Requirements
- [9.](#) First Reading - Ordinance 19-07 Speed Zones within the City

- 10. Acceptance of Easement Donation from Bruce A. King
- 11. Acceptance of Easement Donation from Sharon Beavers
- 12. Change Order 001 with Northwest Georgia Paving, Inc. – Deep Patching on Tibbs Road – Contract: PW-2018-LMIG
- 13. Dalton-Whitfield Planning Commission Recommendations:
 - A. Ordinance 19-01

The Request of Brass Holdings to annex a tract of land totaling 3.14 acres, zoned High-Density Residential (R-7) and located at 1556 Crow Valley Road into the City of Dalton (Parcel 12-147-01-001).
 - B. The Request of Elmer Lopez to rezone from Transitional Residential (R-6) to General Commercial (C-2) a tract of land totaling 0.278 acres located at 729 Riverbend Road (Parcel 12-240-15-004).

Supplemental Business:

Adjournment



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 03/04/19

Agenda Item: Police Department Non-Sworn Employee of the Year Recognition

Department: Police

Requested By: Assistant Chief Chris Crossen

Reviewed/Approved by City Attorney? N/A

Cost: \$0

Funding Source if Not in Budget EnterSource

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

The Dalton Police Department would like to recognize its 2018 Non-Sworn Employee of the Year, Maria Montejano.

William C Cason III
Chief of Police
www.daltonpd.com
www.cityofdalton-ga.gov/police



Public Safety Commission
Terry Mathis
Keith Whitworth
Bill Weaver
Kenneth E. Willis
Anthony Walker

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

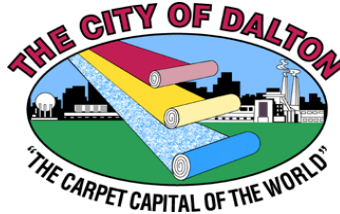
March 4, 2019

On behalf of the Dalton Police Department and its employees, I would like to recognize Maria Montejano as the 2018 Non-Sworn Employee of the Year. Maria has been with the Dalton Police Department since 2000 and is currently serving the Department as the Division Secretary for the Criminal Investigation Division.

To say that Maria is an invaluable asset to the department would be an understatement. In addition to her daily duties in the Criminal Investigations Division, she serves as the Department's Terminal Agency Coordinator and liaison with GCIC and ensures that all personnel are in compliance with a lengthy and complicated set of standards and rules. She assists investigators with Spanish translation when needed during their work on cases and serves as the agency sketch artist.

Because of her dedication to her daily duties and her continued track record of excellent performance, Maria Montejano was selected by a vote of her peers as the 2018 Dalton Police Department Non-Sworn Employee of the Year.

PROCLAMATION



DALTON STATE COLLEGE SOCIAL WORK CLUB “NATIONAL SOCIAL WORK MONTH”



WHEREAS, the Social Work Profession is dedicated to enhancing well-being and helping meet the basic needs of all people, especially those who are vulnerable, oppressed and living in poverty; and

WHEREAS, this year’s Social Work Month theme, “**Elevate Social Work**”, embodies the need to recognize the extraordinary contributions of the profession to our society; and

WHEREAS, the Social Work profession is expected to grow faster than average over the next seven years, with more than 682,000 people expected to be employed as social workers by 2026; and

WHEREAS, Social Workers elevate and empower people, giving them the ability to solve problems, cope with personal roadblocks and get the resources they need to succeed; and

WHEREAS, the Social Work Profession is deeply weaved into our society with social workers active in government, schools, universities, social service agencies, communities, corporations, the military and in health care and mental health care settings; and

WHEREAS, the Social Work profession for more than a century has been on the cutting edge of helping create changes to make our society a better place to live and work.

NOW, THEREFORE BE IT RESOLVED, I, Dennis Mock, Mayor of the City of Dalton Georgia, hereby proclaim the month of **March 2019** as “**National Social Work Month**” and call upon all citizens to join with the Dalton State College Social Work Club in celebration and support of the Social Work profession.

*In witness whereof I have hereunto set my hand
and caused the seal of this city to be affixed.*

Mayor _____

Date _____ March 4, 2019

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
WORK SESSION
FEBRUARY 18, 2019

The Mayor and Council held a Work Session this evening at 5:30 p.m. in the Council Chambers of City Hall. Present were Mayor Dennis Mock, Council Members Denise Wood, Annalee Harlan, Tyree Goodlett, Gary Crews, City Administrator Jason Parker and Attorney Jonathan Bledsoe and several department heads.

AGENDA

The Mayor and Council discussed the following items on the agenda:

DALTON-WHITFIELD PLANNING COMMISSION RECOMMENDATIONS

Ordinance 19-05

Attorney Jonathan Bledsoe informed the Mayor and Council that Ordinance 19-05 amended the Unified Zoning Ordinance to permit Breweries, Distilleries, Wineries, Brewpubs, Micro-wineries, Micro-distilleries and Micro-breweries in the City of Varnell as well as to update the definition of Boutique Hotel mirroring the current text for the City of Dalton.

RESOLUTION 19-02 ACTION PLAN AMENDMENT

Chief Financial Officer Cindy Jackson informed the Mayor and Council that funds will be reallocated in the amount of \$20,000.00 for the Richardson Road project.

FIRST READING - ORDINANCE 19-03 DONATION BINS

City Administrator Jason Parker explained to the Mayor and Council that Ordinance 19-03 will help regulate unattended donation bins. Parker stated these problem bins have been located on private property and can be a health concern, hazard to pedestrians, vehicle traffic and other dangers. Parker stated this is a first reading.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was adjourned at 5:58 p.m.

Bernadette Chattam
City Clerk

Dennis Mock, Mayor

Recorded

Approved: _____

Posted: _____

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
FEBRUARY 18, 2019

The Mayor and Council held the Mayor and Council meeting this evening at 6:00 p.m. in the Council Chambers of City Hall. Present were Mayor Dennis Mock, Council Members Denise Wood, Annalee Harlan, Tyree Goodlett and Gary Crews, City Administrator Jason Parker, Attorney Jonathan Bledsoe and several department heads.

APPROVAL OF AGENDA

The Mayor and Council reviewed the agenda, no changes were made.

PUBLIC COMMENTARY

There were no public comments.

PLEDGE OF ALLEGIANCE

Mayor Mock led the audience in the Pledge of Allegiance.

MINUTES

The Mayor and Council reviewed the Work Session Minutes and Regular Meeting Minutes of February 4, 2019. On the motion of Council member Harlan, second Council member Goodlett, the minutes were approved. The vote was unanimous in favor.

SPECIAL RECOGNITIONS

The Mayor and Council acknowledged the Certificate of Excellence in Financial Reporting presented to the City of Dalton Finance Department for its Comprehensive Annual Financial Report (CAFR).

DALTON-WHITFIELD PLANNING COMMISSION RECOMMENDATIONS

Ordinance 19-05

On the motion of Council member Wood, second Council member Harlan, the Mayor and Council approved Ordinance 19-05 recommending the amendment to the Unified Zoning Ordinance to permit Breweries, Distilleries, Wineries, Brewpubs, Micro-wineries, Micro-distilleries and Micro-breweries in the City of Varnell as well as to update the definition of Boutique Hotel mirroring the current text for the City of Dalton. The vote was unanimous in favor.

Ordinance 19-04

On the motion of Council member Goodlett, second Council member Wood, the Mayor and Council approved Ordinance 19-04 approving the request of Johnny Bonds to rezone from Heavy Manufacturing (M-2) to Limited Commercial (C-1A) a tract of land totaling 0.29 acres located at 400 Rowena Street. The vote was unanimous in favor.

RESOLUTION 19-01 AUTHORIZED CITY STREETS FOR PTV OPERATIONS

The Mayor and Council reviewed Resolution 19-01 authorizing Personal Transportation Vehicles within the Windemere Subdivision. On the motion of Council member Harlan, second Council member Wood, the Mayor and Council approved the Resolution. Council member Wood, Harlan, and Crews voted aye, Council member Goodlett voted nay.

RESOLUTION 19-02 ACTION PLAN AMENDMENT

The Mayor and Council reviewed Resolution 19-02 authorizing the adoption and approval of the reallocation and 2018 Action Plan Amendment for Fiscal Year 2018-2019 under the Community Development Block Grant (CDBG) Program in the amount of \$20,000.00 to the Richardson Street Project. On the motion of Council member Wood, second Council member Goodlett, the Mayor and Council adopted the Resolution. The vote was unanimous in favor.

FIRST READING - ORDINANCE 19-03 DONATION BINS

The Mayor and Council held a first reading for Ordinance 19-03 Donation Bins to regulate the placement of unattended donation bins subject to procedures and requirements.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was adjourned at 6:11 p.m.

Bernadette Chattam
City Clerk

Dennis Mock, Mayor

Recorded

Approved: _____

Posted: _____



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 3/4/19

Agenda Item: Ordinance 19-03 Donation Bin

Department: Administration

Requested By: Jason Parker

Reviewed/Approved by City Attorney? Yes

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

2nd Reading of ordinance to require permit for donation bins within City of Dalton.

ORDINANCE 19-03

To Amend Chapter 26 Of The 2001 Revised Code Of The City Of Dalton, Georgia Captioned “Businesses”; By Adding Article VIII Captioned “Donation Bins”; To Provide For An Effective Date; To Provide For The Repeal Of Conflicting Ordinances; To Provide For Severability; And For Other Purposes.

BE IT ORDAINED by the Mayor and Council of the City of Dalton and by the authority of the same, **IT IS HEREBY ORDAINED** as follows:

Section 1.

Amend Chapter 26 Of The 2001 Revised Code Of The City Of Dalton, Georgia Captioned “Businesses”; By Adding Article VIII Captioned “Donation Bins” which shall read as follows:

ARTICLE VIII. DONATION BINS.

The purpose of this article is to regulate the placement of unattended donation bins. The procedures and requirements of this article are intended to: promote the community's health, safety, and welfare by regulating unattended donation bins for clothing or other salvageable personal property; ensure that unattended donation bins do not pose a hazard to pedestrian and vehicular traffic; ensure that material is not allowed to accumulate outside of the unattended donation bins where it can be scattered by adverse weather conditions, animal contacts and human activities; and establish criteria that avoid attracting vermin, unsightliness, and public health hazards. Donation bins shall be subject to the following:

Section 26-306. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Administrator shall mean the City Administrator or any person designated by the City Administrator to enforce the requirements of this article.

Applicant means any person or entity who applies for a donation bin permit.

Bin owner means the owner of the donation bin and any agent thereof designated to operate such donation bin.

Donation bin means any freestanding, unattended container, drop-off box, receptacle, trailer or similar device that is located outdoors and is held out to the public as a place for the public to donate household materials, clothes, or other salvageable personal property to store such items until taken away for donation or resale by one who owns, operates, or maintains such container.

Property means any real property within the City of Dalton upon which a donation bin is located or is proposed to be located.

Property owner means the owner or leaseholder of any such property upon which a donation bin is located or is proposed to be located, and any agent thereof designated to manage such property.

Section 26-307. Permit procedure.

- (a) All bin owners of existing donation bins shall, within 60 days of the effective date of this ordinance, apply for a permit with the Administrator in accordance with this section.
- (b) All bin owners of new donation bins shall apply for a permit in accordance with this section prior to installation.
- (c) An application shall include the following information:
 - (1) The name, address, telephone number, email address (if applicable) of the bin owner and of the property owner. If the property owner or bin owner is not an individual, a specific contact person shall be named to receive notices.
 - (2) A statement signed by the applicant indicating that the applicant is the bin owner or authorized agent of the bin owner, and that applicant is familiar with and shall comply with the responsibilities and obligations of this code section including all penalties for violations thereof.
 - (3) If the applicant is not the property owner, the application shall include a statement signed by the bin owner consenting to the immediate removal and disposal of the donation bin at the request of the property owner.
 - (4) If the applicant is not the property owner, the application shall also include a statement signed by the property owner indicating that the property owner consents to the installation of the donation bin on the property and that the property owner is familiar with the and shall comply with the responsibilities and obligations of this code section including all penalties for violations thereof.
 - (5) A site plan or drawing depicting the size (height, width, and length) and location of any and all donation bins located on the property;

- (6) A description or diagram of any locking mechanism(s) for any lids or covers on the donation bin;
 - (7) A plan stating the frequency and methods by which the donation bin will be inspected for general cleanliness, graffiti, and litter or other rubbish located on or around the donation bin and a plan for remediation of the same;
 - (8) A plan stating the frequency and methods by which the collected materials will be removed from the donation bin;
 - (9) The appropriate registration fee. This fee shall be set by a fee schedule adopted and approved by the Mayor and Council, as may be amended from time to time. The fee schedule for donation bin registrations under this section shall be on file at the City Clerk's office.
- (d) Upon review of a completed application and payment of all fees as set forth in section (c) hereof, and upon determining that the donation bin and proposed location comply with all requirements of this article, the Unified Zoning Ordinance, and all other ordinances and laws, the administrator shall grant the permit. However, the administrator shall deny any application for a bin permit if any of the following circumstances exist:
- (1) The application does not comply with or contain all information required by section (c) hereof;
 - (2) The donation bin or proposed location thereof do not comply with the requirements of this article;
 - (3) The application contains any materially false information;
 - (4) The applicant is currently in violation of any provision of this article or has been found to be in violation of any provision of this article within one (1) prior to the date of submitting the application or has been denied a donation bin permit within one (1) year prior to the date of submitting the application.
- (e) Denial of any application may be appealed to the Mayor and Council by filing a written notice of appeal in the office of the City Clerk with a copy to the City Administrator within fourteen (14) calendar days of the decision date. In the event no appeal is filed within this fourteen period, the decision shall be final.

- (f) In the event that a timely appeal is filed, the Mayor and Council shall review the application, the decision of the administrator, and any information submitted by the applicant in support of the appeal to determine if the application, the donation bin, and the proposed location of the donation bin comply with the requirements of this article and all other laws and ordinances of the City. The review of the Mayor and Council shall be limited to a determination of whether or not the decision of the administrator was clearly erroneous.
- (g) The Mayor and Council shall make a final determination of the appeal within sixty (60) calendar days of the date the appeal was filed. Any appeal of the decision of the Mayor and Council shall be taken to the Superior Court by a petition for a writ of certiorari.
- (h) Donation bins not permitted within the prescribed timeframe shall be removed at the expense of the property owner and bin owner, and shall be subject to enforcement and fines pursuant to section 26-309.
- (i) The permit for the donation bin shall be valid for a period of two years, after which the applicant shall be required to apply for a new permit.

Section 26-308. Design, location, safety and maintenance requirements.

- (a) Donation bins shall only be located in zoning district C-2 as defined by the Unified Zoning Ordinance.
- (b) Donation bins are permitted only on properties where there is an active primary use and shall not be located on vacant lots or abandoned property.
- (c) Donation bins must be placed on a paved surface and be located to the side or rear of the lot. The location of the donation bins must meet the minimum setback requirements for the lot and the donation bins may not be placed in any fire lane, loading zone, drive aisles or circulation area.
- (d) Donation bins are not permitted to be located in a manner that obstructs visibility at intersections or at any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses.
- (e) The maximum size for any donation bin shall be five feet in width by five feet in depth and seven feet in height.
- (f) When multiple donation bins are located on an individual property, they must be adjacent to one another.

- (g) The total allowable number of donation bins depends on the size of the parcel on which the donation bin is located with the following limitations:
- (1) Property equal to or less than one acre shall have a maximum of one donation bin.
 - (2) Property greater than one acre shall allow one donation bin per acre.
- (h) All donation bins must be designed so that they are secured from unauthorized access, and shall have a lid or top to protect the contents from the weather. Such lid or top shall remain closed at all times except when the contents of the collection bin are being removed.
- (i) Donation bins shall be maintained in good condition and appearance with no structural damage, holes, visible rust, or graffiti.
- (j) All donation bins shall have the following clearly identified, in writing on the face of the bin:
- (1) Specific items and materials requested for donation.
 - (2) Information identifying the organization(s) responsible for the maintenance and monetary proceeds of the donation bin including a contact name, phone number, and website for the organization(s).
 - (3) Statement that no items or materials may be left outside of the donation bins.
 - (4) Statement that the box is not intended for refuse disposal, garbage, candy, food wrappers, drink bottles, etc., and that liquids are prohibited.
 - (5) The City issued permit number shall be affixed to the front face of the donation bin.
- (k) No donation bin shall be permitted to overflow with donated items or to accumulate such items, litter, rubbish, or other materials surrounding it.
- (l) The owner or operator of the donation bin, as well as the property owner of the parcel, shall be responsible for maintaining the area around each donation bin so that it is free of litter, garbage, and any other undesirable material.

(m) Each donation bin must be serviced at least every two weeks. Servicing shall include the following actions:

- (1) The removal of collected items;
- (2) The removal of any litter, junk, debris, or other materials surrounding the donation bin;
- (3) The removal of any graffiti on such bin;
- (4) The abatement of any nuisance condition;
- (5) The inspection of the donation bin for any peeling paint, rust, dents, holes, and the repair of any such condition found.

(n) The bin owner shall maintain a written log showing the date of each service and maintenance action taken under this subsection and shall make such log immediately available to any agent of the City upon request.

Section 26-309. Enforcement and penalties for violation.

- (a) The property owner, donation bin owner, and operator of the donation bin shall each be jointly and severally responsible for ensuring compliance with the regulations of this article.
- (b) All notices required under this article shall be provided by email, certified mail, statutory overnight delivery, hand-delivery, or first class U.S. Mail to the address listed for the bin owner and for property owner on the permit application. The bin owner and property owner shall each be responsible for ensuring that all contact information is current.
- (c) The administrator or any other agent of the City shall be authorized to enter upon the property to ensure compliance with this article, the Unified Zoning Ordinance, or any other laws and regulations of the City, which pertain to the donation bin. Upon discovery of any circumstance concerning a donation bin that appears to be in violation of this article (including, but not limited to, overflowing donated items, junk, litter, rubbish or other materials surrounding such bin, the presence of graffiti on such bin, or any physical damage to the donation bin, the administrator, or his/her designee, shall provide written notice to the bin owner and property owner of such condition. The bin owner and the property owner shall remedy, repair, replace or remove such condition within forty-eight (48) hours following such notice. If the condition is donated items, junk, litter, rubbish or other materials surrounding the collection bin and the bin owner or the property owner

has not remedied such condition within said 48-hour period, the City is authorized to remove such litter, junk, debris or other materials and to invoice the bin owner and the property owner such clean-up costs. The bin owner and the property owner shall be jointly and severally liable for any such costs, which shall be due and payable within ten (10) days of the City providing written notice of the same to the property owner and bin owner.

- (d) Anyone who violates any provision of this article shall be subject to citation to the municipal court, and upon a determination by the municipal court that a violation of this article has occurred, shall be subject to a civil penalty not to exceed \$1,000.00. If such violation is continuing, the municipal court shall also be empowered to require the abatement of any such violation.
- (e) Any person or entity that is found by the municipal court or by the public safety commission to be in violation of any provision of this article shall be subject to the suspension of the donation bin permit for 60 days by the public safety commission for the first violation, suspension of the donation bin permit for 180 days by the public safety commission if it is the second violation found by the municipal court within a 12-month period, or revocation of the donation bin permit and the denial of any renewal thereof for a period of five years by the public safety commission if it is the third violation found by the municipal court within a five-year period. A separate offense shall be deemed committed each day during or upon which a violation occurs or is permitted to continue. Any donation bin placed or maintained on a lot in violation of this section for more than fifteen (15) days shall also be subject to removal by the city at the expense of the bin owner or the property owner, who shall be jointly and severally responsible for any such costs.

Section 26-310. Notice and Hearing before the public safety commission.

- (a) The city clerk shall notify the bin owner and property owner of any charge of conduct or offense subject to penalty, suspension or revocation or any combination thereof. If the potential sanction is suspension or revocation the notice shall also state the place and time the public safety commission will hear the charges against the licensee. The notice may also contain such additional information, as the city clerk may deem appropriate. The notice shall be sent at least five days prior to the hearing date.
- (b) The public safety commission shall then conduct a hearing at its next regularly scheduled meeting, unless a continuance is granted at the request of the city or the bin owner or property owner, or unless the hearing is scheduled for a special called meeting. The bin owner and property owner shall be allowed to appear at said hearing and present evidence and cross-examine witnesses. If a violation is found to have occurred, the public safety commission shall impose the penalties set forth in this article. If the donation bin permit is suspended or revoked, the public safety commission is further authorized to assess payment of all costs against the bin owner and property owner for the hearing

and for removal of the donation bin.

Section 26-311. Appeal to mayor and council.

- (a) The decision of the public safety commission may be appealed to the Mayor and Council by filing a written notice of appeal in the office of the City Clerk with a copy to the City Administrator within fourteen (14) calendar days of the decision date. In the event no appeal is filed within this fourteen period, the decision shall be final.
- (b) In the event that a timely appeal is filed, the Mayor and Council shall review the record of the hearing before the public safety commission and any evidence admitted therein.
- (c) The Mayor and Council shall make a final determination of the appeal within sixty (60) calendar days of the date the appeal was filed. Any appeal of the decision of the Mayor and Council shall be taken to the Superior Court by a petition for a writ of certiorari.

Section 2.

This Ordinance shall be effective upon the posting of this Ordinance in two (2) public places in the City of Dalton for five (5) consecutive days following its enactment by the Mayor and Council, the public health, safety, and welfare requiring it.

Section 3.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4.

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

SO ORDAINED this ____ day of _____, 2019.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Councilmember _____, second by Councilmember _____ and upon the question the vote is ____ ayes, ____ nays and the Ordinance is adopted.

ATTEST:

CITY CLERK

MAYOR

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of _____.

CITY CLERK, CITY OF DALTON



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 3/4/19

Agenda Item: Resolution 19-03

Department: Fire Department

Requested By: Chief Todd Pangle

**Reviewed/Approved
by City Attorney?** Yes/No

Cost: N/A

**Funding Source if Not
in Budget** N/A

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

Transfers certain responsibilities for enforcement of state minimum fire standards from the Office of the Insurance and Safety Fire Commissioner to the City of Dalton.

RESOLUTION 19-03
A RESOLUTION TO AUTHORIZE THE TRANSFER OF CERTAIN
RESPONSIBILITIES TO ENFORCE STATE MINIMUM FIRE SAFETY STANDARDS
FROM THE OFFICE OF THE INSURANCE AND SAFETY FIRE COMMISSIONER
TO THE CITY OF DALTON

WHEREAS, The City of Dalton desires to transfer the authority from the State of Georgia and the responsibilities of the Office of the Insurance and Safety Fire Commissioner to the City of Dalton pursuant to O.C.G.A. §25-2-12(b); and

WHEREAS, Municipalities having a population of less than 45,000 as determined by the most recent decennial census published by the United States Bureau of the Census may adopt the state minimum fire safety standards adopted in the rules and regulations promulgated pursuant to this chapter, including all subsequent revisions thereof; and

WHEREAS, the City of Dalton has notified the Safety Fire Commissioner of its intention to adopt and enforce the state minimum fire safety standards;

NOW THEREFORE BE IT RESOLVED, that the City of Dalton hereby adopts the state minimum fire safety standards adopted in the rules and regulations promulgated pursuant to Chapter 2 of title 25 of the Official Code of Georgia Annotated, including all subsequent revisions thereof, and shall enforce the state minimum fire safety standards as set forth in O.C.G.A. §25-2-12(a) with respect to those buildings and structure listed in O.C.G.A. §25-2-13, except for hospitals, nursing homes, jails, ambulatory health care center, and penal institutions and except for buildings and structures which are owned and operated or occupied by the State, and shall with respect to the buildings and structures within its jurisdiction:

- A. Conduct fire Safety inspections on existing buildings and structures;
- B. Review plans and specifications for proposed buildings and structures, issue building permits when plans are approved, and conduct fire safety inspections of such buildings and structures;
- C. Issue permanent and temporary certificates of occupancy; and
- D. Conduct investigations of arson or other suspected incendiary fires except as otherwise provided in O.C.G.A. §25-2-12(a)(6).

BE IT FURTHER RESOLVED, that City of Dalton shall have authority to charge and retain appropriate fees for performing the duties required in O.C.G.A. § 25-2-12 (a)(2)(A) and (B).

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be forwarded to the Safety Fire Commissioner.

BE IT FURTHER RESOLVED, that all resolutions or parts thereof of the City of Dalton in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon its adoption.

SO RESOLVED this ____ day of _____, 2019.

CITY OF DALTON, GEORGIA

Dennis Mock, Mayor

ATTESTED TO:

City Clerk



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 3/4/19

Agenda Item: Ord 19-06

Department: City Clerk

Requested By: Jason Parker

**Reviewed/Approved
by City Attorney?** Yes

Cost: N/A

**Funding Source if Not
in Budget** N/A

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

1st Reading of Ordinance 19-06 updating City Ordinance 6-105 raising the minimum age to hold an alcohol beverage license to 21 years of age.

ORDINANCE 19-06

To Amend Chapter 6 Of The 2001 Revised Code Of The City Of Dalton, Georgia Captioned “Alcoholic Beverages”; By Amending Section 6-105 Captioned “Citizenship and Residency Requirements” By Striking, Repealing, And Deleting Section 6-105 In Its Entirety And Substituting In Lieu Thereof A New Section 6-105; To Provide For Age Requirements To Obtain An Alcohol License; To Provide For An Effective Date; To Provide For The Repeal Of Conflicting Ordinances; To Provide For Severability; And For Other Purposes.

BE IT ORDAINED by the Mayor and Council of the City of Dalton and by the authority of the same, **IT IS HEREBY ORDAINED** as follows:

Section 1.

Amend Chapter 6 of the 2001 Revised Code of the City of Dalton, Georgia, captioned “Alcoholic Beverages” by striking, repealing and deleting Section 6-105 captioned “Citizenship and Residency Requirements” in its entirety, including the caption thereof, and substituting in lieu thereof a Section 6-105, which shall read as follows:

Section 6-105. Citizenship, age, and residency requirements.

Citizenship, age, and residency requirements for an applicant for a license to engage in the sale of alcoholic beverages shall be as follows:

- (1) If an individual, the person shall be a United States citizen or an alien lawfully admitted for permanent residence, a resident of the city, and at least 21 years of age; provided, however, the individual applicant need not be a city resident if the applicant designates a resident of the city or county who is at least 21 years of age as his or her agent who shall be responsible for any matter relating to the license.
- (2) If a partnership, corporation, limited liability company, or other entity, this section shall apply to all its partners, officers, managers and principal owners as defined in section 6-108(a). If a corporation or limited liability company, the license shall be issued to the corporation or limited liability company. Where the principal owner or member is not a resident of the city or county, the corporation or limited liability company shall designate an individual as its agent who must be a resident of the city or county at least 21 years of age who shall be responsible for any matter relating to the license. For a partnership, the

license shall be issued to one of the partners. If a partner is not a resident of the city or county, the partnership must designate a city or county resident at least 21 years of age as the partnership agent who shall be responsible for any matter relating to the license.

- (3) Notwithstanding anything in this section to the contrary, an applicant for a license to sell packaged distilled spirits must have been a bona fide resident of the city for at least 12 months immediately preceding the application.

Section 2.

This Ordinance shall be effective upon the posting of this Ordinance in two (2) public places in the City of Dalton for five (5) consecutive days following its enactment by the Mayor and Council, the public health, safety, and welfare requiring it.

Section 3.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4.

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

SO ORDAINED this ____ day of _____, 2019.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Councilmember _____, second by Councilmember _____ and upon the question the vote is ____ ayes, ____ nays and the Ordinance is adopted.

ATTEST:

CITY CLERK

MAYOR

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of _____.

CITY CLERK, CITY OF DALTON



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 3-4-19

Agenda Item: Ordinance 19-07

Department: Police/Public Works

Requested By: Jason Parker

**Reviewed/Approved
by City Attorney?** Yes

Cost: N/A

**Funding Source if Not
in Budget** N/A

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

The City uses a permit issued by the GA Department of Transportation/Georgia Department of Public Safety in order to enforce speed limits via a speed detection device. The attached ordinance will update the City's permitted roads, and speed limits, upon which speed detection devices may be used. Cities and counties in GA are limited to a "List of Roads" which are specifically designated through this process. Work on this update has been in progress by Police Department and Public Works Department since 2014!

ORDINANCE 19-07

To Establish Speed Zones Within The City In Accordance With O.C.G.A. §§40-6-181 through 40-6-183 and 40-14-1 through 40-14-17, as applicable; To Provide For An Effective Date; To Provide For The Repeal Of Conflicting Ordinances; To Provide For Severability; And For Other Purposes.

WHEREAS, the Mayor and Council are authorized pursuant to O.C.G.A. §§40-6-181 through 40-6-183 and 40-14-1 through 40-14-17, as applicable to establish speed zones within the City; and

WHEREAS, the Mayor and Council have determined from engineering studies and traffic information the reasonable and safe maximum speed for the portions of certain highways and streets within the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dalton, Georgia that Exhibit “A”, attached hereto and made a part hereof, sets forth the reasonable and safe maximum speed limits for the streets or parts of streets described therein and the same shall be the respective established maximum speed limits for the streets or parts of streets described therein.

This Ordinance shall be effective as to each street or part of street described in Exhibit “A” upon the erection of new signage thereon showing the speed limit established herein for such street or part of street.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

SO ORDAINED this ____ day of _____, 2019.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance

was made by Councilmember _____, second by Councilmember _____
and upon the question the vote is ____ ayes, ____ nays and the Ordinance is adopted.

ATTEST:

MAYOR

CITY CLERK

A true copy of the foregoing Ordinance has been published in two public places within the
City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as
of _____.

CITY CLERK
CITY OF DALTON

EXHIBIT “A”

ON SYSTEM

STATE ROUTE	WITHIN THE CITY/ TOWN LIMITS OF <u>and/or</u> SCHOOL NAME	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
3 US 41	<i>DALTON</i>	0.20 mile north of CR 666 Old Dixie Highway (South Dalton City Limit)	7.80	0.08 mile north of CS 1213 Howell Drive (North Dalton City Limit)	8.40	0.60	55
3 US 41 US 76	<i>DALTON</i>	CR 114 Underwood Road (South Dalton City Limit)	15.74	0.12 mile north of CR 730 Flemming Road	17.92	2.18	55
3 US 41 US 76	<i>DALTON</i>	0.12 mile north of CR 730 Flemming Road	17.92	State Route 71	18.17	0.25	45
3 US 41 US 76	<i>DALTON</i>	0.08 mile north of State Route 71 (South Dalton City Limit)	18.29	0.10 mile south of CR 905 North Thornton Avenue (North Dalton City Limit)	19.28	0.99	55
3 US 41 US 76	<i>DALTON</i>	0.02 mile south of CS 1220 West Willowdale Road (South Dalton City Limit)	20.12	0.04 mile north of CS 1220 King Road	21.16	1.04	45
3 US 41 US 76	<i>DALTON</i>	0.04 mile north of CS 1220 King Road	21.16	0.23 mile north of CR 279 Willowdale Road (North Dalton City Limit)	21.45	0.29	55
52	<i>DALTON</i>	ON/OFF Ramp I-75 S/B	0.00	0.02 mile west of CS 800 Ridgewood Lane	1.57	1.57	40
52	<i>DALTON</i>	0.02 mile west of CS 800 Ridgewood Lane	1.57	0.04 mile east of CS 1217 Airport Road (West Dalton City Limit)	4.27	2.70	45

**SIGNS TO BE ERECTED BY THE GEORGIA DEPARTMENT OF
TRANSPORTATION**

OFF-SYSTEM

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <u>and/or</u> <i>School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Abutment Road (CS 1215 & 1239)	DALTON	State Route 3	CS 1011 VD Parrot JR Parkway	3.42	45
Abutment Road (CS 1215)	DALTON	CS 1011 VD Parrot JR Parkway	0.35 mile south of State Route 52	0.49	40
Abutment Road (CS 1215)	DALTON	0.35 mile south of State Route 52	State Route 52	0.35	35
Chattanooga Avenue (CS 725/874)	DALTON	CS 716 Hawthorne Street	CS 730 Judson Street	0.58	30
Chattanooga Avenue (CS 874/993)	DALTON	CS 730 Judson Street	State Route 3/US 41/US 76	1.02	40
College Drive (CS 1187)	DALTON	State Route 52	0.04 miles north of CS 907 George Rice Drive	1.23	30
Coronet Drive (CS 874)	DALTON	Chattanooga Avenue (CS 874)	CR 539 Rosen Drive	0.92	40
Dug Gap Road (CS 1251)	DALTON	State Route 52	Wisteria Drive CR 491 (Dalton City Limit)	1.26	35
Emery Street (CS 812/789)	DALTON	CS 790 Ridge Street	CS 704 Green Street	0.76	25
Fields Avenue (CS 656)	DALTON	E. Morris Street	0.09 mile south of CS 1016 Martin Luther King Jr. Blvd	0.37	35
Fields Avenue (CS 656)	DALTON	0.06 mile north of CS 1016 Martin Luther King Jr. Blvd	Underwood Street	0.19	35
Fifth Avenue (CS 1165)	DALTON	CS 1195 Morris Street	CS 612 Richards Street	0.39	30
Glenwood Avenue (CS 1061)	DALTON	State Route 52	CS 845 Legion Drive	2.07	35
Glenwood Avenue (CS 1061)	DALTON	CS 845 Legion Drive	State Route 3/US 41	0.52	45
Grade Drive (CS 644)	DALTON	CR 1551 Pinehill Road	CS 656 Roan Street	0.65	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <u>and/or</u> <i>School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Grimes Street (CS 998)	DALTON	CS 1195 Morris Street	CS 656 Roan Street	0.71	30
Hamilton Street (CS 604)	DALTON	CS 1233 Brickyard Road	0.10 mile south of CS 844 Rose Street	2.19	45
Hamilton Street (CS 845)	DALTON	0.10 mile south of CS 844 Rose Street	CS 799 Franklin Street	0.70	35
Hamilton Street (CS 845)	DALTON	CS 799 Franklin Street	CS 716 Hawthorne Street	0.91	25
Hamilton Street (CS 845)	DALTON	CS 716 Hawthorne Street	CS 1139 Springdale Road	0.95	30
Industrial Blvd (CS 1003)	DALTON	CR 1177 Dixie Highway	CS 1215 Abutment Road	0.77	45
Loveman Lane/Castle Road (CS 813)	DALTON	CS 812 West Emory Street	0.21 mile north of CS 863 Beverly Drive	1.10	30
Lakemont Drive (CS 1229 / 1230)	DALTON	0.02 mi west of CS 895 Ridgeleigh Circle	CS 838 Frances Street	1.08	30
Manly Street (CS 758)	DALTON	CS 951 West Waugh Street	CS 951 West Waugh Street	0.64	30
Martin Luther King, Jr. (CS 1016)	DALTON	CS 1061 Glenwood Ave	CS 712 Water Street	0.24	40
Martin Luther King, Jr. (CS 1016)	DALTON	CS 712 Water Street	0.28 east of CS 644 Grade Drive	1.12	40
Martin Luther King, Jr. (CS 1016) ***** SCHOOL ZONE *****	ROAN STREET SCHOOL	0.03 mile east of CS 656 Fields Avenue	0.02 mile west of CS 644 Grade Drive	0.35	30
Martin Luther King, Jr. (CS 1016)	DALTON	0.28 east of CS 644 Grade Drive	CR 613 Rushmore Drive (east Dalton city limits)	0.37	50

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <u>and/or</u> <i>School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Martin Luther King, Jr. (CS 1016) ***** SCHOOL ZONE *****	CHRISTIAN HERITAGE SCHOOL	0.21 east of CS 644 Grade Drive	CR 613 Rushmore Drive (east Dalton city limits)	0.43	35
Miller Street (CS 796)	DALTON	State Route 52	CS 789 West Emery Street	0.31	25
Mitchell Street (CS 673)	DALTON	CS 677 Civic drive	CS 1062 Veterans Drive	0.40	25
Morningside Drive (CS 668)	DALTON	CS 677 Civic drive	CS 1062 Veterans Drive	0.40	25
Morris Street (CS 759)	DALTON	CS 1212 Thornton Avenue	CS 1061 Glenwood Avenue	0.36	25
Morris Street (CS 1195)	DALTON	CS 1061 Glenwood Avenue	0.01 mile east of CS 607 Barbara Avenue (Dalton City Limit)	1.37	35
Morris Street (CR 760)	DALTON	0.01 mile east of CS 607 Barbara Avenue (Dalton City Limit)	State Route 52	0.71	40
Riverbend Road (CS 1165)	DALTON	CS 612 Richards Street	0.17 mile south of CS 910 Lavert Drive (Dalton City Limit)	0.74	35
Shugart Road (CS 1181)	DALTON	CS 1180 Tibbs Road	State Route 3	1.14	40
Thornton Avenue (CS 1211) (CS 1212)	DALTON	0.03 miles north of CS 1232 Conway Street (Dalton City Limits)	Memorial Drive (CS 748)	2.95	35
Thornton Avenue (CS 903) (CS 1212)	DALTON	Memorial Drive (CS 748)	State Route 3/US 41	0.84	45
Tibbs Road (CS 1247)	DALTON	CS 1181 Shugart Road	State Route 3/US 41	1.34	35
Underwood Street (CS 1189)	DALTON	CS 698 Elm Street	0.18 mile west of CR Rushmore Drive (Dalton City Limit)	1.67	35
Valley Drive (CS 787)	DALTON	State Route 52	CS 784 Crawford Street	0.69	25

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <u>and/or</u> <i>School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
V.D. Parrot, Jr. Pkwy (CS 1011)	DALTON	State Route 52	CS 1215 Abutment Road	0.82	40
Waugh Street (CS 951)	DALTON	CS 1181 Shugart Road	CS 787 Jones Street	1.56	40
Waugh Street (CS 951) ***** SCHOOL ZONE *****	DALTON HIGH SCHOOL	0.10 mile west of CS 942 Walston Street	0.05 mile west of CS 764 Boundary Street	0.86	30
Waugh Street (CS 1016 / 951)	DALTON	CS 787 Jones Street	CS 1061 Thornton Avenue	0.12	35



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 3/4/19

Agenda Item: Acceptance of Easement Donation from Bruce A. King

Department: Administration

Requested By: Jason Parker

Reviewed/Approved by City Attorney? Yes

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Acceptance of easement donation from Bruce A. King, which is related to the Haig Mill Trail Project

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

EASEMENT

Georgia, Whitfield County

THIS INDENTURE made this 20 day of February, 2019, between **Bruce A King**, Grantor, and the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantee.

The words "Grantee" and "Grantor" 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.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee, a perpetual easement, 20 feet in width, for the use hereinafter set forth, over, through and across the following lands, to-wit:


All that tract or parcel of land lying and being in Land Lot No. 145 in the 12th District and 3rd Section of Whitfield County, Georgia and being identified as that certain "proposed 20' Trail Easement," and being more particularly described as "Easement Tract 3, 0.27 acres, 11,617 square feet," according to a plat of survey prepared for The City of Dalton, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, dated January 22, 2019, and recorded in Plat Book E Pages _____ - _____, Whitfield County, Georgia Land Records, Reference to which is hereby made and incorporated herein by reference.

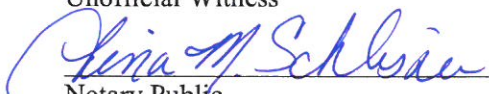
SAID EASEMENT is granted for the following purposes, to-wit: for ingress and egress and for the use of a hiking trail.

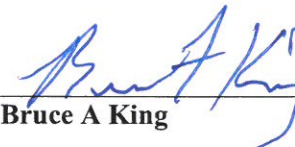
TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

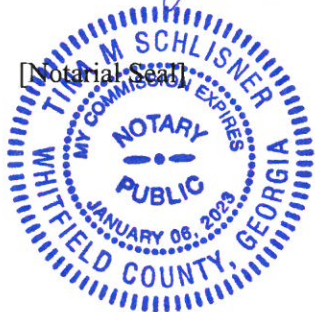
Signed, sealed and delivered
In the presence of:

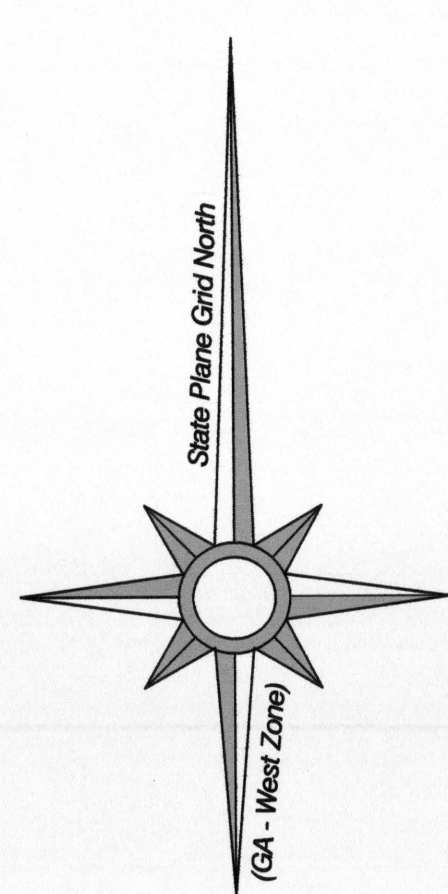

Unofficial Witness


Notary Public


Bruce A King (Seal)

My commission expires: Jan. 6, 2023





CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:135,014' AND AN ANGULAR ERROR OF 02" PER ANGLE POINT.

THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS A CLOSURE PRECISION OF 1:98,130.

EQUIPMENT

ALL FIELD MEASUREMENTS WERE MADE USING A SOKKIA IX1003 ROBOTIC TOTAL STATION AND SOKKIA SHC5000 FIELD CONTROLLER AND A SPECTRA FOCUS 35 ROBOTIC TOTAL STATION WITH A SPECTRA RANGER 3RC DATA CONTROLLER.

FLOOD STATEMENT

THE SUBJECT PROPERTY DOES LIE WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD ZONE) AS SHOWN ON F.I.R.M. MAP NO. 13313C0136D. EFFECTIVE DATE 09/19/2007.

BASIS OF BEARINGS

BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA GCX3 GNSS RECEIVER WITH A SOKKIA SHC5000 FIELD CONTROLLER OPERATING ON THE REAL TIME GNSS NETWORKS OPERATED BY EARL DUDLEY, INC. AND eGPS SOLUTIONS, INC.

SOURCE OF TITLE

TITLE TO THE SUBJECT PARCELS IS CURRENTLY VESTED IN BRUCE A. KING PER DEED BOOK 5778, PAGE 196 AND SOUTHERN UNITY INVESTING, LLC PER DEED BOOK 6329, PAGE 189.

REFERENCES

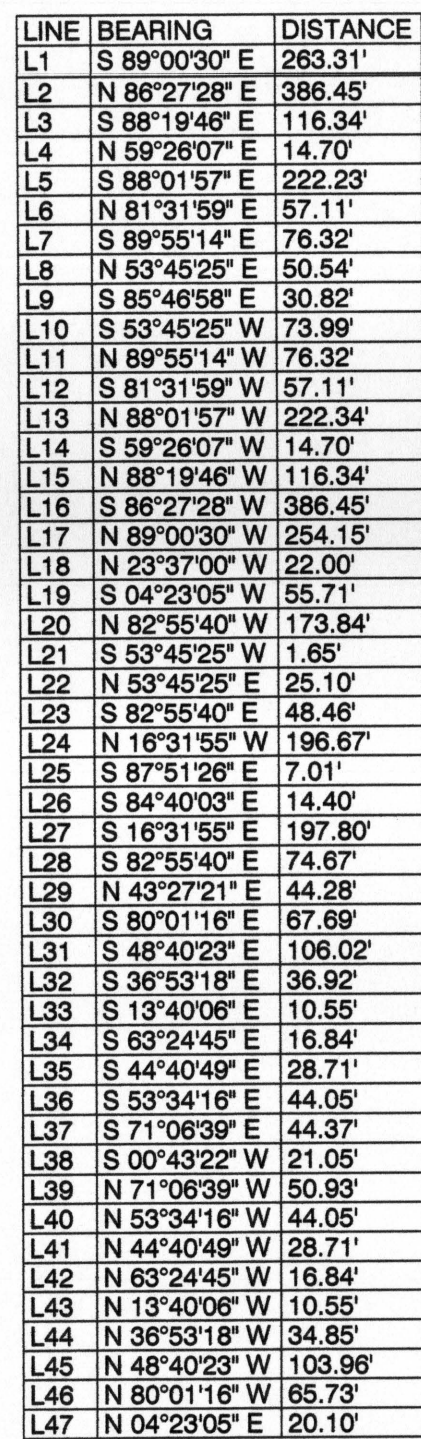
1. SURVEY FOR BRUCE KING BY DONALD O. BABB DATED SEPTEMBER 28, 2012 (PLAT "BRUCE KING" SEE 1163)
2. FINAL PLAT FOR NINEBARK SUBDIVISION BY MARCUS E. COOK DATED JANUARY 12, 1988. (PLAT CABINET C, SLIDES 460-461)
3. SURVEY FOR RON RALSTON BY MARCUS E. COOK LAST REVISED AUGUST 26, 1996.

GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT NO. F-082-1 (16)





















GENERAL NOTES

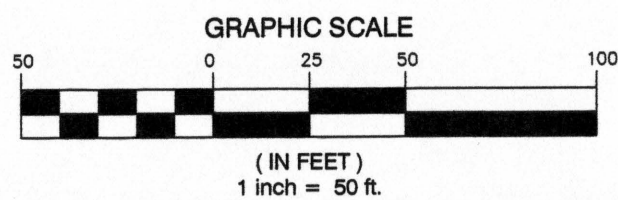
1. THIS PLAT WAS PREPARED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION BASED ON AN ACTUAL ON THE GROUND SURVEY.
2. THE BOUNDARY CONDITIONS AND IMPROVEMENTS ARE CERTIFIED ONLY AS OF THE DATE OF PLAT PREPARATION AS LISTED IN THE TITLE BLOCK.
3. NO DATE OF PLAT REPORT WAS PROVIDED TO LEWIS & ASSOCIATES LAND SURVEYING, LLC AND AN INDEPENDENT TO RECORD WAS PERFORMED BY LEWIS & ASSOCIATES LAND SURVEYING, LLC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. DIMENSIONS SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. LEWIS & ASSOCIATES LAND SURVEYING, LLC DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA. NO UNDERGROUND INVESTIGATION HAVE BEEN CONDUCTED.
6. THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY(IES) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.
7. THIS SURVEY PLAT MAY NOT BE REPRODUCED, SCANNED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
8. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE. COPIES WITHOUT ORIGINAL SEAL AND SIGNATURE WILL BE CONSIDERED INVALID AND ARE NOT VALID FOR RECORDING OR CONDUCTING LAND TRANSACTIONS.
9. ALL IRON PINS SET TO BE 5/8" REBAR WITH YELLOW CAP BEARING THE NUMBER OF THE SURVEYED UNLESS NOTED OTHERWISE.
10. THE TERM "CERTIFICATION" AS USED IN RULE "160-0-092(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND NOT OPINION. IT DOES NOT IMPLY A GUARANTEE OR A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE RULES OF GEORGIA BOARD OF PROFESSIONAL SURVEYING, IN THAT WHERE NO CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

AS REQUIRED BY SUBSECTION (9) OF O.G.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR WHO IS QUALIFIED AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL REQUIREMENTS FOR SURVEYS IN GEORGIA AS SET FORTH IN THE CODES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.G.A. SECTION 15-6-67

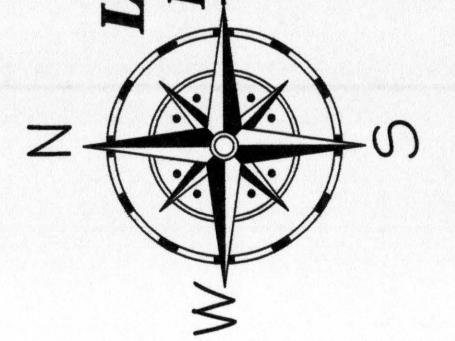


C1	CURV	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.99	240.00	43°20'2"	N 88°43'29" E	18.99	
C2	23.60	260.00	51°12'46"	N 89°03'51" E	23.61	
C3	22.56	40.00	32°14'07"	N 75°33'11" E	22.55	
C4	39.75	70.00	32°31'56"	N 75°45'05" E	39.75	
C5	40.48	240.00	9°47'42"	N 85°25'50" E	40.48	
C6	38.78	260.00	8°32'47"	N 85°48'22" E	38.71	
C7	25.36	40.00	36°19'21"	N 71°55'05" E	24.94	
C8	71.82	95.00	43°18'55"	N 75°24'52" E	70.12	
C9	56.70	75.00	43°18'55"	S 75°24'52" E	55.36	
C10	38.04	65.00	38°19'21"	S 75°48'22" E	37.40	
C11	55.80	240.00	38°32'47"	S 85°48'22" W	55.77	
C12	44.56	260.00	6°49'13"	S 86°26'35" W	44.51	
C13	28.39	50.00	32°31'56"	S 75°42'05" W	28.01	
C14	33.76	60.00	32°14'07"	S 75°33'11" W	33.31	
C15	21.84	240.00	51°12'46"	S 89°03'51" W	21.83	
C16	40.54	260.00	43°20'2"	N 88°43'29" E	20.57	
C17	32.83	60.00	31°20'54"	S 64°20'49" E	32.42	
C18	64.84	160.00	23°13'12"	S 25°16'42" E	64.40	
C19	34.73	40.00	49°44'39"	S 38°32'25" E	33.65	
C20	27.79	85.00	18°43'56"	S 54°02'47" W	27.67	
C21	37.24	240.00	8°53'27"	N 62°20'27" W	37.20	
C22	42.55	90.00	17°32'23"	S 62°20'27" E	27.44	
C23	36.67	110.00	17°32'23"	N 62°20'27" W	33.54	
C24	40.35	260.00	8°53'27"	N 49°07'32" W	40.32	
C25	21.25	65.00	18°43'56"	N 54°02'47" W	21.16	
C26	52.09	60.00	49°44'39"	N 38°32'25" E	50.47	
C27	68.74	140.00	23°13'12"	N 25°16'42" E	56.35	
C28	21.89	40.00	31°20'54"	N 64°20'49" W	21.61	

SYMBOL LEGEND	
	STORM MANHOLE (STMH)
	SANITARY SEWER MANHOLE
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	TELEPHONE PEDESTAL
	LIGHT POLE
	IRON PIN FOUND (IPF)
	IRON PIN SET (IPS)
	BUILDING SETBACK LINE
	CENTERLINE
	OVERHEAD POWER LINE
	CHAIN LINK FENCE
	OPEN TOP PIPE
	CRIMPED TOP PIPE
	POINT OF BEGINNING
	DEED BOOK/PAGE
	PLAT BOOK/PAGE
	TAX PARCEL NUMBER



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info@lewisurvey.com
www.lewisurvey.com



GEORGIA C.O.A. #1169
GSWCC CERTIFICATION NO. 3115

EASEMENT SURVEY

THE CITY OF DALTON

BEING PT. TAX PARCEL NO. 12-145-04
LOCATED IN LAND LOT 145, 12th DISTRICT, 3rd SECTION
WHITFIELD COUNTY, GEORGIA

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UNLESS THIS DRAWING IS STAMPED, SIGNED AND DATED BY THE SURVEYOR IT
SHOULD BE CONSIDERED PRELIMINARY

[illegible]

DRAWING FILE: 18-183 Holg Mill Trail.dwg

DWG SCALE 1"=50'

PROJ. NO.	18-183
-----------	--------

37



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 3/4/19

Agenda Item: Acceptance of Easement Donation from Sharon Beavers

Department: Administration

Requested By: Jason Parker

Reviewed/Approved by City Attorney? Yes

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Acceptance of Easement Donation from Sharon Beavers on behalf of the Mashburn Trust, which is part of the Haig Mill Trail Project.

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

EASEMENT

Georgia, Whitfield County

THIS INDENTURE made this 14th day of February, 2019, between **Sharon Beavers, as trustee of the John Willis Mashburn Charitable Trust, u/a April 29, 2008**, Grantor, and the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantee.

The words "Grantee" and "Grantor" 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.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivering of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee, a perpetual easement, 20 feet in width, for the use hereinafter set forth, over, through and across the following lands, to-wit:

All that tract or parcel of land lying and being in Land Lot No. 145 in the 12th District and 3rd Section of Whitfield County, Georgia and being identified as that certain "proposed 20' Trail Easement," and being more particularly described as "Easement Tract 1, 0.65 acres, 28,214 square feet," and "Easement Tract 2, 0.22 acres, 9,466 square feet, according to a plat of survey prepared for The City of Dalton, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, dated January 22, 2019, and recorded in Plat Book E Pagesmn _____ - _____, Whitfield County, Georgia Land Records, Reference to which is hereby made and incorporated herein by reference.

SAID EASEMENT is granted for the following purposes, to-wit: for ingress and egress and for the use of a hiking trail.

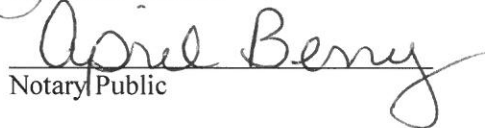
TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.


Signed, sealed and delivered

In the presence of:

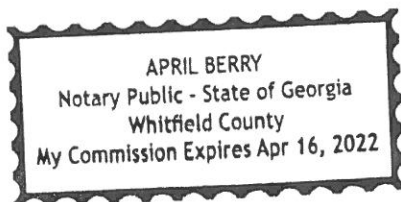

Unofficial Witness


Notary Public

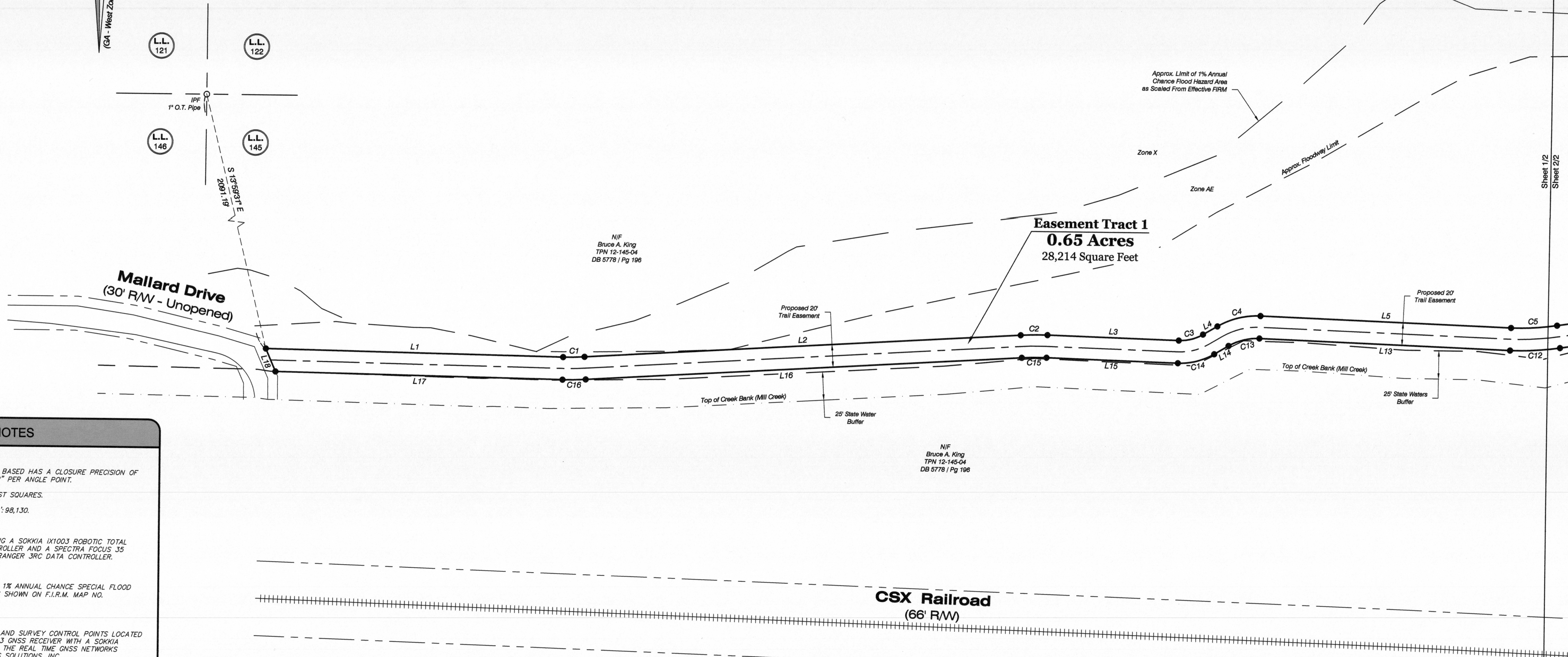
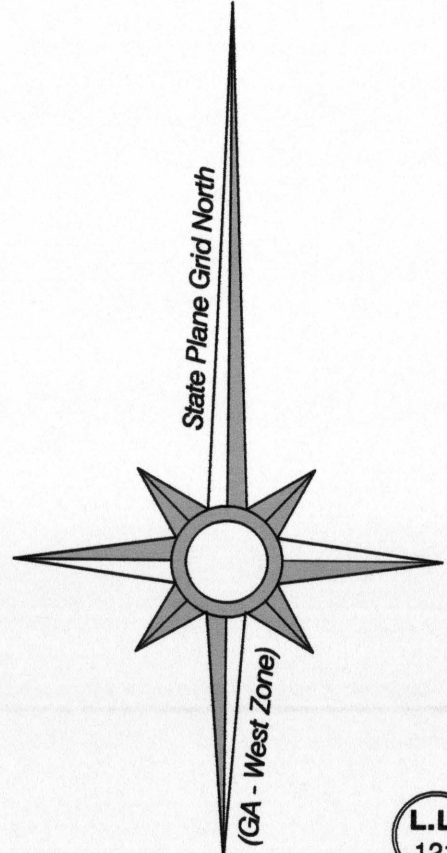
My commission expires:


Sharon Beavers, as trustee of the John Willis Mashburn Charitable Trust, u/a April 29, 2008

[Notarial Seal]



RESERVED FOR THE CLERK OF SUPERIOR COURT



PLAT NOTES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:135,014" AND AN ANGULAR ERROR OF 02" PER ANGLE POINT.

THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS A CLOSURE PRECISION OF 1:98,130.

EQUIPMENT

ALL FIELD MEASUREMENTS WERE MADE USING A SOKKIA IX1003 ROBOTIC TOTAL STATION AND SOKKIA SHC5000 FIELD CONTROLLER AND A SPECTRA FOCUS 35 ROBOTIC TOTAL STATION WITH A SPECTRA RANGER 3RC DATA CONTROLLER.

FLOOD STATEMENT

THE SUBJECT PROPERTY DOES LIE WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD ZONE) AS SHOWN ON F.I.R.M. MAP NO. 13313C01360, EFFECTIVE DATE 09/19/2007.

BASIS OF BEARINGS

BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA GCK3 GNSS RECEIVER WITH A SOKKIA SHC5000 FIELD CONTROLLER OPERATING ON THE REAL TIME GNSS NETWORKS OPERATED BY EARL DUDLEY, INC. AND eGPS SOLUTIONS, INC.

SOURCE OF TITLE

TITLE TO THE SUBJECT PARCELS IS CURRENTLY VESTED IN BRUCE A. KING PER DEED BOOK 5778, PAGE 198 AND SOUTHERN UNITY INVESTING, LLC PER DEED BOOK 6329, PAGE 189.

REFERENCES

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2. FINAL PLAT FOR NORTH PARK SUBDIVISION BY MARCUS E. COOK DATED JANUARY 12, 1988 (PLAT CABINET C, SLIDES 460-461)
3. SURVEY FOR RON RALSTON BY MARCUS E. COOK LAST REVISED AUGUST 26, 1996.
4. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT NO. F-082-1 (16)

GENERAL NOTES

1. THIS PLAT WAS PREPARED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION BASED ON AN ACTUAL ON THE GROUND SURVEY.
2. THE BOUNDARY CONDITIONS AND IMPROVEMENTS ARE CERTIFIED ONLY AS OF THE DATE OF PLAT PREPARATION AS LISTED IN THE TITLE BLOCK.
3. NO TITLE REPORT WAS PROVIDED TO LEWIS & ASSOCIATES LAND SURVEYING, LLC, NOR WAS AN INDEPENDENT TITLE SEARCH PERFORMED BY LEWIS & ASSOCIATES LAND SURVEYING, LLC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. ALL DIMENSIONS SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. LEWIS & ASSOCIATES LAND SURVEYING, LLC DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA. NO UNDERGROUND INVESTIGATIONS HAVE BEEN PERFORMED.
6. CERTIFICATION IS MADE ONLY TO THE PARTIES(NAMES) NAMED ON THIS PLAT. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY(IES) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.
7. THIS SURVEY PLAT MAY NOT BE REPRODUCED, SCANNED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
8. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE. COPIES WITHOUT AN ORIGINAL SIGNATURE SHOULD BE CONSIDERED PRELIMINARY AND ARE NOT VALID FOR RECORDING OR CONDUCTING LAND TRANSACTIONS.
9. ALL IRON PINS SET TO BE 5/8" REBAR WITH YELLOW CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR UNLESS NOTED OTHERWISE.
10. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-02(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

NOTE

3/8" CAPPED REBAR TO BE PLACED AT ENDS OF EASEMENT, PROPERTY LINE/RIGHT OF WAY CROSSINGS, AND ALL CHANGES IN DIRECTION ALONG EASEMENT.

SURVEYOR'S CERTIFICATION

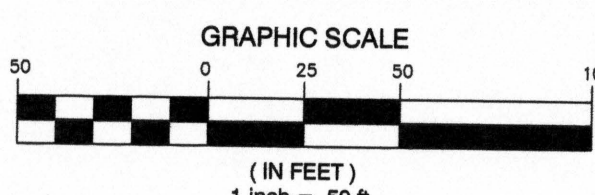
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



CHRISTOPHER L. LEWIS, PLS
GEORGIA RLS #3063
TENNESSEE RLS #2824

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.99'	240.00'	4°32'02"	N 88°43'29" E	18.99'
C2	23.66'	280.00'	5°12'46"	N 89°03'51" E	23.66'
C3	22.50'	40.00'	32°31'56"	N 75°33'11" E	22.21'
C4	39.75'	70.00'	32°31'56"	N 75°42'05" E	39.21'
C5	41.03'	240.00'	9°47'42"	N 86°25'50" E	40.98'
C6	38.78'	260.00'	8°32'47"	N 85°48'22" E	38.75'
C7	25.36'	40.00'	36°19'21"	N 71°55'05" E	24.94'
C8	71.82'	95.00'	43°1'55"	N 75°24'52" E	70.12'
C9	56.70'	75.00'	43°1'55"	S 75°24'52" W	55.96'
C10	38.04'	60.00'	36°19'21"	S 71°55'05" W	37.40'
C11	35.80'	240.00'	8°32'47"	S 85°48'22" W	35.77'
C12	44.56'	260.00'	9°49'13"	S 86°26'35" W	44.51'
C13	28.39'	50.00'	32°31'56"	S 75°42'05" W	28.01'
C14	33.76'	60.00'	32°14'07"	S 75°33'11" W	33.31'
C15	21.84'	240.00'	5°12'46"	S 88°03'51" W	21.83'
C16	20.57'	260.00'	4°32'02"	S 88°43'29" W	20.57'
C17	32.83'	60.00'	31°20'54"	S 64°20'49" E	32.42'
C18	64.84'	160.00'	23°13'12"	S 25°16'42" E	64.40'
C19	34.73'	40.00'	49°44'39"	S 36°3'22" E	33.65'
C20	27.79'	85.00'	18°43'56"	S 54°02'47" E	27.67'
C21	37.24'	240.00'	8°53'27"	S 49°07'32" E	37.20'
C22	27.55'	90.00'	17°32'23"	S 62°20'27" E	27.44'
C23	35.67'	110.00'	17°32'23"	N 62°20'27" W	35.54'
C24	40.35'	260.00'	8°53'27"	N 49°07'32" W	40.30'
C25	21.25'	65.00'	18°43'56"	N 54°02'47" W	21.16'
C26	52.09'	60.00'	49°44'39"	N 38°32'25" W	50.47'
C27	56.74'	140.00'	23°13'12"	N 25°16'42" W	56.35'
C28	21.89'	40.00'	31°20'54"	N 64°20'49" W	21.61'

LINE	BEARING	DISTANCE
L1	S 89°00'30" E	283.31'
L2	N 86°27'28" E	386.45'
L3	S 88°19'48" E	116.34'
L4	N 59°26'07" E	14.70'
L5	S 88°01'57" E	222.23'
L6	N 81°31'59" E	57.11'
L7	S 89°55'14" E	76.32'
L8	N 53°45'25" E	50.54'
L9	S 85°46'58" E	30.82'
L10	S 53°45'25" W	73.99'
L11	N 89°55'14" W	76.32'
L12	S 81°31'59" W	57.11'
L13	N 88°01'57" W	222.34'
L14	S 89°26'07" W	14.70'
L15	N 88°19'48" W	116.34'
L16	S 86°27'28" W	386.45'
L17	N 89°00'30" W	254.15'
L18	N 53°37'00" W	22.00'
L19	S 04°23'05" W	56.71'
L20	N 82°55'40" W	173.84'
L21	S 53°45'25" W	1.85'
L22	N 53°45'25" E	25.10'
L23	S 92°55'40" E	48.46'
L24	N 1°53'15" W	196.67'
L25	S 87°51'28" E	7.01'
L26	S 84°40'03" E	14.40'
L27	S 16°31'55" E	197.80'
L28	S 92°55'40" E	74.67'
L29	N 43°27'21" E	44.28'
L30	S 80°01'16" E	67.69'
L31	S 48°40'23" E	106.02'
L32	S 36°53'18" E	36.92'
L33	S 13°40'06" E	10.55'
L34	S 63°24'45" E	16.84'
L35	S 44°40'49" E	28.71'
L36	S 53°34'16" E	44.05'
L37	S 71°06'39" E	44.37'
L38	S 00°43'22" W	21.05'
L39	N 71°06'39" W	50.93'
L40	N 53°34'16" W	44.05'
L41	N 44°40'49" W	28.71'
L42	N 63°24'45" W	16.84'
L43	N 13°40'06" W	10.55'
L44	N 36°53'18" W	34.85'
L45	N 48°40'23" W	103.98'
L46	N 80°01'16" W	68.73'
L47	N 04°23'05" E	20.10'



SYMBOL LEGEND	
⊙	STORM MANHOLE (STMH)
⊙	SANITARY SEWER MANHOLE
⊠	WATER METER
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	UTILITY POLE
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WWW.LEWISSURVEY.COM

GEORGIA
REGISTERED
No. 3063
CHRISTOPHER LEE LEWIS
1/22/19
GEORGIA C.O.A. #1169
GSWCC CERTIFICATION NO. 3115

THE CITY OF DALTON
BEING PT. TAX PARCEL NO. 12-145-04
LOCATED IN LAND LOT 237, 12th DISTRICT, 3rd SECTION
CITY OF DALTON, WHITFIELD COUNTY, GEORGIA

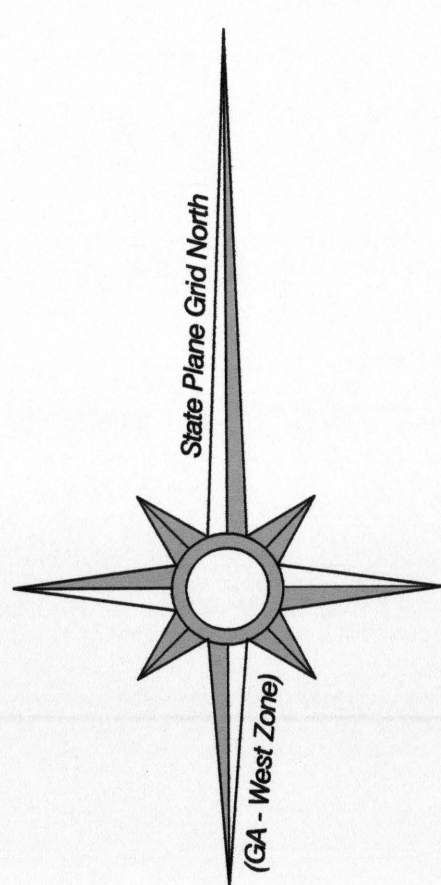
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UNLESS THIS DRAWING IS STAMPED, SIGNED AND DATED BY THE SURVEYOR IT SHALL BE CONSIDERED PRELIMINARY.

SURVEY DATE	10/18/18 - 10/9/18
SURVEY CREW	CLL, KLB, WAG
COMPUTED BY	CLL
DATE DRAWN	12/12/18
DRAWN BY	CLL
CHECKED BY	LAS
REVISIONS	REVISION DATE

RESERVED FOR THE CLERK OF SUPERIOR COURT



PLAT NOTES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:135,014' AND AN ANGULAR ERROR OF 02" PER ANGLE POINT.

THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS A CLOSURE PRECISION OF 1:98,130.

EQUIPMENT

ALL FIELD MEASUREMENTS WERE MADE USING A SOKKIA IX1003 ROBOTIC TOTAL STATION AND SOKKIA SHC5000 FIELD CONTROLLER AND A SPECTRA FOCUS 35 ROBOTIC TOTAL STATION WITH A SPECTRA RANGER 3RC DATA CONTROLLER.

FLOOD STATEMENT

THE SUBJECT PROPERTY DOES LIE WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD ZONE) AS SHOWN ON F.I.R.M. MAP NO. 13313C01360, EFFECTIVE DATE 09/19/2007.

BASIS OF BEARINGS

BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA GCX3 GNSS RECEIVER WITH A SOKKIA SHC5000 FIELD CONTROLLER OPERATING ON THE REAL TIME GNSS NETWORKS OPERATED BY EARL DUDLEY, INC. AND 6GPS SOLUTIONS, INC.

SOURCE OF TITLE

TITLE TO THE SUBJECT PARCELS IS CURRENTLY VESTED IN BRUCE A. KING PER DEED BOOK 5778, PAGE 196 AND SOUTHERN UNITY INVESTING, LLC PER DEED BOOK 6329, PAGE 189.

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2. FINAL PLAT FOR NORTH PARK SUBDIVISION BY MARCUS E. COOK DATED JANUARY 12, 1998. (PLAT CABINET C, SLIDES 480-481)
3. SURVEY FOR RON RALSTON BY MARCUS E. COOK LAST REVISED AUGUST 26, 1996.
4. GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR PROJECT NO. F-082-1 (16)

GENERAL NOTES

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6. CERTIFICATION IS MADE ONLY TO THE PARTY(IES) NAMED ON THIS PLAT. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY(IES) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.
7. THIS SURVEY PLAT MAY NOT BE REPRODUCED, SCANNED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
8. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE. COPIES WITHOUT AN ORIGINAL SIGNATURE SHOULD BE CONSIDERED PRELIMINARY AND ARE NOT VALID FOR RECORDING OR CONDUCTING LAND TRANSACTIONS.
9. ALL IRON PINS SET TO BE 5/8" REBAR WITH YELLOW CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR UNLESS NOTED OTHERWISE.
10. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-08(2)" AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
11. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



CHRISTOPHER L. LEWIS, PLS
GEORGIA PLS #3063
TENNESSEE PLS #2824

1/22/19
DATE

NOTE

3/8" CAPPED REBAR TO BE PLACED AT ENDS OF EASEMENT, PROPERTY LINE/RIGHT OF WAY CROSSINGS, AND ALL CHANGES IN DIRECTION ALONG EASEMENT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.99	240.00	4°32'02"	N 88°43'29" E	18.99
C2	23.69	260.00	5°12'46"	N 89°03'51" E	23.69
C3	22.50	40.00	32°14'07"	N 75°33'11" E	22.21
C4	39.75	70.00	32°31'56"	N 75°42'05" E	39.21
C5	41.03	240.00	9°47'42"	N 86°25'50" E	40.98
C6	38.78	260.00	8°32'47"	N 85°48'22" E	38.75
C7	25.36	40.00	36°19'21"	N 71°55'05" E	24.94
C8	71.82	95.00	43°18'55"	N 75°24'52" E	70.12
C9	58.70	75.00	43°18'55"	S 75°24'52" W	58.36
C10	38.04	60.00	36°19'21"	S 71°55'05" W	37.40
C11	35.80	240.00	8°32'47"	S 85°48'22" W	35.77
C12	44.58	260.00	9°48'13"	S 86°25'50" W	44.51
C13	28.39	50.00	32°31'56"	S 75°42'05" W	28.01
C14	33.76	60.00	32°14'07"	S 75°33'11" W	33.31
C15	21.84	240.00	5°12'46"	S 89°03'51" W	21.83
C16	20.57	260.00	4°32'02"	S 88°43'29" W	20.57
C17	32.83	60.00	31°20'54"	S 64°20'49" E	32.42
C18	64.84	160.00	23°19'12"	S 25°16'42" E	64.40
C19	34.73	40.00	49°44'39"	S 38°32'25" E	33.65
C20	27.79	85.00	18°43'56"	S 54°02'47" E	27.67
C21	37.24	240.00	8°53'27"	S 49°07'32" E	37.20
C22	27.55	90.00	17°32'23"	S 62°20'27" E	27.44
C23	38.67	110.00	17°32'23"	N 62°20'27" W	33.54
C24	40.35	260.00	8°53'27"	N 49°07'32" W	40.30
C25	21.25	65.00	18°43'56"	N 54°02'47" W	21.16
C26	52.09	60.00	49°44'39"	N 38°32'25" W	50.47
C27	56.74	140.00	23°19'12"	N 25°16'42" W	56.35
C28	21.89	40.00	31°20'54"	N 64°20'49" W	21.61

LINE	BEARING	DISTANCE
L1	S 89°03'30" E	263.31'
L2	N 86°27'28" E	386.45'
L3	S 88°19'46" E	116.34'
L4	N 59°26'07" E	14.70'
L5	S 88°01'57" E	222.23'
L6	N 81°31'59" E	57.11'
L7	S 89°55'14" E	76.32'
L8	N 53°45'25" E	50.54'
L9	S 85°46'58" E	30.82'
L10	S 53°42'25" W	73.99'
L11	N 89°55'14" W	76.32'
L12	S 81°31'59" W	57.11'
L13	N 88°01'57" W	222.23'
L14	S 59°26'07" W	14.70'
L15	N 88°19'46" W	116.34'
L16	S 86°27'28" W	386.45'
L17	N 89°03'30" W	263.31'
L18	N 23°37'00" W	22.00'
L19	S 04°23'05" W	55.71'
L20	N 82°55'40" W	173.84'
L21	S 53°45'25" W	11.65'
L22	N 53°45'25" E	25.10'
L23	S 82°55'40" E	48.46'
L24	N 16°31'55" W	196.67'
L25	S 87°51'26" E	7.01'
L26	S 84°40'03" E	14.40'
L27	S 16°31'55" E	197.80'
L28	S 82°55'40" W	74.67'
L29	N 43°27'21" E	44.28'
L30	S 80°01'16" E	67.69'
L31	S 48°40'23" E	108.02'
L32	S 96°53'18" E	36.92'
L33	S 13°40'06" E	10.55'
L34	S 63°24'45" E	16.84'
L35	S 44°40'49" E	28.71'
L36	S 53°34'16" E	44.05'
L37	S 71°06'39" E	44.37'
L38	S 00°43'22" W	21.05'
L39	N 71°06'39" W	50.93'
L40	N 53°34'16" W	44.05'
L41	N 44°40'49" W	28.71'
L42	N 63°24'45" W	16.84'
L43	N 13°40'06" W	10.55'
L44	N 36°53'18" W	34.85'
L45	N 48°40'23" W	103.96'
L46	N 80°01'16" W	65.73'
L47	N 04°23'05" E	20.10'

North Dalton Bypass (Variable R/W)

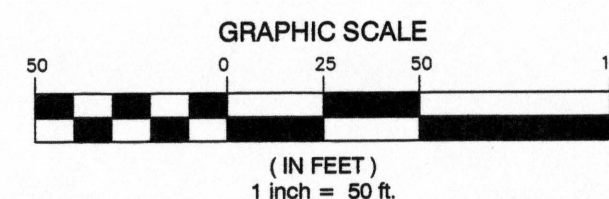
Easement Tract 2
0.22 Acres
9,466 Square Feet

Easement Tract 1
0.65 Acres
28,214 Square Feet

Easement Tract 3
0.27 Acres
11,617 Square Feet

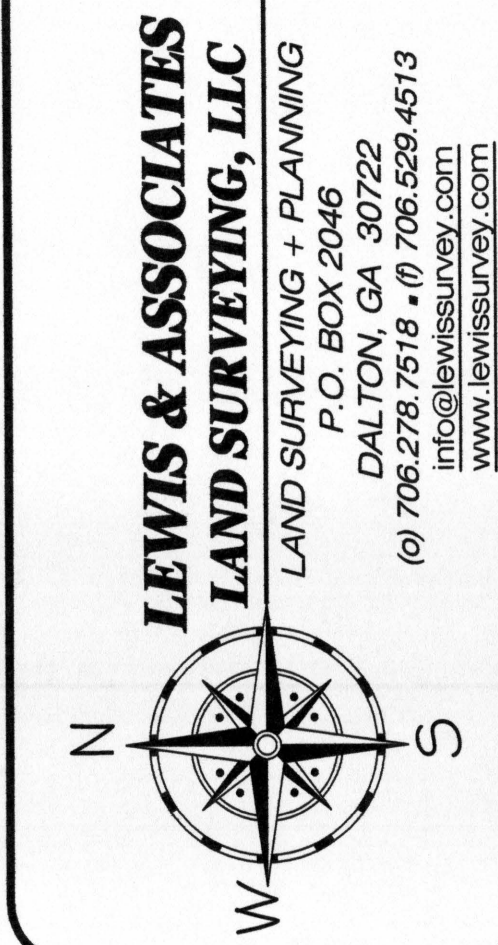
North Thornton Avenue
(Hospital Access Road - Variable R/W)

CSX Railroad
(66' R/W)



SYMBOL LEGEND

⊙	STORM MANHOLE (STMH)
⊖	SANITARY SEWER MANHOLE
⊕	WATER METER
⊗	FIRE HYDRANT
⊙	WATER VALVE
⊕	UTILITY POLE
⊖	TELEPHONE PEDESTAL
⊙	LIGHT POLE
⊕	IRON PIN FOUND (IPF)
⊖	IRON PIN SET (IPS)
⊙	BUILDING SETBACK LINE
⊖	CENTERLINE
⊕	OVERHEAD POWER LINE
⊖	CHAIN LINK FENCE
⊙	OPEN TOP PIPE
⊖	CRIMPED TOP PIPE
⊕	POINT OF BEGINNING
DB/PB	DEED BOOK/PAGE
PB/PB	PLAT BOOK/PAGE
TPN	TAX PARCEL NUMBER



GEORGIA C.O.A. #1169
GSWC CERTIFICATION NO. 3115

EASEMENT SURVEY

THE CITY OF DALTON

BEING PT. TAX PARCEL NO. 12-145-04
LOCATED IN LAND LOT 145, 12th DISTRICT, 3rd SECTION
WHITFIELD COUNTY, GEORGIA

© 2018, LEWIS & ASSOCIATES SURVEYING, LLC

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UNLESS THIS DRAWING IS OTHERWISE SIGNED AND DATED BY THE SURVEYOR IT SHALL BE CONSIDERED PRELIMINARY.

SURVEY DATE: 10/2/18 - 10/9/18

SURVEY CREW: CLL, KLB, WAG

COMPUTED BY: CLL

DATE DRAWN: 12/12/18

DRAWN BY: CLL

CHECKED BY: LAS

REVISIONS: REVISION DATE

DRAWING FILE: 18-183 Hols Mill Trail.dwg

DWG SCALE: 1"=50'

PROJ. NO.: 18-183

SHEET NO.
2/2



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 03/04/2019

Agenda Item: Change Order 001 with Northwest Georgia Paving, Inc. – Deep Patching on Tibbs Road – Contract: PW-2018-LMIG

Department: Public Works

Requested By: Andrew Parker

Reviewed/Approved by City Attorney? No

Cost: \$169,120.00

Funding Source if Not in Budget 2015 SPLOST – Resurfacing Funds

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Due to poor subgrade conditions on Tibbs Road, several significant pavement failures have occurred in the southbound lane from Shugart Road to Ella Lane.

The City is currently under contract with Northwest Georgia Paving, Inc. for the milling and resurfacing of various City streets (Contract: PW-2018-LMIG). At the request of the City, Northwest Georgia Paving, Inc. has provided a proposal to perform 8-inch deep patching on 1,910 L.F of Tibbs Road to correct the pavement failures. The unit rate for this deep patching is shown on the attached proposal and the anticipated contract increase is approximately \$169,120.00. This agreement serves as Change Order 001 to the contract, and the completion date for the overall project remains Friday, May 31, 2019.

Photos of the typical pavement failures are attached.

Funding for this project comes from the 2015 SPLOST resurfacing category.

CONTRACT CHANGE ORDER

CHANGE ORDER NO.: 001

CONTRACT: 2018 Milling and Resurfacing
Various City Streets
Project # PW-2018-LMIG

CONTRACTOR: Northwest Georgia Paving, Inc.

Contractor (Northwest Georgia Paving, Inc.) and the City of Dalton mutually agree to add supplemental work (i.e. Tibbs Road deep patching) to the above referenced project at unit pricing as identified in Northwest Georgia Paving, Inc.'s proposal dated 02/08/2019.

Four (4) locations of 8-inch deep patching is included as part of this scope of work on Tibbs Road from Shugart Road to Ella Lane in the southbound lane. The total estimate of deep patching is 1,910 L.F. equating to approximately 1,120 tons of deep patching.

The anticipated contract increase of \$169,120.00 and a summary of quantities correlating with this amount is shown on the attached proposal from Northwest Georgia Paving, Inc.

Additionally, specifications for how the work is to be completed is shown in the proposal.

No additional contract completion time was requested by contractor as part of this Change Order.

Contract completion date: Friday, May 31, 2019

BY:

P. Andrew Parker
Assistant Public Works Director

Enclosed: Proposal from Northwest Georgia Paving, Inc. dated 02/08/2019

Northwest Georgia Paving, Inc.
P.O. Box 578
Calhoun, GA 30703
Office: (706) 383-5306
Fax: (706) 383-5305
Cell: (770) 547-4028
Email: broberts@nwgpinc.co



Job Name: City of Dalton
Job Location: Tibbs Rd ,
Proposal Dated: 2-8-19
Company: Mr. Andrew Parker
Contact: Mr. Andrew Parker
Cell:
Office: 706-278-7077
Email: aparker@cityofdalton-ga.gov

Proposal

Description
Subtotal Description

Work to Include the following Patching on Tibbs Rd Request for Additional Work

Mobilization to the Site
Traffic Control
Milling out and hauling off site 8" depth patches at the following locations
313 to Tiffany Lane 1435 lf
Speed Limit Sign to Greenbush Place 175 lf
102 Tibbs 100 lf
105 Tibbs 200 lf
Furnish and install 6" of 25mm in (2) 3" lifts
Furnish and Install 2" of 12.5mm Approximately 1,120 tons at a unit rate of \$151.00 Approximate Cost \$169,120.00

Proposal Certification

NOTES:

- We have the following locations with are all in the Southbound lane starting at Red Light at Shugart Rd/Tibbs Terrace to Red Light Ella Lane.
- Work to be done during the daylight hours.
- The lengths are as shown and by the width of the lane figured 12' wide. NWGP is planning on leaving the center line in because no temp or perm markings are included in the number below.
- We thank you for the opportunity of quoting this work and if our proposal is found to be satisfactory, please sign the original of this letter as indicated, and return to us for our files so this project can be scheduled.

Submitted By: **Bryan S Roberts**
Estimator & Project Manager

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. I will be responsible for all attorney's fees incurred during collection. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal may be withdrawn by us if not accepted within 15 days.

Authorized Signature: _____

Date of Acceptance _____







CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting
Meeting Date: March 4, 2019
Agenda Item: Brass Holdings Annexation
Department: NWGRC
Requested By: Ethan Calhoun

**Reviewed/Approved
by City Attorney?**

Cost:

**Funding Source if Not
in Budget**

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

The Request of Brass Holdings to annex a tract of land totaling 3.14 acres, zoned High-Density Residential (R-7) and located at 1556 Crow Valley Road into the City of Dalton (Parcel 12-147-01-001).

ORDINANCE 19-01

To Annex Property of Brass Holdings, LLC Into The City of Dalton, Georgia, Pursuant To Chapter 36, Title 36 Of The Official Code Of Georgia Annotated; To Rezone Said Property To A R-4 Zoning Classification; To Provide An Effective Date; And For Other Purposes

BE IT ORDAINED by the Mayor and Council of the City of Dalton and by authority of the same, **IT IS HEREBY ORDAINED** as follows:

Section 1:

The area contiguous to the City of Dalton described in Exhibit “A” attached hereto and made a part hereof (the “Property”), is hereby annexed into the City of Dalton, Georgia and is made a part of said city.

Section 2.

This Ordinance shall be effective on the 1st day of April 2019.

Section 3.

The Property is rezoned to a R-4 zoning classification.

Section 4.

The acreage of the Property is approximately 3.14 acres. No streets or roads are affected by this annexation.

Section 5.

The City Clerk of the City of Dalton, Georgia is instructed to send a report that includes certified copies of this Ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to Census maps during the next survey and stating that the survey map will be completed and returned to the Census Bureau, Department of Community Affairs, and to the governing authority of Whitfield County, Georgia, within thirty (30) days after the effective date of the annexation as set forth above in Section 2.

Section 6.

All ordinances and parts of ordinances in conflict with this ordinance are repealed.

Section 7.

It is hereby declared to be the intention of the Mayor and Council of the City of Dalton that the section, paragraphs, sentences, clauses and phrases of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance.

SO ORDAINED this ____ day of _____, 2019.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Councilmember _____, second by Councilmember _____ and upon the question the vote is ____ ayes, ____ nays and the Ordinance is adopted.

ATTEST:

CITY CLERK

MAYOR

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of _____.

CITY CLERK, CITY OF DALTON

EXHIBIT "A"

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.

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 be "Shaun Scott", written over a horizontal line.

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, 12th District & 3rd 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 should any questions arise or if we may be of assistance.

Sincerely,

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

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	<input type="checkbox"/>	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	<input type="checkbox"/>	N/A
(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.	Rental	<input type="checkbox"/>	1
(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.	Rental	<input type="checkbox"/>	0
(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 checked="" 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"/>	0

SIGNATURE OF APPLICANT(S)

DATE

11/28/2018

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

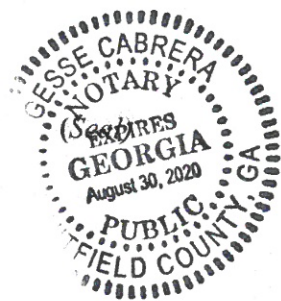
Brass Holdings, L.L.C. Brandon Harwin 50%
Rusty Lount 50%

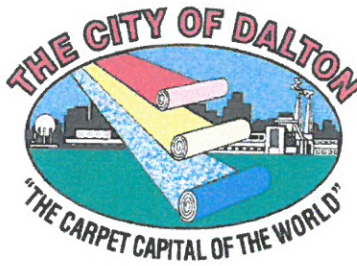
I hereby appoint SAM GOWIN
my attorney in fact with full authority, my name, place, and stead, to apply for the
zoning amendment as set forth in the attached annexation contract.

(Owner's Name)

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

Notary Public





NOTICE TO ALL LANDOWNERS REGARDING ANNEXATION

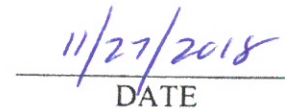
If your request to annex your property into the City of Dalton is approved by Whitfield County, you will be charged a city property tax for the City of Dalton as well as a Public School tax. This will appear on your property tax bill that you receive from Whitfield County. The millage rate is 2.537 mils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

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 000322
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:

J. L. Yarbrough
WITNESS

Judy L. Yarbrough
NOTARY PUBLIC

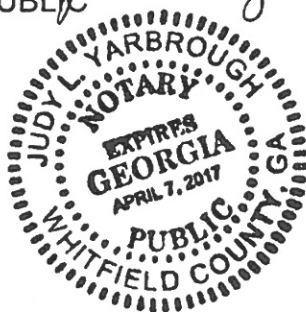


EXHIBIT "A"

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.



Exhibit B

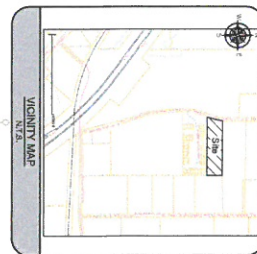
4-1. - Establishment of districts

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.



LAND SURVEYING + PLANNING
P.O. BOX 2046
DALTON, GA 30722
(o) 706.278.7518 • (f) 706.529.4513
info@lewisurvey.com
www.lewisurvey.com

**STAFF ANALYSIS
ANNEXATION REQUEST
Unified Zoning Ordinance**

ZONING CASE: The request of Brass Holdings to annex a tract of land totaling 3.14 acres, zoned High Density Residential (R-7) and located at 1556 Crow Valley Rd. into the City of Dalton (Parcel 12-147-01-001) (Dalton)

Since the applicant filed the annexation request they are not required to attend the public hearing under Georgia law. This annexation would have the effect of changing jurisdictions while maintaining the same zoning district on the subject property. With that being said, however, a request to rezone the subject property from R-7 to R-4 was recently heard and recommended to be approved by the Planning Commission. If this annexation is approved, then the City of Dalton would have jurisdiction in this matter.

The surrounding land uses and zoning are as follows: 1) To the north is a 7.8 acre undeveloped tract zoned Heavy Manufacturing M-2; 2) to the east is an undeveloped 3.8 acre tract also zoned M-2; 3) to the south is a condominium complex totaling approximately five 5 acres that contains 36 units zoned R-7; 4) to the west is an undeveloped 30 acre tract zoned Low-Density Single-family residential R-2. All in all, a review of the zoning map shows a convergence of residential and industrial zone districts that is consistent with the existing land use.

The subject property is currently within the jurisdiction of the Whitfield County Board of Commissioners, but the subject property is flanked on approximately 80% of its border by the City of Dalton's corporate boundary.

<u>Administrative Matters</u>		<u>Yes</u>	<u>No</u>	<u>N/A</u>
A.	Is an administrative procedure, like a variance, available and preferable to annexation?		<u>X</u>	
B.	Have all procedural requirements been met? 1. Legal ad February 8, 2019 (16 days notice) 2. Property posted February 8, 2019 (Yes -- one sign on the lot frontage; 16 days notice.)	<u>X</u>		
C.	Has a plat been submitted showing a subdivision of land?		<u>X</u>	
D.	The following special requirements have an impact on this request: 100-year flood plain Site Plan (none required) Buffer Zones (none required) Soil Erosion/Sedimentation Plan Storm Water Requirements		<u>X</u> <u>X</u> <u>X</u>	<u>X</u> <u>X</u>

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

Yes. The proposed annexation would create a more consistent boundary for the City of Dalton. Since the City participates in the Unified Zoning Ordinance the property's current zone district would be unchanged upon annexation. This answer includes the understanding that a request to rezone the subject property from R-7 to R-4 has been heard and recommended by the Planning Commission. Considering the subject property is adjacent to the corporate boundary of the city this annexation request is reasonable.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

No impact is expected. The annexation will change the property jurisdiction, but the use of the land will remain the same unless rezoned by the City of Dalton post-annexation.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The subject property is currently zoned R-7 in the County and because of the Unified Zoning Ordinance, the annexation, if approved, will maintain the same R-7 zoning designation. As previously stated, the request to rezone the subject property from R-7 to R-4 was recently heard by the Planning Commission and recommended for approval.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

No impact. The zoning will be the same, but the jurisdiction will change. The property owners have completed an application to annex under the 100 percent method, which means it is by their choice. There is no identifiable hardship under the subject property's current zone district or governing jurisdiction, but the annexation of the subject property, if approved, would create a more consistent corporate boundary for the City of Dalton.

(E) Whether the proposed amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

No impact is expected. The vicinity has all available services - water, sewer, fire, natural gas, and electricity.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The subject property is within the Emerging Suburban character area within the 2019-2023 Joint Comprehensive Plan's Future Development Map. The Emerging Suburban character area covers areas east of Dalton, west of I-75 around and south of Tunnel Hill, and along SR 71/Cleveland Highway that have experienced some residential growth and are positioned to accommodate more due to general land use trends in the area or to proximity to existing neighborhoods. The primary land use recommendation for this character area is single-family residential (net density of 2 dwelling acre). The density of the proposed rezoning would certainly exceed that recommended for

character area, but the proposed R-4 rezoning would reduce the residential density permitted within the current R-7 zone district.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

Compared to some requests, this one is easy. The use and zoning proposed is reflective of uses and zoning in the vicinity. No special conditions or patterns are identified.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

N/A

CONCLUSION: The staff recommendation is that the subject property is very much suited for the requested annexation.

Brass Holdings Annexation

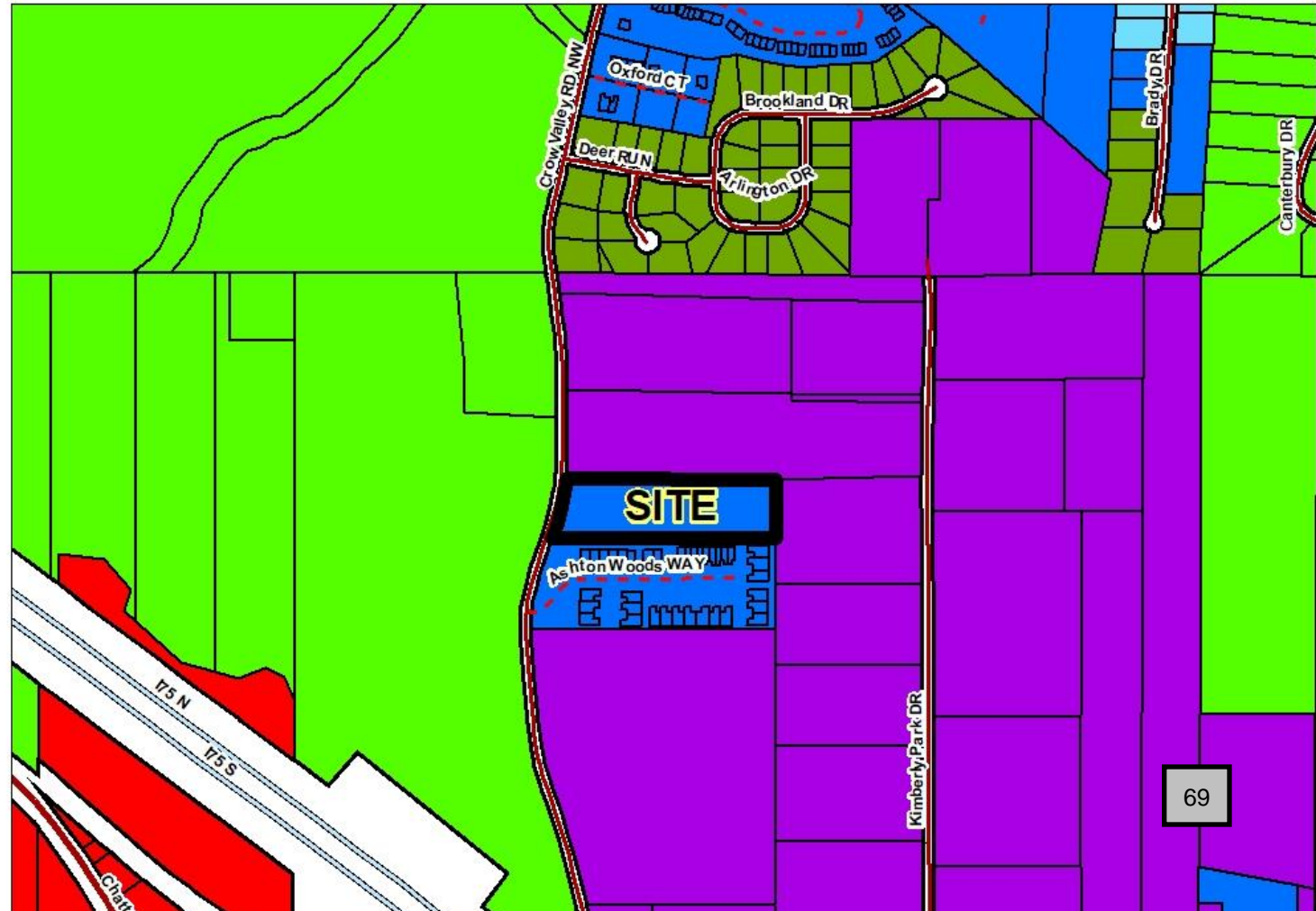
R-7, High Density Residential



ZONING

-  Low Density Single Family Residential (R-2)
-  Low Density Single Family Residential (R-2) Cond
-  Medium Density Single Family Residential (R-3)
-  Transitional Residential (R-6)
-  High Density Residential (R-7)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)

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400

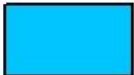


Brass Holdings Annexation

R-7, High Density Residential

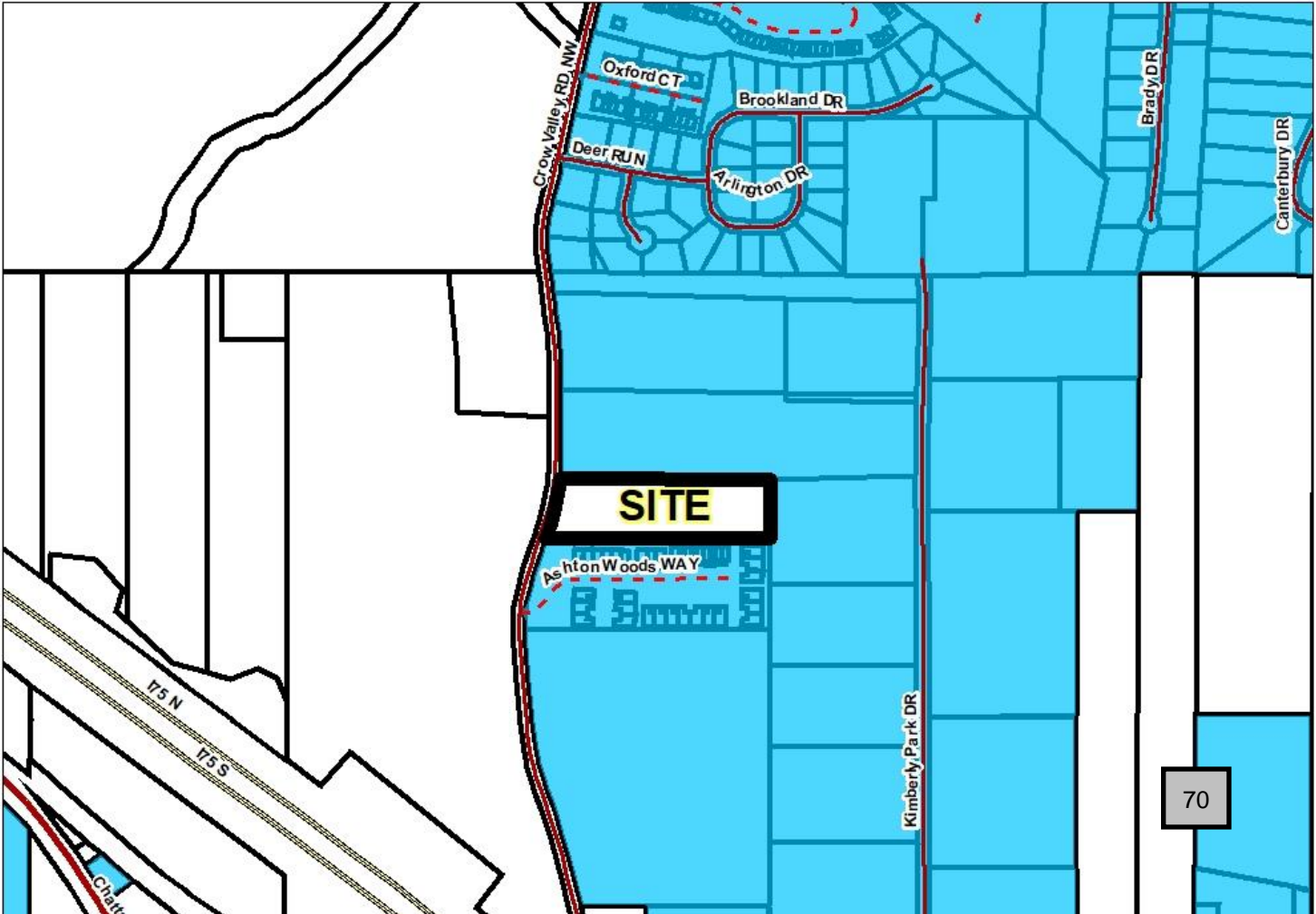


DALTON CITY LIMITS



Town_Boundaries

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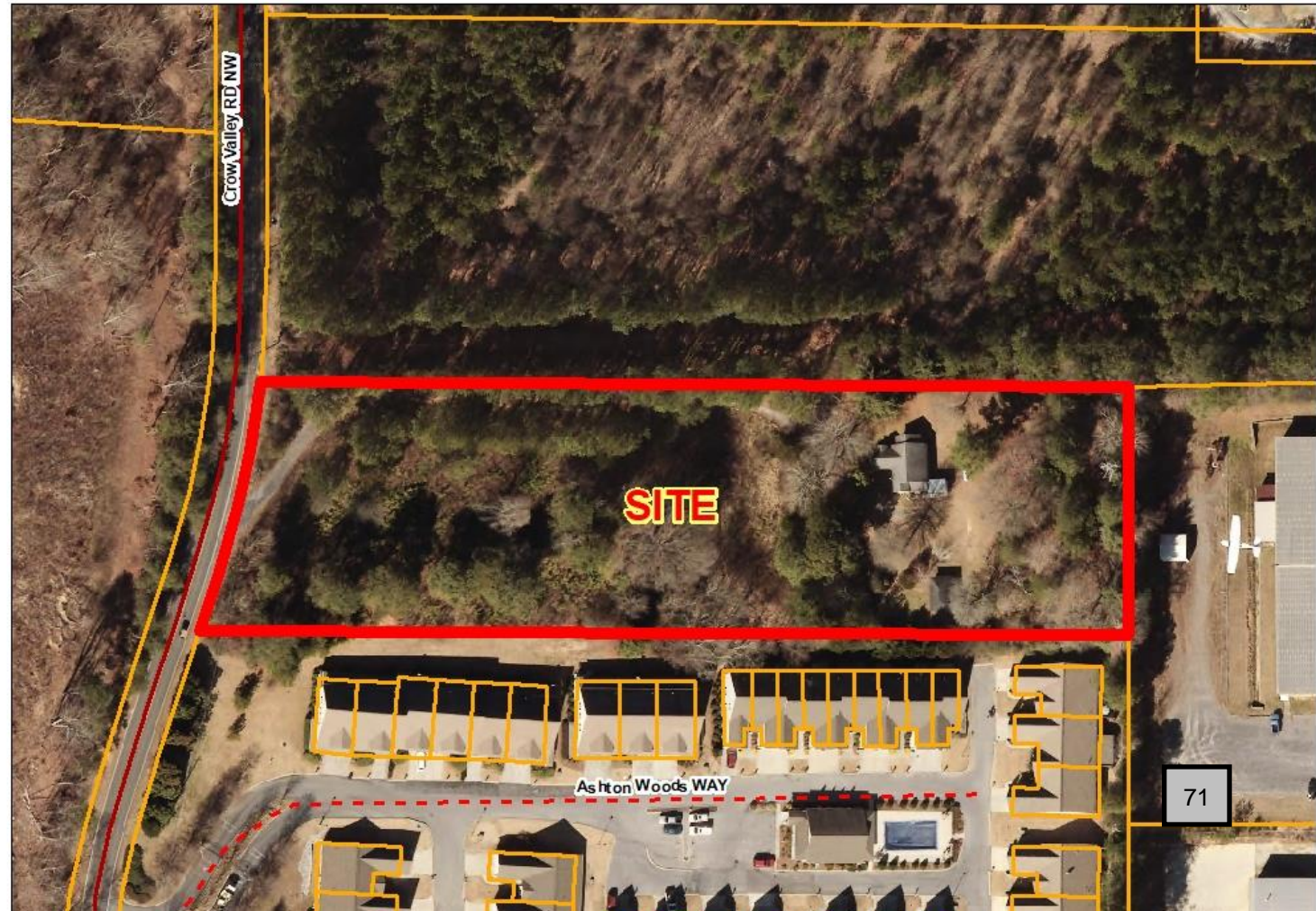


Brass Holdings Annexation

R-7, High Density Residential



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CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: March 4, 2019

Agenda Item: Rezoning

Department: NWGRC

Requested By: Ethan Calhoun

**Reviewed/Approved
by City Attorney?**

Cost:

**Funding Source if Not
in Budget**

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

Elmer Lopez is seeking to rezone from Transitional Residential (R-6) to General Commercial (C-2) a tract of land totaling 0.278 acres located at 729 Riverbend Rd. (Parcel 12-240-15-004) (Dalton) The rezoning request to C-2 is sought to serve the purpose of allowing for retail use on the subject property.

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: Elmer Lopez is seeking to rezone from Transitional Residential (R-6) to General Commercial (C-2) a tract of land totaling 0.278 acres located at 729 Riverbend Rd. (Parcel 12-240-15-004) (Dalton) The rezoning request to C-2 is sought to serve the purpose of allowing for retail use on the subject property.

The surrounding uses and zoning are as follows: 1) To the north, is a tract of roughly triple the size of the subject property zoned R-7 that contains several multi-family structures; 2) to the east, are two adjacent tracts of similar size to the subject property of which one is zoned R-3 and contains a single family dwelling and the other is zoned R-6 and contains a triplex dwelling; 3) to the south, is a tract of approximately double the size of the subject property that contains a commercial retail structure zoned C-2; and 4) to the west, is a noticeably larger tract containing one large commercial structure zoned C-2. All in all, a review of the zoning map in color shows a mix of different zone districts near the subject property ranging in intensity from single family residential to heavy manufacturing. Although the zoning map appears to be somewhat consistent in the vicinity of the subject property with commercial and industrial land use as the dominant character.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

With five different zone districts in the immediate vicinity, there is a vast amount of difference in existing land use ranging from commercial to single family residential and industrial.

When observing the area surrounding the subject property one will note the diversity of current land use and zoning. The surrounding uses include commercial, single and multi-family residential as well as some manufacturing uses. This diversity in land use is due in part to the availability of sewer access within the city as well as the City's previous pyramid style zoning ordinance. The subject property is also located along one of Whitfield County's major arterial corridors, Highway 76 Walnut Avenue. Arterial corridors like Walnut Avenue lend themselves to commercial and industrial development due to high traffic counts and ease of access for deliveries and shipments. Walnut Avenue is flanked by commercially or industrial zoned property along nearly the entirety of the corridor. When considering that the subject property is flanked along approximately fifty percent of its boundary by C-2 zoned tracts it is fair to say that the requested rezoning is not in conflict with the majority of adjacent land use and zoning.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

The C-2 zone is a wide-open commercial district that allows a variety of uses, but many of the adjacent tracts are already zoned and/or developed for C-2 use. The proposed C-2 rezoning is not expected to alter the subject property's visual character, but the subject property could be re-developed with a larger structure at any point if it is rezoned. If any new structure is added or if the existing structure is enlarged a more effective visual barrier will be needed along the northern and eastern boundaries of the subject property where it is adjacent to residential zone districts. The residential tracts adjacent and nearby the subject property are unlikely to be affected by this rezoning if it is approved based on the large commercial and industrial district that has long been established in this area.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

It is fair to say that the subject property has had fairly limited since the commercial and industrial growth in this area. The structure occupying the subject property appears to have originally been a single family detached dwelling. The location of the subject property being immediately adjacent to general commercial retail structures is not ideal for single family residential use and would be far more suited for the requested C-2 zone district.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

N/A

(E) Whether the proposed (C-2) amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

We will minimize comment here, knowing that the limited size of the subject property restricts highly-intensive uses that could burden local infrastructure. As stated previously the subject property is located along a major arterial corridor and has access to public water and sewer.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The Future Development Map designates this area as a Town Neighborhood Revitalization Area. The Town Neighborhood Revitalization includes established neighborhoods north and east of downtown Dalton, including the following neighborhoods: Crown Mill, Fort Hill, East Dalton and Thread Mill. These neighborhoods are historic but have experienced disinvestment and decline due in part to the demolition of residences to accommodate commercial uses, parking areas, apartment buildings and industrial uses. Prevalent zoning of properties for industrial uses further contributes to the neighborhoods' instability and diminishing potential for revitalization. Recent planning efforts, including the City of Dalton Urban Redevelopment Plan (2012), Neighborhood Infill Guidelines (2003), Dalton Historic Housing Infill Study (2006), and the Believe Greater Dalton Housing Strategy address these areas and the issues of neighborhood revitalization, opportunities for new growth with infill, and inconsistencies between existing City regulations and desired development for the neighborhoods. The subject property is on the border of the Town Neighborhood Revitalization Area and Commercial area. Given the immediate proximity to Walnut Avenue and the existing surrounding land use this planner does not view the requested use or rezoning as a commercial encroachment into the residential area.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

Much of the adjacent and surrounding property, as stated previously, is already zoned and developed for C-2 use.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

N/A.

CONCLUSION: The staff can provide a recommendation for the C-2 zone at this location based on the following:

- 1) Hardship is not expected to affect the surrounding or nearby properties;
- 2) Commercial development and zoning already exist near and adjacent to the subject property;
- 3) Given the previously mentioned factors, this planner believes there should be no conflict with the Future Development Map character area within the current

comprehensive plan.

Lopez Rezoning Request

R-6, Transitional Residential

to

C-2, General Commercial

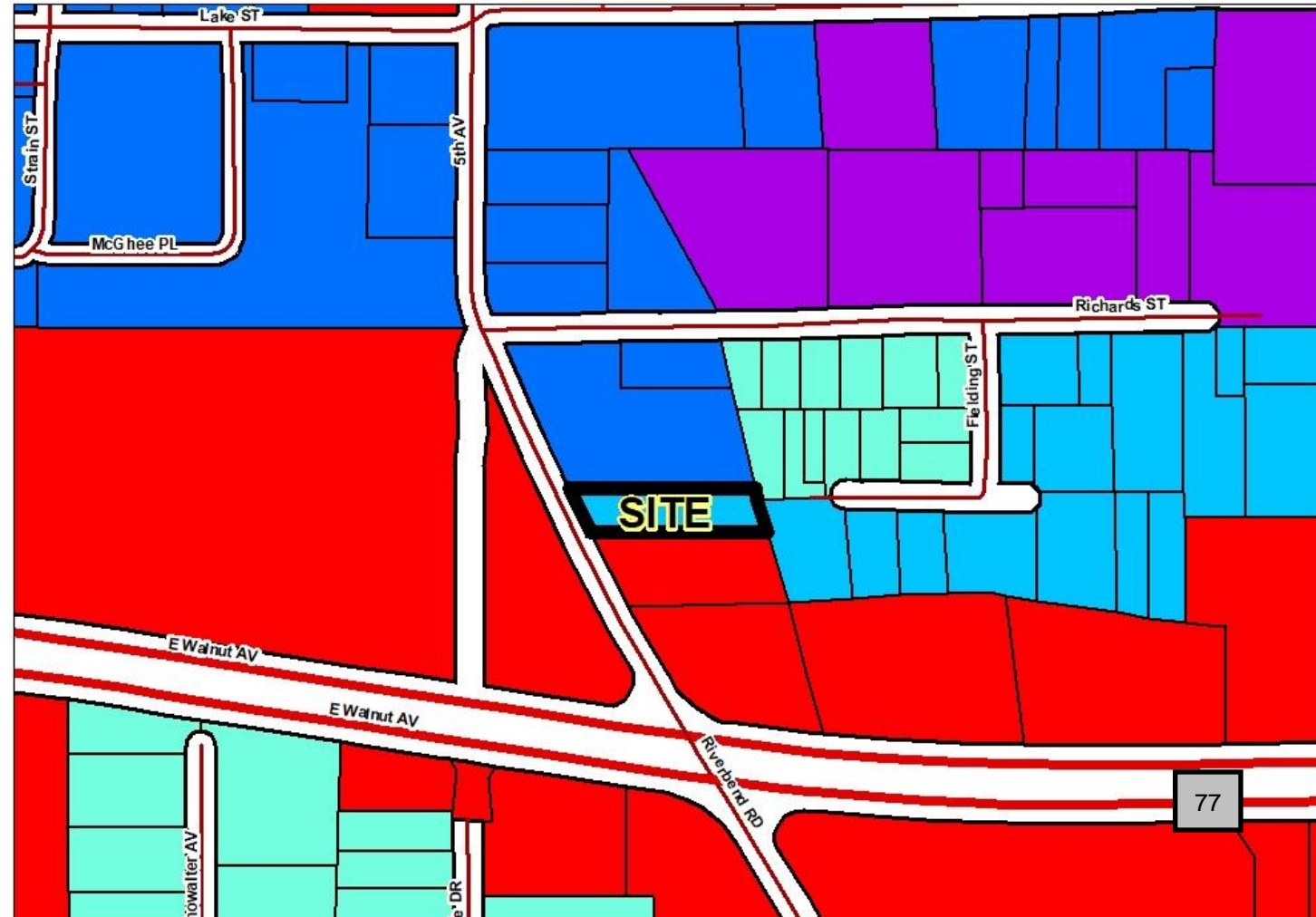
City of Dalton Jurisdiction



ZONING

-  Medium Density Single Family Residential (R-3)
-  Transitional Residential (R-6)
-  High Density Residential (R-7)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)

FEET
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Lopez Rezoning Request

R-6, Transitional Residential

to

C-2, General Commercial

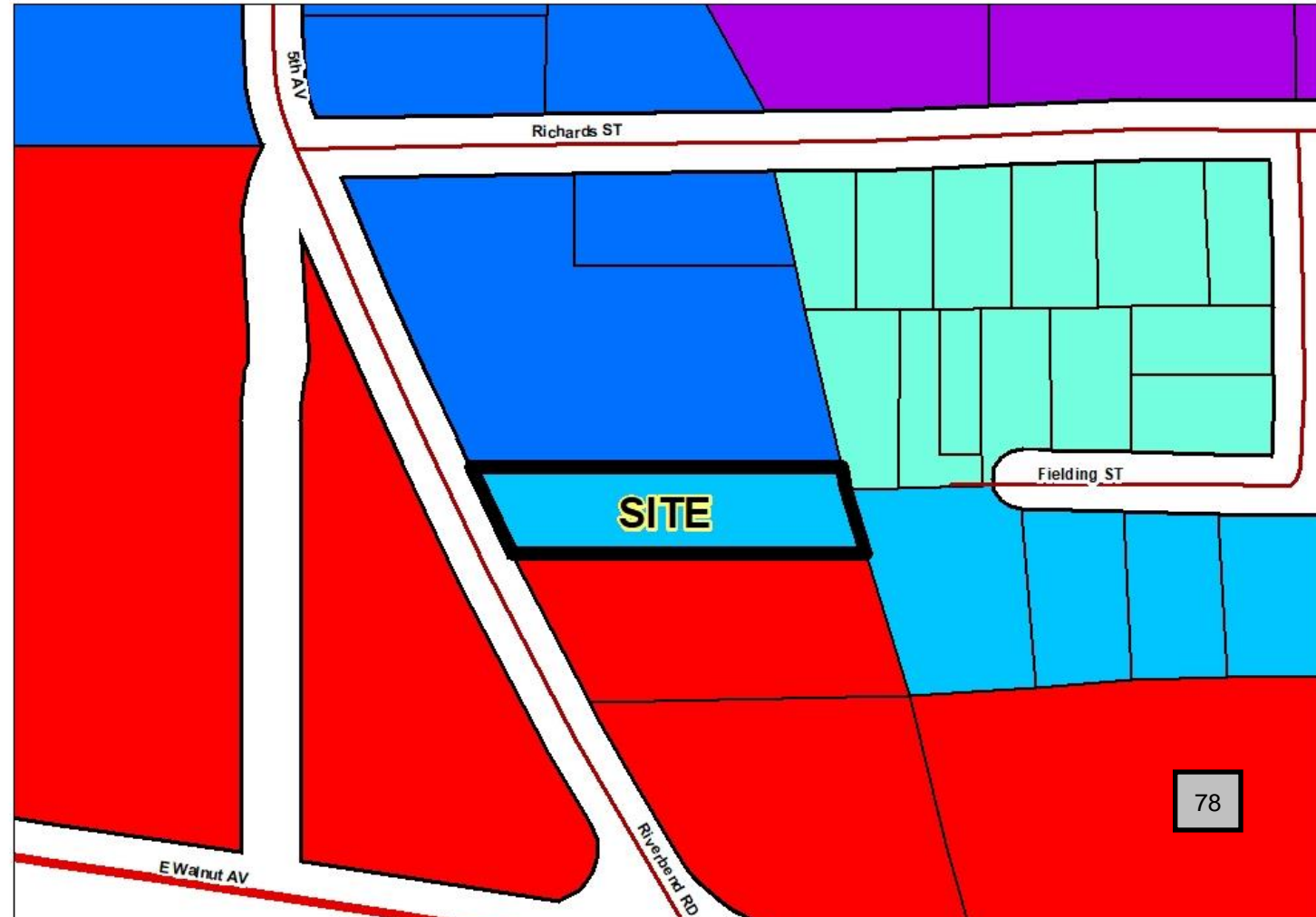
City of Dalton Jurisdiction



ZONING

-  Medium Density Single Family Residential (R-3)
-  Transitional Residential (R-6)
-  High Density Residential (R-7)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)

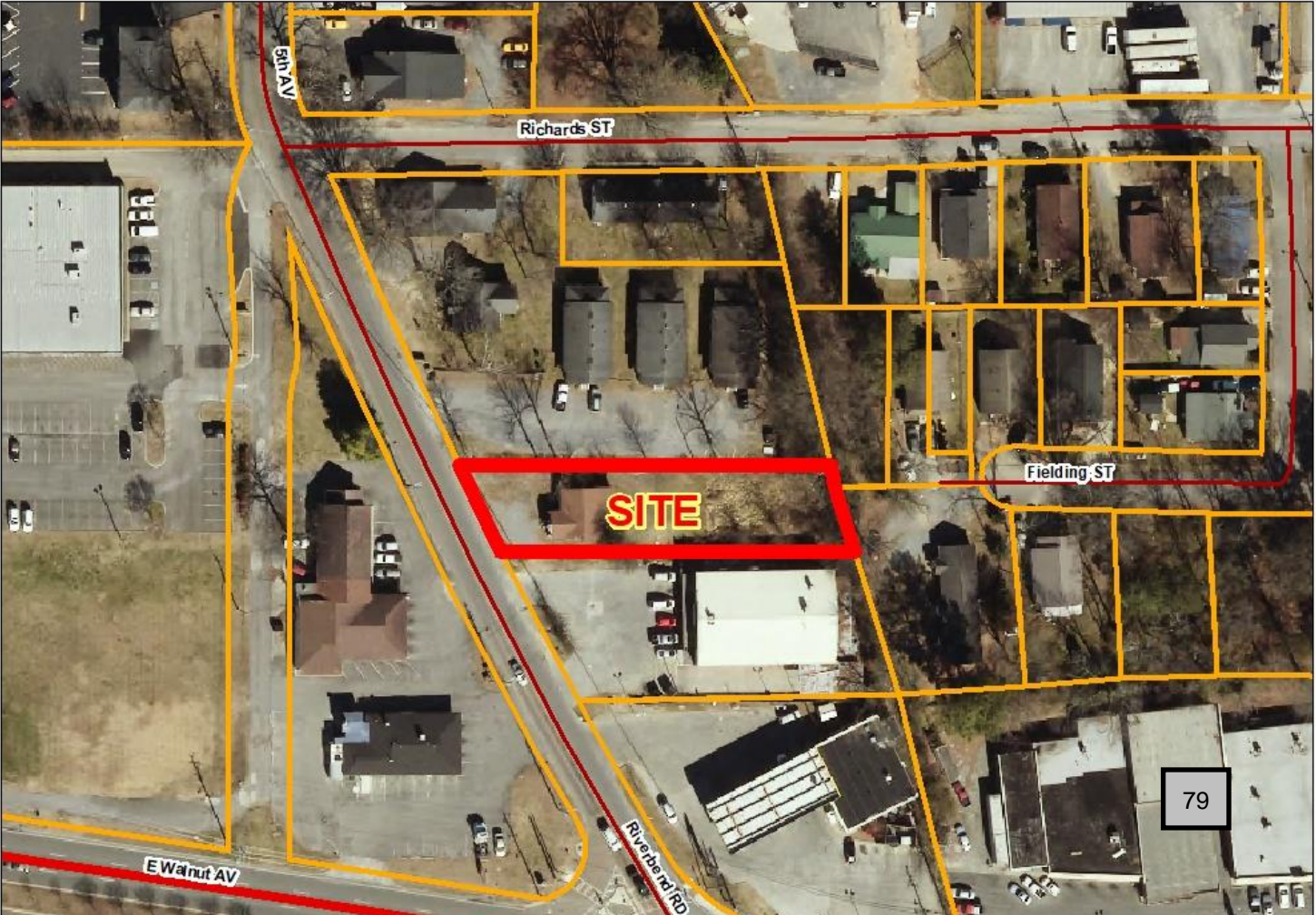
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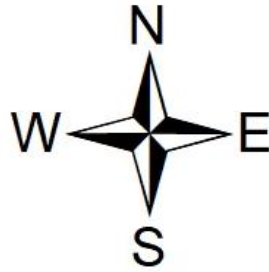
**Lopez Rezoning Request
R-6, Transitional Residential
to
C-2, General Commercial
City of Dalton Jurisdiction**



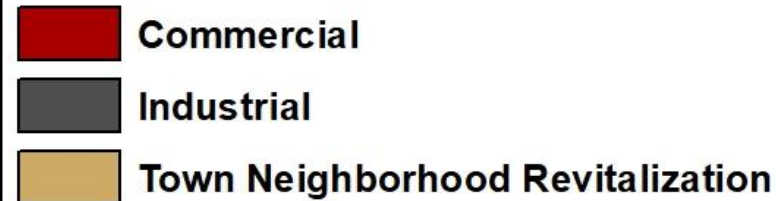
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Lopez Rezoning Request R-6, Transitional Residential to C-2, General Commercial City of Dalton Jurisdiction



FUTURE DEVELOPMENT MAP



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