



Dallas Planning Commission

Thursday, March 30, 2023

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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 at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

MINUTES APPROVAL

- [1.](#) Minutes from the April 29th, 2022 meeting.

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

- [2.](#) Special Use Permit- West Dallas LLC
3. Text Amendments
- [4.](#) Initiation of rezoning for Helping Hands new location
5. Election of Officials

ADJOURNMENT



Dallas Planning Commission
Friday, April 29, 2022
6:00 PM
City Hall, 129 E Memorial Dr, Dallas GA 30132

MINUTES

CALL TO ORDER

PRESENT

Commissioner David Holt
Commissioner Terry Johnson
Commissioner Ryan Ayers
Commissioner Andrew Nesbit

ABSENT

Commissioner Debra Ewing

MINUTES APPROVAL

1. Minutes from the December 2nd, 2021 meeting

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

RECOGNITION OF VISITORS

Debbie Parsons

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. Zoning Application Z-2022-01, Adam Baker, SA Land Group

Motion to approve Zoning Application Z-2022-01 with the following stipulations.

1. Fee simple detached single-family residential community.
2. Developer will install flock cameras at all access points into the development that is compatible with the City of Dallas Police Department.

3. Minimum lot size 7500 square feet.
4. Minimum side setback: 10 feet.
5. Minimum lot width: 50 feet at building setback.
6. Minimum front setback: 20 feet.
7. Provide minimum setback from Merchants Drive of 35 feet.
8. Owner/Developer shall supply City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.
9. Developer agreement required for sewer upgrade.
10. Application Z-2022-02 to match the conditions of the first application Z-2022-02.

Motion made by Commissioner Holt, Seconded by Commissioner Nesbit.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

3. Zoning Application Z-2022-02, Adam Baker, SA Land Group

Motion to approve Zoning Application Z-2022-02 with the following stipulations.

1. Fee simple detached single-family residential community.
2. Developer will install flock cameras at all access points into the development that is compatible with the City of Dallas Police Department.
3. Minimum lot size 7500 square feet.
4. Minimum side setback: 10 feet.
5. Minimum lot width: 50 feet at building setback.
6. Minimum front setback: 20 feet.
7. Provide minimum setback from Merchants Drive of 35 feet.
8. Owner/Developer shall supply City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.
9. Developer agreement required for sewer upgrade.
10. Application Z-2022-02 to match the conditions of the first application Z-2022-02.

Motion made by Commissioner Holt, Seconded by Commissioner Nesbit.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

4. De-annexation Application A-2022-01, Brian Stover of West Dallas, LLC
Motion to deny De-annexation Application A-2022-01

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Nay: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

5. Election of new Officers

Motion to approve David Holt as Chairman, Terry Johnson as Vice Chairman, and Ryan Ayers as Secretary.

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

Board Secretary

Date

SPECIAL LAND USE APPLICATION
FOR THE
WEST DALLAS LLC
MATERIALS RECOVERY FACILITY
AND TRANSFER STATION
CITY OF DALLAS
PAULDING COUNTY, GEORGIA
APRIL 2022
REVISED JULY 2022 & FEBRUARY 2023



Prepared By:



Harbin Engineering, P. C.
41 West Johnston Street
Forsyth, GA 31029
Phone: (478) 992-9122
Fax: (478) 994-0439

www.harbinengineering.com

TABLE OF CONTENTS:**SPECIAL LAND USE APPLICATION REQUIREMENTS**

- 1. Zoning/Rezoning Application**
- 2. Applicant Attendance Form**
- 3. Disclosure Statement**
- 4. Legal Notice of Zoning / Rezoning Form**
- 5. Boundary Survey (2 Copies Provided)**
- 6. Site Plan (20 Copies Provided)**
- 7. Site Plan (8/12 x 11 Size)**
- 8. Current Legal Description of Property**
- 9. Copy of Signed & Recorded Final Plat – NOT APPLICABLE**
- 10. Copy of Warranty Deed**
- 11. List of Names, Mailing Addresses, & Tax Parcel ID Number
of Adjoining Property Owners**
- 12. Documentation from the Tax Commissioner of No Outstanding Taxes**
- 13. Applications for Medical Hardships – NOT APPLICABLE**
- 14. Filing Fee (Attach Receipt at Time of Payment)**
- 15. Additional Information – NOT APPLICABLE Unless Requested**

1. Zoning/Rezoning Application



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: West Dallas LLC Business phone: 770-443-2213 Cell: 404-483-0991
 Address: 248 West Paulding Industrial Parkway (Mailing: P.O. Box 1790) Home phone: _____
 City: Dallas State: GA Zip: 30132 Fax phone: _____
 E-mail address: bldrolloff@mindspring.com

[Signature]
 Applicant's Signature

Brian Stover
 Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
 Notary Public

3-2-2025
 Date Notary Commission Expires



Representative: Harbin Engineering Phone: 478-992-9122 Cell: 678-588-0032
 Address: 41 W Johnston Street City: Forsyth State: GA Zip: 31029
 E-mail address: dhenry@harbinengineering.com Fax phone: 478-994-0439

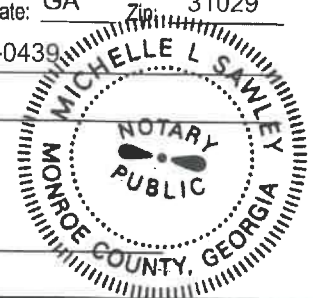
[Signature]
 Representative's Signature

David G. Henry
 Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
 Notary Public

1-21-2024
 Date Notary Commission Expires



Titleholder: West Dallas LLC Business phone: 770-443-2213 Home phone: 404-483-0991

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

248 West Paulding Industrial Parkway
 Address: (Mailing: P.O. Box 1790) City: Dallas State: GA Zip: 30132

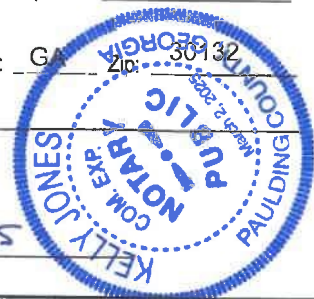
[Signature]
 Signature

Brian Stover
 Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
 Notary Public

3-2-2025
 Date Notary Commission Expires



Property Information * (All or portions of Land Lots 208, 209, 224, 225, 226, 279, and 280.)

H-1; (Special Land use: Solid Waste Handling, Materials Recovery Facility)

Present Zoning Classification: H-1 Heavy Industrial

Requested Zoning Classification: _____

Total Acreage of Zoning/Rezoning Application: 112.086 acres

Acreage of Titleholder: 167.78 acres

Land Lot(s) *See Note Above District(s): 2nd Section(s): Third Tax Parcel I.D. Number(s): 117.3.4.001.0000

Location of Property: West Paulding Industrial Parkway (address not yet assigned); south of 248 West Paulding Industrial Parkway

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): Materials Recovery Facility and Transfer Station for construction & demolition, commercial, industrial, and municipal solid waste; and scrap tire processing.

Filed with City: _____ (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: _____

2. Applicant Attendance Form



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

1-26-2023

Brian Stover

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

3-2-2025

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

3. Disclosure Statement

Disclosure Statement

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



I (~~we~~), Brian Stover, 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:

Brian Stover

I (~~we~~), Brian Stover, 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):

1-26-2023
Date

[Signature]
Applicant

Disclosure Statement

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



I (~~we~~), David Henry, 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:

Brian Stover

I (~~we~~), David Henry, do further certify that I ~~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):

*** Note: Please also refer to the disclosure statement signed by Brian Stover, the Applicant, on a separate page.

2-22-23

Date

David G. Henry

Applicant's Representative

4. Legal Notice of Zoning / Rezoning Form

I/WE ☒ Choose one), West Dallas LLC
 HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) (* SEE NOTE 1 BELOW)
 IN THE 2nd DISTRICT AND Third SECTION OF PAULDING COUNTY, LOCATED
 AT West Paulding Industrial Parkway (address not yet assigned) WITHIN THE CITY OF DALLAS, GEORGIA,
 FROM A ZONING DISTRICT OF H-1 (Heavy Industrial) TO A ZONING DISTRICT OF
(* SEE NOTE 2 BELOW) 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 _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

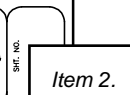
THIS, THE _____ DAY OF _____, 2023.



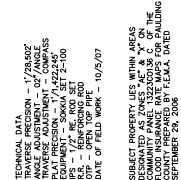
APPLICANT(S) NAME

For City Use

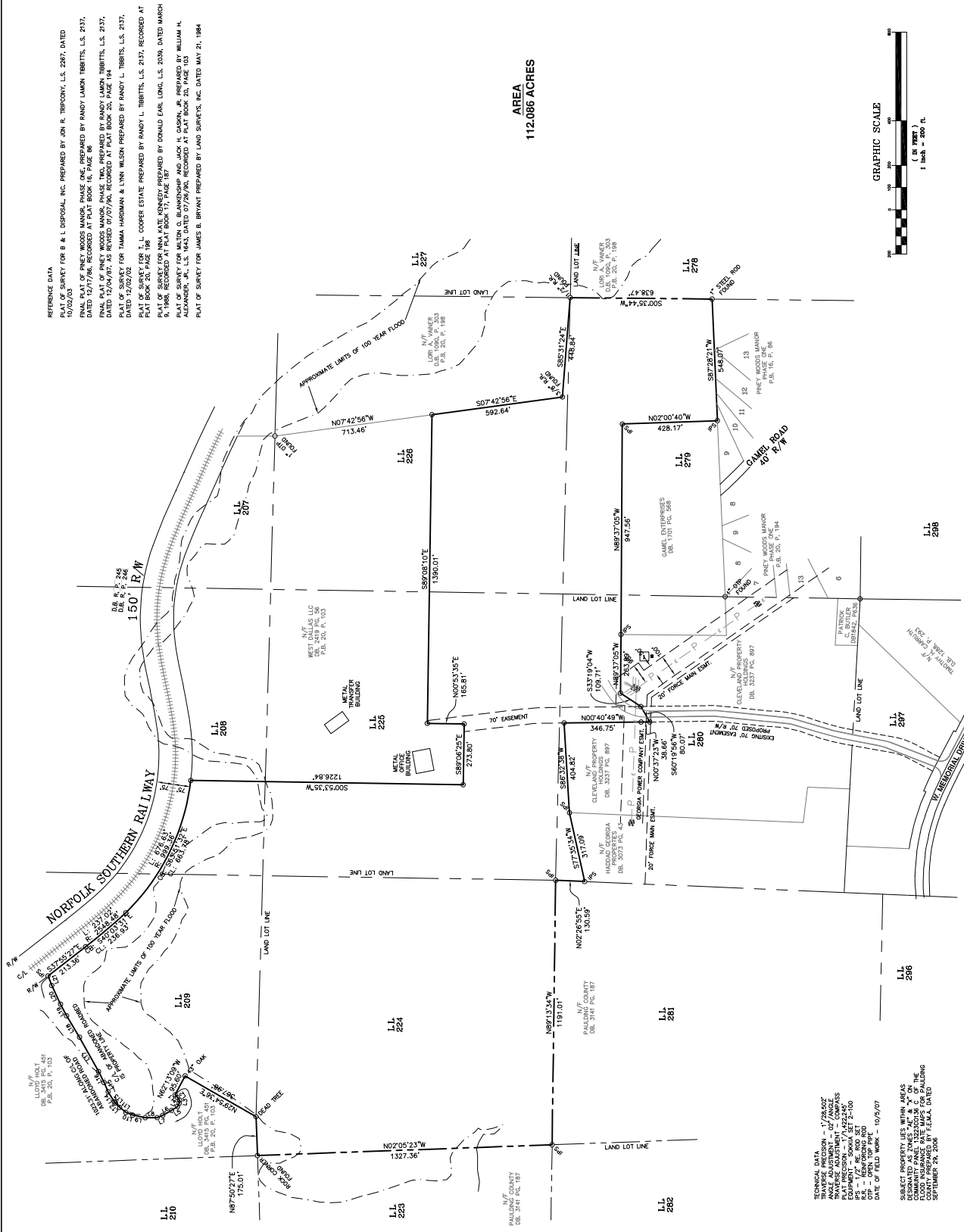
5. Boundary Survey (2 Copies Provided)



—



NAME	LENGTH	COURSES ALONG C/A	OF ABANDONED ROADS
L1	12.825	S10°39'42.52"W	
L2	12.825	S8°24'38.42"W	
L3	13.76	S8°24'38.42"W	
L4	17.92	N63°14'20.5"W	
L5	31.52	N63°14'20.5"W	
L6	45.45	N29°40'14.1"W	
L7	26.96	N29°40'14.1"W	
L8	37.58	N12°24'12.1"E	
L9	37.58	N12°24'12.1"E	
L10	26.96	N34°15'21.2"E	
L11	26.96	N34°15'21.2"E	
L12	26.96	N7°14'44.1"E	
L13	8.16	N45°01'14.9"E	
L14	53.58	N59°01'32.4"E	
L15	44.53	N63°14'20.5"W	
L16	55.57	N63°14'20.5"W	
L17	176.49	N63°14'20.5"W	
L18	112.48	N59°43'24.4"E	
L19	112.48	N59°43'24.4"E	
L20	46.21	N63°14'20.5"W	
L21	46.21	N63°14'20.5"W	



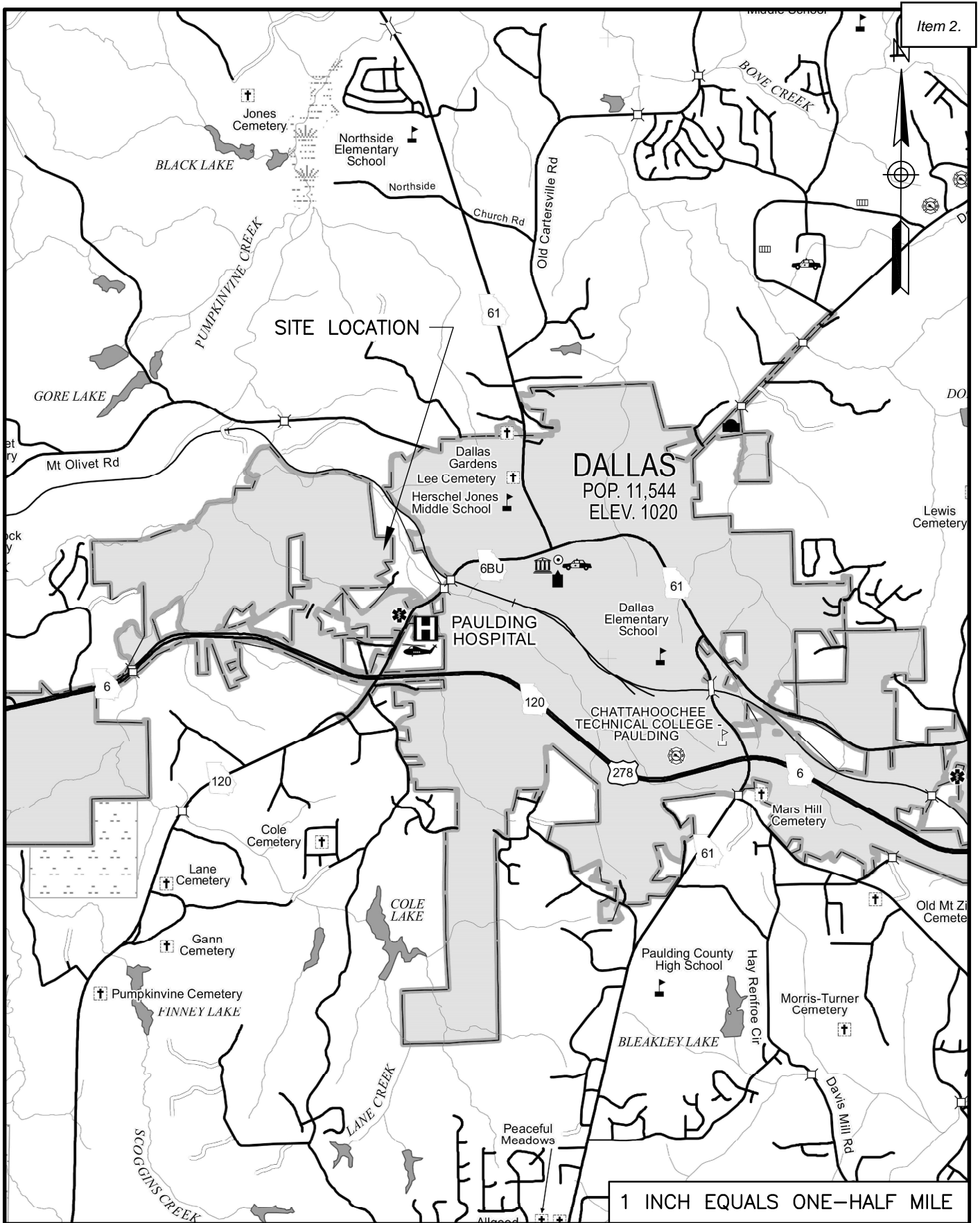
6. Site Plan (20 Copies Provided)



CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

- ☐ Site Development Plan prepared by a Registered Surveyor, Engineer, Land Planner, or Architect (with professional seal and signature affixed) drawn to scale of the subject property.
- ☐ Scale (graphic and verbal).
- ☐ Exact size and location of all buildings, including out lots, for commercial and multi-family projects.
- ☐ Statement of proposed use of property within the requested zoning classification.
- ☐ Required and proposed setbacks and buffers.
- ☐ Parking areas, number of spaces, including access points for commercial and multi-family projects.
- ☐ Show distance from the access point(s) in both directions to all curb cuts, driveways, easements and all points of ingress/egress on both sides of the road within 500 feet of property lines.
- ☐ Current location/vicinity map.
- ☐ North arrow.
- ☐ Land Lot(s)/District(s)/Section depicted on plan and in description box.
- ☐ City and/or County boundary lines depicted on plan, if applicable.
- ☐ Bearings and distances.
- ☐ Adjoining and proposed streets (paving and right-of-way widths).
- ☐ Total acreage (must match application, legal description and survey).
- ☐ Topography depicted at a minimum of 20-foot contour intervals clearly marked and labeled.
- ☐ Show creeks, streams, lakes, etc., with required buffers (50 foot undisturbed buffer and an additional 25 foot impervious buffer, totaling 75 feet, on each side of the stream), or note if not applicable.
- ☐ Detention/Retention areas, or note if not applicable.
- ☐ Easements of any type, or note if not applicable.
- ☐ Cemeteries, Architectural or Archaeological landmarks, or note if not applicable.
- ☐ Property owners and zoning category of adjacent properties depicted on site plan.

*Applicant may be required to furnish additional material
that may aid in the understanding of the request.*



WEST DALLAS LLC

MATERIALS RECOVERY FACILITY AND TRANSFER STATION

SPECIAL LAND USE APPLICATION

VICINITY MAP

FIGURE

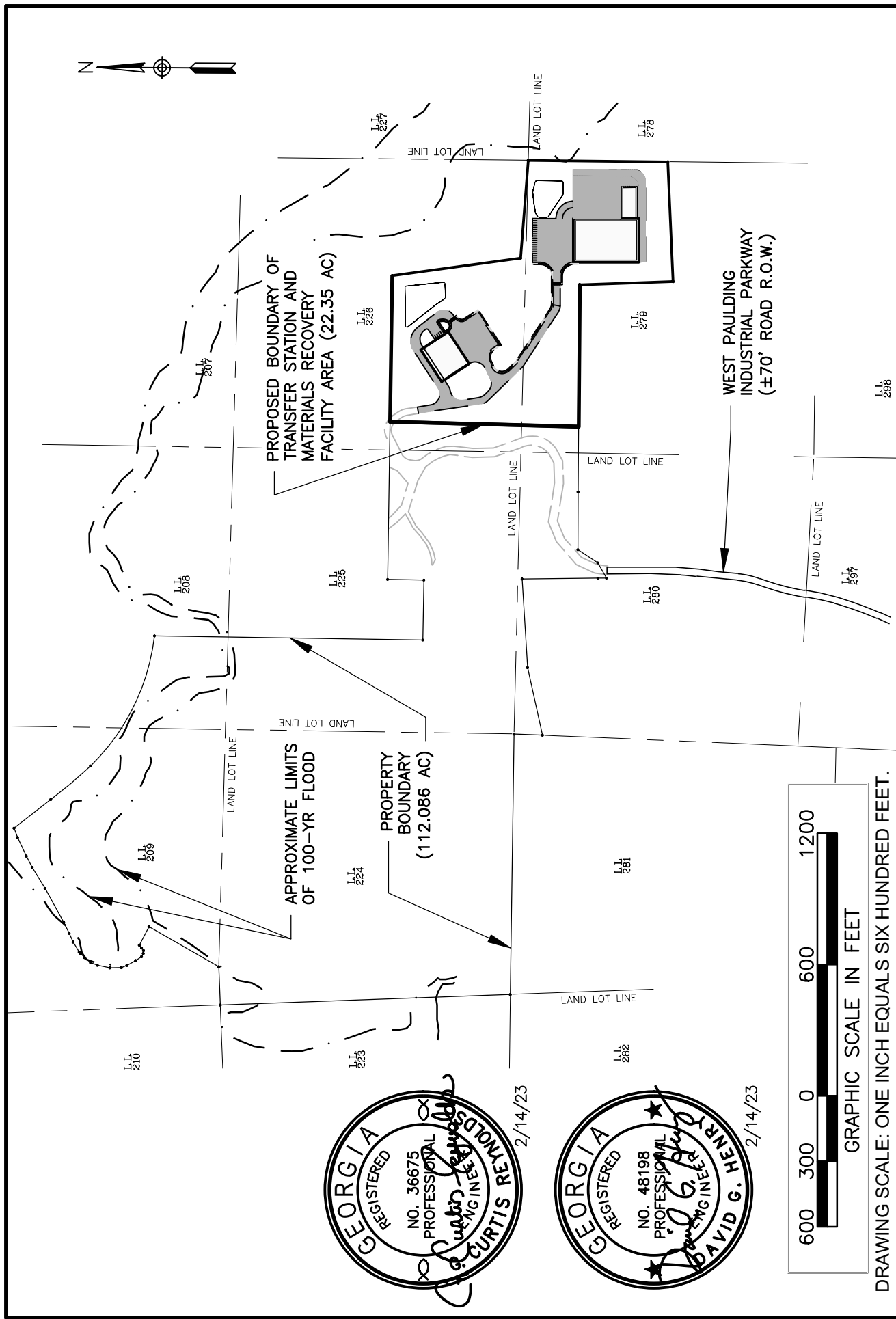
1.0

1 OF 1

20



7. Site Plan (8/12 x 11 Size)



Item 2.

HARBIN ENGINEERING, P.C.
CIVIL & ENVIRONMENTAL CONSULTANTS

41 West Johnston Street
Forsyth, Georgia 31029
Phone (478) 992-9122

WEST DALLAS LLC

CITY OF DALLAS, GA

SPECIAL LAND USE APPLICATION

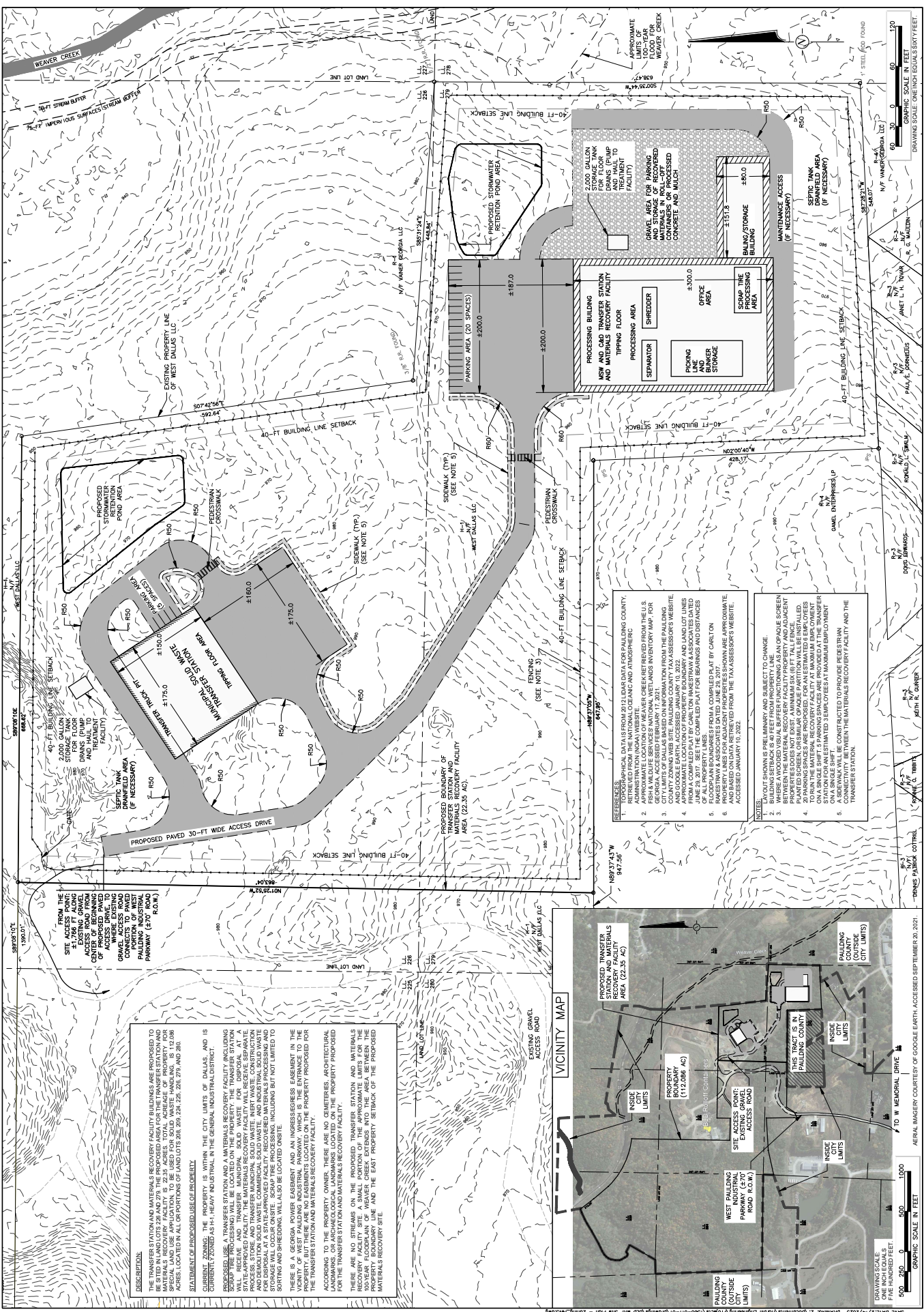
MATERIALS RECOVERY FACILITY AND TRANSFER STATION

SITE PLAN

FIGURE

1.0

23



8. Current Legal Description of Property

All that tract or parcel of land lying in Land Lots 208, 209, 224, 225, 226, 279 and 280, 2nd District, 3rd Section, Paulding County, Georgia, and being shown on a Compiled Plat prepared for West Dallas, LLC, by Carlton Rakestraw & Associates, W. Carlton Rakestraw, Jr, GRLS #2236, dated June 29, 2017, which plat is incorporated by reference thereto and being more particularly described as follows:

Beginning at a Rock Corner Found at the Land Lot Corner Common to Land Lot 209, 210, 223 and 224, said Rock Corner being The True Point of Beginning; thence in a Northeasterly direction along the Land Lot Line common to Land Lots 209 and 224, North 87 DEGREES 50 MINUTES 27 SECONDS East, a distance of 175.01 feet to a Dead Tree; thence leaving the said Land Lot Line of Land Lots 209 and 224 North 29 DEGREES 54 MINUTES 36 SECONDS East, a distance of 367.98 feet to a 43" Oak Tree; thence North 62 DEGREES 13 MINUTES 09 SECONDS West, a distance of 95.60 feet to a point at the centerline of an Abandoned Road; thence continuing along the said Abandoned Road the following courses and distances: South 50 DEGREES 39 MINUTES 56 SECONDS West, a distance of 16.02 feet to a point; South 52 DEGREES 47 MINUTES 09 SECONDS West, a distance of 15.25 feet to a point; North 84 DEGREES 38 MINUTES 42 SECONDS West, a distance of 13.76 feet to a point; North 62 DEGREES 14 MINUTES 05 SECONDS West, a distance of 17.02 feet to a point; North 33 DEGREES 24 MINUTES 52 SECONDS West, a distance of 31.93 feet to a point; North 28 DEGREES 40 MINUTES 14 SECONDS West, a distance of 45.45 feet to a point; North 23 DEGREES 01 MINUTES 52 SECONDS West, a distance of 26.98 feet to a point; North 00 DEGREES 13 MINUTES 14 SECONDS West, a distance of 53.78 feet to a point; North 11 DEGREES 24 MINUTES 12 SECONDS East, a distance of 57.58 feet to a point; North 21 DEGREES 30 MINUTES 41 SECONDS East, a distance of 32.97 feet to a point; North 38 DEGREES 49 MINUTES 35 SECONDS East, a distance of 36.56 feet to a point; North 47 DEGREES 16 MINUTES 44 SECONDS East, a distance of 26.50 feet to a point; North 45 DEGREES 41 MINUTES 49 SECONDS East, a distance of 8.16 feet to a point; North 58 DEGREES 20 MINUTES 32 SECONDS East, a distance of 53.58 feet to a point; North 65 DEGREES 49 MINUTES 59 SECONDS East, a distance of 44.53 feet to a point; North 63 DEGREES 32 MINUTES 49 SECONDS East, a distance of 55.57 feet to a point; North 61 DEGREES 05 MINUTES 12 SECONDS East, a distance of 176.69 feet to a point; North 58 DEGREES 45 MINUTES 44 SECONDS East, a distance of 112.68 feet to a point; North 62 DEGREES 36 MINUTES 56 SECONDS East, a distance of 58.73 feet to a point; North 64 DEGREES 42 MINUTES 52 SECONDS East, a distance of 93.36 feet to a point; North 69 DEGREES 27 MINUTES 00 SECONDS East, a distance of 46.21 feet an iron pin set at the said centerline of an Abandoned Road and the Southerly Right-of-way of Norfolk Southern Railway; thence leaving the said Abandoned Road and continuing along the said Right-of-Way of Norfolk Southern Railway the following courses and distances: South 37 DEGREES 55 MINUTES 27 SECONDS East, a distance of 213.36 feet a point; along a curve to the left having

an arc distance of 237.02 feet; (said arc being subtended by a chord bearing of South 40 DEGREES 03 MINUTES 31 SECONDS East, a chord distance of 236.93 feet and having a radius distance of 2548.48 feet) to a point; along a curve to the left having an arc distance of 676.63 feet; (said arc being subtended by a chord bearing of South 63 DEGREES 51 MINUTES 32 SECONDS East, a chord distance of 663.78 feet and having a radius distance of 999.36 feet) to a point; thence leaving the said Right-of-Way of Norfolk Southern Railway South 00 DEGREES 53 MINUTES 35 SECONDS West, a distance of 1226.84 feet to a point; thence South 89 DEGREES 06 MINUTES 25 SECONDS East, a distance of 273.80 feet to a point; thence North 00 DEGREES 53 MINUTES 35 SECONDS East, a distance of 165.81 feet to a point; thence South 89 DEGREES 08 MINUTES 10 SECONDS East, a distance of 1390.01 feet to a point; thence South 07 DEGREES 42 MINUTES 56 SECONDS East, a distance of 592.64 feet to a 3/8" rebar found; thence South 85 DEGREES 31 MINUTES 24 SECONDS East, a distance of 448.84 feet to a 1/2" rebar found at the Land Lot Corner common to Land Lots 226, 227, 278 and 279; thence continuing along the Land Lot Line common to Land Lots 278 and 279 South 00 DEGREES 35 MINUTES 44 SECONDS West, a distance of 638.47 feet to a 1" steel rod found; thence leaving the said Land Lot Line South 87 DEGREES 28 MINUTES 21 SECONDS West, a distance of 548.07 feet to an iron pin set; thence North 02 DEGREES 00 MINUTES 40 SECONDS West, a distance of 428.17 feet to an iron pin set; thence North 89 DEGREES 37 MINUTES 05 SECONDS West, a distance of 947.56 feet to an iron pin set; thence North 89 DEGREES 37 MINUTES 05 SECONDS West, a distance of 263.89 feet to a point; thence South 33 DEGREES 19 MINUTES 04 SECONDS West, a distance of 109.71 feet to a point; thence South 60 DEGREES 19 MINUTES 56 SECONDS West, a distance of 80.07 feet to a point; thence North 00 DEGREES 37 MINUTES 23 SECONDS West, a distance of 38.66 feet to a point; thence North 00 DEGREES 40 MINUTES 49 SECONDS West, a distance of 346.75 feet to a point; thence South 86 DEGREES 32 MINUTES 38 SECONDS West, a distance of 404.82 feet to an iron pin set; thence South 77 DEGREES 35 MINUTES 34 SECONDS West, a distance of 317.09 feet to an iron pin set; thence North 02 DEGREES 26 MINUTES 55 SECONDS East, a distance of 130.59 feet to iron pin set at the Land Lot Corner common to Land Lots 224, 225, 280 and 281; thence continuing along the Land Lot Line common to Land Lots 224 and 281 North 89 DEGREES 13 MINUTES 34 SECONDS West, a distance of 1191.01 feet to an iron pin set at the Land Lot Corner common to Land Lots 223, 224, 281 and 282; thence continuing along the Land Lot Line common to Land Lots 223 and 224 North 02 DEGREES 05 MINUTES 23 SECONDS West, a distance of 1327.36 feet to a Rock Corner Found, and The True Point of Beginning,

Said tract or parcel containing 112.086 Acres.

9. Copy of Signed & Recorded Final Plat – NOT APPLICABLE

10. Copy of Warranty Deed

Note:

The warranty deed provided from August 2017 (Deed Book 03751, Pages 0235-0242) incorporates a 2014 survey and legal description by Georgia & West Inc., and includes two tracts (Tract 1, 131.93 acres; Tract 2, 16.59 acres).

The boundary survey drawing provided for the special land use application is a compiled plat from 2017 by Carlton Rakestraw & Associates, and does not include Tract 2 (16.59 acres) of the 2014 survey; additionally, Tract 1 has been decreased in size to 112.086 acres.

However, the property described and shown in the warranty deed still includes all the property in the boundary survey drawing provided for the special land use application.

As required by the special land use application, the total acreage (112.086 acres) in the boundary survey (section 5) and legal description (section 14) match the site plan (sections 6 and 7).

For additional information regarding the legal description of the 112.086 acre tract provided with the 2017 compiled plat by Carlton Rakestraw & Associates, please see Deed Book 03751, pages 0248-0251 (included herein for reference, following the warranty deed).

Deed Doc: WD
 Filed 08/17/2017 04:16PM
 Georgia Transfer Tax Paid : \$875.00
 Trava W. Shelton
 Clerk Superior Court, Paulding County, Ga.
 Bk 03751 Pg 0235-0242
 1102017005570

Return Recorded Document to:
 TALLEY, RICHARDSON & CABLE, PA
 367 WEST MEMORIAL DRIVE
 DALLAS, GA 30132

**LIMITED
 WARRANTY DEED**

STATE OF GEORGIA
 COUNTY OF PAULDING

FILE #: 17-0442

THIS INDENTURE made this day of August, 2017, between CLEVELAND PROPERTY HOLDINGS, LLC as party or parties of the first part, hereinafter called Grantor, and WEST DALLAS, LLC 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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

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.

Signed, sealed and delivered in presence of:

CLEVELAND PROPERTY HOLDINGS, LLC
 BY: GEORGIA MASTER PROPERTIES, LLC

Gloria Bass
 Witness

BY: Kurt J. Faires (SEAL)
 KURT J. FAIRES, VICE PRESIDENT

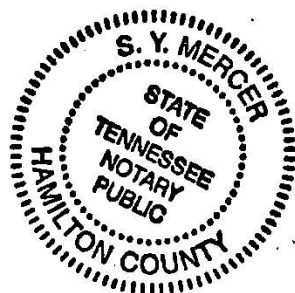
S. Y. Mercer
 Notary Public

AUGUST 9, 2020

_____(SEAL)

_____(SEAL)

_____(SEAL)



BK 03751

Pg 0236

Exhibit "A"**Cleveland Property Holdings Legal Description****Tract 1**

All that tract or parcel of land lying and being located in Land Lots 208, 209, 224, 225, 226, 279, 280 and 297 of the 2nd District 3rd Section of Paulding County Georgia and being more particularly described as follows: Beginning at the Southeast corner of Land Lot 224; thence running North 89° 16' 03" West along the South line of Land Lot 224 for a distance of 1,191.01 feet to an iron pin at the Southwest corner of Land Lot 224; thence running North 02° 07' 38" West along the West line of Land Lot 224 for a distance of 1,327.17 feet to a rock corner and the Northwest corner of Land Lot 224; thence running North 87° 29' 46" East for a distance of 175.55 feet to a point; thence running North 30° 06' 52" East for a distance of 367.43 feet to a 30" tree; thence running North 62° 23' 33" West for a distance of 97.37 feet to a point in an old abandon road bed; thence running South 50° 37' 38" West along the center line of an old road bed for a distance of 16.02 feet to a point; thence continuing along said road bed and running South 52° 44' 51" West for a distance of 15.25 feet to a point; thence continuing along said road bed and running North 84° 40' 59" West for a distance of 13.76 feet to a point; thence continuing along said road bed and running North 62° 16' 23" West for a distance of 17.02 feet to a point; thence continuing along said road bed and running North 33° 27' 10" West for a distance of 31.93 feet to a point; thence continuing along said road bed and running North 28° 42' 32" West for a distance of 45.45 feet to a point; thence continuing along said road bed and running North 23° 04' 09" West for a distance of 26.98 feet to a point; thence continuing along said road bed and running North 00° 15' 31" West for a distance of 53.78 feet to a point; thence continuing along said road bed and running North 11° 21' 54" East for a distance of 57.58 feet to a point; thence continuing along said road bed and running North 21° 28' 23" East for a distance of 32.97 feet to a point; thence continuing along said road bed and running North 38° 47' 17" East for a distance of 36.56 feet to a point; thence continuing along said road bed and

Hk 03751

Pg 0237

running North 46° 52' 06" East for a distance of 34.66 feet to a point; thence continuing along said road bed and running North 58° 18' 14" East for a distance of 53.58 feet to a point; thence continue along said road bed and running North 65° 47' 41" East for a distance of 44.53 feet to a point; thence continue along said road bed and running North 69° 30' 31" East for a distance of 55.57 feet to a point; thence continue along said road bed and running North 61° 02' 54" East for a distance of 176.69 feet to a point; thence continuing along said road bed and running North 58° 43' 26" East for a distance of 112.68 feet to a point; thence continuing along said road bed and running North 62° 34' 38" East for a distance of 58.73 feet to a point; thence continue along said road bed and running North 64° 40' 34" East for a distance of 93.36 feet to a point; thence continue along said road bed and running North 69° 24' 42" East for a distance of 46.89 feet to an iron pin on the Southern most Right of Way of Norfolk and Southern Railroad; thence running South 38° 06' 18" East along the Southern most Right of Way of Norfolk and Southern Railroad for a distance of 313.63 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the left having an arc of 273.07 feet and a chord running South 44° 58' 17" East for a distance of 272.41 feet to a point; thence continuing along said Right of Way and running South 54° 10' 56" East for a distance of 91.65 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the left having an arc of 447.94 feet and a chord running South 70° 34' 18" East for a distance of 444.32 feet to an iron pin; thence running South 00° 51' 33" West for a distance of 1,228.30 feet to an iron pin; thence running South 89° 08' 27" East for a distance of 273.80 feet to a point; thence running North 00° 51' 33" East for a distance of 165.81 feet to an iron pin; thence running South 89° 10' 12" East for a distance of 1,390.01 feet to an iron pin; thence running South 07° 47' 08" East for a distance of 592.70 feet to an iron pin; thence running South 85° 30' 18" East for a distance of 448.87 feet to an iron pin; thence running South 00° 35' 58" West along the East line of Land Lot 279 for a distance of 638.30 feet to an iron pin; thence running South 84° 44' 44" West for a distance of 210.72 feet to an iron pin; thence running North 88° 02'

BK 03751

Pg 0238

25" West for a distance of 127.84 feet to an iron pin; thence running South 87° 40' 50" West for a distance of 129.82 feet to an iron pin; thence running South 87° 26' 32" West for a distance of 79.85 feet to an iron pin; thence running North 02° 01' 18" West for a distance of 427.52 feet to an iron pin; thence running North 89° 37' 43" West for a distance of 947.56 feet to an iron pin; thence running South 00° 34' 10" West for a distance of 475.00 feet to an iron pin; thence running North 87° 58' 42" East for a distance of 175.00 feet to an open top pipe on the West line of Land Lot of 279; thence running South 00° 53' 19" West along the West line of Land Lot 279 for a distance of 507.91 feet to an iron pin; thence running North 86° 46' 04" West for a distance of 210.70 feet to an iron pin; thence running North 84° 17' 57" West for a distance of 358.67 feet to a point; thence running curvilinearly along a curve to the left having an arc of 19.86 feet and a chord running South 14° 40' 11" West for a distance of 19.86 feet; thence running South 10° 25' 45" West for a distance of 98.04 feet to a point; thence running South 10° 25' 45" West for a distance of 190.13 feet to a point; thence running curvilinearly along a curve to the right having an arc of 102.23 feet and a chord running South 19° 10' 15" West for a distance of 101.83 feet to a point; thence running South 27° 54' 45" West for a distance of 122.02 feet to a point on the North Right of Way of West Memorial Drive; thence running North 62° 36' 19" West along the North Right of Way of West Memorial Drive for a distance of 70.00 feet to a point; thence running North 27° 54' 45" East for a distance of 122.65 feet to a point; thence running curvilinearly along a curve to the left and having an arc of 20.42 feet and a chord running North 25° 42' 23" East for a distance of 20.41 feet to a point; thence running curvilinearly along a curve to the left having an arc of 60.45 feet and a chord running North 16° 57' 53" East for a distance of 60.32 feet to a point; thence running North 10° 25' 45" East for a distance of 181.10 feet to a point; thence running North 10° 25' 45" East for a distance of 20.32 feet to a point; thence running North 89° 48' 30" West for a distance of 199.99 feet to an iron pin; thence running North 02° 28' 24" East for a distance of 180.45 feet to an iron pin; thence running North 83° 03' 03" West for a distance of 161.21 feet to an iron pin; thence running North 02° 22' 57" East for a

distance of 306.71 feet to an iron pin; thence running South 88° 12' 51" East for a distance of 430.52 feet to an iron pin; thence running North 10° 25' 45" East for a distance of 49.00 feet to a point; thence running curvilinearly along a curve to the left having an arc of 51.54 feet and a chord running North 04° 51' 30" East for a distance of 51.46 feet to a point; thence running North 00° 39' 17" West for a distance of 198.07 feet to an iron pin; thence running North 88° 24' 24" West for a distance of 429.12 feet to an iron pin; thence running North 02° 22' 57" East for a distance of 450.03 feet to an iron pin; thence running South 77° 32' 08" West for a distance of 317.09 feet to an iron pin; thence running North 02° 24' 29" East for a distance of 130.52 feet to an iron pin and the True Point of Beginning.

Said tract contains 131.93 acres according to a survey prepared by Georgia and West, Inc., dated December 17, 2013 and revised January 6, 2014, and being identified as Tract 1, which said plat is incorporated herein by reference thereto and made a part of this description and said Plat is attached hereto as Exhibit "A-1".

Tract 2

All that tract or parcel of land lying and being located in Land Lots 208, 207 and 209 of the 2nd District 3rd Section of Paulding County Georgia and being more particularly described as follows: To reach the Point of Beginning commence at the Southeast corner of Land Lot 226; thence running North 85° 30' 18" West along the South line of Land Lot of 226 for a distance of 448.87 feet to an iron pin; thence running North 07° 47' 08" West for a distance of 592.70 feet to an iron pin; thence running North 05° 22' 15" West for a distance of 1,046.69 feet to an open top pipe on the North Right of Way of Norfolk and Southern Railroad and the True Point of Beginning; thence running North 65° 26' 43" West along the North Right of Way of Norfolk and Southern Railroad for a distance 134.01 feet to a point; thence running North 66° 23' 36" West along the North Right of Way of Norfolk and Southern Railroad for a distance of 348.85 feet to a point; thence continuing along said railroad Right of Way and running curvilinearly along a curve to the left having an arc of 568.09 feet and a chord running North 83° 52' 10" West for a distance of 560.39 feet to a point; thence continuing along said railroad Right of Way and running South 78° 56' 29" West for a distance of 283.80 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the right with an arc of 633.33 feet and a chord running North 79° 12' 00" West for a distance of 619.33 feet to a point; thence continuing along said

Right of Way and running North 54° 10' 56" West for a distance of 83.38 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the right having an arc of 234.05 feet and a chord running North 44° 53' 11" West for a distance of 233.50 feet to a point; thence continuing along said railroad Right of Way North 38° 06' 27" West for a distance of 560.44 feet to a point on the North line of Land Lot 209; thence running South 88° 22' 13" East along the North line of Land Lot 208 and 209 for a distance of 970.28 feet to point on the North Right of Way of County Road 400 aka Pumpkin Vine Trail; thence running South 47° 36' 28" West along the North Right of Way of County Road 400 for a distance of 35.28 feet to a point; thence continuing along said Right of Way and running South 58° 16' 57" West for a distance of 157.40 feet to a point; thence continuing along said Right of Way and running South 86° 56' 13" West for a distance of 142.09 feet to a point; thence continuing along said Right of Way and running South 03° 03' 47" East for a distance of 30.00 feet to a point on the South Right of Way of County Road 400; thence running North 86° 56' 13" East along the South Right of Way of County Road 400 for a distance of 149.75 feet to a point; thence continuing along said Right of Way and running North 58° 16' 57" East for a distance of 167.87 feet to a point; thence continuing along said Right of Way and running North 47° 36' 28" East for a distance of 69.12 feet to a point on the North line of Land Lot 208; thence running South 88° 22' 13" East along the North line of Land Lot 208 for a distance of 160.06 feet to an open top pipe; thence running South 00° 28' 15" West for a distance of 714.19 feet to a point in the centerline of a creek; thence running North 67° 33' 31" East for a distance of 43.12 feet to a point in the center line of a creek; thence running North 40° 11' 50" East for a distance of 113.40 feet to a point in the center line of a creek; thence running North 77° 30' 14" East for a distance of 79.15 feet to a point in the center line of a creek; thence leaving said creek and running North 05° 30' 19" West for a distance of 24.57 feet to a point; thence running South 79° 45' 10" East for a distance of 1,125.41 feet to an open top pipe; thence running South 00° 16' 18" East for a distance of 169.07 feet to an open top pipe and the True Point of Beginning.

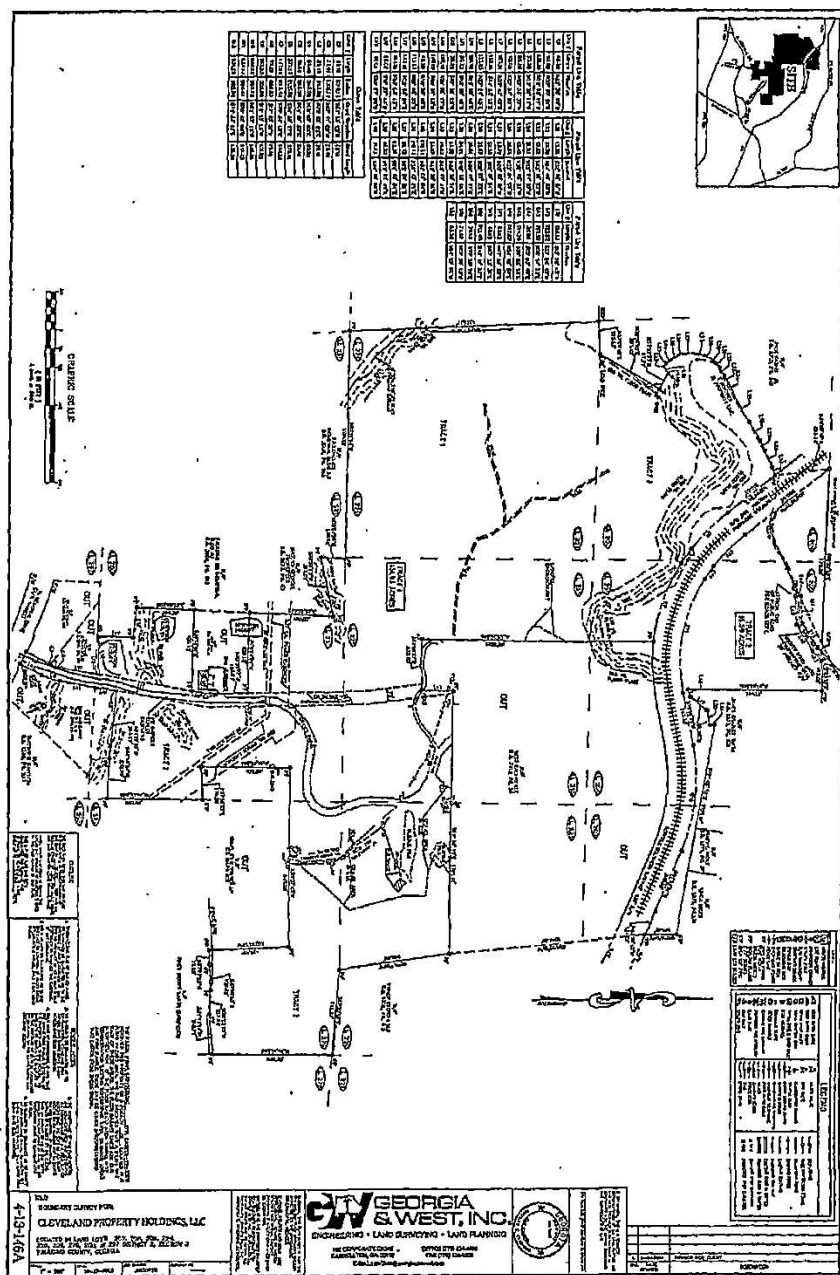
Said tract contains 16.59 acres according to a survey prepared by Georgia and West, Inc., dated December 17, 2013 and revised January 6, 2014, and being identified as Tract 2, which said plat is incorporated herein by reference thereto and made a part of this description and a copy of said plat is attached hereto as Exhibit "A-1".

SUBJECT TO A 70' WIDE EASEMENT described as follows:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 297, 280 and 225, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a ½" reinforcing rod found at the common corner of Land Lots 226, 227, 278 and 279, said District and Section; proceed thence north 85 degrees 31 minutes 24 seconds west for a distance of 448.84 feet to a 3/8" reinforcing rod found and corner; proceed thence north 07 degrees 42 minutes 56 seconds west for a distance of 592.64 feet to an iron pin set and corner; proceed thence north 89 degrees 08 minutes 10 seconds west for a distance of 1377.15 feet to a point and corner and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING proceed south 06 degrees 54 minutes 27 seconds east for a distance of 447.78 feet to a point; thence proceed along the arc of a curve an arc distance of 58.15 feet said arc being subtended by a chord bearing south 03 degrees 47 minutes 38 seconds east a chord distance of 58.12 feet and having a radius of 535.00 feet; thence proceed south 00 degrees 40 minutes 49 seconds east for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 65.15 feet said arc being subtended by a chord bearing south 04 degrees 53 minutes 29 seconds west a chord distance of 65.05 feet and having a radius of 335.00 feet to a point; thence proceed south 10 degrees 27 minutes 47 seconds west for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 102.22 feet said arc being subtended by a chord bearing south 19 degrees 12 minutes 17 seconds west a chord distance of 101.83 feet and having a radius of 335.00 feet to a point; thence proceed south 27 degrees 56 minutes 47 seconds west for a distance of 122.02 feet to a point located on the northeasterly right-of-way of West Memorial Drive; thence proceed along the northeast right-of-way of West Memorial Drive north 62 degrees 34 minutes 17 seconds west for a distance of 70.00 feet to a point; thence leaving said right-of-way proceed north 27 degrees 56 minutes 47 seconds east for a distance of 122.65 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 80.86 feet said arc being subtended by a chord bearing north 19 degrees 12 minutes 17 seconds east a chord distance of 80.55 feet and having a radius of 265.00 feet to a point; thence proceed north 10 degrees 27 minutes 47 seconds east for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 51.54 feet said arc being subtended by a chord bearing north 04 degrees 53 minutes 29 seconds east a chord distance of 51.46 feet and having a radius of 265.00 feet to a point; thence proceed north 00 degrees 40 minutes 49 seconds west for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 50.54 feet said arc being subtended by a chord bearing north 03 degrees 47 minutes 38 seconds west a chord distance of 50.51 feet and having a radius of 465.00 feet to a point; thence proceed north 06 degrees 54 minutes 27 seconds west for a distance of 290.00 feet to a point and corner; thence proceed south 89 degrees 06 minutes 25 seconds east for a distance of 35.08 feet to a point and corner; thence proceed north 0 degrees 53 minutes 35 seconds east for a distance of 165.81 feet to an iron pin set and corner; thence proceed south 89 degrees 08 minutes 10 seconds east for a distance of 12.86 feet to a point said point being the TRUE POINT OF BEGINNING.

Exhibit "A-1"



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EXHIBIT A

All that lot, tract or parcel of land lying and being in Land Lots 208, 209, 224, 225, 226, 279 and 280 of the 2nd District, 3rd Section of Paulding County, Georgia, BEGINNING at an iron pin at the common corner of Land Lots 224, 281 and 282 of said district and section; thence running North 02 degrees 05 minutes 23 seconds West along the western land lot line of Land Lot 224 a distance of 1327.36 feet to the northwest corner of Land Lot 224; thence running North 87 degrees 50 minutes 27 seconds East a distance of 175.01 feet to a point; thence running North 29 degrees 54 minutes 36 seconds East a distance of 367.98 feet to a 43" oak tree; thence running North 62 degrees 13 minutes 09 seconds West a distance of 95.60 feet to a point; thence South 50 degrees 39 minutes 56 seconds West a distance of 16.02 feet to a point; thence running South 52 degrees 47 minutes 09 seconds West a distance of 15.25 feet to a point; thence running North 84 degrees 38 minutes 42 seconds West a distance of 13.76 feet to a point; thence running North 62 degrees 14 minutes 05 seconds West a distance of 17.02 feet to a point; thence running North 33 degrees 24 minutes 52 seconds West a distance of 31.93 feet to a point; thence running North 28 degrees 40 minutes 14 seconds West a distance of 45.45 feet to a point; thence running North 23 degrees 01 minutes 52 seconds West a distance of 26.98 feet to a point; thence running North 00 degrees 13 minutes 14 seconds West a distance of 53.78 feet to a point; thence running North 11 degrees 24 minutes 12 seconds East a distance of 57.58 feet to a point; thence running North 21 degrees 30 minutes 41 seconds East a distance of 32.97 feet to a point; thence running North 38 degrees 49 minutes 35 seconds East a distance of 36.56 feet to a point; thence running North 47 degrees 16 minutes 44 seconds East a distance of 26.50 feet to a point; thence running North 45 degrees 41 minutes 49 seconds East a distance of 8.16 feet to a point; thence running North 58 degrees 20 minutes 32 seconds East a distance of 53.58 feet to a point; thence running North 65 degrees 49 minutes 59 seconds East a distance of 44.53 feet to a point; thence running North 63 degrees 32 minutes 49 seconds East a distance of 55.57 feet to a point; thence running North 61 degrees 05 minutes 12 seconds East a distance of 176.69 feet to a point; thence running North 58 degrees 45 minutes 44 seconds East a distance of 112.68 feet to a point; thence running North 62 degrees 36 minutes 56 seconds East a distance of 58.73 feet to a point; thence running North 64 degrees 42 minutes 52 seconds East a distance of 93.36 feet to a point; thence running North 69 degrees 27 minutes 00 seconds East a distance of 46.21 feet to an iron pin on the Southern right of way of Norfolk Southern Railway; thence running along said right of way South 37 degrees 55 minutes 27 seconds East a distance of 213.36 feet to a point; thence running southeasterly in an arc along said right of way for a distance of 237.02 feet to a point (said arc being subtended by a chord line bearing South 40 degrees 03 minutes 31 seconds East a distance of 236.93 feet); thence running southeasterly in an arc along said right of way for a distance of 676.63 feet to a point (said arc being subtended by a chord line bearing South 63 degrees 51 minutes 32 seconds East a distance of 663.78 feet); thence running South 00 degrees 53 minutes 35 seconds West a distance of 1226.84 feet to a point; thence running South 89 degrees 06 minutes 25 seconds East a distance of 273.80 feet to a point; thence running North 00 degrees 53 minutes 35 seconds East a distance of 165.81 feet to a point; thence running South 89 degrees 08 minutes 10 seconds East a distance of 1390.01 feet to a point; thence running South 07

degrees 42 minutes 56 seconds East a distance of 592.64 feet to a iron pin; thence running South 85 degrees 31 minutes 24 seconds East a distance of 448.84 feet to an iron pin at the southeastern corner of Land Lot 226; thence running South 00 degrees 35 minutes 44 seconds West along the eastern land lot line of Land Lot 279 a distance of 638.47 feet to a steel rod; thence running South 87 degrees 28 minutes 21 seconds West a distance of 548.07 feet to an iron pin; thence running North 02 degrees 00 minutes 40 seconds West a distance of 428.17 feet to an iron pin; thence running North 89 degrees 37 minutes 05 seconds West a distance of 947.56 feet to an iron pin; thence running North 89 degrees 37 minutes 05 seconds West a distance of 263.89 feet to an iron pin; thence running South 33 degrees 19 minutes 04 seconds West a distance of 109.71 feet to a point; thence running South 60 degrees 19 minutes 56 seconds West a distance of 80.07 feet to a point; thence running North 00 degrees 40 minutes 49 seconds West a distance of 346.75 feet to a point; thence running South 86 degrees 32 minutes 38 seconds West a distance of 404.82 feet to an iron pin; thence running South 77 degrees 35 minutes 34 seconds West a distance of 317.09 feet to an iron pin; thence running North 02 degrees 26 minutes 55 seconds East a distance of 130.59 feet to an iron pin; thence running North 89 degrees 13 minutes 34 seconds West along the southern land lot line of Land Lot 224 a distance of 1191.01 feet to an iron pin at the southwestern corner of Land Lot 224, and the TRUE POINT OF BEGINNING.

Said tract being 112.086 acres, more or less, as shown and described upon a plat of survey for Brian Stover by W. Carlton Rakestraw GRLS# 2236 dated 6-29-17 which plat is incorporated herein by reference.

TOGETHER WITH :

All that lot, tract or parcel of land lying and being in Land Lots 207, 208, and 209, of the 2nd District, 3rd Section of Paulding County, Georgia, BEGINNING at the intersection of the northern land lot line of Land Lot 209 and the northeastern right-of-way of the Norfolk Southern Railway (a 150 foot right of way); thence running South 88 degrees 22 minutes 13 seconds East a distance of 970.28 feet to a point on the western right of way of Pumpkinvine Trail (a 30 foot presumed right of way); thence running South 47 degrees 36 minutes 28 seconds West a distance of 35.28 feet to a point; thence South 58 degrees 16 minutes 57 seconds West a distance of 157.40 to a point; thence South 86 degrees 56 minutes 13 seconds West a distance of 142.09 feet to a point; thence South 03 degrees 03 minutes 47 seconds East a distance of 30 feet to a point; thence North 86 degrees 56 minutes 13 seconds East a distance of 149.75 feet to a point; thence North 58 degrees 16 minutes 57 seconds East a distance of 167.87 feet to a point; thence North 47 degrees 36 minutes 28 seconds East a distance of 69.12 feet to a point on the Northern land lot line of Land Lot 208; thence running South 88 degrees 22 minutes 13 seconds East a distance of 160.06 feet to an iron pin; thence running South 00 degrees 78 minutes 15 seconds West a distance of 714.19 feet to a point; thence North 67 degrees 33 minutes 31 seconds East a distance of 43.12 feet to a point; thence North 40 degrees 11 minutes 50 seconds East a distance of 113.40 feet to a point; thence North 77 degrees 30 minutes 14 seconds East a distance of 79.15 feet to a point; thence running North 05 degrees 30 minutes 19 seconds West a distance of 24.57 feet to a point; thence South 79 degrees 45 minutes 10 seconds East a distance of 1,125.41 feet an iron pin; thence South 00 degrees 16 minutes 18 seconds East a distance of 169.07 feet to an iron pin on the Northern right of way of the Norfolk Southern Railway (a 150 foot right of way); thence running along said right of way North 65

degrees 26 minutes 43 seconds West a distance of 134.01 feet to a point; thence running along said right of way North 66 degrees 23 minutes 36 seconds West a distance of 348.85 feet to a point; thence running Northwesterly along said right of way in an arc a distance of 568.09 feet to a point (said arc being subtended by a chord line bearing North 83 degrees 52 minutes 10 seconds West a distance of 560.39 feet); thence running along said right of way South 78 degrees 56 minutes 29 seconds West a distance of 283.30 feet to a point; thence running Northwesterly in an arc along said right of way a distance of 633.33 feet to a point (said arc being subtended by a chord line bearing North 79 degrees 12 minutes 00 seconds West a distance of 619.33 feet); thence running along said right of way North 54 degrees 10 minutes 56 seconds West a distance of 83.38 feet to a point; thence running Northwesterly along said right of way in arc a distance of 234.05 feet to a point (said arc being subtended by a chord line bearing North 44 degrees 53 minutes 11 seconds West a distance of 233.50 feet); thence running along said right of way North 38 degrees 06 minutes 27 seconds West a distance of 560.44 feet to a point, which is the TRUE POINT OF BEGINNING.

Said property being shown and described as "Tract 2" consisting of 16.59 acres more or less upon a plat of survey for Cleveland Property Holdings, LLC, dated 12-17-2013 by Georgia & West, Inc., Douglas C. Crawford GRLS# 1833, which plat is incorporated herein by reference.

TOGETHER WITH AND SUBJECT TO A 70' WIDE EASEMENT described as follows:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 297, 280 and 225, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a ½" reinforcing rod found at the common corner of Land Lots 226, 227, 278 and 279, said District and Section; proceed thence north 85 degrees 31 minutes 24 seconds west for a distance of 448.84 feet to a 3/8" reinforcing rod found and corner; proceed thence north 07 degrees 42 minutes 56 seconds west for a distance of 592.64 feet to an iron pin set and corner; proceed thence north 89 degrees 08 minutes 10 seconds west for a distance of 1377.15 feet to a point and corner and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING proceed south 06 degrees 54 minutes 27 seconds east for a distance of 447.78 feet to a point; thence proceed along the arc of a curve an arc distance of 58.15 feet said arc being subtended by a chord bearing south 03 degrees 47 minutes 38 seconds east a chord distance of 58.12 feet and having a radius of 535.00 feet; thence proceed south 00 degrees 40 minutes 49 seconds east for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 65.15 feet said arc being subtended by a chord bearing south 04 degrees 53 minutes 29 seconds west a chord distance of 65.05 feet and having a radius of 335.00 feet to a point; thence proceed south 10 degrees 27 minutes 47 seconds west for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the right an arc distance of 102.22 feet said arc being subtended by a chord bearing south 19 degrees 12 minutes 17 seconds west a chord distance of 101.83 feet and having a radius of 335.00 feet to a point; thence proceed south 27 degrees 56 minutes 47 seconds west for a distance of 122.02 feet to a point located on the northeasterly right-of-way of West Memorial Drive; thence proceed along the northeast right-of-way of West Memorial Drive north 62 degrees 34 minutes 17 seconds west for a distance of 70.00 feet to a point; thence leaving said right-of-way proceed north 27 degrees 56 minutes

47 seconds east for a distance of 122.65 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 80.86 feet said arc being subtended by a chord bearing north 19 degrees 12 minutes 17 seconds east a chord distance of 80.55 feet and having a radius of 265.00 feet to a point; thence proceed north 10 degrees 27 minutes 47 seconds east for a distance of 752.20 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 51.54 feet said arc being subtended by a chord bearing north 04 degrees 53 minutes 29 seconds east a chord distance of 51.46 feet and having a radius of 265.00 feet to a point; thence proceed north 00 degrees 40 minutes 49 seconds west for a distance of 795.73 feet to a point; thence proceed along the arc of a curve to the left an arc distance of 50.54 feet said arc being subtended by a chord bearing north 03 degrees 47 minutes 38 seconds west a chord distance of 50.51 feet and having a radius of 465.00 feet to a point; thence proceed north 06 degrees 54 minutes 27 seconds west for a distance of 290.00 feet to a point and corner; thence proceed south 89 degrees 06 minutes 25 seconds east for a distance of 35.08 feet to a point and corner; thence proceed north 0 degrees 53 minutes 35 seconds east for a distance of 165.81 feet to an iron pin set and corner; thence proceed south 89 degrees 08 minutes 10 seconds east for a distance of 12.86 feet to a point said point being the TRUE POINT OF BEGINNING.

**11. List of Names, Mailing Addresses, & Tax Parcel ID Number
of Adjoining Property Owners**

Name of Owner, Mailing Address, and Tax Parcel ID of all properties which adjoin Parcel ID 117.3.4.001.0000 owned by West Dallas LLC, in Paulding County.

Name	Mailing Address	Tax Parcel ID
CITY OF DALLAS	129 E MEMORIAL DR DALLAS, GA 30132	136.2.1.046.0000
CONNIE DENISE WEATHINGTON	769 MT OLIVET RD DALLAS, GA 30132	117.3.2.015.0000
GAMEL ENTERPRISES LP	4255 HERBERT GAMEL RD DALLAS, GA 30132	117.3.3.002.0000
HADDAD GEORGIA PROPERTIES LLC	221 CURRY HOLLOW RD PITTSBURGH, PA 15236	117.3.4.003.0000
JANET L H TOVAR	4098 HERBERT GAMEL RD DALLAS, GA 30132	136.2.2.038.0000
JODY CASH	68 OLD WHITE OAK CEMETARY RD DALLAS, GA 30157	117.3.4.002.0000
LLOYD HOLT SHARON HOLT	PO BOX 696 EMERSON, GA 30137	117.4.1.002.0000
PAUL E CORNELIUS SHERRIE L CORNELIUS	4110 HERBERT GAMEL RD DALLAS, GA 30132	136.2.2.036.0000
PAULDING CO GEORGIA	240 CONSTITUTION BLVD DALLAS, GA 30132	117.4.3.002.0000
R G MAULDIN	PO BOX 954 DALLAS, GA 30132	136.2.2.037.0000
RONALD L SWALM SANDRA A SWALM	4120 HERBERT GAMEL RD DALLAS, GA 30132	136.2.2.035.0000
SHANNON MILLER	PO BOX 1703 DALLAS, GA 30132	117.3.1.002.0000
VAINER GEORGIA LLC	540 TELFORD PL ATLANTA, GA 30342	117.3.3.003.0000
WEST DALLAS LLC	PO BOX 1790 DALLAS, GA 30132	117.3.1.001.0000

12. Documentation from the Tax Commissioner of No Outstanding Taxes



City of Dallas, GA
200 Main St
Dallas, GA 30132
(770) 443-8108

Tax ID #:66566

2022 Property Tax Bill

Parcel ID	Tax District	Bill #							
117340010000	02 - CITY OF DALLAS	003468							
Property Owner/Location/Description		Fair Market Value	Taxable Value						
WEST DALLAS LLC 0 UNASSIGNED ADDRESS		1,053,000	421,200						
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY TAX	421,200		0		421,200		9.9400000000		\$4,186.72
Sales Tax Rollback	421,200		0		421,200		(5.7700000000)		(\$2,430.32)

Exemptions:

Current Year Tax	\$1,756.40
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$1,756.40
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/20/2022

City of Dallas GA- The law requires payment in full by December 20, 2022.
If your bill is to be paid by you mortgage company through an escrow account please forward a copy of this bill to them.

Bills are sent to the owner of a property as of January 1st. If you sold a property listed on this notice please send a copy to the new owner and call the County Tax Assessor.

All monies will be applied to past due taxes first if applicable.

Your check will be used as your paid receipt. If you desire a paid receipt, please enclose a self addressed stamped envelope.

Failure to receive a bill does not exempt penalties or interest.
Penalty and interest will apply as stated by state law and City of Dallas ordinance.



We accept Cash, Checks, Visa, MasterCard and Discover. For cash payments please see us in person.

City of Dallas, GA
200 Main St
Dallas, GA 30132

Parcel ID: 117340010000
Amount Due: \$0.00
Bill#: 003468
Due Date: 12/20/2022

AMOUNT PAID

WEST DALLAS LLC
PO BOX 1790
DALLAS, GA 30132

City of Dallas, GA
200 Main St
Dallas, GA 30132

Printed: 12/27/2022 09:45:15 AM



Official Tax Receipt
 Paulding County, GA
 240 Constitution Blvd
 Dallas, 30132
 --Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-069628	R0665 66	UNASSIGNED ADDRESS	\$10,980.68	\$0.00 Fees: \$0.00	\$0.00	\$10,980.68	\$0.00
Totals:			\$10,980.68	\$0.00	\$0.00	\$10,980.68	\$0.00

Paid Date: 11/15/2022

Charge Amount: \$10,980.68

WEST DALLAS LLC
 PO BOX 1790
 DALLAS, GA 30132



Scan this code with your
 mobile phone to view this
 bill

13. Applications for Medical Hardships – NOT APPLICABLE

14. Filing Fee (Attach Receipt at Time of Payment)

129 EAST MEMORIAL DR
(770) 443-8119

DATE : 4/8/2022 11:52 AM
OPER : ME
TKBY : MALAK ELGAYDI
TERM : 17
REC# : R00457812

3.4000 GENERAL FUND MIS 400.00
Miscellaneous Receipt 400.00

Paid By: Miscellaneous Receipt- West
Dall
C2 400.00 REF:5885

APPLIED 400.00
TENDERED 400.00
CHANGE 0.00

15. Additional Information – NOT APPLICABLE Unless Requested

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CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZONING REQUESTED BY _____ AT THE DALLAS COUNCIL ROOM. SAID HEARING WAS HELD ON _____.

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

☐ APPROVED

☐ DISAPPROVED

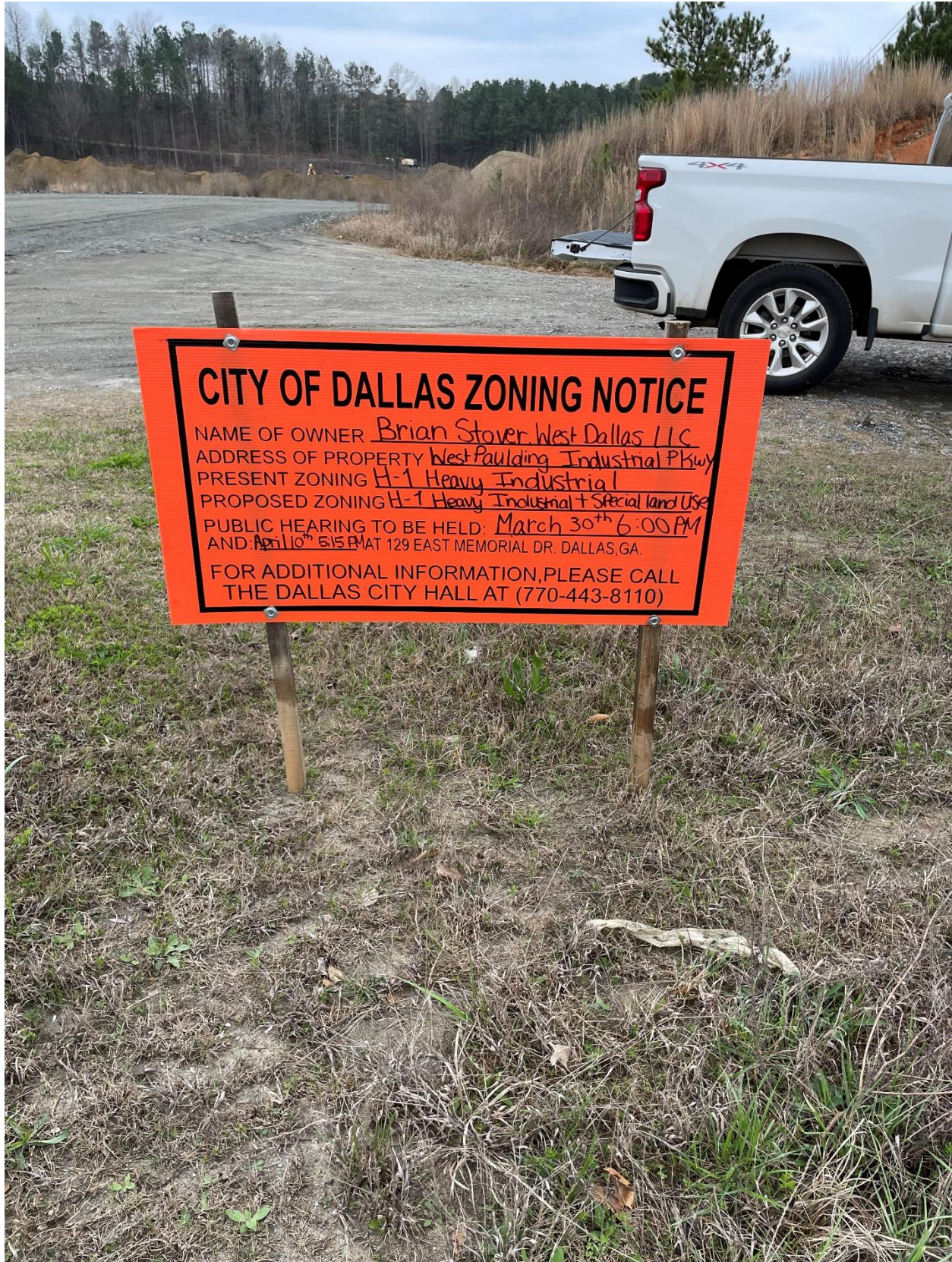
PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE ZONING AMENDMENT.

DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME





CITY OF DALLAS ZONING NOTICE

NAME OF OWNER Brian Stover, West Dallas LLC
ADDRESS OF PROPERTY West Paulding Industrial Pkwy
PRESENT ZONING H-1 Heavy Industrial
PROPOSED ZONING H-1 Heavy Industrial + Special Land Use
PUBLIC HEARING TO BE HELD: March 30th 6:00 PM
AND: April 10th 5:15 PM AT 129 EAST MEMORIAL DR. DALLAS, GA.
FOR ADDITIONAL INFORMATION, PLEASE CALL
THE DALLAS CITY HALL AT (770-443-8110)



CITY OF DALLAS LEGAL NOTICE

West Dallas LLC (Applicant) and Harbin Engineering (Representative) have applied for a Special Use Permit for all or portions of Land Lots 208, 209, 224, 225, 226, 279, and 280 in the 2nd District, 3rd Section of Paulding County, located at West Paulding Industrial Parkway, Dallas, GA 30132, within the City of Dallas, Georgia. From current zoning of H-1 Heavy Industrial to proposed zoning of H-1 Heavy Industrial with special land use provision for solid waste handling materials recovery facility and transfer station for construction & demolition, commercial, industrial, and municipal solid waste, and scrap tire processing.

Said request for a Special Use Permit is subject to public hearings to be held on March 30, 2023 at 6:00 pm before the Dallas Planning Commission; and April 10, 2023 at 5:15 pm before the Mayor and Council of the City of Dallas; public hearings will be held in Council Chambers of Dallas City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This, the 3rd day of March, 2023

Brian Stover, West Dallas LLC (Applicant)
David Henry, Harbin Engineering (Representative)



NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: City of Dallas, Georgia
(via electronic mail and certified mail) Brian Stover

From: Heather Aquino, Interim GRTA Executive Director

Date: June 23, 2022

Notice of Decision for Request for Expedited Review of DRI 3656 West Dallas LLC Materials Recovery Facility

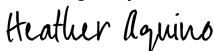
The purpose of this notice is to inform Brian Stover (the Applicant) and the City of Dallas, Georgia (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 3656 West Dallas LLC Materials Recovery Facility (the DRI Plan of Development). GRTA has completed an expedited Review for the DRI Plan of Development pursuant to Section 4.2.2 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on June 13, 2022. The review package includes: the site development plan (Site Plan) dated May 26, 2022, titled "West Dallas LLC Materials Recovery Facility" prepared by Harbin Engineering, and the Limited Trip Generation Memorandum dated June 13, 2022, prepared by A&R Engineering received by GRTA on June 13, 2022, and the DCA Initial and Additional forms filed on April 14, 2022, and May 5, 2022.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:



1894ADFDA6204C9...

Heather Aquino

Interim Executive Director

Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

- There are no road improvement conditions for this project.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

- There are no road improvement conditions for this project.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

- There are no road improvement conditions for this project.



HARBIN ENGINEERING, P.C.

CIVIL & ENVIRONMENTAL CONSULTANTS

Item 2.

G. Curtis Reynolds, P.E.
President

J. Steven Harbin, P.E.
Senior Consultant

June 29, 2022

Mr. Preston Kilgore
Community Development Director
129 East Memorial Drive
Dallas, GA 30132

**Re: Special Land Use Application
West Dallas LLC
248 West Paulding Industrial Pkwy
Dallas, Georgia 30123
HE Project No. 1360-011-01**

Dear Mr. Preston Kilgore,

We offer the following in response to the comments received from the NWGRC review of the proposed materials recovery facility and transfer station.

There is an existing construction and demolition waste transfer station on an adjacent piece of property, operated by the owner of West Dallas LLC. This existing transfer station is also within approximately 4.4 miles of the Paulding Northwest Atlanta Airport. This airport is a public general aviation airport which serves both single-engine piston-type and turbine/turbojet aircraft.

Regarding airport safety and municipal solid waste landfills (MSWLF units), below is an excerpt from the United States Environmental Protection Agency's Rules, 40 CFR § 258.10 (***emphasis added***):

“(a) Owners or operators of new MSWLF units, existing MSWLF units, and lateral expansions that are located ***within 10,000 feet*** (3,048 meters) of any airport runway end ***used by turbojet aircraft*** or ***within 5,000 feet*** (1,524 meters) of any airport runway end ***used by only piston-type aircraft*** must demonstrate that the units are designed and operated so that the MSWLF unit does not pose a bird hazard to aircraft.

(b) Owners or operators ***proposing to site new MSWLF units*** and lateral expansions ***within a five-mile radius*** of any airport runway end used by turbojet or piston-type aircraft ***must notify*** the affected airport and the Federal Aviation Administration (FAA).”

Georgia Department of Natural Resources Environmental Protection Division's Solid Waste Program Rules and Regulations are in keeping with the Federal rules as listed above, regarding siting criteria for municipal solid waste landfills and airport safety [GA Reg. 391-3-4-.05(1)(c)].

See Georgia Regulations [391-3-4-.05(1)(c)] below:

“(c) Airport Safety:

1. New MSWLF units or lateral expansions of existing units shall not be located

- within 10,000 feet (3,048 meters) of any public-use or private-use airport runway end used by turbojet aircraft or within 5,000 feet (1,524 meters) of any public-use or private-use airport runway end used by only piston-type aircraft.
2. Owners or operators of existing MSWLF units that are located within 10,000 feet (3,048 meters) of any public-use or private-use airport runway end used by turbojet aircraft or within 5,000 feet (1,524 meters) of any public-use or private-use airport runway end used by only piston-type aircraft must demonstrate that the units are designed and operated so that the MSWLF units do not pose a bird hazard to aircraft.
 3. Owners or operators proposing to site new MSWLF units and lateral expansions within a five-mile radius of any public-use or private-use airport runway end used by turbojet or piston-type aircraft must notify the affected airport and the Federal Aviation Administration (FAA).
 4. The owner or operator must place the demonstration in paragraph 2. Of this section in the operating record and notify the Director that it has been placed in the operating record not later than October 1, 1993.
 5. For the purposes of this section:
 - a. "Public-use airport" means an airport open to the public without prior permission and without restrictions within the physical capacities of available facilities.
 - b. "Private-use airport" means an airport that is not open to the public and which may not be used without prior permission of the airport owner and which has restrictions other than the physical capacities of available facilities and such airport is shown on the Sectional Aeronautical Charts published by the U.S. Department of Commerce for Atlanta, Jacksonville, or New Orleans, which charts are dated at least one year prior to the submission of a MSWLF permit or major permit modification application.
 - c. "Bird hazard" means an increase in the likelihood of bird/aircraft collisions that may cause damage to the aircraft or injury to its occupants."

The rules and regulations referenced above are regulating landfills. The proposed development is not a landfill, but rather a materials recovery facility and a transfer station. The Georgia Rules and the Federal Regulations for solid waste do not mention transfer stations being governed with respect to airport safety. The proposed materials recovery facility and transfer station are located approximately 23,250 feet (4.4 miles) from outside the nearest runway of the Paulding Northwest Atlanta Airport, which exceeds the 10,000 feet separation requirements between the end of runway and a municipal solid waste landfill. Additionally, the proposed development is located to the northeast of the airport's Runway Protection Zone (RPZ), which runs northwest to southeast. The proposed development is located approximately 4.4 miles from the nearest runway at the airport, which is within 5 miles. However, this 5-mile radius is a requirement for landfills to notify the airport and the FAA; it is not a prohibition for a landfill to be permitted, built or expanded (and is not a prohibition for siting and constructing a transfer station).

Regarding the concerns of controlling wildlife access and attraction, below is an excerpt from Georgia Department of Natural Resources Environmental Protection Division's Transfer Station Guidance document (revised June 15, 2011):

"Enclosed structure means a building consisting of an impermeable floor, roof and at least three walls that are capable of confining all solid waste to the building. The building must be constructed to prevent precipitation from reaching solid waste inside the structure. The building must be constructed and oriented in such a manner as to contain waste inside the building and control litter, liquid runoff, vectors and odors. All solid waste unloading and loading must take place inside the building. Solid waste shall not be dumped or allowed to scatter outside the building."

Circular AC 150-5200-33C, Hazardous Wildlife Attractants on or near Airports, states that the FAA "recommends the guidance for land-use planners and developers" in the Circular, and that conformity with the circular is voluntary. Circular AC 150-5300-13B, Airport Design, states that the FAA "recommends using the standards and guidelines", and that conformity with the circular is voluntary except for certain projects. Each FAA Advisory Circular (Circular) states that it "does not constitute a regulation, is not mandatory, and is not legally binding in its own right."

However, if required by the City of Dallas, the proposed materials recovery facility and transfer station will be designed to meet the FAA's definition of a fully enclosed trash transfer station/waste handling facility.

"Enclosed waste-handling facilities that receive garbage behind closed doors; process it via compaction, incineration, or similar manner; and remove all residue by enclosed vehicles generally are compatible with safe airport operations, provided they are constructed and operated properly and are not located on airport property or within the Runway Protection Zone. These facilities should not handle or store putrescible waste outside or in a partially enclosed structure accessible to hazardous wildlife. Trash transfer facilities that are open on one or more sides; or store uncovered quantities of municipal solid waste outside, even if only for a short time; or use semi-trailers that leak or have trash clinging to the outside; or do not control odors by ventilation and filtration systems (odor masking is not acceptable) do not meet the FAA's definition of fully enclosed trash transfer stations. The FAA considers fully enclosed waste-handling facilities constructed or operated incorrectly incompatible with safe airport operations if they are located closer than the separation distances specified in Paragraphs 1.2 through 1.4." (FAA AC 150/5200-33C, Section 2.2.4).

See Sections 1.2, 1.3, and 1.4 of FAA AC 105/5200-33C below, for reference:

"1.2 Airports Serving Piston-Powered Aircraft.

Airports that do not sell Jet-A fuel normally serve piston-powered aircraft. Notwithstanding more stringent requirements for specific land uses, the FAA recommends a separation distance of 5,000 feet from these airports for any of the hazardous wildlife attractants discussed in Chapter 2 or for new airport

development projects meant to accommodate aircraft movement. This Distance is to be maintained between the closest point of the airport's aircraft operations area and the hazardous wildlife attractant. Figure 1 depicts an example of the 5,000-foot separation distance measured from the nearest aircraft operations area."

"1.3 Airports Serving Turbine-Powered Aircraft

For airports serving turbine-powered aircraft, the FAA recommends a separation distance of 10,000 feet from these airports for any of the hazardous wildlife attractants discussed in Chapter 2 or for new airport development projects meant to accommodate aircraft movement. This distance is to be maintained between the closest point of the airport's aircraft operations area and the hazardous wildlife attractant. Figure 1 depicts an example of the 10,000-foot separation distance from the nearest aircraft movement areas."

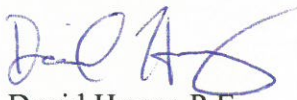
"1.4 Protection of Approach, Departure, and Circling Airspace.


For all airports, the FAA recommends a distance of 5 miles between the closest point of the airport's aircraft operations area and the hazardous wildlife attractant. Special attention should be given to hazardous wildlife attractants that could cause hazardous wildlife movement into or across the approach or departure airspace. Figure 1 depicts an example of the 5-mile separation distance measured from the nearest aircraft operations area."

As mentioned previously, the proposed development is outside the RPZ, and is not on airport property. If required by the City of Dallas, the proposed materials recovery facility and transfer station will be fully enclosed as defined by the FAA AC 150/5200-33C, and will be constructed and operated to be generally compatible with safe airport operations, per Section 2.2.4 on pages 2-3 of the FAA AC 150/5200-33C prior to receiving municipal solid waste. The FAA will be notified at least 120 days prior to construction using FAA Form 7460-1, and notified prior to receipt of municipal solid waste by the proposed materials recovery facility or transfer station. The transfer station and materials recovery facility will be operated in accordance with EPA and Georgia EPD Rules, Regulations and Guidance should only construction and demolition waste be recovered and/or transferred.

Please do not hesitate to contact us if you have any questions, or would like to discuss.

Sincerely,
HARBIN ENGINEERING, P.C.


David Henry, P.E.
Project Engineer


G. Curtis Reynolds, P.E.
Project Manager

Cc: Mr. Brian Stover, West Dallas LLC

NWGRC

NORTHWEST GEORGIA REGIONAL COMMISSION

A Region With A Bright Future

Rome Office: P.O. Box 1798, Rome, Georgia 30162-1798 Phone (706) 295-6485 www.nwgrc.org
RC Fax (706) 295-6665 AAA Fax (706) 802-5508 WIA Fax (706) 802-5567

Dalton Office: 503 West Waugh Street, Dalton, Georgia 30720 Phone (706) 272-2300 Fax (706) 272-2253

MEMORANDUM

To: Local Governments, State Agencies, and Interested Parties

From: Lloyd Frasier, Executive Director

Date: May 26, 2022

Subject: Report on DRI 3656 West Dallas LLC Materials Recovery Facility

The Northwest Georgia Regional Commission has conducted a regional Development of Regional Impact review for DRI 3656 West Dallas LLC Materials Recovery Facility, and offers this report with comments received from affected parties, including Georgia DNR Floodplain Unit and GDOT. GRTA's Letter of Understanding, and Methodology Meeting Packet as revised, are included with this report. In making local planning decisions, the City of Dallas is encouraged to review the comments received.

The Georgia Regional Transportation Authority or GRTA is preparing the Notice of Decision for the project and its transportation impacts, including the applicable transportation conditions for the project. The Methodology Meeting documents and Letter of Understanding accompany this report.

Georgia DNR Floodplain Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the proposed project is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of minimal flood hazard. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRM are attached." Please see full comments.

GDOT Aviation advises, "This proposed addition of a municipal solid waste transfer station and materials recovery facility to an existing construction and demolition waste transfer station is 4.4 miles from the Paulding Northwest Atlanta Airport (PUJ). Municipal solid waste landfills are known to attract large numbers of hazardous wildlife, particularly birds. If the proposed transfer station does not meet the FAA's definition of a fully enclosed trash transfer station, or admits putrescible waste, the FAA recommends a separation distance of 5 miles from an airport to protect the approach, departure and circling airspace. An FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov...>" Please see full comments.

Regional Planning Economic Development Area Agency on Aging Workforce Investment Program

*An Equal Opportunity Employer / Programs
Auxiliary Aids / Services Available Upon Request to Individuals with Disabilities*

GDOT District 6 provided comments as part of the Methodology Meeting review, which are included here as well. Please see full comments.

Consistency with Comprehensive Plan and Service Delivery Strategy: This area is shown on the 2017 Joint Comprehensive Plan Dallas Future Land Use Map as Heavy Industrial. City of Dallas is the provider of water and sewer service in this area according to the 2019 Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan: The area is shown as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map with sewer infrastructure in place to support dense development.

DRI #3656 Location Map
West Dallas LLC Materials Recovery Facility
Paulding County, GA

1 in = 4,000 feet

NWGRC
 NORTHWEST GEORGIA REGIONAL COMMISSION
A Region With A Bright Future

Legend:

- 1-Mile Site Buffer
- Groundwater Recharge
- NWI Wetlands
- Floodplains
- Water Supply Watershed

Vicinity Map of Groundwater Pollution Susceptibility

Legend:

- AVERAGE
- HIGH
- LOW
- WATER

Region Map



COMMENTS RECEIVED
DRI 3656 COMMENT FORM

Description of DRI project:

The Northwest Georgia Regional Commission is requesting comments on Development of Regional Impact DRI 3656, West Dallas LLC Materials Recovery Facility. The proposed project would develop a Materials Recovery Facility and MSW Transfer Station for construction & demolition, commercial, industrial, and municipal solid waste, and scrap tire processing, in the City of Dallas, Georgia. Please send comments to Julianne Meadows, jmeadows@nwgrc.org, within the following 15-day period: Wednesday May 11, 2022- Wednesday May 25, 2022.

Comments

Name: Alan Hood**Date:** 5/25/22**Organization:** GDOT Aviation**Comments:**

This proposed addition of a municipal solid waste transfer station and materials recovery facility to an existing construction and demolition waste transfer station is 4.4 miles from the Paulding Northwest Atlanta Airport (PUJ). Municipal solid waste landfills are known to attract large numbers of hazardous wildlife, particularly birds.

If the proposed transfer station does not meet the FAA's definition of a fully enclosed trash transfer station, or admits putrescible waste, the FAA recommends a separation distance of 5 miles from an airport to protect the approach, departure and circling airspace.

An FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 120 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Terry Tibbetts with the Paulding Northwest Atlanta Airport (PUJ) on this email.

Thank you for the opportunity to comment on the proposed development.

Reviewing Regional Commission: Northwest Georgia
Contact Person: Julianne Meadows
Address: P. O. Box 1798, Rome, Georgia 30162-1798
Phone: (706) 295-6485 **Fax:** (706) 295-6665
E-mail: jmeadows@nwgrc.org



Richard E. Dunn, Director

Watershed Protection Branch
Nonpoint Source Program
Floodplain Unit
2 Martin Luther King, Jr. Drive
Suite 1152, East Tower
Atlanta, Georgia 30334

FLOODPLAIN ENCROACHMENT REVIEW


To: Julianne Meadows
Northwest Georgia Regional Commission
Email: jmeadows@nwgrc.org

PROJECT NAME:	DRI 3656 West Dallas LLC Materials Recovery Facility	COUNTY:	Paulding	COMMUNITY:	City of Dallas
LOCATION:	See location map provided by applicant, in the vicinity of Herbert Gamel Road, in the city of Dallas				
BRIEF PROJECT DESCRIPTION:	The proposed project would develop a new Materials Recovery Facility and MSW Transfer Station for construction & demolition, commercial, industrial, and municipal solid waste, and scrap tire processing, on a 22-acre heavy industrial site in the City of Dallas, Georgia. The project size would be 98,394 SF.				
APPLICANT:	Northwest Georgia Regional Commission	APPLICATION DATED:	5/11/2022	APPLICATION RECEIVED:	5/11/2022

SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13223C0136D (Effective Date: 06/07/2019)	FLOOD RISK ZONE(S):	X
www.georgiadfirm.com		PRELIMINARY PANEL(S):	NA	FLOOD RISK ZONE(S):	NA
https://msc.fema.gov/portal		LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)	COMMUNITY CONTACTS:	<p><u>City of Dallas</u> Community Development Director 200 Main Street Dallas, GA 30132 (770) 443-8110 Ext. 1502</p> <p><u>For State Owned Property</u> Georgia State Financing and Investment Commission 270 Washington Street Atlanta, GA 30334 Senior Civil Engineer 404-655-7640</p>		

FLOODPLAIN ENCROACHMENT REVIEW

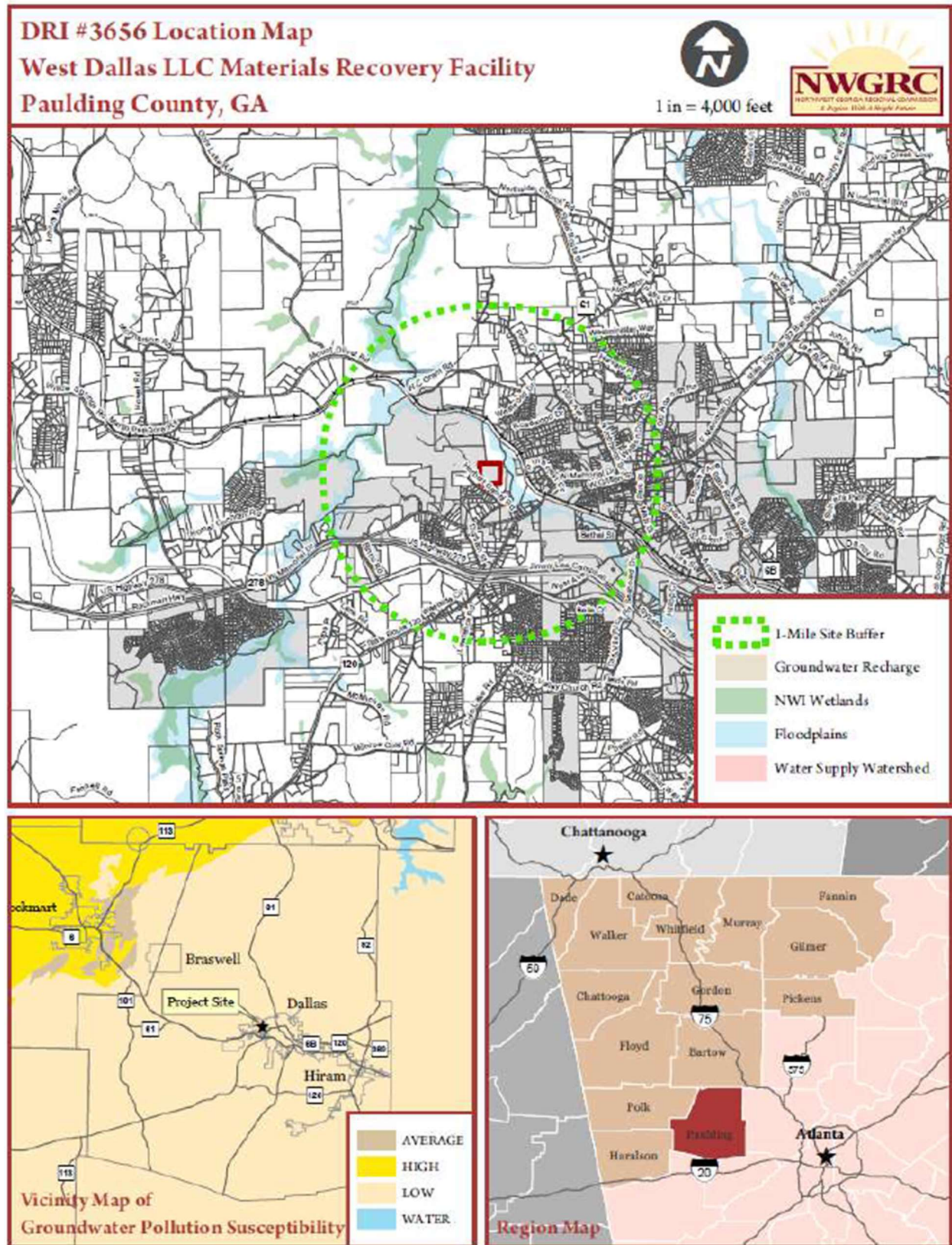
To: Julianne Meadows
 Northwest Georgia Regional Commission
 Email: jmeadows@nwgrc.org

COMMENTS:	<p>From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the proposed project is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of minimal flood hazard. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRM are attached.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area and does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Haydn Blaize	Telephone:	(470) 607-2604	Email:	haydn.blaize@dnr.ga.gov
Signature:				Date:	5/12/2022

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

Location and Site Maps



5/11/22, 8:46 PM

Risk Snapshot

4251 Herbert Gamel Rd, Dallas, Georgia, 30132



GEORGIA FLOOD MAP PROGRAM

Property Flood Risk:

Low Risk

Flood Depths*:

Risk Info	Current Flood Zone:	X	0.2% ANNUAL CHANCE (500 YEAR) FLOOD DEPTH
*Probability of Flooding (30-Year Period)	Not Available		Not Available
Base Flood Elevation:	Not Available		Not Available
Lowest Adj Grade:	Not Available		Not Available
Preliminary Flood Zone:	Not Available		Not Available
Flood Zone Change Type:	Not Available		Not Available
			1% ANNUAL CHANCE (100 YEAR) FLOOD DEPTH
			10% ANNUAL CHANCE (10 YEAR) FLOOD DEPTH

(GRAPHIC NOT TO SCALE)

*Above lowest adjacent grade

Location Information

Panel:	13223C0136D
Watershed:	Etowah
County:	PAULDING
Community ID:	13223C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/fm>

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



Legend with Flood Zone Designations

— Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (High Risk)	Floodway Decrease
~ Base Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
— Cross Sections	1% Flood - Zone A, AH, or AO (High Risk)	Letters of Map Revision	100-Year Flood Zone Decrease
- - - Coastal Transects	0.2% Flood - X-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
□ FIRM Panel Index	Area of Undetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

National Flood Hazard Layer FIRMette



84°51'51"W 33°55'44"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/12/2022 at 8:05 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Julianne Meadows

From: Abbey, Colin <RAbbey@dot.ga.gov>
Sent: Wednesday, May 4, 2022 9:02 AM
To: Julianne Meadows; Abdul Amer
Cc: Steven Foy
Subject: RE: Methodology Meeting for DRI 3656, West Dallas LLC Materials Recovery Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I will not be able to attend the meeting tomorrow afternoon. Please see my comments below, and let me know if there are any additional questions or concerns.

- The site plan appears to conflict with the written narrative: the site plan references W. Paulding Industrial Parkway, and the narrative and existing mapping software references W. Paulding Blvd.
- In the Alternative Mode Access section, need to specify that there is not sidewalk on West Memorial Drive in the vicinity of its intersection with West Paulding Blvd. – there is sidewalk at other locations on W. Memorial Drive.
- In Potential Pedestrian and Bicycle Destinations, need to remove Wellstar Paulding Hospital as this location is no longer a major hospital or trauma center, and recommend adding the nearby Silver Comet Trail Rambo trailhead
- In the Trip Generation and Adjustments section:
 - “Data from other existing sites operated by the applicant were used to determine...” the estimated trips. Which sites? No sites were provided. How many sites? Are they comparable sizes? Recommend using the Paulding County Recycling and Waste Facility off Seven Hills Blvd as an additional point of comparison.
 - Although the 11th Gen. ITE Trip Generation Manual doesn’t provide a specific use or land use code for this site use, comparing it to other similar uses such as the fitted curve for Industrial Park (square feet) indicate daily entering trips to be over 400 (465).
 - If this facility will be open to the public for self-hauled loads, then need to analyze the weekend peak hour as those are the higher volume days for self-haul loads
 - In the study, provide a trip distribution. May need to install dedicated EBLT lane to West Paulding Blvd. Recommend studying the operations at the intersection of SR 6 / US 278 at West Memorial Drive, SR 6 Bus at W Memorial Drive (this is going to be improved in a pending quick response project), and at SR 6 Bus / SR 61 and Main Street. Consideration should be given to the fact that the rail bridge over SR 6 Bus is height-restricted at 15’2” according to the most recent bridge inspection report available, so any trucks that would be impacted by that bridge need to be shown directed to other intersections.

Thanks,

Colin Abbey, E.I.T.
Civil Engineer 3



District 6 Traffic Operations
30 Great Valley Parkway
White, GA 30184
Office: (678) 721-5288

GRTA Letter of Understanding



LETTER OF UNDERSTANDING

May 17, 2022

Brian Stover
West Dallas LLC
P.O. Box 1790
Dallas, Georgia 30132

RE: West Dallas LLC Materials Recovery Facility (DRI#: 3656)

Dear Mr. Stover:

The purpose of this Letter of Understanding is to document the discussions during the Methodology Meeting held virtually on May 5, 2022 regarding West Dallas LLC Materials Recovery Facility Development of Regional Impact (DRI). The *GRTA DRI Review Procedures*, as well as the inputs and parameters documented in this Letter of Understanding and the revised Methodology Meeting Packet, shall be adhered to in preparing the GRTA required Transportation Study.

PROJECT OVERVIEW

- The proposed site is located to the northeast of W Memorial Drive and W Paulding Industrial Parkway.
- The proposed development includes 72,144 square feet of materials recovery facility, and 26,250 square feet of solid waste transfer station.
- The projected build-out is one phase to be completed by 2024.
- The proposed development includes (1) full site accesses on W Paulding Industrial Parkway.
- The DRI trigger for this development is a Special Use Permit with the City of Dallas.
- The vehicular trip generation is estimated to be 420 net daily trips based on the *ITE Trip Generation Manual 11th edition*.
- The applicant is applying for approval under GRTA's expedited review process.

METHODOLOGY MEETING PACKET INPUTS & PARAMETERS

- The Site Plan shall meet all the applicable requirements in Section 7.1 of the *GRTA DRI Review Procedures*.
- The applicant shall research TIP, STIP, RTP and GDOT's construction work program, as well as any local government and transit operator plans (SPLOST, CIP, etc.), to determine the open date, sponsor, cost of the project, funding source(s), for future roadway projects in the project vicinity.
- If the *GRTA DRI Review Procedures* requires an Enhanced Focus Area for Heavy Vehicles or an Enhanced Focus Area for Dense Urban Environments, the Limited Trip Generation Memo shall incorporate the inputs and parameters agreed to at the Methodology Meeting and documented in the revised Methodology Meeting Packet. These inputs may include a Heavy Vehicle modeling percentages, a Heavy Vehicle route map, a pedestrian crosswalk delay adjustment and a bus blockage adjustment factor.

DRI REVIEW PACKAGE SUBMITTAL

GRTA will begin reviewing the DRI once the DRI Review Package is submitted and deemed complete. The DRI Review Package includes: the permitting Local Government inputting both Department of Community Affairs (DCA) forms into the DCA DRI website; and the Traffic Engineer submittal of the GRTA Limited Trip Generation Memo and Site Plan to GRTA staff and ALL stakeholders included in the CC list of this Letter of Understanding.

All DRI Review Packages shall be submitted electronically via email to all stakeholders in the CC list of the Letter of Understanding. If the DRI Review Package total file size is greater than 10 MB, the DRI Review Package shall be submitted via email with a FTP link provided for downloading the files.

Please contact me if you have any questions about the Letter of Understanding or the *GRTA DRI Review Procedures*.

Sincerely,

Elizabeth Davis
DRI Program Manager, GRTA/SRTA/ATL

GRTA Methodology Meeting Packet Revised



Memorandum

To: Georgia Regional Transportation Authority (GRTA)
From: Abdul Amer, PE
Date: June 13, 2022
Subject: Limited Trip Generation Memorandum: DRI 3656, West Dallas LLC
Materials Recovery Facility



The purpose of this memorandum is to request that GRTA accepts a limited trip generation memorandum given that the number of total daily trips that will be generated from the proposed development will be less than 1,000 vehicles. We are also requesting that GRTA expedite the review period per the latest Policies and Procedures.

The applicant, Brian Stover currently operates a construction and demolition waste transfer station on adjacent property owned by West Dallas LLC along with recovered materials (concrete, wood, mulch, etc.) processing. The proposed development would add a municipal solid waste transfer station and a materials recovery facility (for municipal solid waste, inert waste, construction and demolition waste, commercial solid waste, and industrial solid waste) to separate any recyclable or recoverable materials from the waste stream and divert these materials from the landfill. Scrap tire processing would also be located in the materials recovery facility. The additional facilities would total 98,394 sf. The property is located within the boundary of the City of Dallas and is zoned as Heavy Industrial. The development proposes a full access driveway on W Paulding Industrial Parkway.

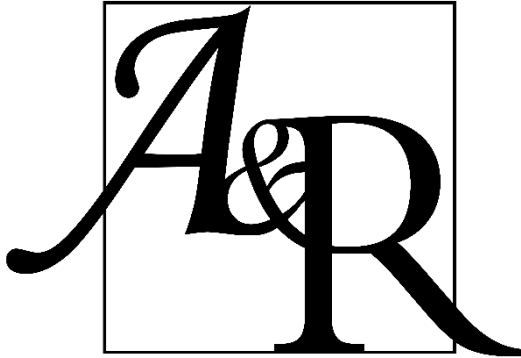
The Methodology Meeting Packet (MMP) and Letter of Understanding (LOU) are included in the Appendix for reference. Please let us know if you need any additional information for your review.



A&R Engineering, Inc.

Item 2.

APPENDIX



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

WEST DALLAS LLC MATERIALS RECOVERY FACILITY (DRI #3656)

Meeting Methodology Packet (MMP)

Applicant: West Dallas LLC

(Brian Stover)

General Information

DRI Name & Number:

West Dallas LLC Materials Recovery Facility
DRI (#3656)

Pre-Review / Methodology Meeting Date:

May 5, 2022

Project Rendering is included on the next page.



Applicant Stakeholders

Developer and applicant mailing address:	Brian Stover West Dallas LLC P.O. Box 1790 Dallas, Georgia 30132	bldrolloff@mindspring.com 770-443-2213
Transportation Engineer	Abdul Amer, PE, PTOE A&R Engineering, Inc. 2160 Kingston Court, Suite O, Marietta, GA 30067	aamer@areng.com 770-690-9255
Site Planner	G. Curtis Reynolds, PE David G. Henry, PE Harbin Engineering, P.C. 41 West Johnston Street Forsyth, Georgia 31029	creynolds@harbinengineering.com 478-992-9122 dhenry@harbinengineering.com 478-992-9122

Project Orientation

Permitting Local Government	City of Dallas
Additional Local Government(s) with development approval authority	N/A
DRI Trigger	Special Use Permit
DRI Trigger Application/ Form ID #	N/A
Qualifying DRI Threshold Exceeded	Waste Handling Facility, New facility or expansion of existing facility by more than 50%
Existing Zoning	Heavy Industrial (H-1)
Proposed Zoning	Heavy Industrial (H-1)

Project Information

Land Use	Density
Materials Recovery Facility	72,144 sf
Solid Waste Transfer Station	26,250 sf

Project Description

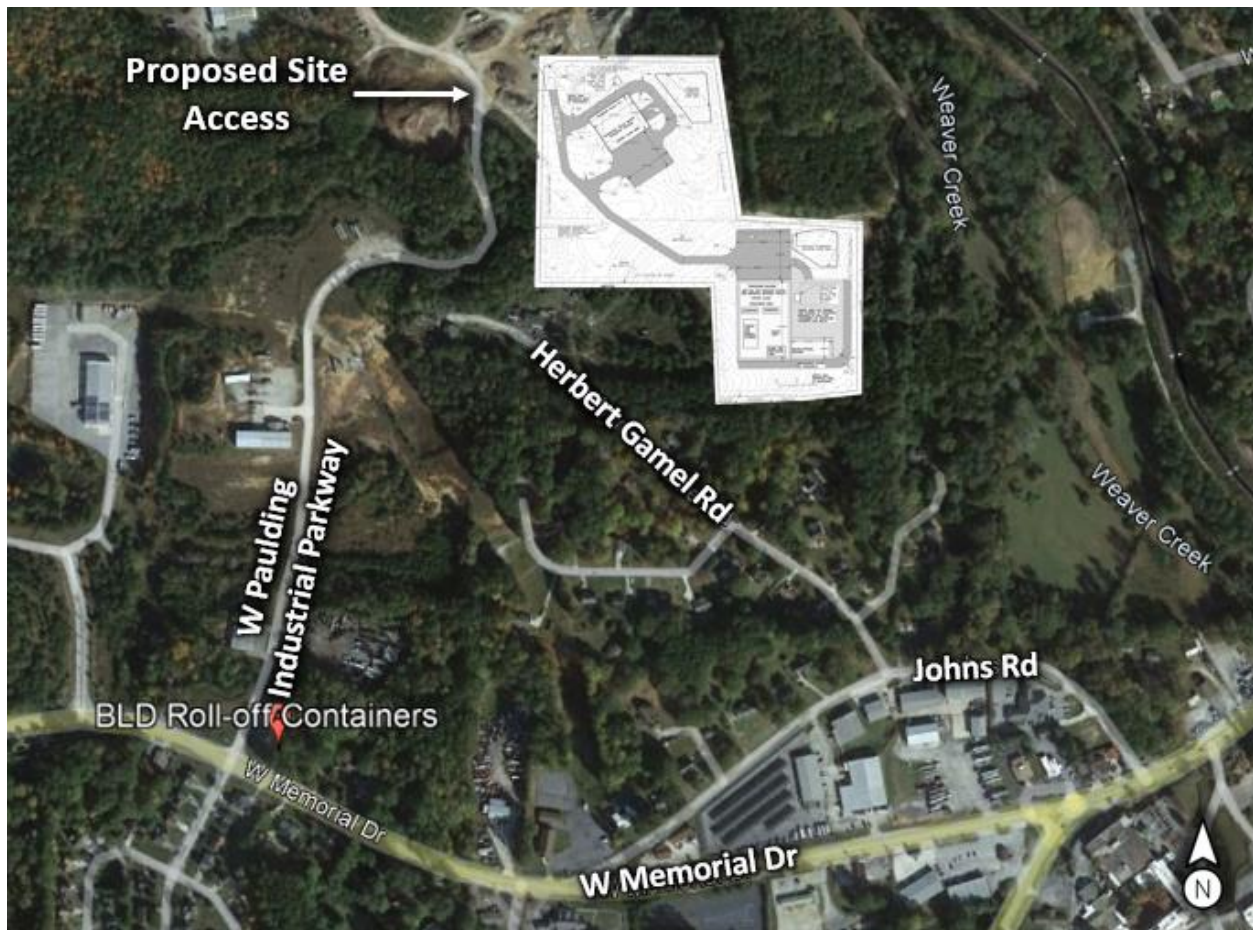
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proposes a full access driveway on W Paulding Industrial Parkway.

Project Location

GPS Coordinates	33°55'34"N, 84°51'32"W
Location Description	The development will be located to the northeast of W Memorial Drive and W Paulding Industrial Parkway in the City of Dallas, Georgia. The proposed site is adjacent to a Construction and Demolition Waste Transfer station that is also operated by the applicant.
Unified Growth Policy Map Land Use Area Designation	Developing Suburbs
Neighboring Jurisdictions within ½ mile	Paulding County

Project Orientation Map



Driveway #	Access Type	Driveway Approach	Location
Driveway 1	Full Access	Westbound	Access road to connect to existing gravel road that will connect to W Paulding Industrial Parkway

Build Out Year: 2024 (one phase)

Net Average Daily Trips (ADT) & Requested Review Schedule:

Net Average Daily Trips	420 trips (two way)
Requested Transportation Study Type	Limited Trip Generation Memorandum
Requested Review Timeline	Expedited Review

Government Stakeholders

City of Dallas, Paulding County

Project Orientation

Programmed Projects

No programmed projects were found in the study network.

Programmed Project Design Documents

N/A

Transportation Project Interaction with DRI

N/A

Planned Projects

No planned projects were found in the study network.

Land Use and Zoning

Future Land Use Map Zoning	N/A, City of Dallas and Paulding County are currently updating their comprehensive plan and transportation plan per NWGRC correspondence in March 2022.
Land Use Definition for City of Dallas	N/A, see above
Relation to Existing Land Use Plans	N/A, see above
Chattahoochee River/Metropolitan River Protection Act	N/A

Alternative Mode Access

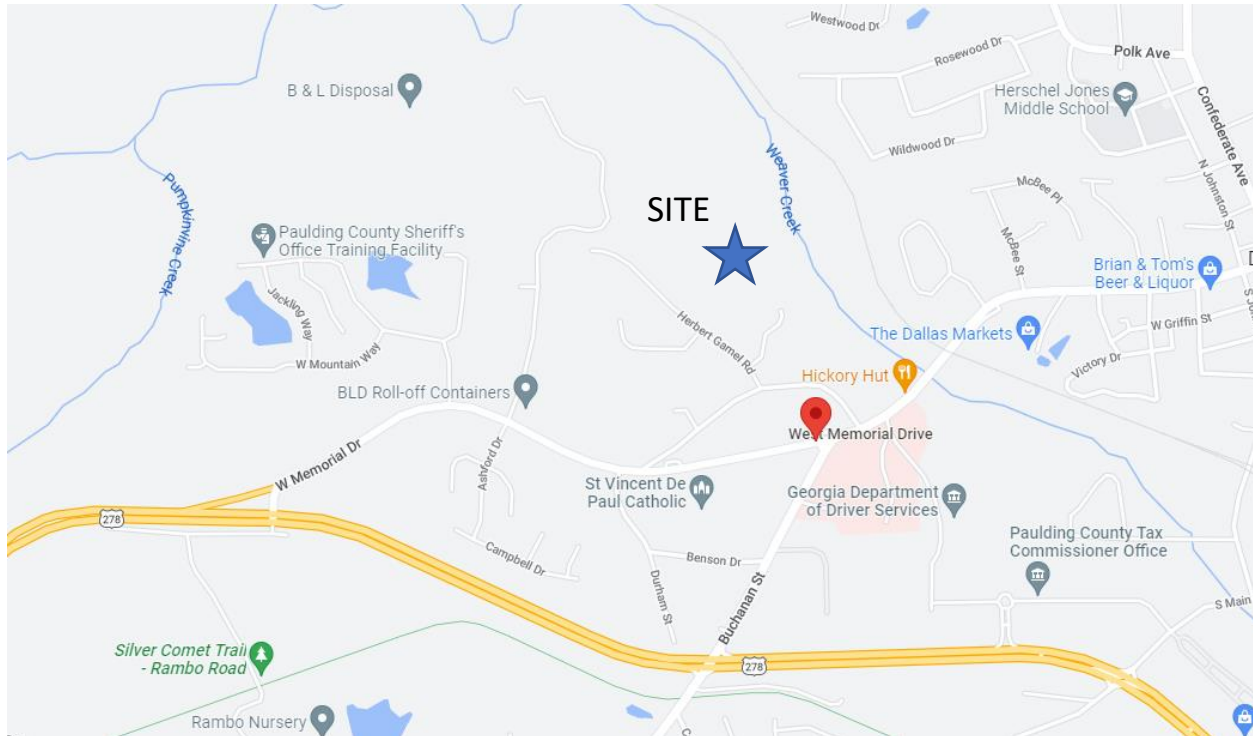
Existing Alternative Transportation Map



Description of Existing Infrastructure

- Sidewalk not present in the vicinity of the intersection of W Paulding Industrial Parkway and W Memorial Drive
- Sidewalk present along W Memorial Drive at other locations

Potential Pedestrian and Bicycle Destinations



- Hickory Hut, Thrift Store, Vape Escape, Silver Comet Rambo Trailhead

Transit Accommodations

- No scheduled transit was identified in the vicinity of the proposed development.

Proposed Pedestrian Route to Access Transit

N/A

Transit Stop Ridership

N/A

Transit Stop Amenity Standards

N/A

Trip Generation and Adjustments

ITE Trip Generation Manual Used: 11th Edition

ITE Land Use Code(s): 110

ITE Independent Variable Inputs for each Land Use Code: (*# units, sq. ft., etc*): sq.ft.

Day & Time of Day to be analyzed:

- Weekday, Peak hour of adjacent street traffic, one hour between 7 AM and 9 AM
 $T = 0.68 (X) + 3.81$
- Weekday, Peak hour of adjacent street traffic, one hour between 4 PM and 6 PM
 $\ln(T) = 0.72 \ln(X) + 0.38$
- Weekday 24 hour $T = 3.76 (X) + 50.47$

Trip Generation Calculation Alternative Approaches: N/A

Trip Generation Reductions

Redeveloped Square Footage: N/A

Alternative Mode Reduction (Section 2.2.4.2): N/A

Contributing Factors: N/A

Summary of Existing and Proposed Bicycle / Pedestrian / Transit

Proposed Transit Facilities: Transit facilities are not proposed.

Proposed Pedestrian and Bicycle Facilities: Pedestrian or bicycle facilities are not proposed.

Parking:

Required Parking per City of Dallas Code Section 44-239	5 spaces
Proposed Parking	25 spaces

Affordable Housing (*If applicable*): N/A

Transportation Demand Management (*If applicable*): N/A

Supplemental Commuter Data (*If applicable*): N/A

Proposed Reduction Percentage: N/A

Proposed Reduction Justification Explanation: N/A

Internal Capture / Mixed Use Reduction (Section 2.2.4.3): N/A

Pass-by Trips Reduction (Section 2.2.4.4): N/A

Trip Generation Summary Table

The table follows GRTA's policies and procedures.

Trip Generation for Proposed Development							
	AM peak hour trips			PM peak hour trips			24 hour
	Enter	Exit	Total	Enter	Exit	Total	2-way
Trips	62	9	71	6	34	40	420
Alt. Mode (0%)	0	0	0	0	0	0	0
Mixed Use	0	0	0	0	0	0	0
Pass-by	0	0	0	0	0	0	0
Net Trips	62	9	71	6	34	40	420

Truck Path



Draft Schedule and Proposed Traffic Count Approach

Draft Transportation Study Submittal Date *(Optional)*: The limited trip generation memorandum will be completed within 2 weeks of the Letter of Understanding being issued.

Anticipated GRTA Review Schedule (Section 4.2) *(Optional)*: TBD

DCA DRI 'Initial Form' & 'Additional Form' Submittal Date(s): *(Forms must be submitted before review begins.) (Optional)*

- DCA Initial Form: Submitted
- DCA Additional Form: Submitted

Key Permitting Local Government Review Board Date(s): N/A



LETTER OF UNDERSTANDING

May 17, 2022

Brian Stover
West Dallas LLC
P.O. Box 1790
Dallas, Georgia 30132

RE: **West Dallas LLC Materials Recovery Facility (DRI#: 3656)**

Dear Mr. Stover:

The purpose of this Letter of Understanding is to document the discussions during the Methodology Meeting held virtually on May 5, 2022 regarding **West Dallas LLC Materials Recovery Facility** Development of Regional Impact (DRI). The *GRTA DRI Review Procedures*, as well as the inputs and parameters documented in this Letter of Understanding and the revised Methodology Meeting Packet, shall be adhered to in preparing the GRTA required Transportation Study.

PROJECT OVERVIEW

- The proposed site is located to the northeast of W Memorial Drive and W Paulding Industrial Parkway.
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- The applicant is applying for approval under GRTA's expedited review process.

METHODOLOGY MEETING PACKET INPUTS & PARAMETERS

- The Site Plan shall meet all the applicable requirements in Section 7.1 of the *GRTA DRI Review Procedures*.
- The applicant shall research TIP, STIP, RTP and GDOT's construction work program, as well as any local government and transit operator plans (SPLOST, CIP, etc.), to determine the open date, sponsor, cost of the project, funding source(s), for future roadway projects in the project vicinity.
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DRI REVIEW PACKAGE SUBMITTAL

GRTA will begin reviewing the DRI once the DRI Review Package is submitted and deemed complete. The DRI Review Package includes: the permitting Local Government inputting both Department of Community Affairs (DCA) forms into the DCA DRI website; and the **Traffic Engineer submittal of the GRTA Limited Trip Generation Memo and Site Plan to GRTA staff and ALL stakeholders included in the CC list of this Letter of Understanding.**

All DRI Review Packages shall be submitted electronically via email to all stakeholders in the CC list of the Letter of Understanding. If the DRI Review Package total file size is greater than 10 MB, the DRI Review Package shall be submitted via email with a FTP link provided for downloading the files.

Please contact me if you have any questions about the Letter of Understanding or the *GRTA DRI Review Procedures*.

Sincerely,

Elizabeth Davis
DRI Program Manager, GRTA/SRTA/ATL



City of Dallas

Planning & Zoning Commission

March 30, 2023

6:00PM

DALLAS CITY HALL

129 E. Memorial Dr

Dallas, GA 30132

Z-2023-01

Z-2023-01**STAFF COMMENTS:**

The applicant (West Dallas LLC) is requesting a special land use provision for a solid waste handling materials recovery facility and transfer station for construction & demolition, commercial, industrial, and municipal solid waste, and scrap tire processing.

The application is to be heard in accordance with Zoning Ordinance Section 44-171(3) for the following uses listed in Section 44-171(2):

- q. Dumping or reduction of garbage, offal or dead animals;
- z. Automobile or equipment salvage or parts yard;
- aa. Building material or equipment salvage or parts yard;
- bb. Junkyard or salvage yard of any kind;

These listed uses describe the uses and purposes of the proposed materials recovery facility and transfer station as presented in the application.

The total property area is 112.09 acres. The site area for the proposed special land use provision is 22.35 acres. The property is located on West Paulding Industrial Parkway.

The property is zoned H-1 Heavy Industrial. Properties that border the site to the North, West, and South are currently inside City limits. Properties that border the site to the East and South are currently within Paulding County Zoning Jurisdiction.

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

NORTH: Dallas H-1
(Other property of applicant)

SOUTH: Dallas R-2
Paulding Zoning R-2

EAST: Paulding Zoning R-2

WEST: Dallas H-1
(Other property of applicant)

ADJACENT DEVELOPMENT

NORTH: Heavy Industrial

SOUTH: Residential
Residential

EAST: Undeveloped

WEST: Heavy Industrial

B. Permitted Use impact on adjacent properties.

Properties to the South are residential. Other adjacent properties are either other lands of applicant zoned H-1 or undeveloped.

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

Proximity to adjacent residential homes

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

Increased truck traffic on City streets. Water line improvements may be necessary to serve site unless existing private well on site provides adequate fire protection. No homes proposed, therefore no impact to schools.

E. Supported by current conditions

Water and Sewer are not currently available on site.

F. 2022 Comp Plan

Matches with the 2022 Comp Plan Future Land use map as Industrial-Heavy.

DEPARTMENT COMMENTS:**Administration:**

Require the truck traffic to turn right out of the development and travel to 278 to head either direction from there.

Business Development:

We may want to require installation of a Flock camera.

Community Development:**Zoning Ordinance Section 44-171(4)**

Any use of property as a storage yard, salvage yard or junkyard pursuant to authorization granted under this section shall be screened from view on all sides by a solid wall, planted screen or similar opaque partition at least six feet in height. Any such partition, screen or fence shall comply with all setback requirements of this district.

Police:

Require the truck traffic to turn right out of the development and travel to 278 to head either direction from there.

Public Works:

Currently have development agreement addressing sanitary sewer for development. This parcel falls within the boundaries of the West Dallas Sewer Collector Special Utility District. Extension of infrastructure based on need, intent, and approval of civil drawings. Existing road does not have turnaround.

Recreation:

Require the truck traffic to turn right out of the development and travel to 278 to head either direction from there.

Fire:

There shall be required a fire hydrant located within a 500' hoselay to the proposed buildings. Flow test is required. Will need to add a Knox gate switch on proposed gate (if it is electric).

Health Department:

The Paulding County EH office has no questions or comments regarding West Dallas LLC Materials Recovery project.

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. Development shall comply with all recommendations from GRTA.
2. Development improvements shall be constructed in substantial conformance with the site plan submitted with the application.
3. Development shall provide 40-foot wide zoning buffer on 22.35 acre site adjacent to all property not currently zoned H-1. Buffer shall not be used as part of operation nor for storage of equipment or materials. Buffer shall screen site from view by a solid wall, planted screen or similar opaque partition at least six feet in height.
4. Development shall provide 50-foot wide undisturbed zoning buffer adjacent to all residential properties. If undisturbed buffer does not screen site improvements and/or site operations from view, then buffer shall be enhanced by a solid wall, planted screen or similar opaque partition of sufficient height to screen site from view of residential properties.

5. The special land use provision shall be limited to the 22.35 acres shown on the site plan.
6. The special land use provision shall not supersede any existing special land use permit on the property, but shall be concurrent. Any existing special land use permit on the property, if any, shall remain valid.
7. Developer shall provide a paved commercial cul-de-sac for turnaround at end of existing paved road in accordance with City detail STR-25. Developer shall also provide paved commercial driveway at cul-de-sac in accordance with GDOT detail A2.

Unless explicitly stated herein, all other lot development standards shall comply with the H-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.

Recpt:003199

RECORDED: 03/03/2023 4:03 PM

WARRANTY DEED

DEED BOOK 4904 PAGES 933 - 935

FILING FEES: \$25.00

TRANSFER TAX: \$2.00

PT61: 110-2023-001148

Sheila Butler, Superior Court Clerk
Paulding County, GA

Return Recorded Document to:
TALLEY, RICHARDSON & CABLE, PA
367 WEST MEMORIAL DRIVE
DALLAS, GA 30132

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF PAULDING

FILE #: 23-0063

THIS INDENTURE made this 2nd day of March, 2023, between **PAULDING COUNTY INDUSTRIAL BUILDING AUTHORITY**, as party or parties of the first part, hereinunder called Grantor, and **HELPING HANDS OF PAULDING COUNTY, INC.**, 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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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**.

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.

Signed, sealed and delivered in presence of:

PAULDING COUNTY INDUSTRIAL
BUILDING AUTHORITY



Witness



BY: TOMMY MORRIS, AS
CHAIRMAN



Notary Public
My Commission Expires:

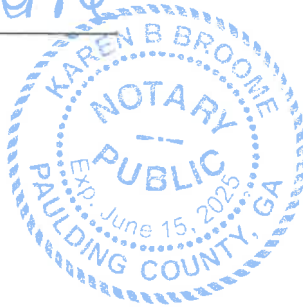


EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 281 of the 2nd District, 3rd Section, Paulding County, Georgia and being more fully described as follows:

To find the TRUE POINT OF BEGINNING, begin at the common land lot corner of Land Lots 281, 282, 295 & 296; thence running south 89 degrees 16 minutes 03 seconds east along the south land lot line of Land Lot 281 a distance of 171.13 feet to an iron pin; thence running north 00 degrees 15 minutes 11 seconds east a distance of 53.81 feet to an iron pin and the TRUE POINT OF BEGINNING; thence running north 00 degrees 31 minutes 34 seconds east a distance of 84.80 feet to an iron pin located on the southerly right of way of George T. Bagby Drive (a 50 foot right of way); thence running south 89 degrees 43 minutes 33 seconds east along said right of way a distance of 21.11 feet to a point; thence running south 89 degrees 44 minutes 57 seconds east along said right of way a distance of 57.99 feet to a point; thence running south 89 degrees 56 minutes 14 seconds east along said right of way a distance of 173.06 feet to a point; thence running northeasterly in an arc along said right of way a distance of 213.84 feet to a point (said arc being subtended by a chord line running north 66 degrees 25 minutes 29 seconds east a distance of 206.07 feet); thence running north 38 degrees 33 minutes 01 second east along said right of way a distance of 59.58 feet to a point; thence running north 28 degrees 07 minutes 05 seconds east along said right of way a distance of 114.82 feet to a point; thence running north 28 degrees 23 minutes 10 seconds east along said right of way a distance of 46.40 feet to a point located at the intersection of the southeasterly right of way of George T. Bagby Drive (a 50 foot right of way) and the southwesterly right of way of Dallas Industrial Drive (a 50 foot right of way); thence running southeasterly in an arc along the southwesterly right of way of Dallas Industrial Drive a distance of 37.01 feet to a point (said arc being subtended by a chord line running south 78 degrees 12 minutes 21 seconds east a distance of 36.93 feet); thence running south 78 degrees 43 minutes 20 seconds east along said right of way a distance of 120.96 feet to an iron pin; thence running south 42 degrees 25 minutes 27 seconds west a distance of 441.59 feet to an iron pin; thence running north 89 degrees 44 minutes 49 seconds west a distance of 411.99 feet to an iron pin, said point being the TRUE POINT OF BEGINNING.

Said tract being 1.73 acres as shown on a plat prepared for Helping Hands of Paulding County, Inc. by Tibbitts Land Surveying, Inc., dated December 20, 2022, certified by Judson R. Tibbitts, RLS #3051, said plat being incorporated herein and made a part of this description by reference.

eFiled and eRecorded

DATE: 03/03/2023

TIME: 10:43 AM

PLAT BOOK: 76

PAGE: 42 - 42

FILING FEES: \$10.00

PART ID: 0828882120

RECORDED BY: TS

Sheila Butler

Paulding County, GA

THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

EQUIPMENT USED:
THEODOLITE READING TO 05 SECONDS;
ELECTRONIC DISTANCE METER READING
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A HORIZONTAL CLOSURE
OF 1 IN 30,664.

DATE OF FIELD WORK: DEC 20, 2022

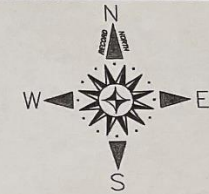
TRAVERSE IS ADJUSTED USING THE LEAST
SQUARES METHOD.

IRON PINS PLACED ARE 1/2" REBAR

THIS SURVEY HAS BEEN CALCULATED FOR
CLOSURE BY LATITUDE AND DEPARTURE
AND IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 404208 FEET

NOTES

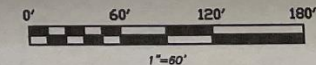
1. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
 2. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 3. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PROPER PERMIT APPLICATION AND APPROVAL.
 4. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER, OR OWNERS' AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR OWNERS' AGENT.
- THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.



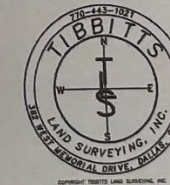
LEGEND

I.P.F.	IRON PIN FOUND
I.P.P.	IRON PIN PLACED
L.L.L.	LAND LOT LINE
L.L.	LAND LOT
P.P.	POWER POLE
FND.	FOUND
D.B.	DEED BOOK
P.B.	PLAT BOOK
F.	PAGE
COR.	CORNER
C.L.	CENTERLINE
R/W	RIGHT-OF-WAY
F.H.	FIRE HYDRANT
B/L	BUILDING LINE
W.V.	WATER VALVE
W.M.	WATER METER
G.V.	GATE VALVE
M.H.	MANHOLE
S.E.	SANITARY EASEMENT
S.S.	SANITARY SEWER
D.E.	DRAINAGE EASEMENT
H.W.	HEADWALL
C.B.	CATCH BASIN
D.I.	DROP INLET
N/V	NOW OR FORMERLY
O.T.	= OPEN TOP
C.T.	= CRIMPED TOP
G.M.D.	= GEORGIA METRA DISTRICT
P.	= POWER LINE
-X-	= FENCE LINE
R.	= RADIUS
CH.	= CHORD
TAN.	= TANGENT
PAGE	= PAGE
999.0 E.	= EXISTING SPOT ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
	= DIRECTION OF SURFACE DRAINAGE

TRACT AREA
75,218 S.F.
1.73 ACRES



3-1-23: ADD 20' DEPTH TO
PARCEL BTE



COPYRIGHT TIBBITTS LAND SURVEYING, INC.



AS REQUIRED BY SUBSECTION (1) 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 GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO THE APPROPRIATE PARCELS. 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

03/01/2023

JUDSON R. TIBBITTS, CAPLS#3051

DIVISION SURVEY FOR HELPING HANDS OF PAULDING COUNTY, INC.				
PARENT PARCEL ID 136.1.2.005.0000				
LAND LOT	DISTRICT	SECTION	COUNTY	STATE
281	2ND	3RD	PAULDING	GEORGIA
DATE:	DRAWN BY:	CHECKED	JOB NO.	DISK
12-20-22	BTE	JRT	02089	SERVER
TIBBITTS LAND SURVEYING, INC.				
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132				
FIRM # 1SPD00146 (770) 443-1021				