



# Dallas Planning Commission

Thursday, June 26, 2025

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.*

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## AGENDA

### CALL TO ORDER

### MINUTES APPROVAL

1. Approval of the 5/22/25 Meeting Minutes

### RECOGNITION OF VISITORS

None

### REPORTS

None

### OLD BUSINESS

None

### NEW BUSINESS

2. Zoning Application Z-2025-02 The City of Dallas (Applicant) and 101 Bainbridge Way, LLC (Titleholder), have applied to rezone the property at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID 138.4.2.017.0000 and Parcel ID 138.4.2.011.0000 in Land Lot 344, in the 2nd District, 3rd Section, of Paulding County.
3. Special Exception Use Permit Application SEP-2025-01 Grace Baptist Church (Applicant/Titleholder) and, Thomas H Brown (Representative), have applied for a special exception permit for a portion of land in Land Lot(s) 230 in the 2nd District, 3rd Section, of Paulding County, located at 123 Watson Dr, Dallas, GA 30132 within Paulding County, GA. Current Zoning District of the subject property is C-1 in the City of Dallas. C-1 zoning district in the City of Dallas allows the use of Place of Worship subject to a Special Exception Permit issued by the City of Dallas - Planning Commission.

### ADJOURNMENT



# Dallas Planning Commission

Thursday, May 22, 2025

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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## MINUTES

### CALL TO ORDER

#### PRESENT

David Holt  
Terry Johnson  
Andrew Nesbit  
Sammy Callahan

#### ABSENT

Ryan Ayers

### MINUTES APPROVAL

1. Consideration for the approval of the Minutes from the 9/19/24 meeting.

Motion to approve the Minutes from the 9/19/24 meeting.

Motion made by Callahan, Seconded by Johnson.

Voting Yea: Callahan, Johnson, Nesbit

### RECOGNITION OF VISITORS

None

### REPORTS

None

### OLD BUSINESS

None

### NEW BUSINESS

2. Re-election of Chairperson, Vice Chairperson, and Secretary.

Motion to approve David Holt as Chairperson.

Motion made by Johnson, seconded by Callahan  
Voting Yea: Holt, Johnson, Callahan, Nesbit

Motion to approve Terry Johnson as Vice Chairperson.

Motion made by Callahan, Seconded by  
Voting Yea: Holt, Callahan, Johnson, Nesbit

Motion to approve Ryan Ayers as Secretary.  
Motion made by Johnson, Seconded by Callahan  
Voting Yea: Johnson, Holt, Callahan, Nesbit

2. Annexation Application A-2025-01 David Pearson Communities, Inc. (Applicant/Titleholder), and J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP (Representative), have applied and seeks to annex & zone approximately 318.428 acres of property located at 3097 Cole Lake Road Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, six hundred seventy (670) unit single-family community. The subject property is located and legally known by Parcel ID No.170.2.3.001.0000 in Land Lot(s) 586, 638, 639, 640, 658, 659, 710, 711, 730, and 731, in 2nd District, 3rd Section, of Paulding County.

Motion to approve public a total of thirty (30) minutes for public and applicant comments regarding annexation and rezoning requests A-2025-01 and Z-2025-01, allowing time for both those in favor and those in opposition.

Motion made by Callahan, Seconded by Johnson  
Voting yea: Johnson, Callahan, Nesbit

Kevin J. Moore spoke in favor of Annexation Application A-2025-01.

Wayne McCallie, Robert pate, Todd Pownall, Todd Jones, Chloe Brinkley, Barbara Brush, Kim Chastain, Missa Finklea, Karen Thomason, Paula Standridge, and Kathleen Guess spoke in opposition of Annexation Application A-2025-01.

Motion to recommend denial of Annexation Application A-2025-01.

Motion made by Johnson, Seconded by Callahan.  
Voting Yea: Johnson, Nesbit, Callahan

3. Zoning Application Z-2025-01 David Pearson Communities, Inc. (Applicant/Titleholder), and J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP (Representative), have applied and seeks to annex & zone approximately 318.428 acres of property located at 3097 Cole Lake Road Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, six hundred seventy (670) unit single-family community. The subject property is located and legally known by Parcel ID No.170.2.3.001.0000 in Land Lot(s) 586, 638, 639, 640, 658, 659, 710, 711, 730, and 731, in 2nd District, 3rd Section, of Paulding County.

Kevin J. Moore spoke in favor of Zoning Application Z-2025-01.

Wayne McCallie, Robert pate, Todd Pownall, Todd Jones, Chloe Brinkley, Barbara Brush, Kim Chastain, Missa Finklea, Karen Thomason, Paula Standridge, and Kathleen Guess spoke in opposition of Zoning Application Z-2025-01.

Motion to recommend Zoning Application Z-2025-01 for R-2 zoning with stipulations 1-14 and a density of 2.1 units per acre in the event Mayor and Council approves Annexation Application A-2025-01.

Motion made by Johnson, Seconded by Callahan.  
Voting Yea: Johnson, Nesbit, Callahan

## ADJOURNMENT

Motion to adjourn.

Motion made by Callahan, Seconded by Johnson  
Voting Yea: Johnson, Nesbit, Callahan

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**Secretary**

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**Date**

## **Z-2025-02**

### **REZONING APPLICATION AND DOCUMENTS:**

Attachment A – Z-2025-02 Rezoning Official Application  
 Attachment B – Z-2025-02 Boundary Survey / Legal Description  
 Attachment C – Z-2025-01 Warranty Deed  
 Attachment D - Z-2025-02 101 Bainbridge Way LLC \_LEGAL NOTICE  
 Attachment E - Z-2025-02 101 Bainbridge Way LLC \_Surrounding Property Owners Letter  
 Attachment F – Z-2025-02 Zoning / Rezoning Request Disposition Form

### **STAFF COMMENTS:**

*City of Dallas* (Applicant) and, *101 Bainbridge Way, LLC* (Titleholder), have applied to rezone property located at *101 Bainbridge Way, Dallas, GA 30132*, from *R-2* (City of Dallas) to *C-1* (City of Dallas). The subject property is located and legally known by Parcel ID No. *138.4.2.017.0000* and Parcel ID No. *138.4.2.011.0000* in Land Lot *344*, in *2<sup>nd</sup>* District, *3<sup>rd</sup>* Section, of Paulding County.

*Properties that border the site to the north, south, east, and west are all within the city limits of Dallas.*

#### **A. Existing land use and zoning classification of nearby property:**

##### **ADJACENT ZONING**

**NORTH: R-2 City**

**EAST: R-2 City and C-1 City**

**SOUTH: C-1 City**

**WEST: C-1 City**

##### **ADJACENT DEVELOPMENT**

**NORTH: Bainbridge Subdivision**

**EAST: Bainbridge Subdivision; Vacant C-1 lot**

**SOUTH: Existing residential homes**

**WEST: Commercial Development**

#### **B. Permitted Use impact on adjacent properties**

- *None – This rezoning request corrects an error in the city’s official zoning map.*

#### **C. Adverse effect on the usability of adjacent or nearby property**

- *None*

#### **D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools**

- *None – Original development was constructed in conformity*

**E. Supported by current conditions**

- *Public Water supply via City of Dallas. Water supply capacity verified.*
- *Public Sanitary Sewer connection via City of Dallas. Sanitary sewer capacity verified.*
- *Public Roadway connection via Bainbridge Way / Merchants Drive.*
- *Other available utility connections: Power – GA Power; Gas – multiple providers; Telecom – multiple providers*

**F. 2022 Comprehensive Plan**

*Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Employment Corridor area, per the supporting policy map shown on page 88 (MAP2.30). Property is also adjacent to a crossroad area of influence. Property is also shown to be located in City of Dallas Sewer Service Area.*

**STAFF RECOMMENDATIONS:**

**Based on the preceding analysis, if the planning commission votes to recommend approval, staff recommends the following stipulations be applied:**

None – The rezoning request corrects an error found on the city zoning map.

**Unless explicitly stated herein, all other lot development standards shall comply with the C-1 zoning district as written in the City of Dallas Code of Ordinances.**

*The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.*



## ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # 2-2025-02Hearing Dates: PC: 6-26-25 CC: 7-7-25 Time/Date Stamp

6/2/25

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: City of Dallas Business phone: 770 443 8110 Cell: NAAddress: 129 E Memorial Drive Home phone: NACity: Dallas State: GA Zip: 30132 Fax phone: NAE-mail address: tclark@dallas-ga.gov

Applicant's Signature

Signed, sealed and delivered in the presence of

Notary Public

Brandon Rakestraw  
Printed Name of Signatory9/6/2025  
Date Notary Commission ExpiresRepresentative: Brandon Rakestraw Phone: 770 443 8110 Cell: NAAddress: 320 E Foster Avenue City: Dallas State: GA Zip: 30132E-mail address: Brakestraw@dallas-ga.gov Fax phone: NA

Representative's Signature

Signed, sealed and delivered in the presence of

Notary Public

Brandon Rakestraw  
Printed Name of Signatory9/6/2025  
Date Notary Commission ExpiresTitleholder: 101 Bainbridge Way LLC Business phone: 470 400 5445 Home phone: NA  
(Each Titleholder must have a separate, complete form with notarized signatures)Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214

Signature

Gabriel C. Jonjo

CHINESE MAURICE AGBASIONWE

Signed, sealed and delivered in the presence of  
Notary Public, State of New York  
Qualified in Kings Co. No. 01JO6007722My commission expires 5/26/2026  
Notary Public5-26-26  
Date Notary Commission Expires

## Property Information

Present Zoning Classification: R2 Single Family Residential Requested Zoning Classification: C1 Commercial Low DensityTotal Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000  
138.4.2.017.0000Location of Property: 101 Bainbridge Way, Dallas Ga 30132 Bainbridge Way and Merchants Drive  
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Commercial officeFiled with City: June 2nd 2025 (Date) (Signature)City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations:

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations:



## Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

I / We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. I / We (Cross Out One) hereby certify there are / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

I / We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. I / We (Cross Out One) hereby certify there is / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

Signature of Applicant/Representative

Date

6/2/2025

Printed Name of Applicant/Representative

Brandon Rakestraw

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

9/6/2025

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

# Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), CITY OF DALLAS, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

N/A

I (we), CITY OF DALLAS, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

N/A

Date

6/2/2025

Applicant



**101 BAINBRIDGE WAY  
REZONING EXHIBIT A  
LEGAL DESCRIPTION**

All that tract or parcel of land lying in Land Lot 344, Second District, Third Section, Paulding County, City of Dallas, Georgia, and being more particularly described as follows:

**BEGINNING AT A POINT, said point being the intersection of the northeasterly margin of the right-of-way of Merchants Drive - Business Route No. 6 (right-of-way varies) with the northwesterly margin of the right-of-way of Bainbridge Way (50-foot right of way); thence running along said northeasterly margin of the right-of-way of Merchants Drive - Business Route No. 6 the following course and distance, North 39 Degrees 40 Minutes 57 Seconds West, a distance of 135.00 feet to a point; thence leaving said right-of-way, run North 50 Degrees 19 Minutes 04 Seconds, a distance of 166.74 feet to a point; thence run South 42 Degrees 42 Minutes 57 Seconds East, a distance of 133.82 feet, to a point on the northwesterly margin of the right-of-way of Bainbridge Way; thence running along said northwesterly margin of Bainbridge Way along a curve to the right an arc distance of 51.62 feet, (said arc being subtended by a chord with a bearing of South 48 Degrees 48 Minutes 03 Seconds West, and chord distance of 51.61 feet, and a radius distance of 975.00 feet) to a point; thence continuing along said northwesterly margin of Bainbridge Way, South 50 Degrees 19 Minutes 04 Seconds West, a distance of 122.23 feet, to the POINT OF BEGINNING.**

Said tract or parcel of land containing 0.527 acres, and being more particularly shown as Lot 113 and Lot 114 on the "Final Plat of Bainbridge Subdivision Phase Two", prepared by Dean C. Olson, R.L.S., dated February 12, 2002, and recorded on February 12, 2002 in Plat Book 36, Page 196, Paulding County, Georgia Records.

eFiled and eRecorded  
DATE: 04/04/2025  
TIME: 8:01 AM  
DEED BOOK: 5224  
PAGE: 967 - 971  
FILING FEES: \$25.00  
TRANSFER TAX: \$1,727.00  
PT61: 1102025001745  
RECORDED BY: EM  
CLERK: Sheila Butler  
Paulding County, GA

Item 2.

Return Recorded Document to:  
Rand & Associates, LLC  
9755 Dogwood Road, Suite 250  
Roswell, GA 30075  
(678) 597-4950  
FILE #: 24-790  
Parcel ID(S): 138.1.3.003.0000 and 138.4.2.017.0000

**LIMITED  
WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF FULTON**

THIS INDENTURE made this 31<sup>st</sup> day of March, 2025, between Willran Investments, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and 101 Bainbridge Way LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

(A) ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 344, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, CITY OF DALLAS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART BY REFERENCE HEREOF.

(B) ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW LOCATED ON THE LAND; AND

(C) ALL EASEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, VAULTS, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, WATER, WATER COURSES, WATER RIGHTS AND POWERS, MINERALS, FLOWERS, SHRUBS, CROPS, TREES, TIMBER AND OTHER EMBLEMENTS NOW LOCATED ON THE LAND OR UNDER OR ABOVE THE SAME OR ANY PART OR PARCEL THEREOF, AND ALL ESTATES, RIGHTS, TITLES, INTERESTS, PRIVILEGES, LIBERTIES, TENEMENTS, HEREDITAMENTS AND APPURTENANCES, REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, WHATSOEVER, IN ANY WAY BELONGING, RELATING, OR APPERTAINING TO THE PREMISES OR ANY PART THEREOF, OR WHICH HEREAFTER SHALL IN ANY WAY BELONG, RELATE OR BE APPURTENANT THERETO, NOW OWNED BY GRANTOR.

This Deed is given subject to all easements and restrictions of record.

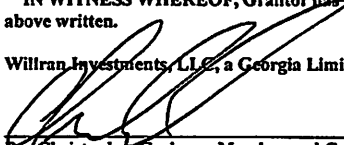
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

This Deed and the warranty of title contained herein are made subject to the items set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

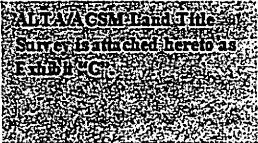
Willran Investments, LLC, a Georgia Limited Liability Company

  
(SEAL)  
By: Christopher Cochran, Member and Co-Manager

Thomas W Williams Jr. (SEAL)  
By: Thomas W. Williams Jr., Member and Co-Manager

Signed, sealed, and delivered in presence of:

Witness  
[Signature]  
Notary Public



**EXHIBIT "B"**  
**Permitted Exceptions**

1. 2025 REAL PROPERTY TAXES NOT YET DUE AND PAYABLE.
2. THOSE MATTERS AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY MADE BY CARLTON RAKESTRAW JR. GRLS: 2236 FOR CARLTON RAKESHAW & ASSOCIATES, DATED MARCH 17, 2025, SIGNED AND CERTIFIED MARCH 24, 2025, AS PROJECT NO. 25-020.

**Z-2025-02**

**COMPLETED**

June 2, 2025

Item 2.

**POSTED**

***CITY OF DALLAS  
LEGAL NOTICE  
ZONING/REZONING***

City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder), have applied to rezone property located at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID No. 138.4.2.017.0000 and Parcel ID No. 138.4.2.011.0000 in Land Lot 344, in 2<sup>nd</sup> District, 3<sup>rd</sup> Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on June 26, 2025 at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on July 7, 2025 at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

This the 2<sup>nd</sup> day of June, 2025

City of Dallas (Applicant)

101 Bainbridge Way, LLC. (Titleholder)



Community Development Department  
129 E. Memorial Dr. Dallas, GA 30132  
Director – Brandon Rakestraw  
[brakestraw@dallas-ga.gov](mailto:brakestraw@dallas-ga.gov)  
[www.dallasga.gov](http://www.dallasga.gov)

## **Z-2025-02**

### **CITY OF DALLAS**

### **LEGAL NOTICE**

### **ZONING/REZONING**

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This the 2<sup>nd</sup> day of June, 2025

City of Dallas (Applicant)

101 Bainbridge Way, LLC. (Representative)

Sincerely,

Brandon Rakestraw  
Community Development Director

#	PARCEL ID	OWNER NAME	STREET	CITY, STATE, ZIP	MAILING ADDRESS	MAILING CITY, STATE, ZIP
1	138.4.2.024.0000	Quality Carpet Sales & Services INC	419 Merchants Dr	Dallas, GA 30132	419 Merchants Dr	Dallas, GA 30132
2	138.4.2.023.0000	Quality Carpet Sales & Services INC	415 Merchants Dr	Dallas, GA 30132	415 Merchants Dr	Dallas, GA 30132
3	138.1.3.051.0000	Old Harris LLC	Unaddressed		2604 County Line Rd	Acworth, GA 30101
4	138.1.3.017.0000	Richard & Pamela Blevins	330 Merchants Dr	Dallas, GA 30132	363 Merchants Dr	Dallas, GA 30132
5	138.1.3.010.0000	Thomas & Annette McCullough	320 Merchants Dr	Dallas, GA 30132	320 Merchants Dr	Dallas, GA 30132
6	138.4.2.018.0000	SFR JV 2 2022 1 Borrower LLC	107 Bainbridge Way	Dallas, GA, 30132	15771 Red Hill Ave Ste. 100	Tustin, CA 92780
7	138.4.25.014.000	Teresa R. Dempsy	105 bainbridge Way	Dallas, GA 30132	105 Bainbridge Way	Dallas, GA 30132
8	138.4.2.016.0000	Kyle Octava Long & Ryan Edward Long	100 Bainbridge Way	Dallas, GA 30132	100 Bainbridge Way	Dallas, GA 30132
9	138.4.2.015.0000	GCC Holdings LLC	100 Bainbridge Way	Dallas, GA 30132	260 International Pkwy Ste. 100	Dallas, GA 30157
10	138.4.2.009.0000	Gretel Ladutko	596 Hardee St	Dallas, GA 30132	3845 Butterfield Dr NW	Kennesaw, GA, 30152

For City Use

## CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZOING REQUESTED BY CITY OF DALLAS AT THE DALLAS COUNCIL ROOM. SAID HEARING WAS HELD ON JUNE 26<sup>th</sup> 2025.

THE CITY OF DALLAS PLANNING COMMISSION RECOMMENDS TO THE DALLAS CITY COUNCIL THAT THE ABOVE APPLICATION BE:

- ☐ APPROVED
- ☐ DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE ZONING AMENDMENT.

<p>THE REZONING REQUEST IS BEING CARRIED FORWARD</p> <p>TO CORRECT AN ERROR ON THE CITY ZONING MAP.</p> <p> </p> <p> </p> <p> </p> <p> </p>
---

DATE 6/26/2025

\_\_\_\_\_  
SECRETARY TO THE PLANNING  
COMMISSION

\_\_\_\_\_  
PRINTED NAME



## ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # 2-2025-02Hearing Dates: PC: 6-26-25 CC: 7-7-25 Time/Date Stamp

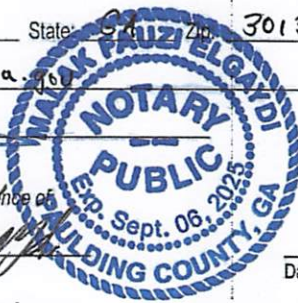
(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: City of Dallas Business phone: 770 443 8110 Cell: NAAddress: 129 E Memorial Drive Home phone: NACity: Dallas State: GA Zip: 30132 Fax phone: NAE-mail address: tclark@dallas-ga.gov

Applicant's Signature

Signed, sealed and delivered in the presence of

Notary Public

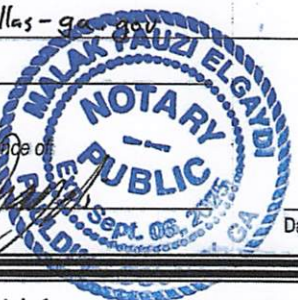

Brandon Rakestraw  
Printed Name of Signatory

9/6/2025  
Date Notary Commission Expires
Representative: Brandon Rakestraw Phone: 770 443 8110 Cell: NAAddress: 320 E Foster Avenue City: Dallas State: GA Zip: 30132E-mail address: Brakestraw@dallas-ga.gov Fax phone: NA

Representative's Signature

Signed, sealed and delivered in the presence of

Notary Public


Brandon Rakestraw  
Printed Name of Signatory

9/6/2025  
Date Notary Commission Expires
Titleholder: 101 Bainbridge Way LLC Business phone: \_\_\_\_\_ Home phone: NA

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214

Signature

Gabriel C. Jonjo

Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Public, State of New York  
Qualified in Kings Co. No. 01JO6007722

Notary Public

My commission expires 5/26/2026

Date Notary Commission Expires

## Property Information

Present Zoning Classification: R2 Single Family ResidentialRequested Zoning Classification: C1 Commercial Low DensityTotal Acreage of Zoning/Rezoning Application: .53Acreage of Titleholder: .53Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000  
138.4.2.017.0000Location of Property: 101 Bainbridge Way, Dallas Ga 30132 Bainbridge Way and Merchants Drive

Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Commercial officeFiled with City: JUNE 2<sup>ND</sup> 2025 (Date)

(Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: \_\_\_\_\_

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: \_\_\_\_\_



## Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

I / We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. I / We (Cross Out One) hereby certify there are / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

I / We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. I / We (Cross Out One) hereby certify there is / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

\_\_\_\_\_  
Signature of Applicant/Representative

\_\_\_\_\_  
Date

6/2/2025

Brandon Rakstrom  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Notary Public Signature



\_\_\_\_\_  
Commission Expiration

\_\_\_\_\_  
Signature of Applicant/Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Commission Expiration



# Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), CITY OF DALLAS, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

N/A

I (we), CITY OF DALLAS, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

N/A

Date

6/2/2025

Applicant

**CITY OF DALLAS  
LEGAL NOTICE  
ZONING / REZONING**



I / WE (Choose one), CITY OF DALLAS  
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 344  
IN THE 2<sup>nd</sup> DISTRICT AND 3<sup>rd</sup> SECTION OF PAULDING COUNTY, LOCATED  
AT 101 Bainbridge Way WITHIN THE CITY OF DALLAS, GEORGIA,  
FROM A ZONING DISTRICT OF R2 - Single Family Residential TO A ZONING DISTRICT OF  
C1 - Commercial Low Density SUBJECT TO PUBLIC HEARING TO BE HELD AT  
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON JUNE 26<sup>th</sup> 2025 @ 6pm BEFORE THE  
CITY OF DALLAS PLANNING COMMISSION AND ON JULY 7<sup>th</sup> 2025 @ 5:15pm BEFORE THE  
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE 2<sup>ND</sup> DAY OF JUNE, 2025.

CITY OF DALLAS  
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: PC: 6/5, 6/12, 6/19, AND 6/26 of 2025  
AND THE WEEK OF: CC: 6/5, 6/12, 6/19, AND 6/26 of 2025  
AND THE WEEK OF: [Signature]

For City Use

# CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZOING REQUESTED BY CITY OF DALLAS AT THE DALLAS COUNCIL ROOM. SAID HEARING WAS HELD ON JUNE 26<sup>th</sup> 2025.

THE CITY OF DALLAS PLANNING COMMISSION RECOMMENDS TO THE DALLAS CITY COUNCIL THAT THE ABOVE APPLICATION BE:

- ☐ APPROVED
- ☐ DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE ZONING AMENDMENT.

THE REZONING REQUEST IS BEING CARRIED FORWARD

TO CORRECT AN ERROR ON THE CITY ZONING MAP.

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6/26/2025  
DATE

\_\_\_\_\_  
SECRETARY TO THE PLANNING  
COMMISSION

\_\_\_\_\_  
PRINTED NAME

eFiled and eRecorded  
DATE: 04/04/2025  
TIME: 8:01 AM  
DEED BOOK: 6224  
PAGE: 967 - 971  
FILING FEES: \$25.00  
TRANSFER TAX: \$1,727.00  
PT61: 1102025001745  
RECORDED BY: EM  
CLERK: Sheila Butler  
Paulding County, GA

Item 2.

Return Recorded Document to:  
Rand & Associates, LLC  
9755 Dogwood Road, Suite 250  
Roswell, GA 30075  
(678) 597-4950  
FILE #: 24-790  
Parcel ID(S): 138.1.3.003.0000 and 138.4.2.017.0000

## LIMITED WARRANTY DEED

### STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE made this 31<sup>st</sup> day of March, 2025, between Willran Investments, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and 101 Bainbridge Way LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

(A) ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 344, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, CITY OF DALLAS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART BY REFERENCE HEREOF.

(B) ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW LOCATED ON THE LAND; AND

(C) ALL EASEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, VAULTS, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, WATER, WATER COURSES, WATER RIGHTS AND POWERS, MINERALS, FLOWERS, SHRUBS, CROPS, TREES, TIMBER AND OTHER EMBLEMENTS NOW LOCATED ON THE LAND OR UNDER OR ABOVE THE SAME OR ANY PART OR PARCEL THEREOF, AND ALL ESTATES, RIGHTS, TITLES, INTERESTS, PRIVILEGES, LIBERTIES, TENEMENTS, HEREDITAMENTS AND APPURTENANCES, REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, WHATSOEVER, IN ANY WAY BELONGING, RELATING, OR APPERTAINING TO THE PREMISES OR ANY PART THEREOF, OR WHICH HEREAFTER SHALL IN ANY WAY BELONG, RELATE OR BE APPURTENANT THERETO, NOW OWNED BY GRANTOR.

This Deed is given subject to all easements and restrictions of record.

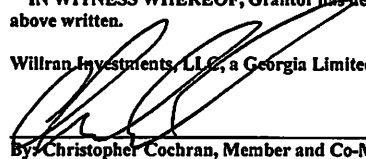
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

This Deed and the warranty of title contained herein are made subject to the items set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Willran Investments, LLC, a Georgia Limited Liability Company

  
(SEAL)  
By: Christopher Cochran, Member and Co-Manager

Thomas W Williams Jr. (SEAL)  
By: Thomas W. Williams Jr., Member and Co-Manager

Signed, sealed, and delivered in presence of:

Witness  
[Signature]  
Notary Public



**EXHIBIT "B"**  
**Permitted Exceptions**

1. 2025 REAL PROPERTY TAXES NOT YET DUE AND PAYABLE.
2. THOSE MATTERS AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY MADE BY CARLTON RAKESTRAW JR. GRLS: 2236 FOR CARLTON RAKESHAW & ASSOCIATES, DATED MARCH 17, 2025, SIGNED AND CERTIFIED MARCH 24, 2025, AS PROJECT NO. 25-020.



**101 BAINBRIDGE WAY  
REZONING EXHIBIT A  
LEGAL DESCRIPTION**

**All that tract or parcel of land lying in Land Lot 344, Second District, Third Section, Paulding County, City of Dallas, Georgia, and being more particularly described as follows:**

**BEGINNING AT A POINT, said point being the intersection of the northeasterly margin of the right-of-way of Merchants Drive - Business Route No. 6 (right-of-way varies) with the northwesterly margin of the right-of-way of Bainbridge Way (50-foot right of way); thence running along said northeasterly margin of the right-of-way of Merchants Drive - Business Route No. 6 the following course and distance, North 39 Degrees 40 Minutes 57 Seconds West, a distance of 135.00 feet to a point; thence leaving said right-of-way, run North 50 Degrees 19 Minutes 04 Seconds, a distance of 166.74 feet to a point; thence run South 42 Degrees 42 Minutes 57 Seconds East, a distance of 133.82 feet, to a point on the northwesterly margin of the right-of-way of Bainbridge Way; thence running along said northwesterly margin of Bainbridge Way along a curve to the right an arc distance of 51.62 feet, (said arc being subtended by a chord with a bearing of South 48 Degrees 48 Minutes 03 Seconds West, and chord distance of 51.61 feet, and a radius distance of 975.00 feet) to a point; thence continuing along said northwesterly margin of Bainbridge Way, South 50 Degrees 19 Minutes 04 Seconds West, a distance of 122.23 feet, to the POINT OF BEGINNING.**

**Said tract or parcel of land containing 0.527 acres, and being more particularly shown as Lot 113 and Lot 114 on the "Final Plat of Bainbridge Subdivision Phase Two", prepared by Dean C. Olson, R.L.S., dated February 12, 2002, and recorded on February 12, 2002 in Plat Book 36, Page 196, Paulding County, Georgia Records.**

**Z-2025-02**

**COMPLETED**

June 2, 2025

Item 2.

**POSTED**

***CITY OF DALLAS  
LEGAL NOTICE  
ZONING/REZONING***

City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder), have applied to rezone property located at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID No. 138.4.2.017.0000 and Parcel ID No. 138.4.2.011.0000 in Land Lot 344, in 2<sup>nd</sup> District, 3<sup>rd</sup> Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on June 26, 2025 at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on July 7, 2025 at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

This the 2<sup>nd</sup> day of June, 2025

City of Dallas (Applicant)

101 Bainbridge Way, LLC. (Titleholder)

THE UNITED STATES OF AMERICA  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

TO : DIRECTOR, FBI  
FROM : SAC, NEW YORK  
SUBJECT: [Illegible]

[Several paragraphs of illegible text follow, appearing to be a memorandum or report.]

RECEIVED  
FBI NEW YORK  
JUN 10 1964

POSTED

62-5032-43

COMPLETED

#	PARCEL ID	OWNER NAME	STREET	CITY, STATE, ZIP
1	138.4.2.024.0000	Quality Carpet Sales & Services INC	419 Merchants Dr	Dallas, GA 30132
2	138.4.2.023.0000	Quality Carpet Sales & Services INC	415 Merchants Dr	Dallas, GA 30132
3	138.1.3.051.0000	Old Harris LLC	Unaddressed	
4	138.1.3.017.0000	Richard & Pamela Blevins	330 Merchants Dr	Dallas, GA 30132
5	138.1.3.010.0000	Thomas & Annette McCullough	320 Merchants Dr	Dallas, GA 30132
6	138.4.2.018.0000	SFR JV 2 2022 1 Borrower LLC	107 Bainbridge Way	Dallas, GA, 30132
7	138.4.25.014.0000	Teresa R. Dempsy	105 bainbridge Way	Dallas, GA 30132
8	138.4.2.016.0000	Kyle Octava Long & Ryan Edward Long	100 Bainbridge Way	Dallas, GA 30132
9	138.4.2.015.0000	GCC Holdings LLC	100 Bainbridge Way	Dallas, GA 30132
10	138.4.2.009.0000	Gretel Ladutko	596 Hardee St	Dallas, GA 30132

## SEP-2025-01

### **REZONING APPLICATION AND DOCUMENTS:**

Attachment A – SEP-2025-01 Special Exception Application  
 Attachment B – SEP-2025-01 Boundary Survey / Legal Description  
 Attachment C – SEP-2025-01 Warranty Deed  
 Attachment D - SEP-2025-01 Grace Baptist LEGAL NOTICE  
 Attachment E - SEP-2025-01 Grace Baptist Surrounding Property Owners Letter  
 Attachment F – SEP-2025-01 Special Exception Permit Request Disposition Form

### **STAFF COMMENTS:**

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder) and, Thomas Brown, CEO (Representative), have applied for a Special Exception Permit for a portion of land in Land Lot 230 in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at the following address, 123 Watson Drive, Dallas, GA 30132 within Paulding County, Georgia. Current Zoning District of subject property is C-1 in the City of Dallas. The C-1 zoning district in the City of Dallas allows the specific use of Places of Worship, subject to a Special Exception Permit issued by the City of Dallas – Planning Commission.

*Properties that border the site to the north, south, east, and west are all within the city limits of Dallas.*

#### **A. Existing land use and zoning classification of nearby property:**

##### **ADJACENT ZONING**

**NORTH: R-1 City**

**EAST: R-1 City**

**SOUTH: CBD City**

**WEST: R-1 and C-1 City**

##### **ADJACENT DEVELOPMENT**

**NORTH: Coach Lane Subdivision**

**EAST: Existing residential**

**SOUTH: Vacant**

**WEST: Existing commercial and residential**

#### **B. Permitted Use impact on adjacent properties**

- *Increase traffic during hours of operation.*

#### **C. Adverse effect on the usability of adjacent or nearby property**

- *None*

**D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools**

- *Increased traffic on Watson Drive and other nearby collector roads.*

**E. Supported by current conditions**

- *Public Water supply via City of Dallas. Water supply capacity verified.*
- *Public Sanitary Sewer connection via City of Dallas. Sanitary sewer capacity verified.*
- *Public Roadway connection via Watson Drive / Confederate Ave.*
- *Other available utility connections: Power – GA Power; Gas – multiple providers; Telecom – multiple providers*

**F. 2022 Comprehensive Plan**

*Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Character Corridor, and Employment Corridor area, per the supporting policy map shown on page 88 (MAP2.30). Property is also adjacent to a crossroad area of influence. Property is also shown to be located in City of Dallas Sewer Service Area.*

**STAFF RECOMMENDATIONS:**

**Based on the preceding analysis, if the planning commission votes to recommend approval, staff recommends the following stipulations be applied:**

- 1- *Business is to hire and provide traffic control services (Officer)during all hours of operation. This includes services, school, events, or any additional times of operation. This shall satisfy subsection 4.04(2)f(ii)requirement for location with frontage or direct access to an arterial street.*

**Unless explicitly stated herein, all other lot development standards shall comply with the C-1 zoning district as written in the City of Dallas Code of Ordinances.**

*The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.*



# SPECIAL EXCEPTION PERMIT APPLICATION Application# SEP-2025-01

City of Dallas, Georgia

Hearing Dates: PC: 06/26/2025

OFFICE USE:

Time/Date Stamp

Item 3.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Grace Bapt. Church of Mableton INC Business phone: 770-222-3330 Cell: Thomas Brown 404-804-9908

Address: 123 Watson Dr. Home phone: \_\_\_\_\_

City: Dallas State: Ga Zip: 30132 Fax phone: \_\_\_\_\_

E-mail address: Thrown @ graceea

Applicant's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Public

Date Notary Commission Expires

Representative: Thomas H Brown Phone: \_\_\_\_\_ Cell: 404-804-9908

Address: 107 Bush creek way City: Bremen State: Ga Zip: 30110

E-mail address: Thomas brown 1127 @ yahoo.com Fax phone: \_\_\_\_\_

Representative's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Public

Date Notary Commission Expires

Titleholder: Grace Bapt Church of Mableton INC Business phone: 770-222-3330 Home phone: \_\_\_\_\_

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 123 Watson Dr City: Dallas State: Ga Zip: 30132

Printed Name of Signatory

Date Notary Commission Expires

## Property Information

Present Zoning Classification: C-1 Requested Zoning Classification (if required): C-1 with SEP

Total Acreage of Zoning/Rezoning Application: 2.16 Acreage of Titleholder: 2.16

Land Lot(s): 230 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 116.3.4.010.0000

Location of Property: 123 Watson Dr. Dallas, Ga 30132

Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Place of worship

Filed with Community Development Director: JUNE 2nd 2025 (Date) \_\_\_\_\_ (Signature)

City of Dallas Planning Commission \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Other the Special Exception Permit Request

Conditions, reasons, stipulations: REQUEST SPECIAL EXCEPTION PERMIT FOR PLACE OF WORSHIP.



## Applicant / Representative Attendance Required

**Applicant or representative must be present at the public hearings before the Dallas Planning Commission. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission sole discretion.**

I / We (Cross Out One) have investigated the site as to the existence of archaeological and/or architectural landmarks. I / We (Cross Out One) hereby certify there ~~are~~ are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

I / We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. I / We (Choose One) hereby certify there ~~is~~ is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

THAB  
Signature of Applicant/Representative

6-2-25  
Date

Thomas H Brown  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Tara Wysner  
Notary Public Signature

10/28/28  
Commission Expiration

THAB  
Signature of Applicant/Representative

6-2-25  
Date

Thomas H Brown  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Tara Wysner  
Public Signature

10/28/28  
Commission Expiration

# Disclosure Statement

(Required by O.C.G.A. 36-67A)



~~I/ We~~ (Cross Out One), Grace Bapt church of mableton inc  
do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

NO exceptions

~~I/ We~~ (Cross Out One), Grace Bapt Church of Mableton Inc  
do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

NONE

6-2-25  
Date

JL AB  
Applicant

**SEP-2025 -01**

**CITY OF DALLAS  
LEGAL NOTICE  
SPECIAL EXCEPTION PERMIT**

Grace Bapt Church of Mableton INC (Applicant/Titleholder) and,  
Thomas H Brown (Representative), have  
applied for a special exception permit for a portion of land in Land Lot(s) 230  
in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at the following address,  
123 Watson Dr Dallas, Ga 30132  
within Paulding County, Georgia. Current Zoning District of subject property is C-1  
in the City of Dallas. C-1 zoning district in the City of Dallas allows the specific  
use of PLACE OF WORSHIP subject to a Special Exception Permit issued  
by the City of Dallas - Planning Commission.

A public hearing is to be held on 26<sup>th</sup> day of JUNE, 2025 at 6:00pm before the  
City of Dallas - Planning Commission; public hearing will be held in the Council Chambers of  
City of Dallas – City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This the 2<sup>nd</sup> day of JUNE, 2025

Grace Bapt Church of Mableton INC (Applicant/Titleholder)  
Thomas H Brown (Representative)

*[Signature]*

**SEP-2025-01**

COMPLETE

Item 3.

June 2, 2025

**POSTED**

**CITY OF DALLAS  
LEGAL NOTICE  
SPECIAL EXCEPTION PERMIT**

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder) and, Thomas Brown, CEO (Representative), have applied for a Special Exception Permit for a portion of land in Land Lot 230 in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at the following address, 123 Watson Drive, Dallas, GA 30132 within Paulding County, Georgia. Current Zoning District of subject property is C-1 in the City of Dallas. The C-1 zoning district in the City of Dallas allows the specific use of Places of Worship, subject to a Special Exception Permit issued by the City of Dallas – Planning Commission.

A public hearing is to be held on 26<sup>th</sup> day of June, 2025 at 6:00pm before the City of Dallas - Planning Commission; public hearing will be held in the Council Chambers of City of Dallas – City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This the 2<sup>nd</sup> day of June, 2025

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder)  
Thomas Brown, CEO (Representative)



THE CITY OF  
**DALLAS**  
GEORGIA

Community Development Department  
129 E. Memorial Dr. Dallas, GA 30132  
Director – Brandon Rakestraw  
[brakestraw@dallas-ga.gov](mailto:brakestraw@dallas-ga.gov)  
[www.dallasga.gov](http://www.dallasga.gov)

Item 3.

**APPROVED**

**SEP-2025-01**  
**CITY OF DALLAS**  
**LEGAL NOTICE**  
**SPECIAL EXCEPTION PERMIT**

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder) and, Thomas Brown, CEO (Representative), have applied for a Special Exception Permit for a portion of land in Land Lot 230 in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at the following address, 123 Watson Drive, Dallas, GA 30132 within Paulding County, Georgia. Current Zoning District of subject property is C-1 in the City of Dallas. The C-1 zoning district in the City of Dallas allows the specific use of Places of Worship, subject to a Special Exception Permit issued by the City of Dallas – Planning Commission.

The public hearing for the Planning & Zoning Commission will be held on June 26, 2025 at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

This the 2<sup>nd</sup> day of June, 2025

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder)

Thomas H Brown, CEO (Representative)

Sincerely,

Brandon Rakestraw  
Community Development Director

Return to: Coats and Cordle, Attorneys at Law Inc  
12419 Veterans Memorial Hwy  
Douglasville, GA 30134  
RC240496

eFiled and eRecorded  
DATE: 12/31/2024  
TIME: 2:19 PM  
DEED BOOK: 5186  
PAGE: 127 - 128  
FILING FEES: \$25.00  
TRANSFER TAX: \$1,200.00  
PARTICIPANT ID: 5008023863  
PARTICIPANT ID: 7067927936  
PT61: 1102024007895  
RECORDED BY: EM  
CLERK: Sheila Butler  
Paulding County, GA

Item 3.

STATE OF GEORGIA  
COUNTY OF Douglas

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of December, 2024 between

**FI Sims Investments LLC**

(hereinafter referred to as "Grantor") and

**Grace Baptist Church of Mableton, Inc**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT 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 of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 2ND DISTRICT AND 3RD SECTION OF PAULDING COUNTY, GEORGIA AND WITHIN THE CITY LIMITS OF DALLAS, AND BEING MORE PARTICULARLY DESCRIBED AS TRACE ONE, 2.16 ACRES ON A PLAT OF SURVEY FOR JEFFRY L. EBERHART & DEBRA L. EBERHART, BY TIBBITS LAND SURVEYING, INC., CERTIFIED BY RANDY L. TIBBITS, GEORGIA REGISTERED LAND SURVEYOR NO. 21378, DATED AUGUST 23, 1995, LAST REVISED JULY 24, 1998, FILED FOR RECORD MAY 3, 2000 AND RECORDED IN PLAT BOOK 33, PAGE 93, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF PAULDING COUNTY, GEORGIA, WHICH PLAT AND THE RECORD THEREOF BEING EXPRESSLY BY REFERENCE INCORPORATED INTO AND MADE A PART OF THIS DESCRIPTION.

TAX ID#R0043-51

This Deed is given subject to all easements and restrictions of record.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

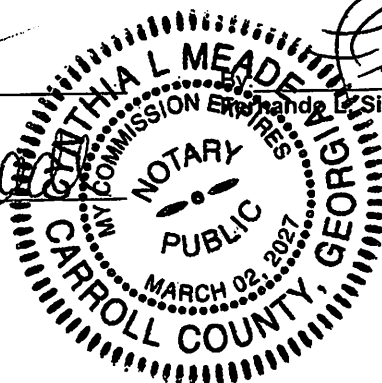
Signed, sealed, and delivered  
in the presence of:

**FI Sims Investments LLC**

Witness

Notary Public

Commission expires:



By Richard L. Sims, Member

(Seal)

**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2024 and subsequent years, not due and payable.
2. Rights of tenants under leases, written or oral, recorded or unrecorded, to possession of the premises as tenants only.
3. Sign and Parking Easement Agreement between Debra L. Eberhart, Trustee of the Debra L. Eberhart Living Trust Dated March 11, 1997 and Jeff Eberhart Funeral Home, Inc., a Georgia corporation, dated July 14, 2000, filed for record July 18, 2000 and recorded in Deed Book 886, Page 123, Paulding County, Georgia records (affects appurtenant property).
4. All matters as disclosed upon that plat of survey for Jeffery L. Eberhart & Debra L. Eberhart, by Tibbitts Land Surveying, certified by Randy L. Tibbitts, Georgia Registered Land Surveyor No. 2137, dated August 23, 1995, last revised July 24, 1998, filed for record May 3, 2000 and recorded in Plat Book 33, Page 93, aforesaid records, including but not limited to the following:
  - (a) Georgia Power brass disc found on the southwest corner of subject property;
  - (b) Power pole located on the southwest corner of subject property;
  - (c) Power lines traversing across the center of subject property;
  - (d) Power poles located on the northern portion of subject property;
  - (e) Power lines traversing across the north to northeast portion of subject property;
  - (f) Wood fencing traversing along the western property line and continuing north along subject property;
  - (g) Sanitary sewer easement running along the easterly portion of property to one story brick and frame building;
  - (h) Wood fencing traversing along the southeast property line;
  - (i) Wall running along the southern property line and southwest property line.

{000276527-1; }

## SPECIAL EXCEPTION LETTER OF INTENT FOR GRACE BAPTIST CHURCH

Grace Baptist Church of Mableton is applying for a Special Exception Use to operate a church at 123 Watson Drive (formerly Eberhart Funeral Home). The subject property is located in Land Lot 230 of the 2<sup>nd</sup> District and 3<sup>rd</sup> Section of Paulding County, GA. The property is currently zoned C-1 (Commercial Low Density). Per the Unified Development Code of Dallas churches or places of worship are allowed to operate within the C-1 Zoning District with a Special Exception Use (Sec. 4.13). At this time the only proposed modifications to the site are building renovations and required maintenance of the existing detention pond.

### Existing Site



### UDO Sec. 8.14 – PLACES OF WORSHIP

#### 1) Location

- a) Places of Worship shall be permitted only on a lot which has frontage on or direct access to an arterial street as identified by functional classification of roadways in Subsection 4.04(2)f(ii).

*Watson Drive is not considered an arterial street. To help maintain the flow of traffic during peak usage times the owner will pay the cost of providing a Traffic Control Officer.*

#### 2) Parking

- a) Off-street parking shall be provided as specified in the Section 7.02 – Off-Street Parking and Loading of this Code.

*The current site currently has 86 off-street parking spaces provided.*

#### 3) Setbacks

- a) All buildings shall be setback thirty feet from the side and rear property lines.

*The existing building meets this requirement*

#### 4) Buffers

- a) When a church adjoins a residential use, a buffer shall be provided within a thirty (30) foot setback area. (See Section 7.08 – Tree Conservations, Buffers, and Landscape Compliance)

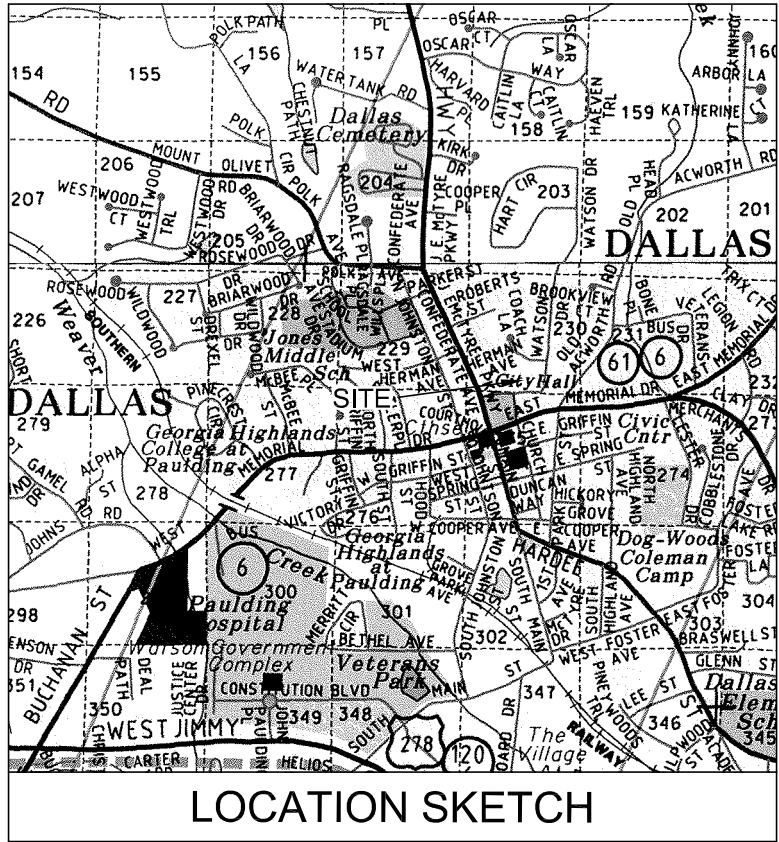
*The existing site has a natural buffer along with a 6 feet high wood privacy fence along all property lines abutting residential uses with the exception of the eastern property line (see image below). The existing entrance and parking area for this site extends to the property line and the adjoining neighbor has buildings and a wood privacy fence constructed along this line. The planting of trees and landscaping along this line would have an adverse effect on both parcels.*



#### 5) Accessory Uses

- a) A Special Exception shall be required prior to establishing school, over-night shelter, indigent food service or full-time child care facilities, subject to the requirements of Section 11.09 – Special Exception Procedure

*Not anticipated or applicable at this time*



AREA  
2.16 ACRES

WAIVER REQUEST  
THE OWNER IS REQUESTING A WAIVER FOR THE ARTERIAL STREET FRONTAGE REQUIREMENT FOR PLACES OF WORSHIP. WATSON DRIVE IS NOT CLASSIFIED AS A ARTERIAL STREET, HOWEVER THE ENTRANCE TO THIS SITE IS LOCATED 475 FEET FROM S.R. 61 (CONFEDERATE AVE).

TO HELP MAINTAIN THE FLOW OF TRAFFIC ALONG WATSON DRIVE THE OWNER AGREES TO PAY THE COST OF PROVIDING A TRAFFIC CONTROL OFFICER DURING PEAK USAGE TIMES.



**CARLTON RAKESTRAW & ASSOCIATES**  
REGISTERED LAND SURVEYORS  
2203 CHARLES HARDY PKWY DALLAS, GEORGIA 30157  
PHONE: 770-443-2200 FAX: 770-443-2300

PROJECT NO: 25-011  
PLOT FILE # 20-011 SEP  
DATE: 2-25-25  
DRAWN BY: W.C.R.3  
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) - 230  
2nd DISTRICT, 3rd SECTION  
DALLAS, PAULDING COUNTY, GEORGIA

SPECIAL EXCEPTION PLOT PLAN FOR  
**GRACE BAPTIST CHURCH**

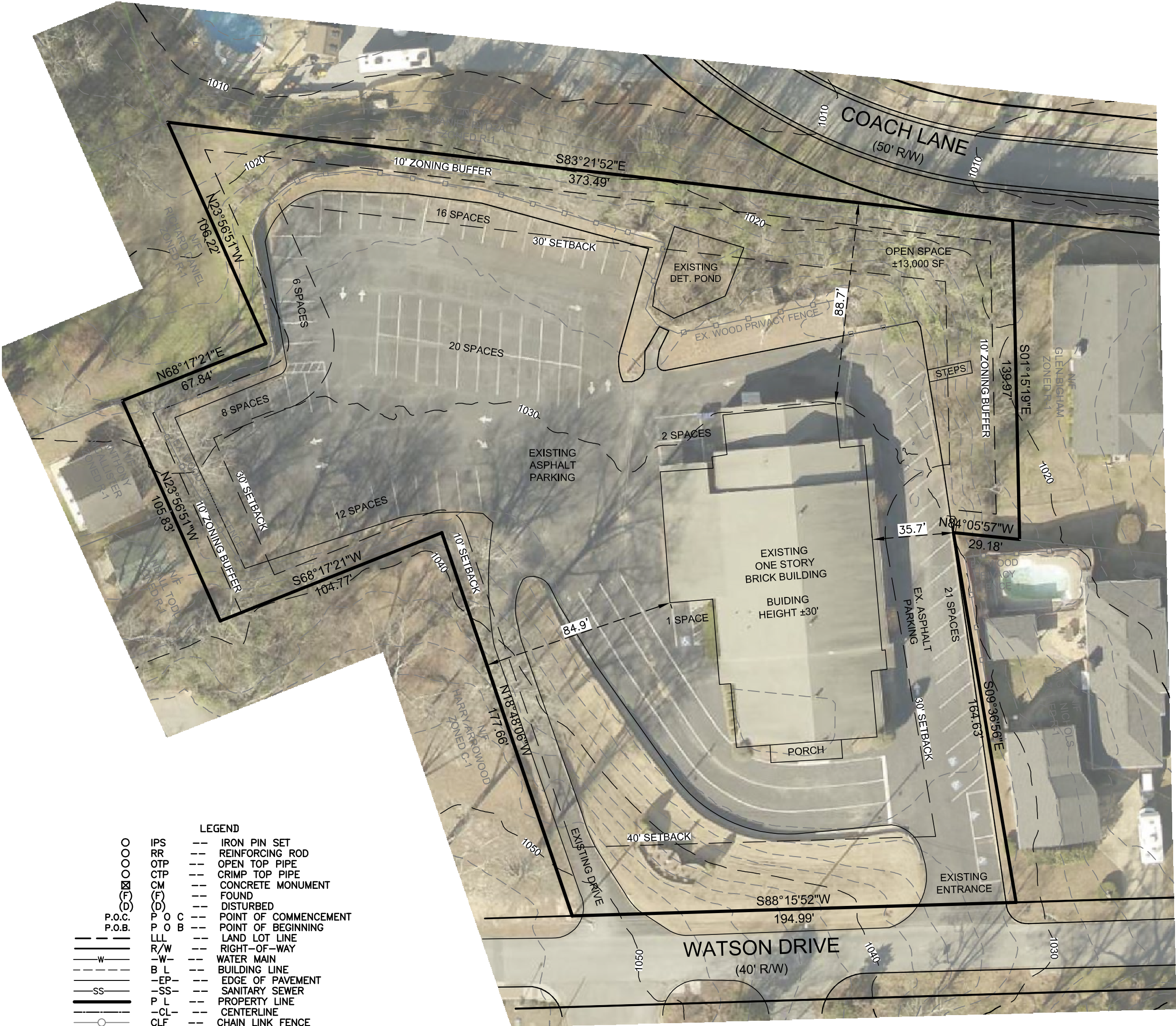


GENERAL INFORMATION

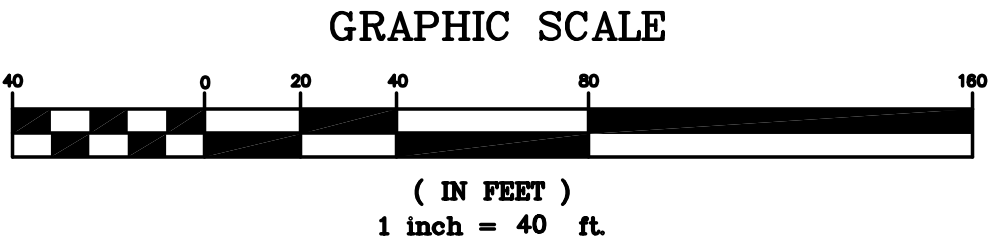
- OWNER / APPLICANT:  
GRACE BAPTIST CHURCH OF MABLETON INC.  
5790 POWDER SPRINGS RD SW  
POWDER SPRINGS, GA 30127  
C/O JOSHUA BELT 404-268-5227
- BOUNDARY INFORMATION SHOWN IS BASED ON A DEEDS AND PLATS OF RECORD. NO FIELD WORK HAS BEEN COMPLETED BY CRA AT THIS TIME.
- SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0173C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEP. 29, 2006.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- EXISTING IMPROVEMENTS SHOWN WERE TAKEN FROM AERIAL IMAGERY AND PREVIOUS SURVEYS.

SITE / ZONING INFORMATION

- SITE ADDRESS - 123 WATSON DR, DALLAS, GA 30132  
TAX PARCEL # - 116.3.4.010.0000
- THE PROPOSED USE FOR THIS SITE IS A CHURCH.
- CURRENT ZONING IS C-1 (COMMERCIAL LOW DENSITY)
- LOT REQUIREMENTS  
MINIMUM LOT SIZE - ONE ACRE  
MINIMUM ROAD FRONTAGE - 50 FEET  
MINIMUM LOT WIDTH - 100 FEET  
MAXIMUM BUILDING HEIGHT - 45 FEET
- NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- WATER SERVICE PROVIDED BY THE CITY OF DALLAS.
- SANITARY SEWER SERVIVE PROVIDED BY THE CITY OF DALLAS.
- NO EASEMENTS ARE KNOWN TO IMPACT THIS SITE
- MINIMUM BUILDING SETBACKS  
FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 20 FEET
- PARKING REQUIREMENTS  
1 SPACE PER 4 FIXED SEATS IN THE MAIN AUDITORIUM  
PROPOSED SEATS IN MAIN AUDITORIUM - 297  
REQUIRED SPACES (297 / 4 = 75 REQUIRED SPACES)  
EXISTING PARKING SPACES PROVIDED - 86



LEGEND	
---	IRON PIN SET
---	REINFORCING ROD
---	OPEN TOP PIPE
---	CRIMP TOP PIPE
---	CONCRETE MONUMENT
---	FOUND
---	DISTURBED
---	POINT OF COMMENCEMENT
---	POINT OF BEGINNING
---	LAND LOT LINE
---	RIGHT-OF-WAY
---	WATER MAIN
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	SANITARY SEWER
---	PROPERTY LINE
---	CENTERLINE
---	CHAIN LINK FENCE
---	BARBED WIRE FENCE
---	POWER POLE
---	GUY WIRE
---	FIRE HYDRANT
---	WATER METER
---	GATE VALVE
---	SANITARY SEWER EASEMENT
---	CORRIGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	DRAINAGE AREA
---	ELEVATION
---	DRAINAGE EASEMENT
---	BENCH MARK



Return to: Coats and Cordle, Attorneys at Law Inc  
12419 Veterans Memorial Hwy  
Douglasville, GA 30134  
RC240496

eFiled and eRecorded

DATE: 12/31/2024

TIME: 2:19 PM

DEED BOOK: 5186

PAGE: 127 - 128

FILING FEES: \$25.00

TRANSFER TAX: \$1,200.00

PARTICIPANT ID: 5008023863

PARTICIPANT ID: 7067927936

PT61: 1102024007895

RECORDED BY: EM

CLERK: Sheila Butler  
Paulding County, GA

Item 3.

STATE OF GEORGIA  
COUNTY OF Douglas

### LIMITED WARRANTY DEED

THIS INDENTURE, made on **30th day of December, 2024** between

**FI Sims Investments LLC**

(hereinafter referred to as "Grantor") and

**Grace Baptist Church of Mableton, Inc**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

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TAX ID#R0043-51

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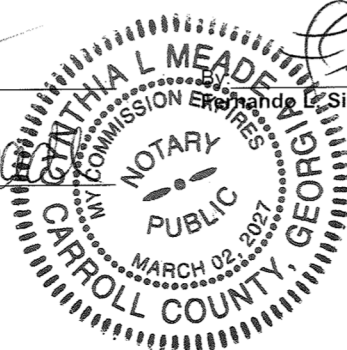
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered  
in the presence of:

**FI Sims Investments LLC**

Witness

Notary Public  
Commission expires:



**Remando L. Sims, Member**

(Seal)

**EXHIBIT "B"****PERMITTED EXCEPTIONS**

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{00027627-1; }

#	PARCEL ID	OWNER NAME	STREET	CITY, STATE, ZIP
1	116.3.4.086.0000	Randall Arrowood	165 Confederate Ave	Dallas, GA 30132
2	116.3.4.009.0000	Randall J. Todd	169 Confederate Ave	Dallas, GA 30132
3	116.3.4.039.0000	Anthony & Tonya Mcallister	171 Confederate Ave	Dallas, GA 30132
4	116.3.4.045.0000	Richard A. Daniel	173 Confederate Ave	Dallas, GA 30132
5	116.3.4.049.0000	175 Confederate Avenue LLC	175 Confederate Ave	Dallas, GA 30132
6	116.3.4.075.0000	Daniel & Monica Rydza	103 Coach Ln	Dallas, GA 30132
7	116.3.4.082.0000	Beverley Ann Finch	102 Coach Ln	Dallas, GA 30132
8	116.3.4.083.0000	Revocable Trust C/O Joseph Edwards & Sher	100 Coach Ln	Dallas, GA 30132
9	116.3.4.042.0000	Glenn & Kristi Bigham	127 Watson Dr	Dallas, GA 30132
10	116.3.4.035.0000	Angel Parker Nichols	125 Watson Dr	Dallas, GA 30132
11	116.3.4.084.0000	John & June Henderson	150 E Memorial Dr	Dallas, GA 30132
12	116.3.4.029.0000	GCC Holdings LLC	E Memorial Dr	Dallas, GA 30132
13	116.3.4.020.0000	f Regents of the Uni Sys of GA C/O Vice Cha	120 E Memorial Dr	Dallas, GA 30132