

**ORDINANCE DESIGNATING PROPERTY
AS A LOCAL HISTORIC SITE IN WHITFIELD COUNTY, GEORGIA**

WHEREAS, the Whitfield County Board of Commissioners on 8 November 2004 established the Historic Preservation Commission in and for Whitfield County, Georgia; and

WHEREAS, the Historic Preservation Commission, pursuant to its purposes as set forth in the Historic Preservation Commission Ordinance, has recommended to the Board of Commissioners that certain property should be designated as a local historic site in Whitfield County; and

WHEREAS, said property is known as the proposed Prater's Mill Historic Site; and

WHEREAS, the proposed Prater's Mill Historic Site Guidelines have been reviewed and approved by the State Historic Preservation Division Office; and

WHEREAS, the Historic Preservation Commission has prepared a Historic Site Designation Report for the proposed Prater's Mill Historic Site, consisting of: classifications and functions of historic resources within the proposed historic site; a physical description of historic resources within the proposed historic site; a statement of the proposed historic site's historical significance; a description of the proposed historic district's boundaries; a statement justifying the proposed historic site's boundaries; a map showing the boundaries of the proposed historic site and classification of individual properties therein; and representative photographs of properties within the proposed historic site; and

WHEREAS, the Historic Preservation Commission and the Board of Commissioners on 26 October 2020 held a public hearing on the proposed Prater's Mill Local Historic Site, giving the public an opportunity to comment on the

matter; and notifying them of the possibility of designating this area as a local historic site and providing information as to the benefits of such designation; and

WHEREAS, the Board of Commissioners, upon consideration of the recommendation and report of the Historic Preservation Commission, find that the proposed Prater's Mill Historic Site is a geographically definable area which has special historic value in representing Early Settlement, Civil War and Textile Industry history in Whitfield County and the State of Georgia;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Whitfield County, Georgia, and by the authority of the same it is hereby ordained as follows:

SECTION ONE

Designation of Historic Site and Boundary Description

There is hereby created and designated in and for Whitfield County, Georgia, the Prater's Mill Historic Site with boundaries as follows:

A certain tract or parcel of land lying and being in Land Lot 231 of the 11th District and 3rd Section of Whitfield County, Georgia, being designated as Lot 1 (measuring 11.84 acres) and Lot 2 (measuring 3.60 acres) as shown on a survey entitled "Boundary Survey for Praters Mill, Whitfield County, Georgia" prepared by Allen Dale Hall G.R.L.S. No. 2609 dated December 21, 2009, said plat being recorded in Plat Cabinet D, Slide 1474 in the Office of the Clerk of the Superior Court of Whitfield County, Georgia, and said lots being more particularly described in said survey as follows, to wit:

LOT 1

TO FIND THE TRUE POINT OF BEGINNING OF SAID LOT 1 begin at the southeast corner of said land lot 231, thence proceed north 89 degrees 59 minutes 22 seconds west along the south line of said land lot a distance of 987.60 feet to an iron pin set and the TRUE POINT OF BEGINNING OF SAID LOT 1; thence north 89 degrees 59 minutes 22 seconds west along the south line of said land lot 231 a distance of 1230.60 feet to the centerline of Coahulla Creek; thence along the centerline of said Coahulla Creek the following courses and distances, to wit: North 75 degrees 19 minutes 17 seconds east 94.39 feet, north 61 degrees 36 minutes 02 seconds east 513.25 feet, south 80 degrees 15 minutes 52 seconds east 237.67 feet, north 86 degrees 02 minutes 51 seconds east 65.78 feet, north 53 degrees 39 minutes 33 seconds east 132.29 feet, north 18 degrees 17 minutes 14 seconds east 121.12 feet, north 17 degrees 04 minutes 08 seconds east 506.31 feet and north 20 degrees 02 minutes 10 seconds east 71.81 feet to the south right of way of Georgia Highway No. 2 (100 feet right of way); thence south 70 degrees 43

minutes 56 seconds east along the south right of way of said highway 316.65 feet; thence south 71 degrees 06 minutes 17 seconds east along the south line of said highway 118.94 feet and south 72 degrees 06 minutes 00 seconds east along the south right of way of said highway 36.59 feet to an iron pin set; thence leaving the south right of way of said highway and proceeding south 51 degrees 57 minutes 38 seconds west 141.70 feet to an iron pin set; thence south 29 degrees 04 minutes 13 seconds west 255.48 feet to an iron pin found (1/2 inch rebar); thence south 23 degrees 48 minutes 43 seconds west 103.55 feet to an iron pin found (1/2 inch rebar); thence south 00 degrees 52 minutes 53 seconds east 218.44 feet to an iron pin found (1/2 inch rebar); thence south 20 degrees 06 minutes 15 seconds west 131.47 feet to an iron pin found (1/2 inch rebar) and thence south 36 degrees 40 minutes 20 seconds west 94.79 feet to an iron pin set and the TRUE POINT OF BEGINNING OF SAID LOT 1.

LOT 2

TO FIND THE TRUE POINT OF BEGINNING OF SAID LOT 2 begin at the southeast corner of said land lot 231, thence proceed north 21 degrees 09 minutes 37 seconds west 1520.40 feet to an iron pin set and the TRUE POINT OF BEGINNING of said lot 2; thence south 11 degrees 51 minutes 13 seconds east 309.79 feet; thence southwesterly following the arc of a curve to the right (said curve having a radius of 80.00 feet, a chord length of 68.33 feet and a chord bearing of south 13 degrees 23 minutes 47 seconds west) an arc distance of 70.60 feet; thence south 38 degrees 42 minutes 46 seconds west 60.62 feet; thence southwesterly following the arc of a curve to the left (said curve having a radius of 80.00 feet, a chord length of 15.61 feet and a chord bearing of 33 degrees 06 minutes 33 seconds west) an arc distance of 15.63 feet; thence south 27 degrees 31 minutes 04 seconds west 77.25 feet to an iron pin set on the north right of way of Georgia Highway No. 2 (100 feet right of way); thence along the northerly right of way of said highway the following courses and distances, to wit; north 72 degrees 06 minutes 18 seconds west 118.18 feet; and north 70 degrees 43 minutes 52 seconds west 293.68 feet to the centerline of Coahulla Creek; thence along the centerline of said creek the following courses and distances, to wit: north 42 degrees 54 minutes 19 seconds east 59.70 feet; north 58 degrees 08 minutes 36 seconds east 151.40 feet; north 28 degrees 23 minutes 31 seconds east 46.76 feet, north 03 degrees 06 minutes 38 seconds east 73.87 feet, north 05 degrees 24 minutes 35 seconds east 96.29 feet and north 13 degrees 40 minutes 53 seconds west 21.29 feet; thence leaving the centerline of said creek and proceeding south 89 degrees 35 minutes 47 seconds east 255.12 feet to an iron pin set and the TRUE POINT OF BEGINNING OF SAID LOT 2.

ALSO CONVEYED IS AN EASEMENT FOR INGRESS AND EGRESS between the northerly right of Georgia Highway No. 2 and Lot 2 hereinabove described, said easement being 60 feet in width and the westerly lines of said easement being 60 feet in width and the westerly lines of said easement being described as follows, to wit: Beginning at the southeast corner of said lot 2 (said corner the southernmost corner of said lot as shown on the above referenced plat); thence proceed north 27 degrees 31 minutes 04 seconds east along the east side of said lot 2 a distance of 77.25 feet; thence proceed northeasterly along the eastside of said lot 2 and along the arc of a curve to the right (said curve having a radius of 80.00 feet, a chord length of 15.61 feet and a chord bearing of north 33 degrees 06 minutes 55 seconds east) an arc length of 15.63 feet; thence north 38 degrees 42 minutes 46 seconds east along the east side of said lot 2 a distance of 60.62 feet to a point which is the northern terminus of the west line of said 60 feet in width for ingress and egress.

Together With:

All that tract lying being in Land Lot Nos. 202 and 231 of the 11th District and 3rd Section of Whitfield County, Georgia, containing 64.69 acres, more or less and being more particularly described according to a plat of survey prepared for KEB Group, LLC by Michael Paul Bunch, Georgia Registered Land Surveyor No. 3350, dated September 12, 2017, and being more particularly described according to said survey as follows:

BEGINNING at a point located in the north right of way line of Georgia Highway No. 2, said point being located in a westerly direction, as measured along said right of way line, a distance of 179.89 feet from the point of intersection of said right of way line and the east line of said Land Lot No. 231; thence running in a westerly direction, along the north right of way line of Georgia Highway No. 2, along a curve the right (1,371.49' Radius), an arc distance of 115.07 feet, said arc being subtended by a chord with a bearing of north 84 degrees 09 minutes 44 seconds west and a chord distance of 115.04 feet; thence running in a westerly direction, along the north right of way line of Georgia Highway No. 2, the following courses and distances, to wit: south 07 degrees 00 minutes 13 seconds west, 25.12 feet; north 82 degrees 05 minutes 52 seconds west, 61.37 feet; north 78 degrees 36 minutes 42 seconds west, 69.59 feet; north 76 degrees 03 minutes 33 seconds west, 63.18 feet; north 73 degrees 35 minutes 39 seconds west, 69.21 feet; and north 72 degrees 19 minutes 39 seconds west, 60.90 feet; thence leaving said right of way line and running north 27 degrees 31 minutes 04 seconds east a distance of 77.26 feet; thence running in a northerly direction, along a curve to the right (80' Radius), an arc distance of 15.63 feet, said arc being subtended by a chord with a bearing of north 33 degrees 06 minutes 55 seconds east and a chord distance of 15.61 feet; thence north 38 degrees 42 minutes 46 seconds east a distance of 60.62 feet; thence running in a northerly direction, along a curve to the left (80' Radius), an arc distance of 70.60 feet, said arc being subtended by a chord with a bearing of north 13 degrees 25 minutes 47 seconds east and a chord distance of 68.33 feet; thence north 11 degrees 51 minutes 13 seconds west a distance of 309.79 feet; thence north 89 degrees 35 minutes 47 seconds west a distance of 255.12 feet to a point located in the centerline of Coahulla Creek; thence running in a northerly, northwesterly, southwesterly, westerly, northerly, northwesterly and easterly direction, along the centerline of Coahulla Creek the following courses and distances, to wit: north 13 degrees 40 minutes 53 seconds west, 634.20 feet; north 01 degrees 25 minutes 25 seconds west, 304.77 feet; north 04 degrees 47 minutes 09 seconds west, 430.07 feet; north 29 degrees 04 minutes 16 seconds west, 43.13 feet; north 88 degrees 53 minutes 21 seconds west, 40.21 feet; south 57 degrees 14 minutes 14 seconds west, 48.19 feet; south 34 degrees 37 minutes 49 seconds west, 106.64 feet; south 41 degrees 57 minutes 34 seconds west, 121.78 feet; north 79 degrees 34 minutes 53 seconds west, 99.77 feet; north 57 degrees 55 minutes 36 seconds west, 101.16 feet; north 12 degrees 45 minutes 03 seconds east, 173.84 feet; north 28 degrees 40 minutes 32 seconds east, 205.99 feet; north 18 degrees 04 minutes 39 seconds west 171.66 feet; north 48 degrees 26 minutes 28 seconds west, 131.81 feet; north 77 degrees 20 minutes 07 seconds west, 315.28 feet; north 64 degrees 11 minutes 07 seconds west, 157.64 feet; north 32 degrees 33 minutes 10 seconds west, 198.79 feet; north 02 degrees 18 minutes 01 seconds east, 203.54 feet; north 22 degrees 33 minutes 22 seconds east, 227.30 feet; north 45 degrees 12 minutes 08 seconds east, 164.52 feet; north 75 degrees 26 minutes 07 seconds east, 263.52 feet; south 89 degrees 09 minutes 50 seconds east, 189.99 feet; south 80 degrees 01 minutes 49 seconds east, 286.62 feet; and south 71 degrees 28 minutes 56 seconds east, 801.52 feet; thence leaving the centerline of Coahulla Creek and running south 05 degrees 36 minutes 31 seconds east a distance of 394.17 feet; thence south 09 degrees 30 minutes 29 seconds west a distance of 577.78 feet; thence south 00 degrees 28 minutes 52 seconds west a distance of 1,495.05 feet; thence south 89 degrees 32 minutes 11 seconds east a distance of 220.05 feet; thence south 00 degrees 30 minutes 06 seconds west a

distance of 553.72 feet to the POINT OF BEGINNING.

EASEMENTS:

The above described properties are subject to easements, restrictions and covenants of record in so far as the same may lawfully affect them.

The lands within the boundaries herein set forth shall be designated and shown on the official zoning map of Whitfield County, Georgia.

SECTION TWO

List of Property in the Historic District and Ownership Thereof

The following is the ownership of the Praters Mill Historic Site as created in Section One hereof and the owner thereof is set forth.

Owner

Whitfield County Georgia, 300 West Crawford Street, Dalton, GA 30602

SECTION THREE

Certificate of Appropriateness

Upon the effective date of this Ordinance, no material change in the appearance of any building, structure, site, object, landscape feature or work of art within the designated Prater's Mill Historic Site shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the Whitfield County Historic Preservation Commission.

SECTION FOUR

After the effective date of this Ordinance, the designated property shall be shown on the official zoning map of Whitfield County.

SO ORDAINED this 26th day of October, 2020.

WHITFIELD COUNTY, GEORGIA

By: _____

Lynn Laughter, Chair