



Dallas Planning Commission

Thursday, September 25, 2025

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 Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. Consideration to approve the Minutes from the 6/26/2025 meeting.

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. Annexation Application A-2025-02 Ted Brocks & Mortar, LLC (Applicant),m Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering - Jonathan Jones (Representative) have applied and seek to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by the Tax Parcel ID No. 135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.
3. Zoning Application Z-2025-03 Ted Brocks & Mortar, LLC (Applicant),m Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering - Jonathan Jones (Representative) have applied and seek to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by the Tax Parcel ID No. 135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

ADJOURNMENT



Dallas Planning Commission

Thursday, June 26, 2025

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 Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

MINUTES

CALL TO ORDER

PRESENT

David Holt
Ryan Ayers
Sammy Callahan

ABSENT

Terry Johnson

MINUTES APPROVAL

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

Motion to approve the 5/22/25 Meeting Minutes with corrections.

Motion made by Holt, Seconded by Callahan.

Voting Yea: Ayers, Callahan

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. Zoning Application Z-2025-02 The City of Dallas (Applicant) and 101 Bainbridge Way, LLC (Titleholder), have applied to rezone the property at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID 138.4.2.017.0000 and Parcel ID 138.4.2.011.0000 in Land Lot 344, in the 2nd District, 3rd Section, of Paulding County.

Brandon Rakestraw spoke on behalf of Zoning Application Z-2025-02.

Motion to approve Zoning Application Z-2025-02.

Motion made by Ayers, Seconded by Callahan.
Voting Yea: Ayers, Callahan

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

Pastor Thomas Brown spoke on behalf of Special Use Permit Application SEP-2025-01.

Motion to approve Special Use Permit Application SEP-2025-01 with the following stipulation:

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

Motion made by Ayers, Seconded by Callahan.
Voting Yea: Ayers, Callahan

ADJOURNMENT

Motion to adjourn.

Motion made by Callahan, Seconded by Ayers.
Voting Yea: Ayers, Callahan

Secretary

Date



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
ZONING/REZONING APPLICATION NO. Z-2025-03

HEARING DATES
Planning Commission: **Item 2.**
09/25/2025 at 6:00 PM
City Council:
10/06/2025 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_PC Notification Letter
Attachment E – A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_PCSS Notification Letter
Attachment F – A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Elite Engineering_Notification Letter
Attachment G – A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Elite Engineering_Public Hearing Notification Letter
Attachment H - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_LEGAL NOTICE
Attachment I - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Surrounding Property Owners Letter
Attachment J - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Proposed Housing Elevations

STAFF COMMENTS:

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the east is currently inside City limits. Properties that border to the west, North, and south are all residential zoned properties in Paulding County.

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

ADJACENT ZONING

NORTH: R-2 Paulding

EAST: R-2 City

SOUTH: R-2 Paulding

WEST: R-2 Paulding

ADJACENT DEVELOPMENT

NORTH: Allens Creek Subdivision (Paulding)

EAST: Oakmont Subdivision (City)

SOUTH: Single Family Property

WEST: Single Family Property



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
ZONING/REZONING APPLICATION NO. Z-2025-03

HEARING DATES	
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B. Permitted Use impact on adjacent properties

- *Proposed development density of 2.58 units per acre.*
- *Minimum lot size of 8,500sf*
- *Total unit count of 24.*
- *Adjacent lot sizes:*
 - *0.35 acres (15,246sf) – Allens Creek Subdivision*
 - *0.17 acres (7,500sf) – Oakmont Subdivision*
 - *+2 acres for all other stand-alone properties.*

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

- *None*

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

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on Homer Cochran Road and other nearby collector roads.*
 - *May increase student population of nearby schools.*
 - *Increased response times for city police services due to distance.*
 - *Increase daily demand on Paulding County Water System.*
 - *Decrease available sanitary sewer capacity – City of Dallas.*
 - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Homer Cochran Road. Water supply capacity to be verified by Paulding County.*
- *Public Roadway connection via Homer Cochran Road.*
- *Property is within the City of Dallas – Sewer Service Area. Connection and extension of the city's sanitary sewer system shall be required to service.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in City of Dallas Sewer Service Area.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
ZONING/REZONING APPLICATION NO. Z-2025-03

HEARING DATES	
Planning Commission	Item 2.
09/25/2025 at 6:00 PM	
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STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
3. Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be \$1,843.00 per lot.
4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 10-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
6. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
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8. Owner/developer shall comply, design, and construct all offsite water system improvements and/or upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association shall be required for the development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.
11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed. All homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
12. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.
13. Owner/developer shall agree rental properties shall not exceed 21% (Five (5) units) of the overall 24-unit lot count.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 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 make the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # A-2025-02 + 2-2025-03
Hearing Dates: PC: 9-25-25 CC: 10-6-25
ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell: _____
Address: 2928 GEORGE BUSBEE PKWY NW, SUITE 526 Home phone: _____
City: KENNESAW State: GA Zip: 30144-4887 Fax phone: _____
E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

ABIMBOLA KAFU
Printed Name of Signatory

Date Notary Commission Expires

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell: _____
Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132
E-mail address: JJONES@ELITEOFGA.COM Fax phone: _____

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

JONATHAN JONES
Printed Name of Signatory

Date Notary Commission Expires

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESAW State: GA Zip: 30144-4887

Signature

Signed, sealed and delivered in the presence of:

Notary Public

OLUWATOYIN ONI AND EGUNDOYIN ONI
Printed Name of Signatory

Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)
Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES
Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

Location of Property: 535 HOMER COCHRAN RD DALLAS, GA 30132

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

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): 24 SINGLE FAMILY HOMES WITH ONE MASTER DETENTION POND AND ONE ENTRANCE ALLIGNED WITH THE OAKMONT SUBDIVISION CURRENTLY UNDER DEVELOPMENT

Filed with City: 07-08-2025 (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

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

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

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

Jonathan Jones
Signature of Applicant/Representative

6-20-2025
Date

Jonathan Jones
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Charles Warren
Notary Public Signature

02-20-2029
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

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



I (we), Jonathan Jones, 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:

I (we), Jonathan Jones, 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):

6/20/25
Date

Jonathan Jones
Applicant



Applicant / Representative Attendance Required

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Signature of Applicant/Representative

06/16/25

Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


Notary Public Signature



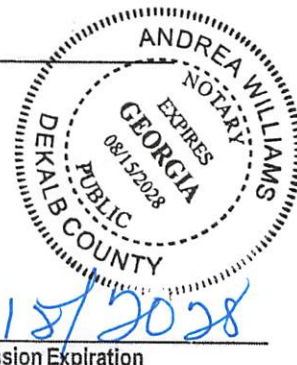
Signature of Applicant/Representative _____

Date _____

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Disclosure Statement


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



I (we), Abimbola Kafui Makanjuola, 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:

I (we), Abimbola Kafui Makanjuola, 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):

06/16/25
Date


Applicant



Applicant / Representative Attendance Required

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Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

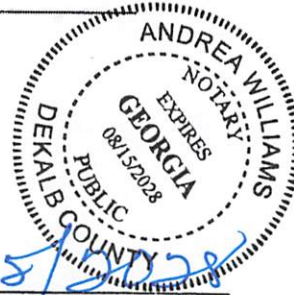
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3/2019

Application # _____ - _____

Disclosure Statement

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



I (we), Egundoyin Ajini Oni, 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:

I (we), Egundoyin Ajini Oni, 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):

06/16/2025
Date

Egundoyin Ajini Oni
Applicant



Applicant / Representative Attendance Required

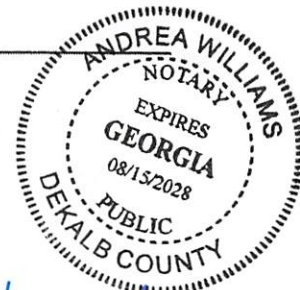
Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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.

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Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

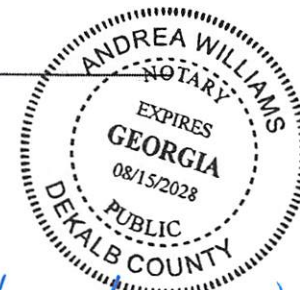
Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + 2-2025-03

Disclosure Statement

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



I (we), Oluwatoyin Paul Oni, 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:

I (we), Oluwatoyin Paul Oni, 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):

06/16/25
Date

Olu Oni
Applicant

Campbell & Brannon
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G240335DG
(Phone No.: (770)396-8535)

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

eFiled and eRecorded
DATE: 03/16/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT81: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

LIMITED WARRANTY DEED

THIS INDENTURE, made on 14th day of March, 2024, between

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

**Oluwatoyin Paul Oni and Egundoyin Ajini Oni
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

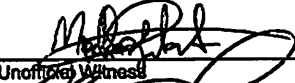
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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

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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Oluwatoyin Paul Oni

Notary Public
My Commission Expires: _____
[Attach Notary Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 292 of the 2nd District and 3rd Section of Paulding County, Georgia, and being an area of 9.381 acres as shown on plat of survey for Steve Connally et. al., prepared by George W. Crusselle, RLS No. 1373, dated December 16, 1977, and recorded at Plat Book 8, Page 69, Paulding County, Georgia records. Said plat is incorporated herein by reference made thereto.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 695, Page 247, Paulding County, Georgia records.



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
2024-052829	R0033 21	535 HOMER COCHRAN RD	\$2,755.20	\$0.00 Fees: \$0.00	\$0.00	\$2,755.20	\$0.00
Totals:			\$2,755.20	\$0.00	\$0.00	\$2,755.20	\$0.00

Paid Date: 12/02/2024

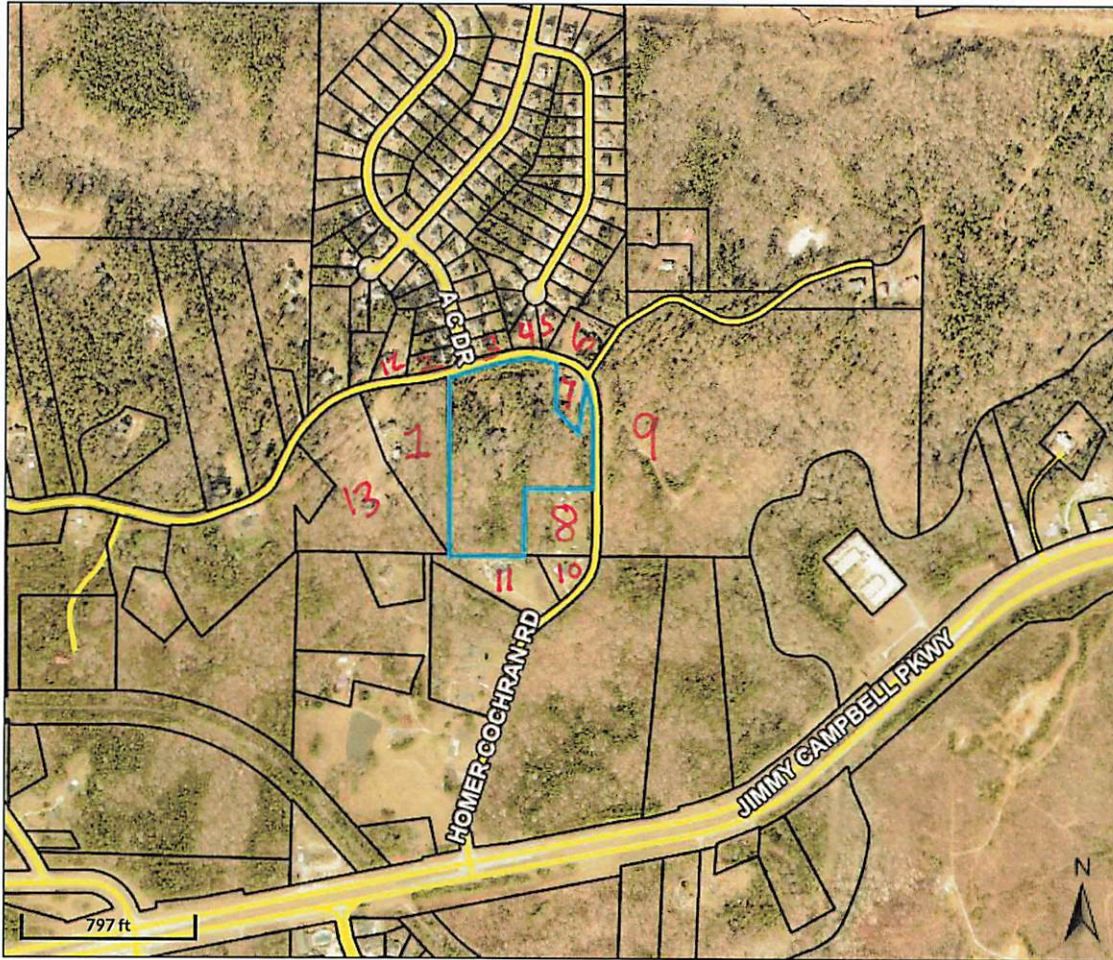
Charge Amount: \$2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132



Scan this code with your
mobile phone to view this
bill

535 Homer Cochran RD Adjoining Owners				
Lot # on Map	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Joseph A Moore Jr & Clara Jo Moore	639 Homer Cochran Rd	135.1.2.007.0000	R-2
2	Kathy Rene Graham	11 A C DR	135.1.2.020.0000	R-3
3	Henry Foster Jr	10 A C DR	135.2.1.034.0000	R-3
4	Gregory B Stewart & Marquita V Jones	269 Jerry Allen RDG	135.2.1.035.0000	R-3
5	Gina Cianelli	261 Jerry Allen RDG	135.2.1.036.0000	R-3
6	Michael A Ross & Yvonne C Ross	29 Settlement RD	135.2.1.040.0000	R-2
7	Jamie Ann Brinckman	471 Homer Cochran RD	135.2.1.032.0000	R-2
8	Heirs of Ronnie Deborde & Brenda Deborde	317 Homer Cochran RD	135.2.4.007.0000	R-2
9	Green Land Shark LLC	228 Braswell Path	135.2.1.037.0000	R-2
10	Richard B Patrick	247 Homer Cochran RD	135.2.4.003.0000	R-2
11	Arnold Brawner & Linda Brawner	219 Homer Cochran Rd	135.2.4.004.0000	R-2
12	Sonja T Dunn	620 Homer Cochran Rd	135.1.2.023.0000	R-2
13	Anthony J Veriotto & Christi J Veriotto	645 Homer Cochran Rd	135.1.3.008.0000	R-2



Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

Parcel ID	135.2.1.033.0000	Alternate ID	3321	Owner Address	ONI OLUWATOYIN PAUL	Last 2 Sales			
Sec/Twp/Rng	n/a				ONI EGUNDOYIN AJINI	Date	Price	Reason	Qual
Property Address	535 HOMER COCHRAN RD	Class	Residential		2928 GEORGE BUSBY PKWY	8/9/2024	0	U	U
		Acreage	9.29		526 KENNESAW, GA 30144	3/14/2024	0	L	U

District COUNTY

Brief n/a

Tax Description

Assessed Value Value \$285,000

(Note: Not to be used on legal documents)

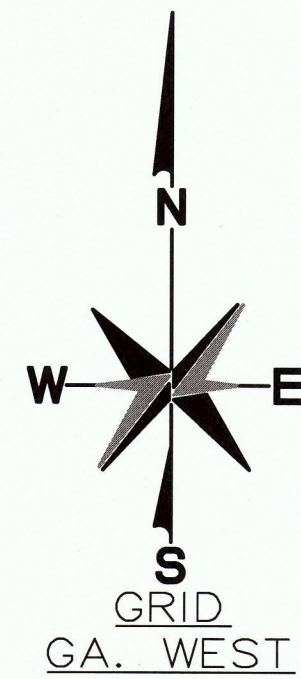
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/27/2025

Last Data Uploaded: 2/26/2025 6:44:27 PM

 Developed by  **SCHNEIDER**
GEOSPATIAL

RECORDING INFORMATION



SURVEY NOTES

1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements. The field data upon which this map or plat is based has a closure precision of one (1) foot in 22,356 feet and an average angular error of 01 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0117D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
5. Survey Reference: a) Survey for Steve Connelly & Linda Connelly by George W. Crusselle, rls (GA RLS#1373) dated December 16, 1977 and recorded in Plat Book 8, Page 69 of Paulding County, Georgia.
b) Survey for Martin recorded in Plat Book 9, page 8
c) Survey for Y & T Builders in PB 63 pg. 132
d) Survey for Heyob in PB 58 pg.179

N/F
CLARA MOORE
AND
JOSEPH MOORE
TAX ID:
135.1.2.007.0000

TOTAL AREA=
9.294 ACRES
TAX ID:
135.2.1.033.0000

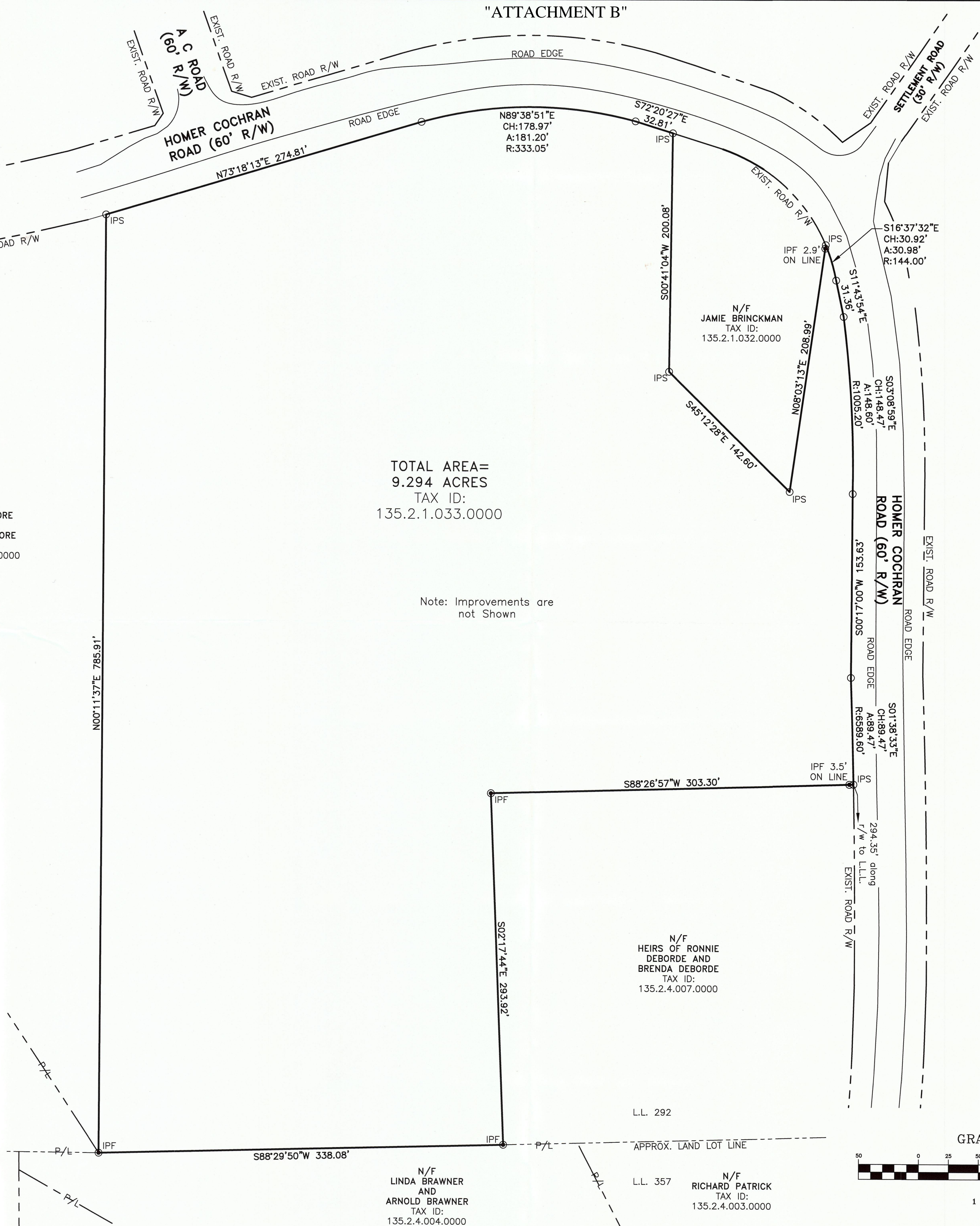
Note: Improvements are
not Shown



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 5/19/25
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY

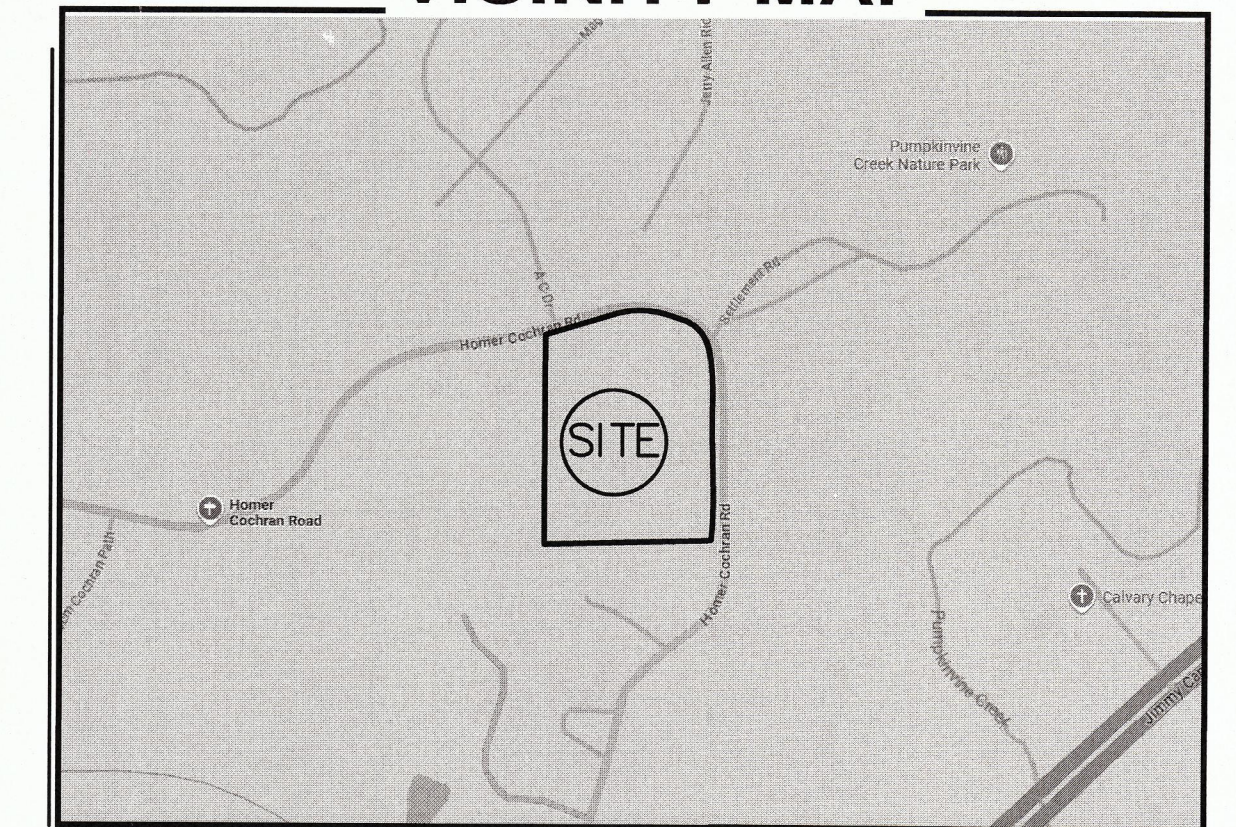


Retracement Survey For
Ted Bricks And
Mortar LLC

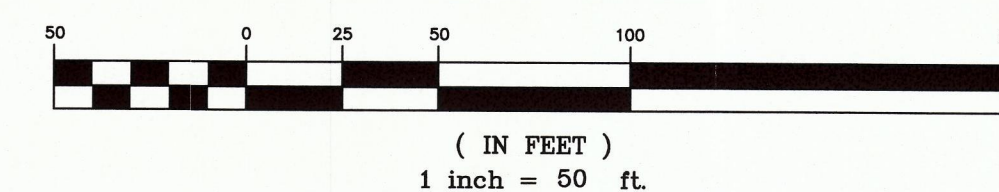
Located in Land Lot 292
2nd District, 3rd Section
Paulding County, Georgia

Plat Date: August 9, 2024 Scale: 1" = 50'
Field Date: August 7, 2024

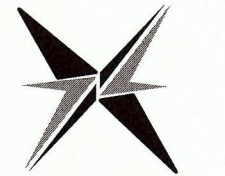
VICINITY MAP



GRAPHIC SCALE



PREPARED BY:



ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

300 W I Pkwy, PO Box 799
Dallas, Georgia 30132
(678) 324-8291

24086surv1.dwg

9.294 Acres
535 Homer Cochran Road

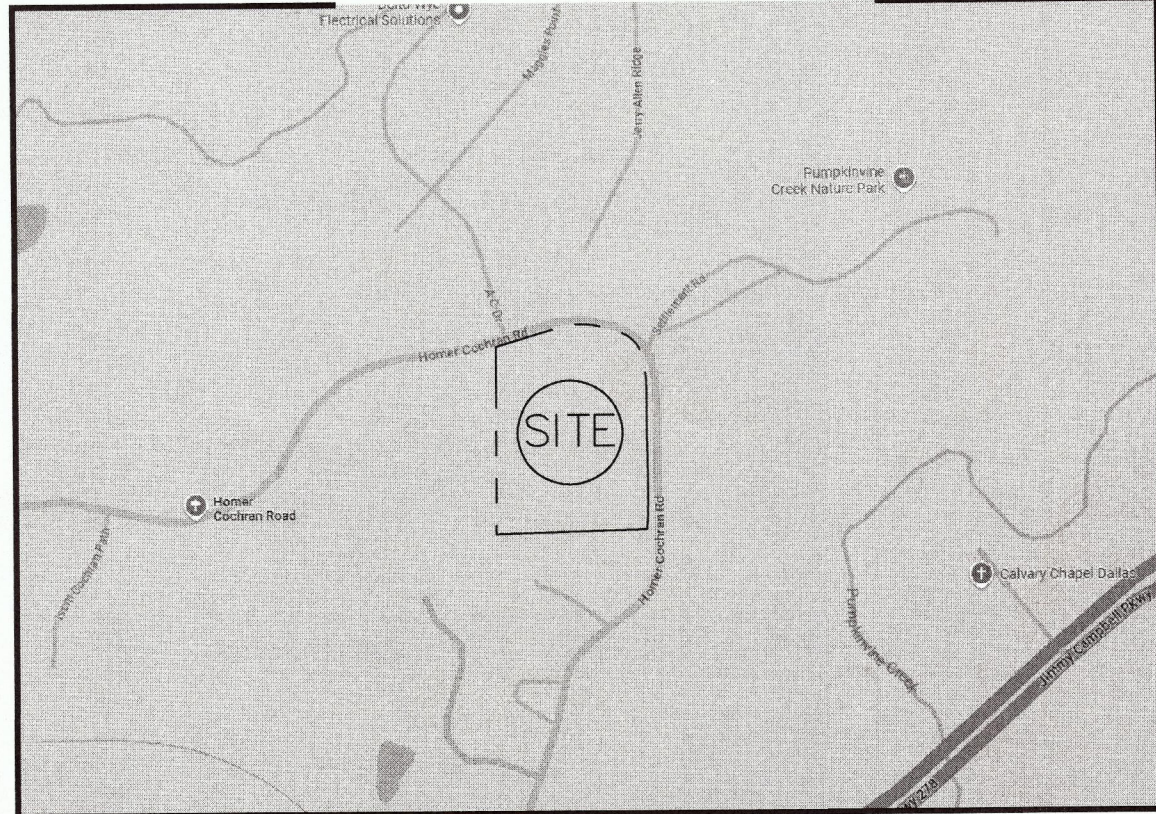
All that tract of land lying in or being in Land Lot 292, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

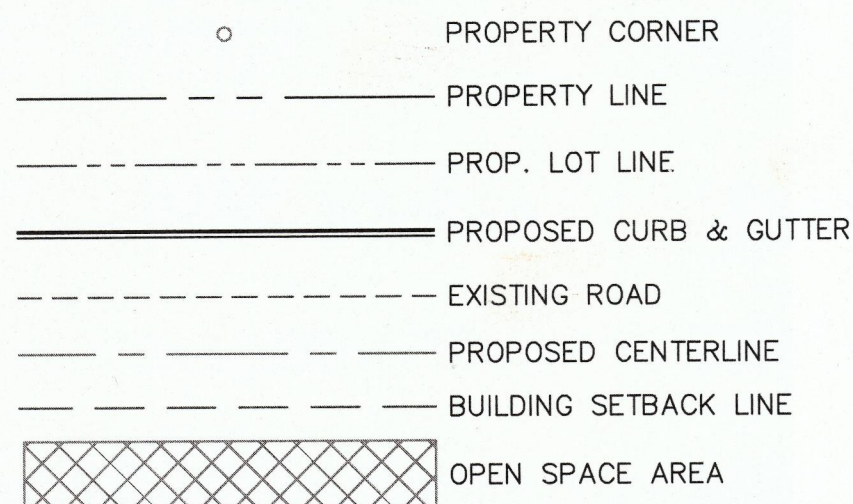
From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73 degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

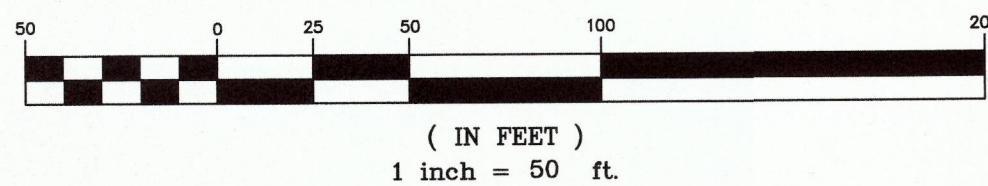
VICINITY MAP



SITE PLAN LEGEND



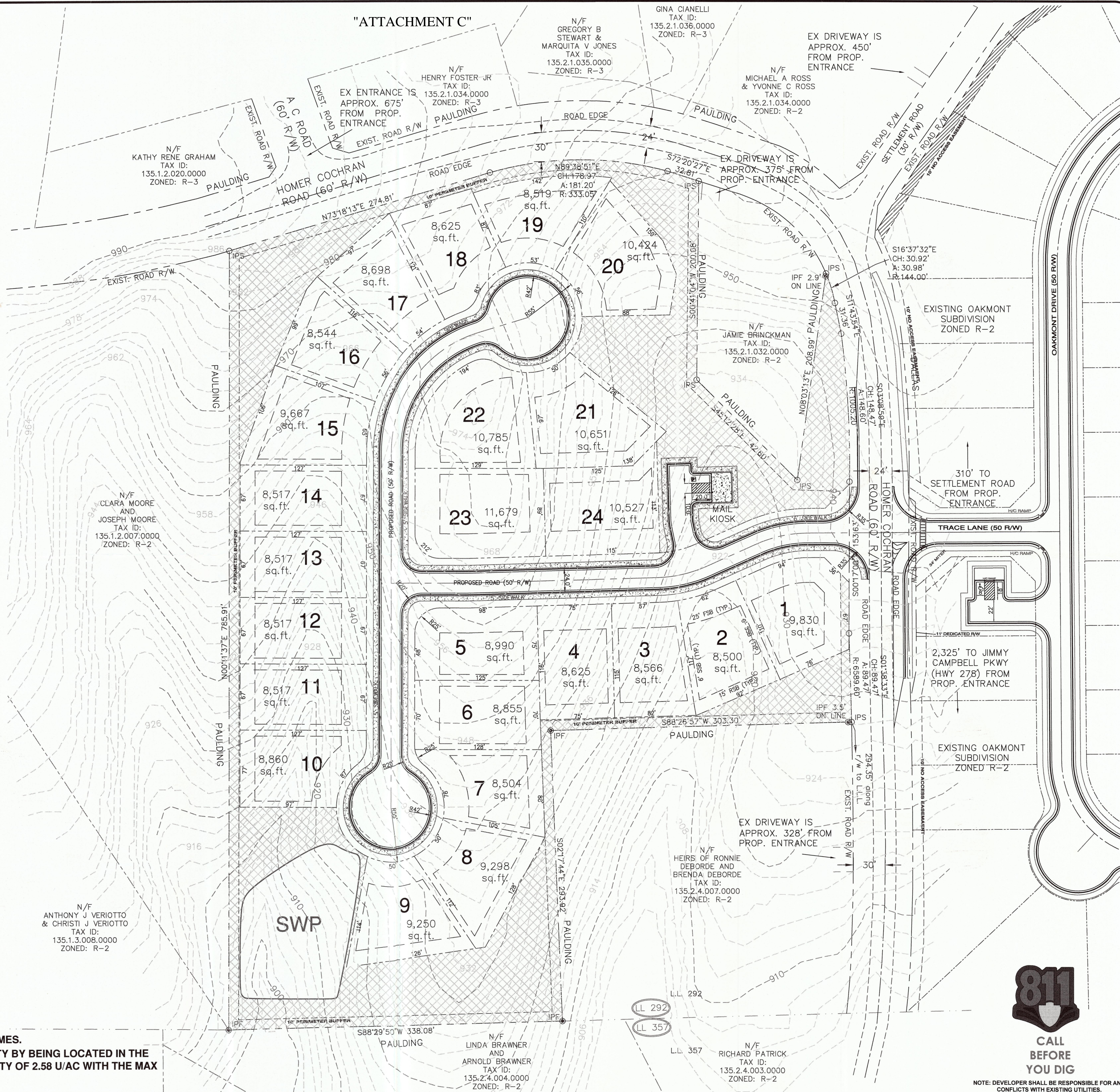
GRAPHIC SCALE



- BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER :
TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY,
UNIT 526, KENNESAW GA 30144
AMAKANJU@HOTMAIL.COM
 - ENGINEER :
ELITE ENGINEERING, LLC
300 W I PKWY, PO BOX 799, DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
 - CURRENT ZONING : R-2 COUNTY
PROPOSED ZONING: R-2 CITY
TOTAL SITE AREA = 9.294 ACRES
TOTAL NUMBER OF LOTS = 24
MAX. LOTS ALLOWED = 28 LOTS
PROPOSED LOTS = 24 LOTS
MAX. DENSITY = 3 U/AC
PROP. DENSITY = 2.58 U/AC
REQUIRED OPEN SPACE = 2.32 AC
PROVIDED OPEN SPACE = 2.33 AC
MAX. BUILDING HEIGHT = 35 FEET
- SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
 - WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
 - POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
 - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
 - NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
 - NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

- THE EXISTING USE OF THIS PROPERTY IS 1 SINGLE FAMILY HOME
- THE PURPOSE FOR THIS ZONING IS TO DEVELOP AND BUILD 24 SINGLE FAMILY HOMES.
- THE PROPERTY MEETS FUTURE LAND USE AND COMP PLAN FOR PAULDING COUNTY BY BEING LOCATED IN THE MEDIUM DENSITY COMMUNITY RESIDENTIAL CHARACTER AREA WITH A LOT DENSITY OF 2.58 U/AC WITH THE MAX BEING 3.00 U/AC

"ATTACHMENT C"



PREPARED BY:



Elite Engineering

300 W I PKWY
PO BOX 799
Dallas, Georgia 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:

REVISION

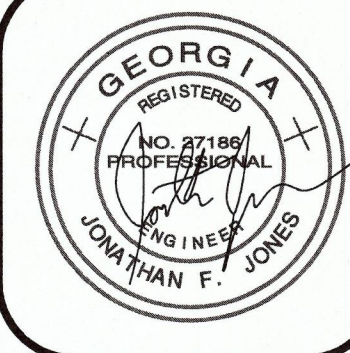
No.

PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292, 2ND DISTRICT, 3RD SECTION

PREPARED FOR:

TED BRICKS &
MORTAR LLC
24 HR CONTACT:
AMAKANJU@HOTMAIL.COMPROJECT No. 24086
DRAWING SCALE: 1" = 50'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 11/15/2024
SHEETCALL
BEFORE
YOU DIGNOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY
CONFLICTS WITH EXISTING UTILITIES.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

July 9, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
535 Homer Cochran Road
Dallas, GA 30132
Ted Bricks & Mortar, LLC.
Tax Parcel I.D. No. 135.2.1.033.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Ted Bricks & Mortar, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Oluwatoyin Oni and Egundoyin Oni identified as Paulding County Tax Parcel Number 135.2.1.033.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 292, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District
Enclosure

Enclosure: Application Form – Exhibit A
Site Zoning Plan – Exhibit B
Site Survey – Exhibit C
Legal Description – Exhibit D
Property Deed – Exhibit E
Property Tax Receipt – Exhibit F
Surrounding Property Owner List – Exhibit G
Surrounding Property Owner Map – Exhibit H



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

July 9, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
535 Homer Cochran Road
Dallas, GA 30132
Ted Bricks & Mortar, LLC.
Tax Parcel I.D. No. 135.2.1.033.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from Ted Bricks & Mortar, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Oluwatoyin Oni and Egundoyin Oni, identified as Paulding County Tax Parcel Number 135.2.1.033.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Enclosures: Paulding County Board of Commissioners Notice



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

July 8, 2025

Jonathan Jones
Elite Engineering
300 WI Parkway
P.O. Box 799
Dallas, GA 30132
(via email ONLY – jjones@eliteofga.com)

Re: Ted Bricks & Mortar, LLC.: 535 Homer Cochran Rd. Dallas, GA 30132; Parcel ID No. 135.2.1.033.0000 Annexation/Zoning Application

Dear Mr. Jones:

I am writing to inform you that we have carefully reviewed your client's application for annexation and rezoning for property located at 535 Homer Cochran Road, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Please be advised that the next step in the application process is written notice to Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111. The city will send notice by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least fifteen (15) days prior to, and no more than 45 days from your hearing date(s). We will advise you of these dates in the coming days via email.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A template copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the hearing(s), we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your client's interest, and I look forward to working with you through this process.

Sincerely,

Brandon Rakestraw
Community Development Director

cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Ted Bricks & Mortar, LLC (Abimbola Kafui Makanjuola) – Applicant (*via email only*)

enc: Surrounding Property Owner Notification Template - Exhibit A



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

August 26, 2025

Jonathan Jones
Elite Engineering
300 WI Parkway
P.O. Box 799
Dallas, GA 30132
(via email ONLY jjones@eliteofga.com)

Re: Annexation (A-2025-02) & Zoning (Z-2025-03) Application – Public Hearing
Notification: Ted Bricks & Mortar, LLC.; 535 Homer Cochran Road, Dallas, GA
30132; Parcel ID No. 135.2.1.033.0000

Dear Mr. Jones:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, September 25, 2025, at 6:00 PM, while the City Council public hearing will take place on Monday, October 6, 2025, at 5:15 PM. A copy of the legal notice is attached as “Exhibit A”.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one sign at the property on September 4, 2025. To ensure compliance, please make the payment of \$50.00 to the City of Dallas at the Community Development Department office no later than September 3, 2025.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

CC: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Abimbola Kafui Makanjuola – Applicant (via email only amakanju@hotmail.com)

A-2025-02

Z-2025-03

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

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *September 25, 2025* at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *October 6, 2025* at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 4th day of September, 2025

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)



THE CITY OF
DALLAS
GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

A-2025-02
Z-2025-03
CITY OF DALLAS
LEGAL NOTICE
ANNEXATION & ZONING/REZONING

Ted Bricks & Mortar, LLC (Applicant), Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering – Jonathan Jones (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by Tax Parcel ID No.135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *September 25, 2025* at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *October 6, 2025* at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 4th day of September, 2025

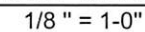
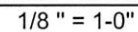
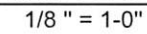
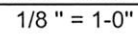
Ted Bricks & Mortar, LLC (Applicant)

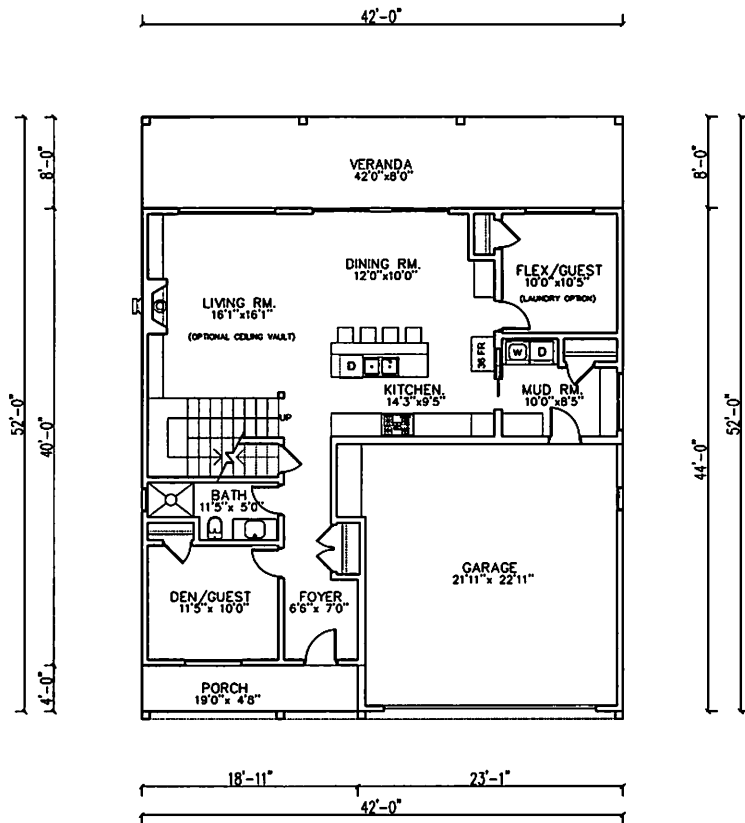
Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

Sincerely,

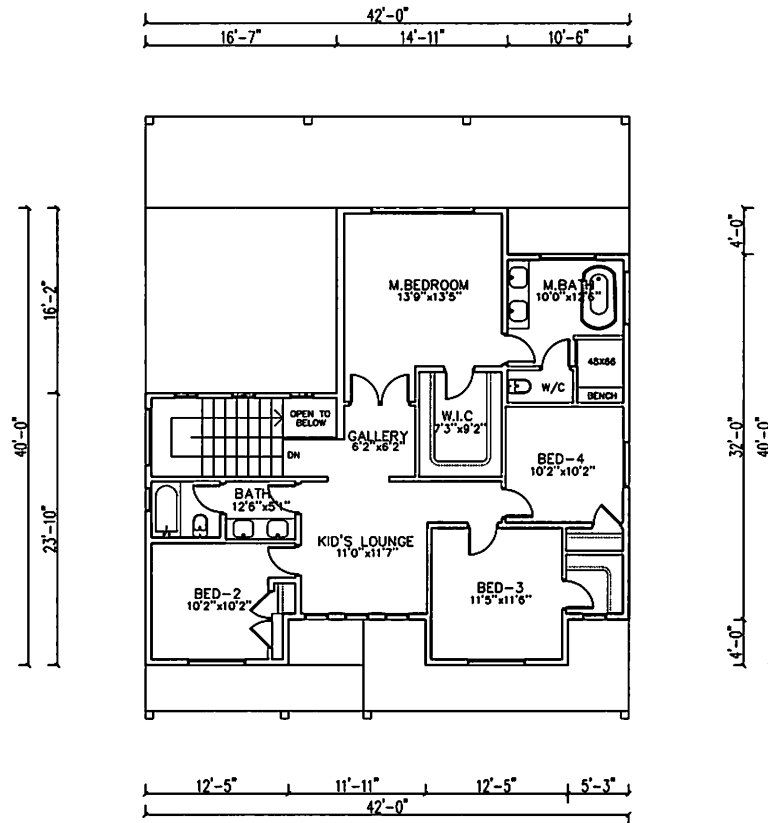
Brandon Rakestraw
Community Development Director





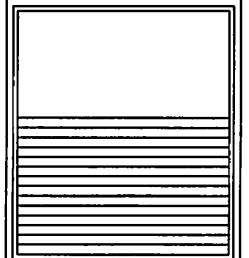
FIRST FLOOR PLAN
1229 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN
1301 SQFT

1/8" = 1'-0" @A2



CHEMA NYOSU	
ROUGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	
Modern Farmhouse Plan with Two Flex Rooms	
FLOOR PLANS	
Project number	
Date	
Drawn by	
Checked by	



CHINA NWOSU

ROUGH DRAFT DATE:

PRE-FINALS DATE:
FINAL FRANK DATE:

FINAL PLANS DATE

Modern Farmhouse Plan with Two Flex Rooms

3D RENDERINGS

Project number	
Date	
Project name	

Drawn by		
Checked by		

37

RELEASE FOR CONSTRUCTION



FRONT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"



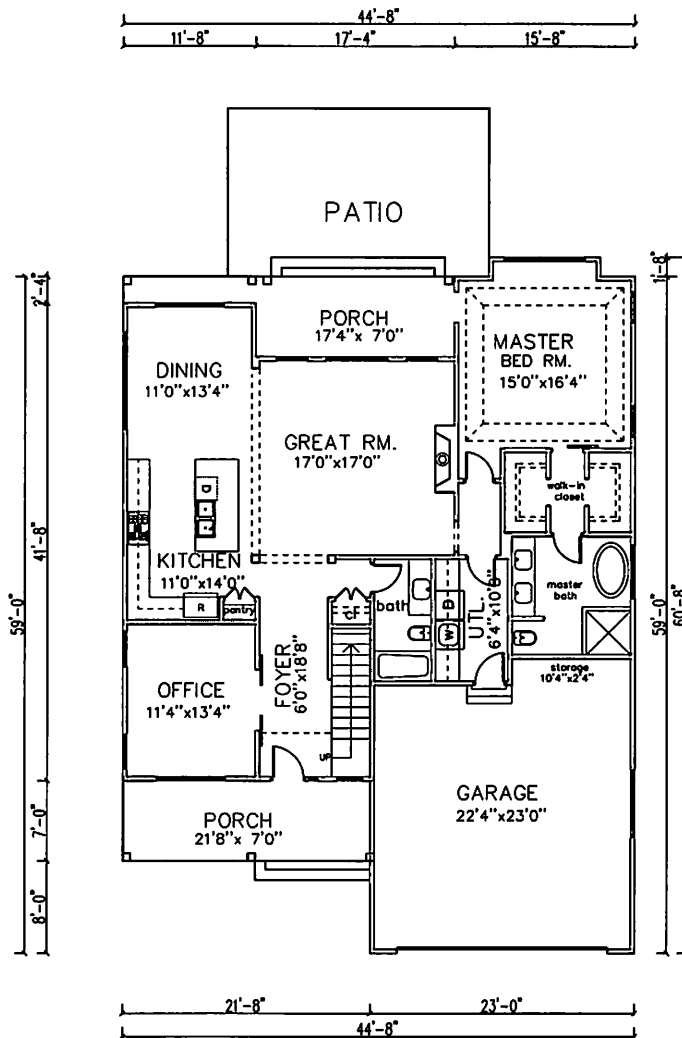
RIGHT VIEW ELEVATION
1/8" = 1'-0"



REAR VIEW ELEVATION
1/8" = 1'-0"

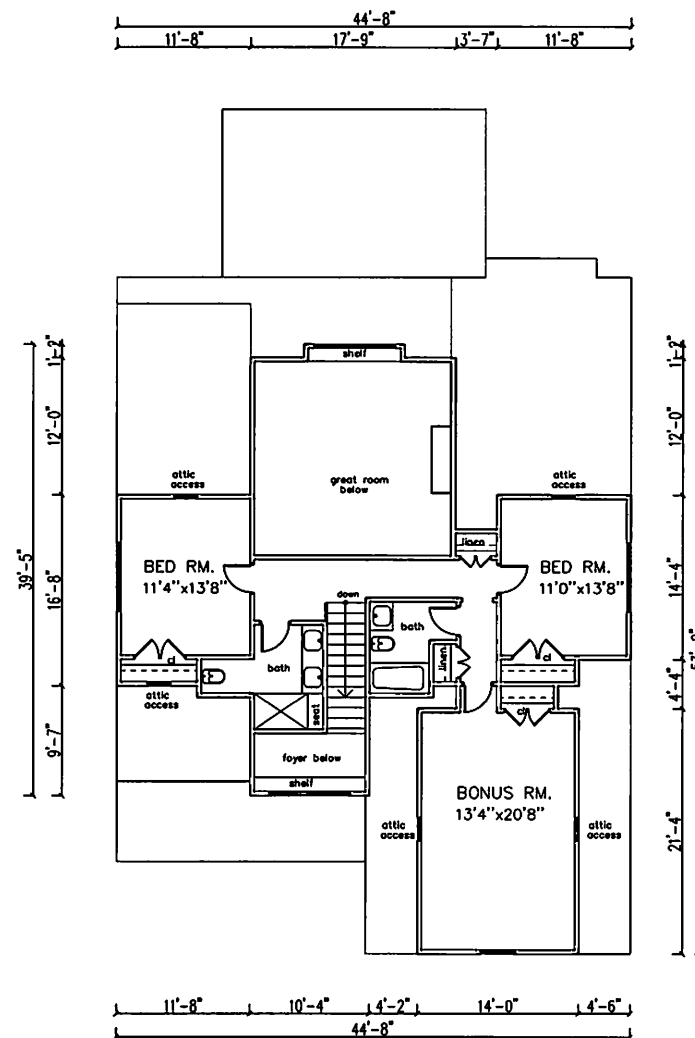
RELEASE FOR CONSTRUCTION

CHIMA NWOSU	
ROUGH DRAFT DATE:	
FINAL DRAFTS DATE:	
FINAL PLANS DATE:	
New American Cottage with a Hipped Roof	
Office	
ELEVATIONS	
Project Number:	
Date:	
Drawn By:	
Checked By:	



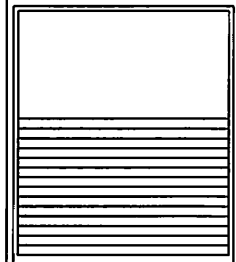
FIRST FLOOR PLAN
1619 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN
1057 SQFT

1/8" = 1'-0" @A2

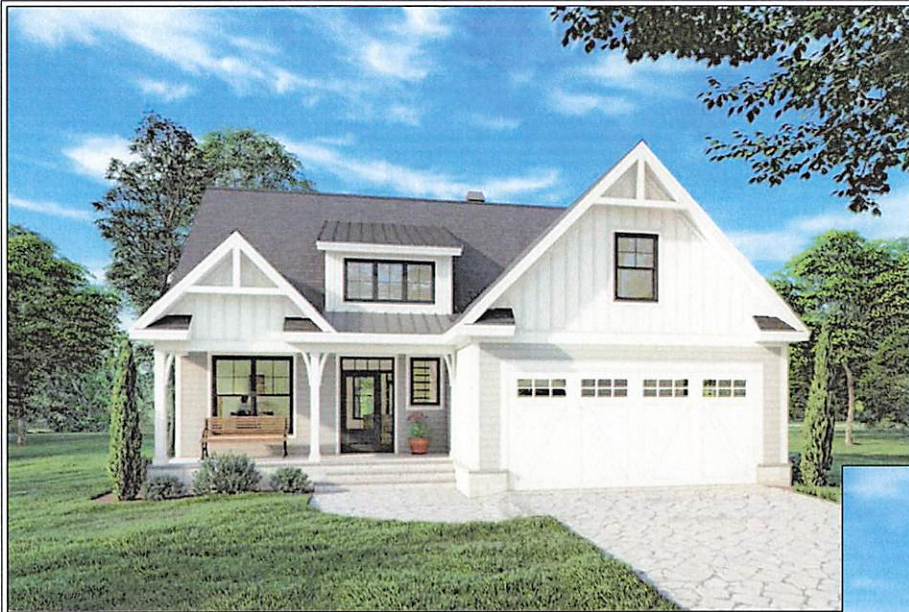


CHINA HWOSU

ROUGH DRAFT DATE
PRELIMINARY DATE
FINAL PLANS DATE

New American Cottage with a Home Office
FLOOR PLANS

Project Number
Drawn by
Checked by



1

Item 2.

CHIMA NWOSU

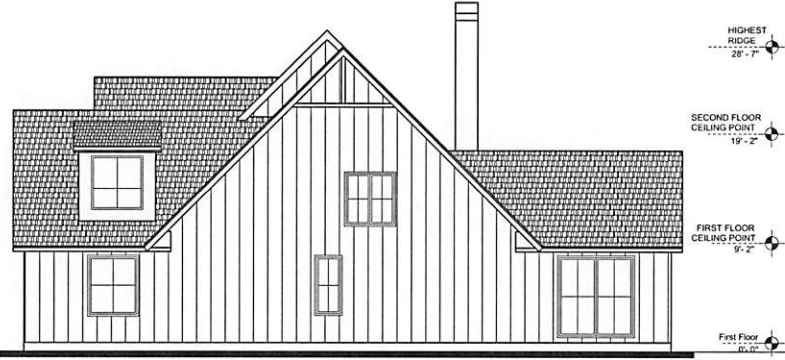
ROUGH DRAFT DATE: _____
 PRE-FINALS DATE: _____
 FINAL PLANS DATE: _____

New American Cottage with a H Office	
3D RENDERINGS	
Project Number	
Date	
Drawn By	
Checked By	

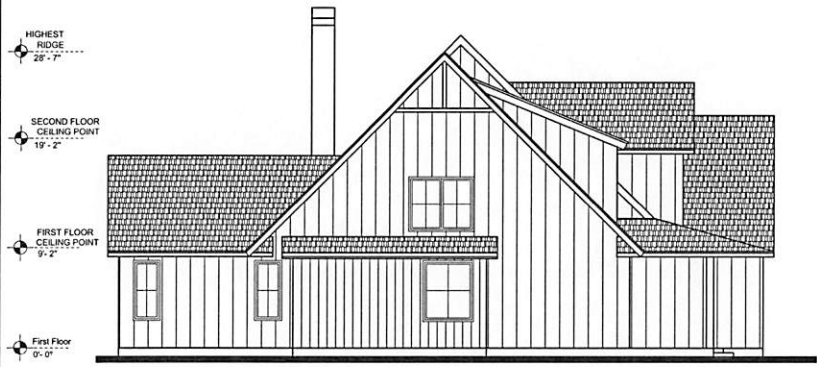
3



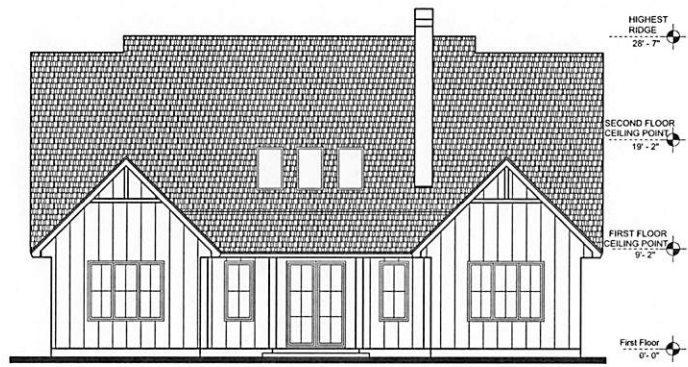
FRONT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"

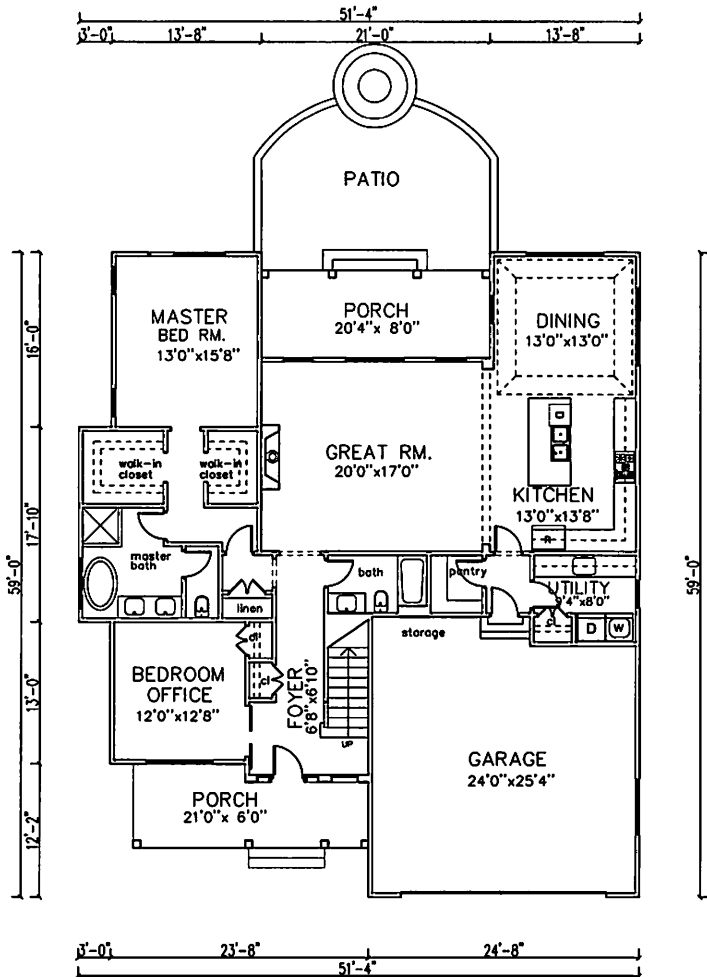


REAR VIEW ELEVATION
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU	
ROUGH DRAFT DATE:	
PRELIMINARY DATE:	
FINAL PLANS DATE:	
Narrow Two-story Modern Farmhouse Plan with Front-entry Garage ELEVATIONS	
Project Number	
Date	
Drawn By	
Checked By	

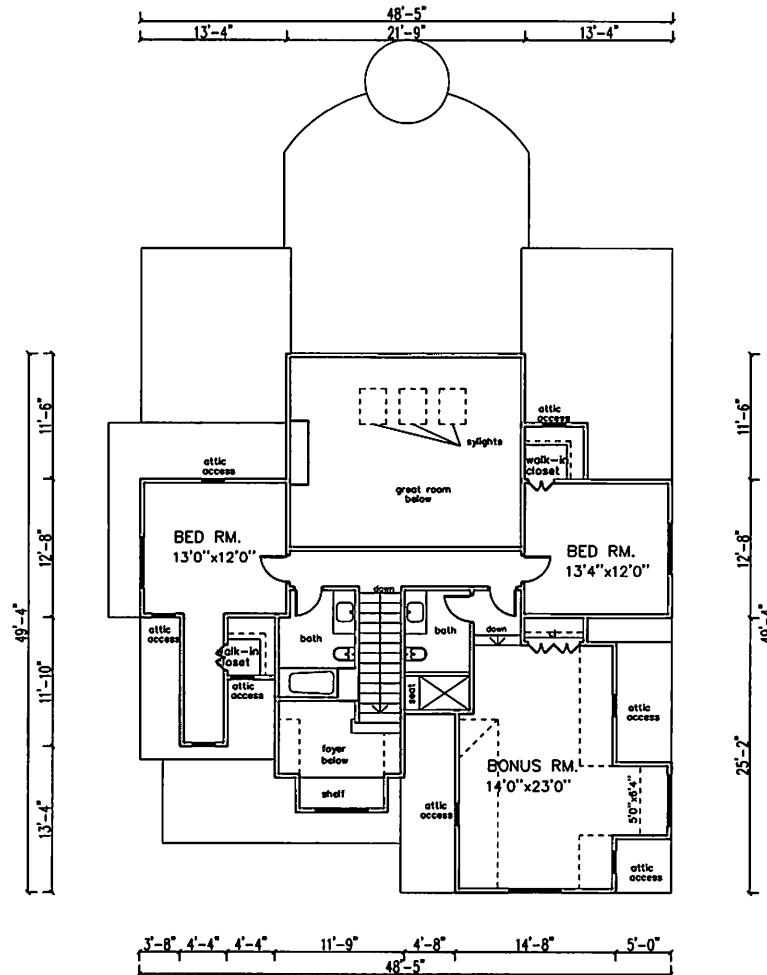
2



FIRST FLOOR PLAN

1832 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1228 SQFT

1/8" = 1'-0" @A2

RELEASE FOR CONSTRUCTION

CHSIA NWOSU	
ROUGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	
Narrow Two-story Modern Farmhouse Plan with Front-entry Garage FLOOR PLANS	
Project Number	
Date	
City	
County	

1



CHIMA NWOSU

ROUGH DRAFT DATE: _____
PRE-FINALS DATE: _____
FINAL PLANS DATE: _____

Narrow Two-story Modern Farmhouse
Plan with Front-entry Garage
3D RENDERINGS

Project number	
Client	
Drawn by	
Checked by	

RELEASE FOR CONSTRUCTION

3



FRONT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"

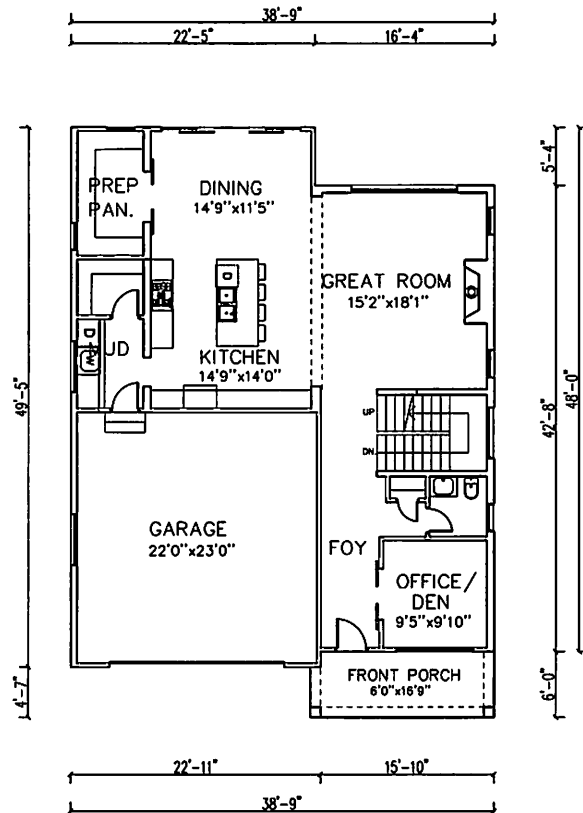


REAR VIEW ELEVATION
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU	
ROUGH DRAFT DATE: _____	
PRELIMINARY DATE: _____	
FINAL PLANS DATE: _____	
4 Bed New American House Plan with Upstairs Beds and Laundry ELEVATIONS	
Project number	
Date	
Drawn by	
Checked by	

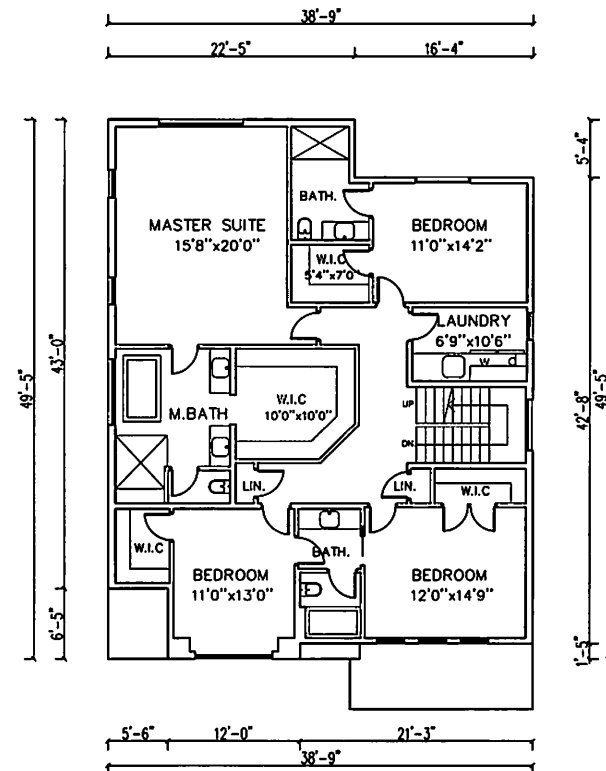
2



FIRST FLOOR PLAN

1278 SQFT

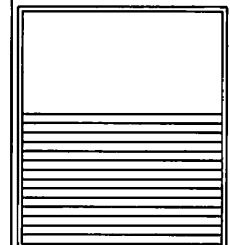
1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1762 SQFT

1/8" = 1'-0" @A2



CHINA INYOSU	
ROUGH DRAFT DATE	
PREP. PHASE DATE	
FINAL PLANS DATE	
4 Bed New American House Plan with Upstairs Beds and Laundry FLOOR PLANS	
Project Number	
Date	
Drawn by	
Checked by	

RELEASE FOR CONSTRUCTION

—



CHINA NWOSU

ROUGH DRAFT DATE:

PRE-FINALS DATE:

FINAL PLANS DATE:

4 Bed New American House Plan with
Upstairs Beds and Laundry
3D RENDERINGS

Project Number		
Date		

Date
Drawn by

Checked by	
------------	--

RELEASE FOR CONSTRUCTION



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # A-2025-02 + 2-2025-03
 Hearing Dates: PC: 9-25-25 CC: 10-6-25
ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell: _____
 Address: 2928 GEORGE BUSBEE PKWY NW, SUITE 526 Home phone: _____
 City: KENNESAW State: GA Zip: 30144-4887 Fax phone: _____
 E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

ABIMBOLA KAY
 Printed Name of Signatory

Date Notary Commission Expires

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell: _____
 Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132
 E-mail address: JJONES@ELITEOFGA.COM Fax phone: _____

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

JONATHAN JONES
 Printed Name of Signatory

Date Notary Commission Expires

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone: _____
 (Each Titleholder must have a separate, complete form with notarized signatures)
 Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESAW State: GA Zip: 30144-4887

Signature

Signed, sealed and delivered in the presence of:

Notary Public

OLUWATOYIN ONI AND EGUNDOYIN ONI
 Printed Name of Signatory

Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)
 Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES
 Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

Location of Property: 535 HOMER COCHRAN RD DALLAS, GA 30132

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

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): 24 SINGLE FAMILY HOMES WITH ONE MASTER DETENTION POND AND ONE ENTRANCE ALLIGNED WITH THE OAKMONT SUBDIVISION CURRENTLY UNDER DEVELOPMENT

Filed with City: 07-08-2025 (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

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

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

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

Jonathan Jones
Signature of Applicant/Representative

6-20-2025
Date

Jonathan Jones
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Charles Warren
Notary Public Signature

02-20-2029
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

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



I (we), Jonathan Jones, 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:

I (we), Jonathan Jones, 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):

6/20/25
Date

Jonathan Jones
Applicant



Applicant / Representative Attendance Required

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Signature of Applicant/Representative

06/16/25
Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

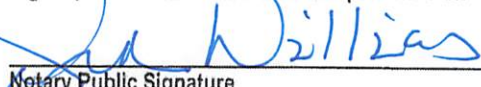

Notary Public Signature

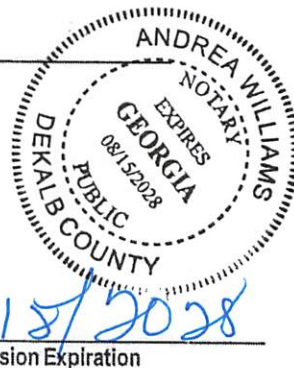


Signature of Applicant/Representative
Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Date
8/15/2028
Commission Expiration

Signed, sealed and delivered in the presence of:


Notary Public Signature



Disclosure Statement


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



I (we), Abimbola Kafui Makanjuola, 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:

I (we), Abimbola Kafui Makanjuola, 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):

06/16/25
Date


Applicant



Applicant / Representative Attendance Required

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Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

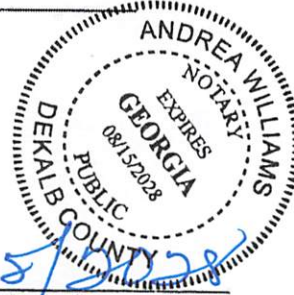
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3/2019

Application # _____ - _____

Disclosure Statement

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



I (we), Egundoyin Ajini Oni, 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:

I (we), Egundoyin Ajini Oni, 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):

06/16/2025
Date

Egundoyin Ajini Oni
Applicant



Applicant / Representative Attendance Required

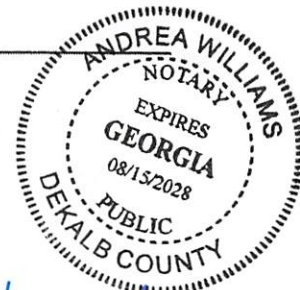
Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

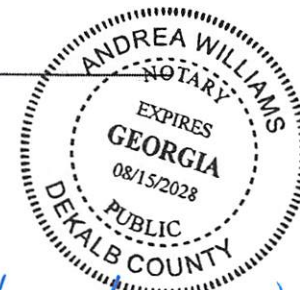
Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + 2-2025-03

Disclosure Statement

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



I (we), Oluwatoyin Paul Oni, 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:

I (we), Oluwatoyin Paul Oni, 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):

06/16/25
Date

Oluwatoyin Paul Oni
Applicant

Campbell & Brannon
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G240335DG
(Phone No.: (770)396-8535)

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

eFiled and eRecorded
DATE: 03/16/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT81: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

LIMITED WARRANTY DEED

THIS INDENTURE, made on 14th day of March, 2024, between

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

**Oluwatoyin Paul Oni and Egundoyin Ajini Oni
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

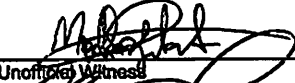
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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

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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Oluwatoyin Paul Oni

Notary Public
My Commission Expires: _____
[Attach Notary Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 292 of the 2nd District and 3rd Section of Paulding County, Georgia, and being an area of 9.381 acres as shown on plat of survey for Steve Connally et. al., prepared by George W. Crusselle, RLS No. 1373, dated December 16, 1977, and recorded at Plat Book 8, Page 69, Paulding County, Georgia records. Said plat is incorporated herein by reference made thereto.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 695, Page 247, Paulding County, Georgia records.

9.294 Acres
535 Homer Cochran Road

All that tract of land lying in or being in Land Lot 292, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73 degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.



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
2024-052829	R0033 21	535 HOMER COCHRAN RD	\$2,755.20	\$0.00 Fees: \$0.00	\$0.00	\$2,755.20	\$0.00
Totals:			\$2,755.20	\$0.00	\$0.00	\$2,755.20	\$0.00

Paid Date: 12/02/2024

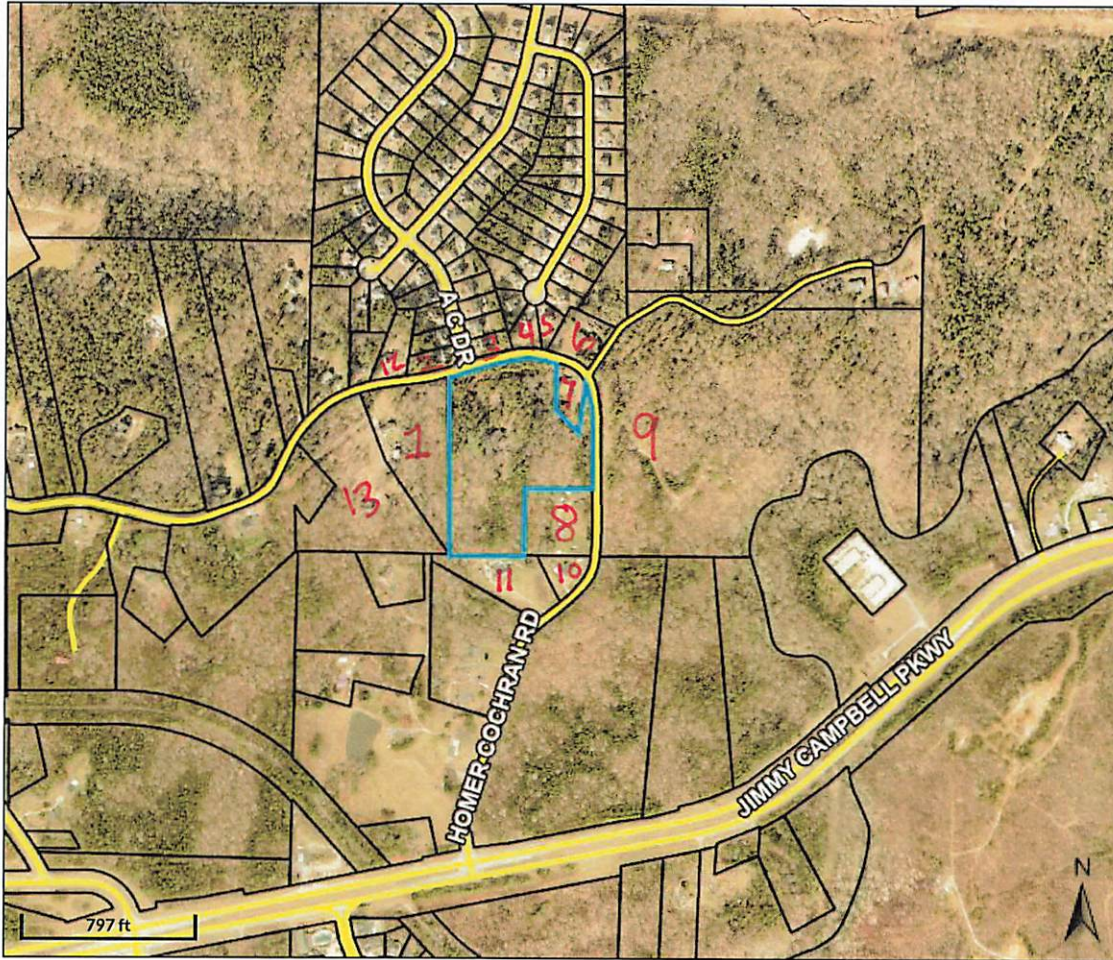
Charge Amount: \$2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132



Scan this code with your
mobile phone to view this
bill


535 Homer Cochran RD Adjoining Owners				
Lot # on Map	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Joseph A Moore Jr & Clara Jo Moore	639 Homer Cochran Rd	135.1.2.007.0000	R-2
2	Kathy Rene Graham	11 A C DR	135.1.2.020.0000	R-3
3	Henry Foster Jr	10 A C DR	135.2.1.034.0000	R-3
4	Gregory B Stewart & Marquita V Jones	269 Jerry Allen RDG	135.2.1.035.0000	R-3
5	Gina Cianelli	261 Jerry Allen RDG	135.2.1.036.0000	R-3
6	Michael A Ross & Yvonne C Ross	29 Settlement RD	135.2.1.040.0000	R-2
7	Jamie Ann Brinckman	471 Homer Cochran RD	135.2.1.032.0000	R-2
8	Heirs of Ronnie Deborde & Brenda Deborde	317 Homer Cochran RD	135.2.4.007.0000	R-2
9	Green Land Shark LLC	228 Braswell Path	135.2.1.037.0000	R-2
10	Richard B Patrick	247 Homer Cochran RD	135.2.4.003.0000	R-2
11	Arnold Brawner & Linda Brawner	219 Homer Cochran Rd	135.2.4.004.0000	R-2
12	Sonja T Dunn	620 Homer Cochran Rd	135.1.2.023.0000	R-2
13	Anthony J Veriotto & Christi J Veriotto	645 Homer Cochran Rd	135.1.3.008.0000	R-2



Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

Parcel ID	135.2.1.033.0000	Alternate ID	3321	Owner Address	ONI OLUWATOYIN PAUL	Last 2 Sales			
Sec/Twp/Rng	n/a				ONI EGUNDOYIN AJINI	Date	Price	Reason	Qual
Property Address	535 HOMER COCHRAN RD	Class	Residential		2928 GEORGE BUSBY PKWY	8/9/2024	0	U	U
		Acreage	9.29		526 KENNESAW, GA 30144	3/14/2024	0	L	U

District COUNTY

Brief

Tax Description n/a

Assessed Value Value \$285,000

(Note: Not to be used on legal documents)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/27/2025

Last Data Uploaded: 2/26/2025 6:44:27 PM

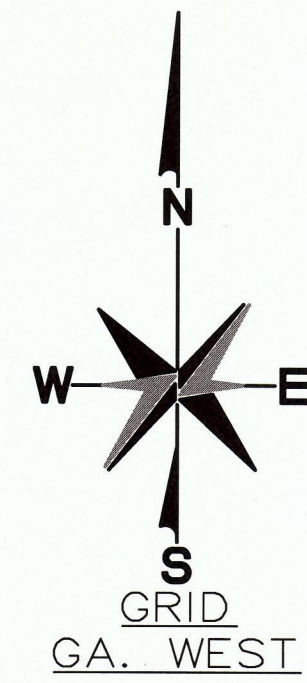
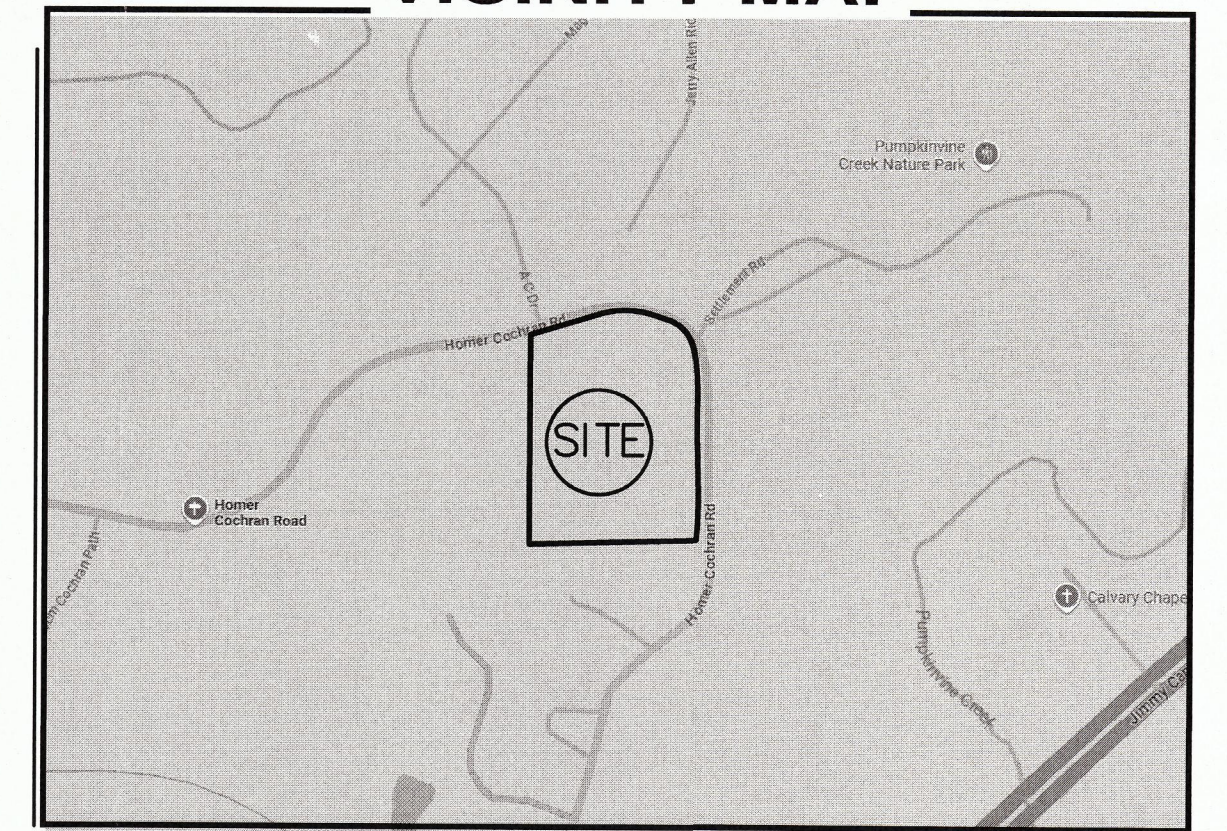
 Developed by  **SCHNEIDER**
GEOSPATIAL

Retracement Survey For
Ted Bricks And
Mortar LLC

Located in Land Lot 292
2nd District, 3rd Section
Paulding County, Georgia

Plat Date: August 9, 2024 Scale: 1" = 50'
Field Date: August 7, 2024

VICINITY MAP



RECORDING INFORMATION

SURVEY NOTES

1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements. The field data upon which this map or plat is based has a closure precision of one (1) foot in 22,356 feet and an average angular error of 01 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0117D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
5. Survey Reference: a) Survey for Steve Connelly & Linda Connelly by George W. Crusselle, rls (GA RLS#1373) dated December 16, 1977 and recorded in Plat Book 8, Page 69 of Paulding County, Georgia.
b) Survey for Martin recorded in Plat Book 9, page 8
c) Survey for Y & T Builders in PB 63 pg. 132
d) Survey for Heyob in PB 58 pg.179

N/F
CLARA MOORE
AND
JOSEPH MOORE
TAX ID:
135.1.2.007.0000

TOTAL AREA=
9.294 ACRES
TAX ID:
135.2.1.033.0000

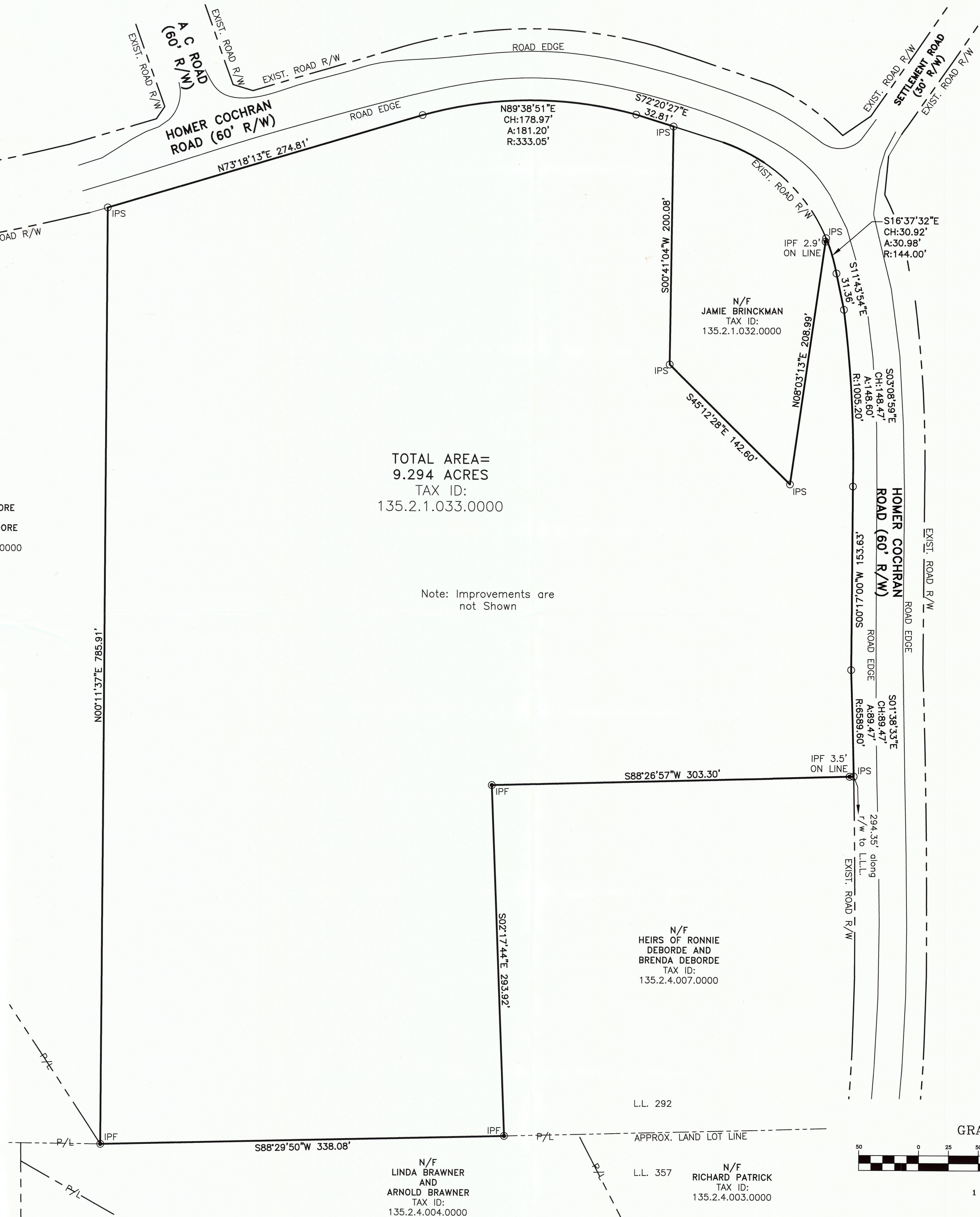
Note: Improvements are
not Shown



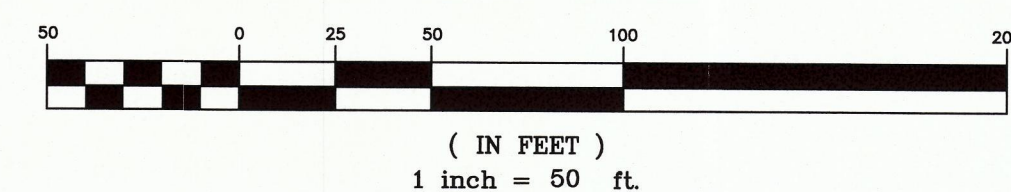
This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 5/19/25
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY

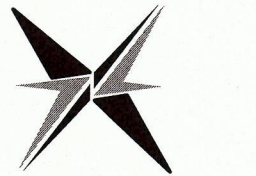


GRAPHIC SCALE



24086surv1.dwg

PREPARED BY:



ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

300 W I Pkwy, PO Box 799
Dallas, Georgia 30132
(678) 324-8291

9.294 Acres
535 Homer Cochran Road

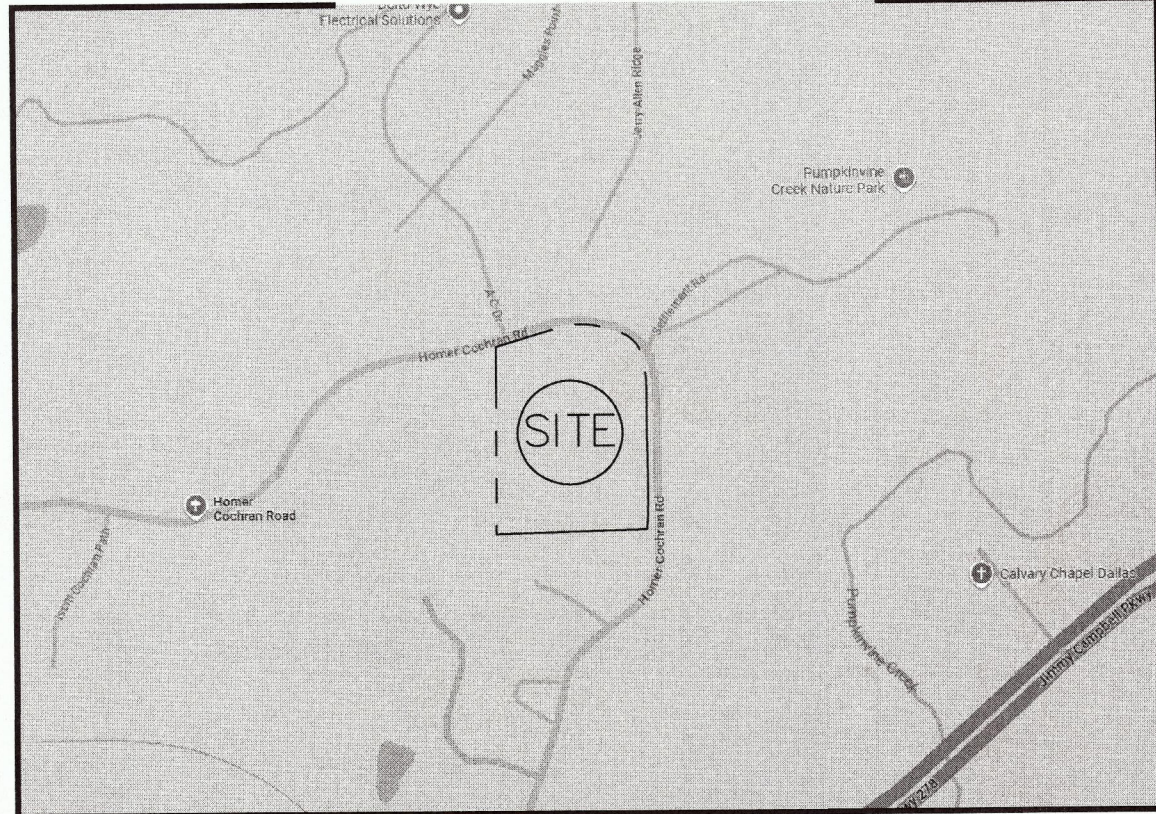
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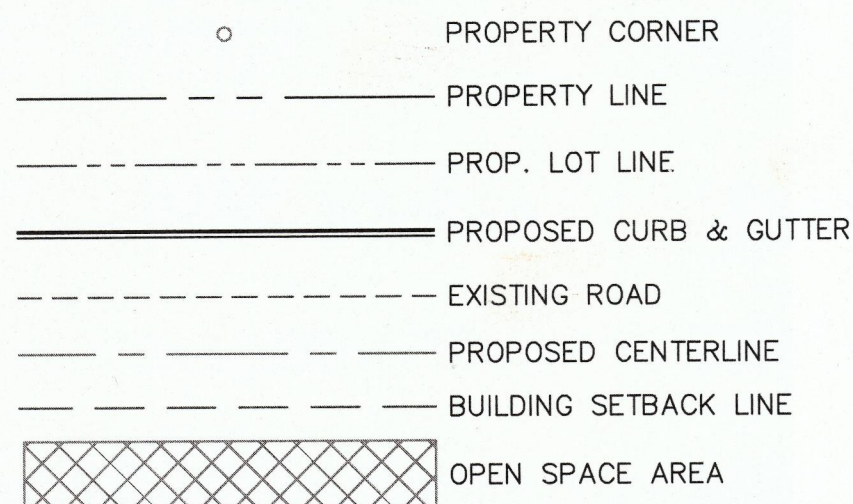
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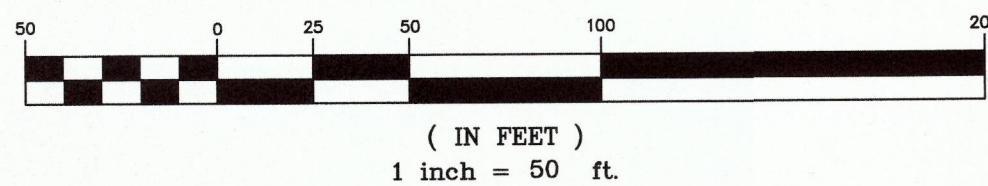
VICINITY MAP



SITE PLAN LEGEND

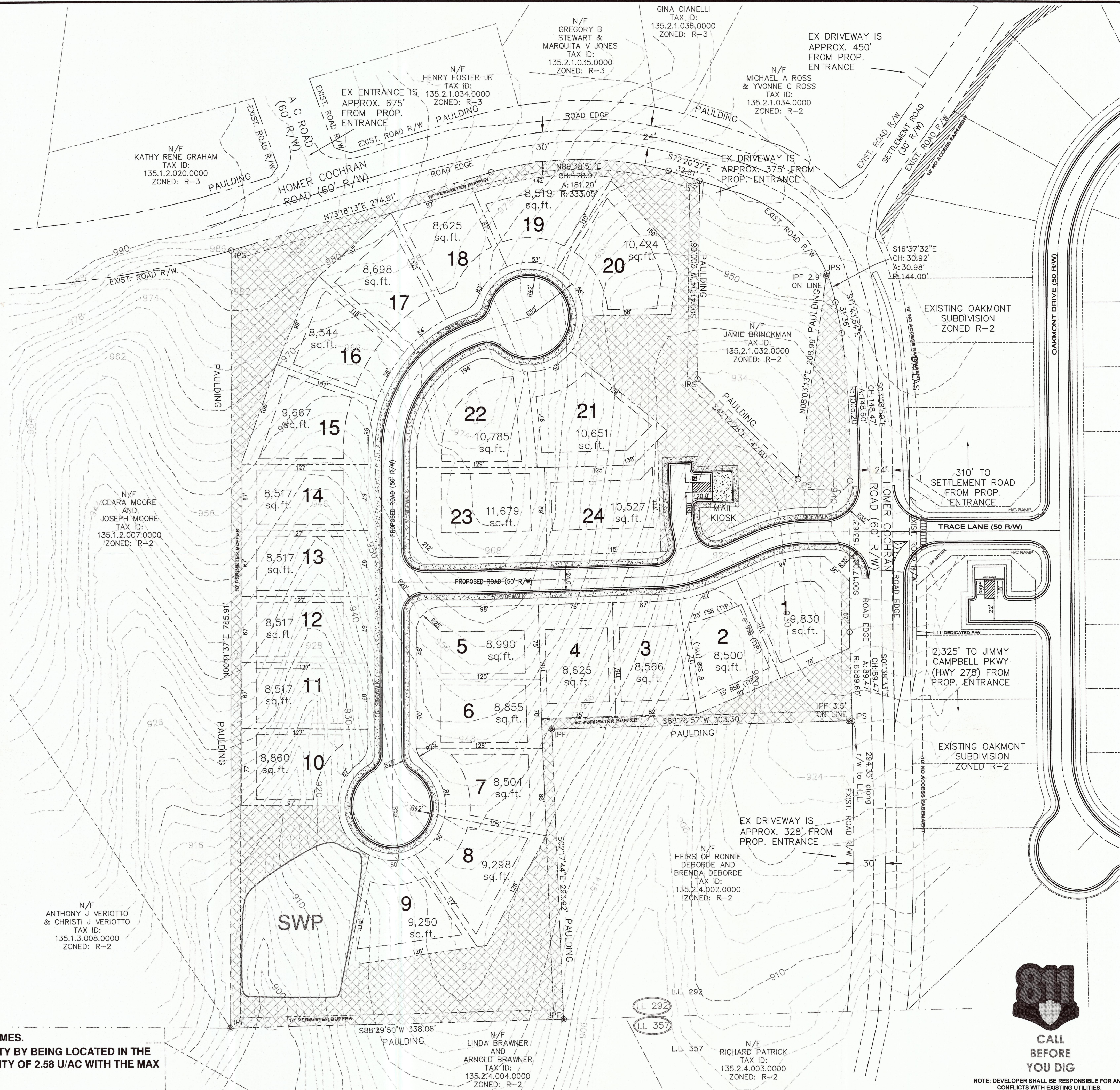
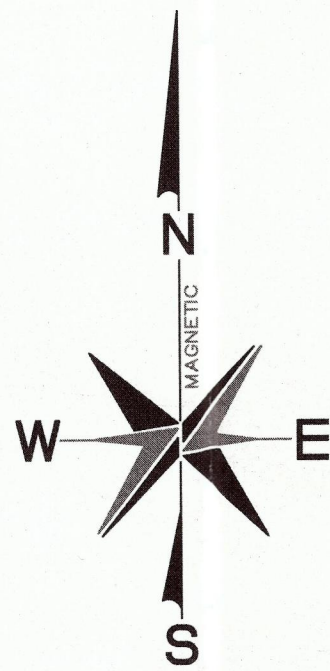


GRAPHIC SCALE



- BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER :
TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY,
UNIT 526, KENNESAW GA 30144
AMAKANJU@HOTMAIL.COM
 - ENGINEER :
ELITE ENGINEERING, LLC
300 W I PKWY, PO BOX 799, DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
 - CURRENT ZONING : R-2 COUNTY
PROPOSED ZONING: R-2 CITY
TOTAL SITE AREA = 9.294 ACRES
TOTAL NUMBER OF LOTS = 24
MAX. LOTS ALLOWED = 28 LOTS
PROPOSED LOTS = 24 LOTS
MAX. DENSITY = 3 U/AC
PROP. DENSITY = 2.58 U/AC
REQUIRED OPEN SPACE = 2.32 AC
PROVIDED OPEN SPACE = 2.33 AC
MAX. BUILDING HEIGHT = 35 FEET
- SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
 - WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
 - POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
 - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
 - NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
 - NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

- THE EXISTING USE OF THIS PROPERTY IS 1 SINGLE FAMILY HOME
- THE PURPOSE FOR THIS ZONING IS TO DEVELOP AND BUILD 24 SINGLE FAMILY HOMES.
- THE PROPERTY MEETS FUTURE LAND USE AND COMP PLAN FOR PAULDING COUNTY BY BEING LOCATED IN THE MEDIUM DENSITY COMMUNITY RESIDENTIAL CHARACTER AREA WITH A LOT DENSITY OF 2.58 U/AC WITH THE MAX BEING 3.00 U/AC



CALL
BEFORE
YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY
CONFLICTS WITH EXISTING UTILITIES.

PREPARED BY:



Elite Engineering

300 W I PKWY
PO BOX 799
Dallas, Georgia 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:

REVISION

No.

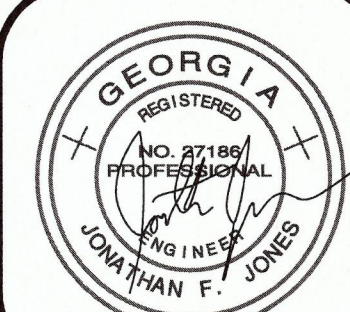
PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292, 2ND DISTRICT, 3RD SECTION

PREPARED FOR:

TED BRICKS &
MORTAR LLC
24 HR CONTACT:
AMAKANJU@HOTMAIL.COM



PROJECT No. 24086
DRAWING SCALE: 1" = 50'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 11/15/2024
SHEET



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

July 9, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
535 Homer Cochran Road
Dallas, GA 30132
Ted Bricks & Mortar, LLC.
Tax Parcel I.D. No. 135.2.1.033.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Ted Bricks & Mortar, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Oluwatoyin Oni and Egundoyin Oni identified as Paulding County Tax Parcel Number 135.2.1.033.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 292, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District
Enclosure

Enclosure: Application Form – Exhibit A
Site Zoning Plan – Exhibit B
Site Survey – Exhibit C
Legal Description – Exhibit D
Property Deed – Exhibit E
Property Tax Receipt – Exhibit F
Surrounding Property Owner List – Exhibit G
Surrounding Property Owner Map – Exhibit H



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # A-2025-02 + 2-2025-03
Hearing Dates: PC: 9-25-25 CC: 10-6-25
ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell: _____
Address: 2928 GEORGE BUSBEE PKWY NW, SUITE 526 Home phone: _____
City: KENNESAW State: GA Zip: 30144-4887 Fax phone: _____
E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

ABIMBOLA KAYLA
Printed Name of Signatory

Date Notary Commission Expires

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell: _____
Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132
E-mail address: JJONES@ELITEOFGA.COM Fax phone: _____

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

JONATHAN JONES
Printed Name of Signatory

Date Notary Commission Expires

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESAW State: GA Zip: 30144-4887

Signature

Signed, sealed and delivered in the presence of:

Notary Public

OLUWATOYIN ONI AND EGUNDOYIN ONI
Printed Name of Signatory

Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)
Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES
Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

Location of Property: 535 HOMER COCHRAN RD DALLAS, GA 30132

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

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): 24 SINGLE FAMILY HOMES WITH ONE MASTER DETENTION POND AND ONE ENTRANCE ALLIGNED WITH THE OAKMONT SUBDIVISION CURRENTLY UNDER DEVELOPMENT

Filed with City: 07-08-2025 (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

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

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

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

Jonathan Jones
Signature of Applicant/Representative

6-20-2025
Date

Jonathan Jones
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Charles Warren
Notary Public Signature

02-20-2029
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

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



I (we), Jonathan Jones, 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:

I (we), Jonathan Jones, 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):

6/20/25
Date

Jonathan Jones
Applicant



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

06/16/25
Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

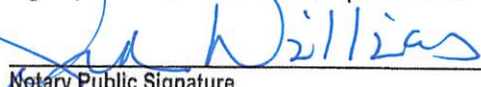

Notary Public Signature

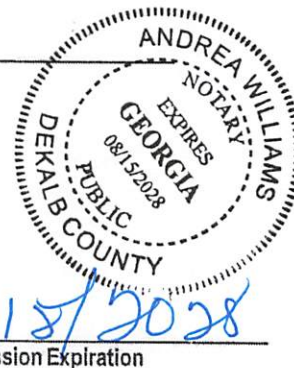


Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

8/15/2028
Commission Expiration

Signed, sealed and delivered in the presence of:


Notary Public Signature



Disclosure Statement


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



I (we), Abimbola Kafui Makanjuola, 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:

I (we), Abimbola Kafui Makanjuola, 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):

06/16/25
Date


Applicant



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.

Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

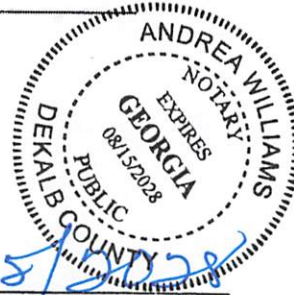
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3/2019

Application # _____ - _____

Disclosure Statement

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



I (we), Egundoyin Ajini Oni, 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:

I (we), Egundoyin Ajini Oni, 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):

06/16/2025
Date

Egundoyin Ajini Oni
Applicant



Applicant / Representative Attendance Required

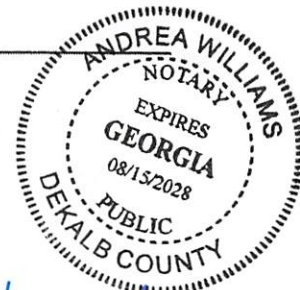
Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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.

Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

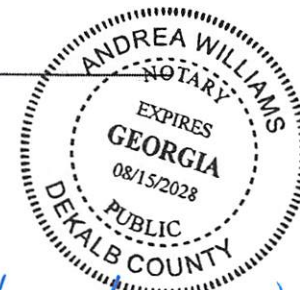
Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + 2-2025-03

Disclosure Statement

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



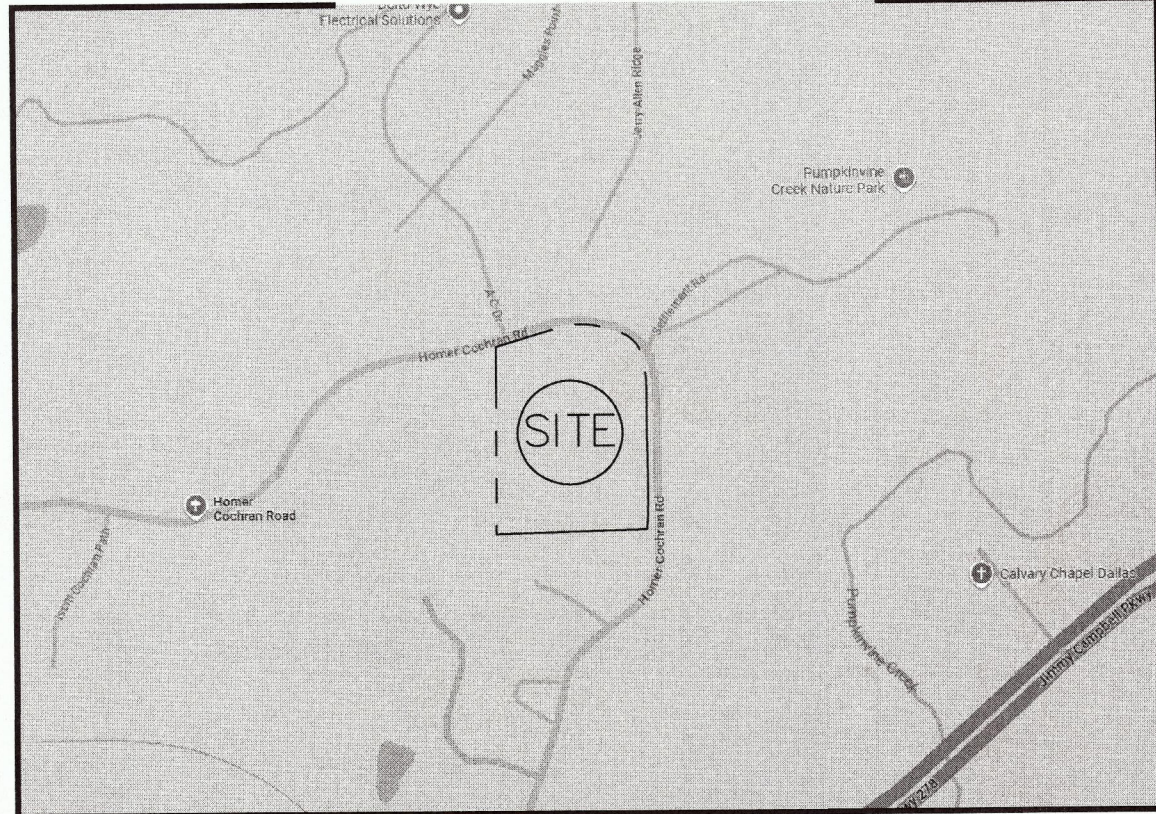
I (we), Oluwatoyin Paul Oni, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial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

I (we), Oluwatoyin Paul Oni, 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):

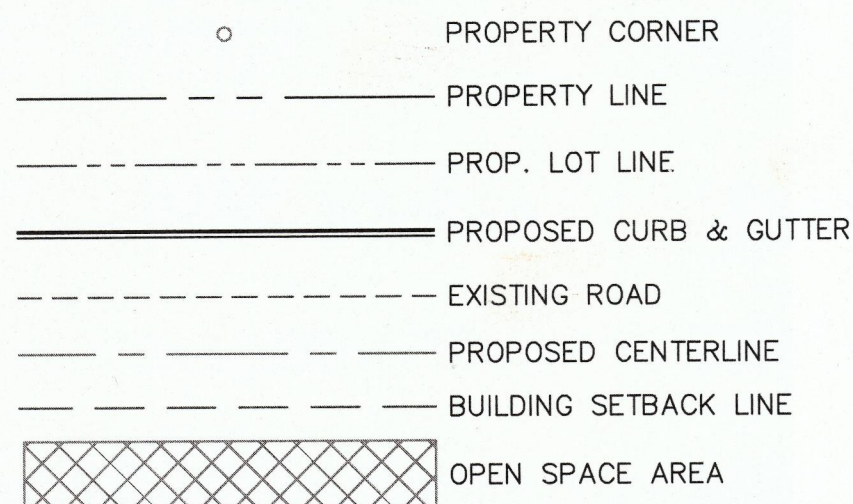
06/16/25
Date

Olu Oni
Applicant

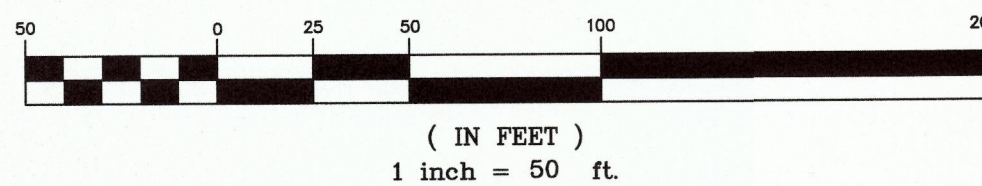
VICINITY MAP



SITE PLAN LEGEND

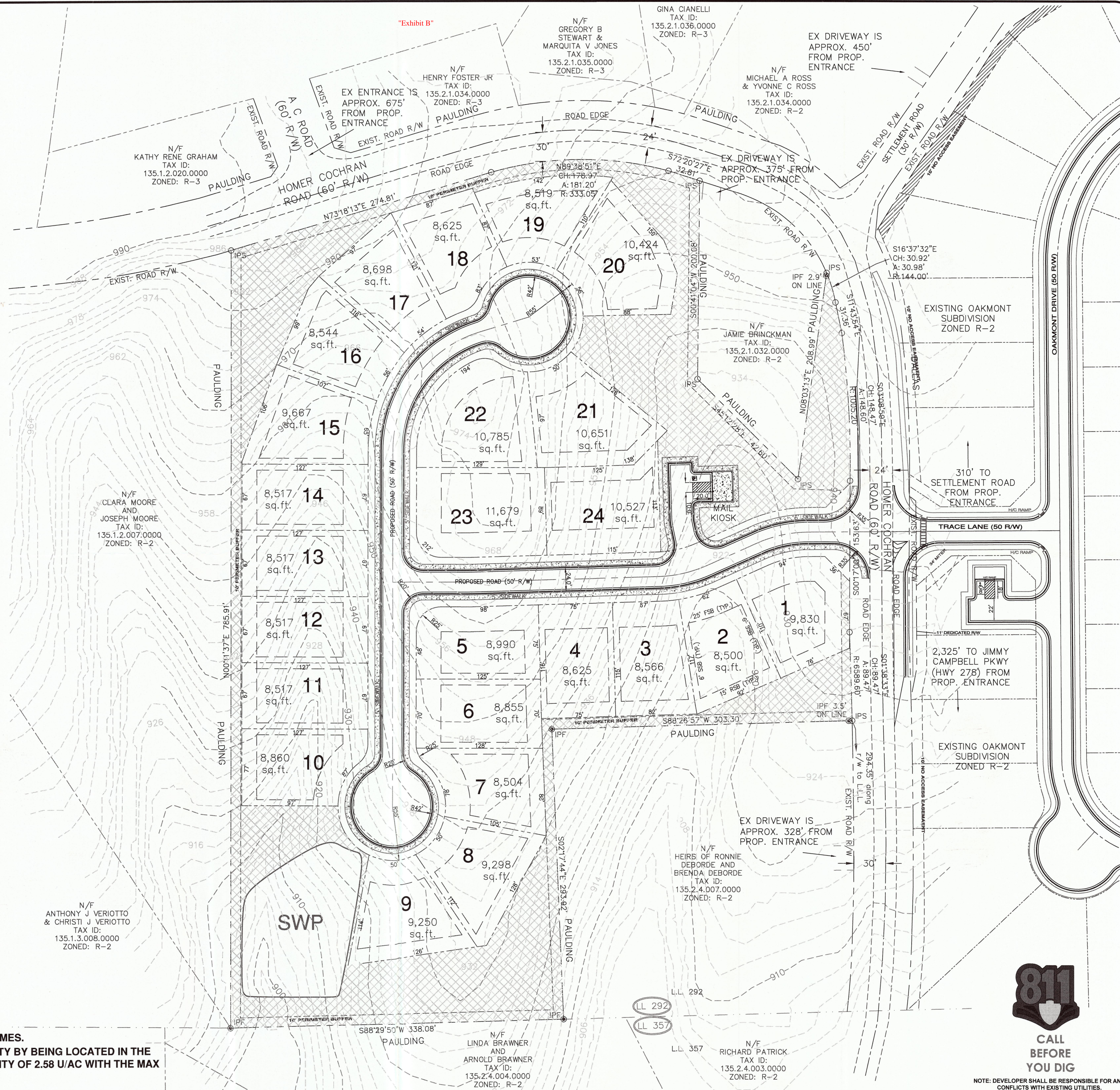
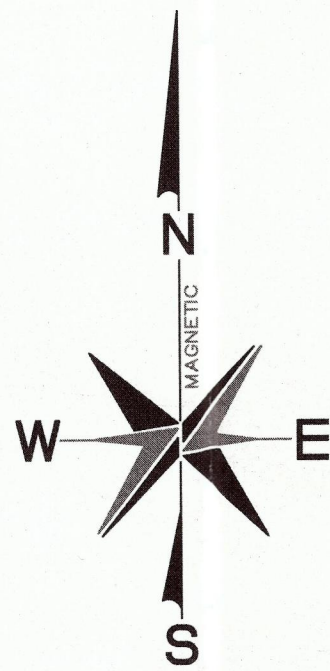


GRAPHIC SCALE



- BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER :
TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY,
UNIT 526, KENNESAW GA 30144
AMAKANJU@HOTMAIL.COM
 - ENGINEER :
ELITE ENGINEERING, LLC
300 W I PKWY, PO BOX 799, DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
 - CURRENT ZONING : R-2 COUNTY
PROPOSED ZONING: R-2 CITY
TOTAL SITE AREA = 9.294 ACRES
TOTAL NUMBER OF LOTS = 24
MAX. LOTS ALLOWED = 28 LOTS
PROPOSED LOTS = 24 LOTS
MAX. DENSITY = 3 U/AC
PROP. DENSITY = 2.58 U/AC
REQUIRED OPEN SPACE = 2.32 AC
PROVIDED OPEN SPACE = 2.33 AC
MAX. BUILDING HEIGHT = 35 FEET
- SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
 - WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
 - POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
 - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
 - NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
 - NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

- THE EXISTING USE OF THIS PROPERTY IS 1 SINGLE FAMILY HOME
- THE PURPOSE FOR THIS ZONING IS TO DEVELOP AND BUILD 24 SINGLE FAMILY HOMES.
- THE PROPERTY MEETS FUTURE LAND USE AND COMP PLAN FOR PAULDING COUNTY BY BEING LOCATED IN THE MEDIUM DENSITY COMMUNITY RESIDENTIAL CHARACTER AREA WITH A LOT DENSITY OF 2.58 U/AC WITH THE MAX BEING 3.00 U/AC



PREPARED BY:



Elite Engineering

300 W I PKWY
PO BOX 799
Dallas, Georgia 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:

REVISION

No.

PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292, 2ND DISTRICT, 3RD SECTION

PREPARED FOR:

TED BRICKS &
MORTAR LLC
24 HR CONTACT:
AMAKANJU@HOTMAIL.COM



PROJECT No. 24086
DRAWING SCALE: 1" = 50'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 11/15/2024
SHEET



CALL
BEFORE
YOU DIG

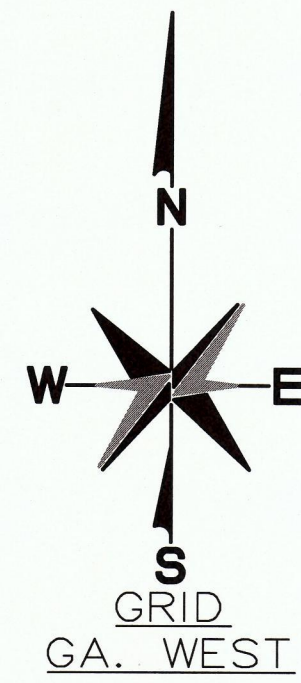
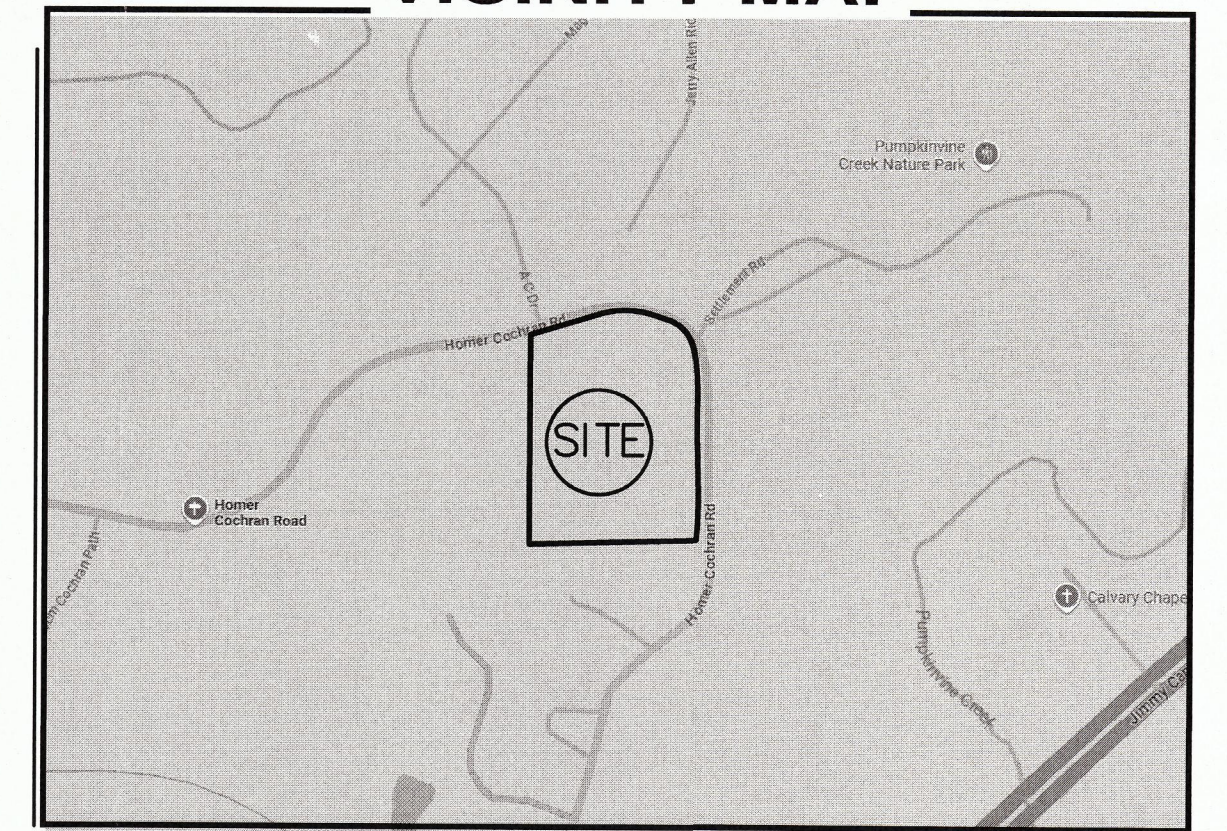
NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY
CONFLICTS WITH EXISTING UTILITIES.

Retracement Survey For
Ted Bricks And
Mortar LLC

Located in Land Lot 292
2nd District, 3rd Section
Paulding County, Georgia

Plat Date: August 9, 2024 Scale: 1" = 50'
Field Date: August 7, 2024

VICINITY MAP



RECORDING INFORMATION

SURVEY NOTES

1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements. The field data upon which this map or plat is based has a closure precision of one (1) foot in 22,356 feet and an average angular error of 01 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0117D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
5. Survey Reference: a) Survey for Steve Connelly & Linda Connelly by George W. Crusselle, rls (GA RLS#1373) dated December 16, 1977 and recorded in Plat Book 8, Page 69 of Paulding County, Georgia.
b) Survey for Martin recorded in Plat Book 9, page 8
c) Survey for Y & T Builders in PB 63 pg. 132
d) Survey for Heyob in PB 58 pg.179

N/F
CLARA MOORE
AND
JOSEPH MOORE
TAX ID:
135.1.2.007.0000

TOTAL AREA=
9.294 ACRES
TAX ID:
135.2.1.033.0000

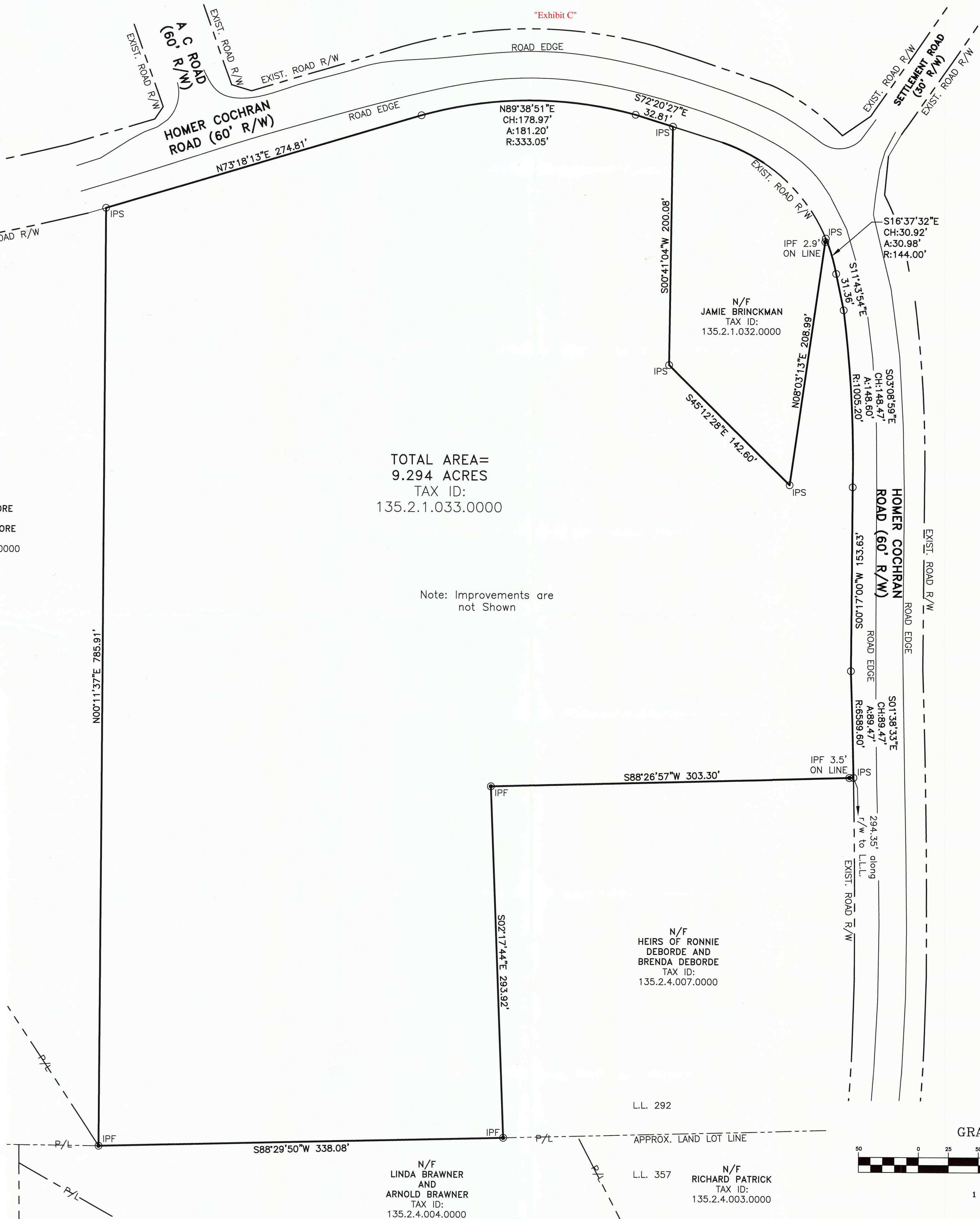
Note: Improvements are
not Shown



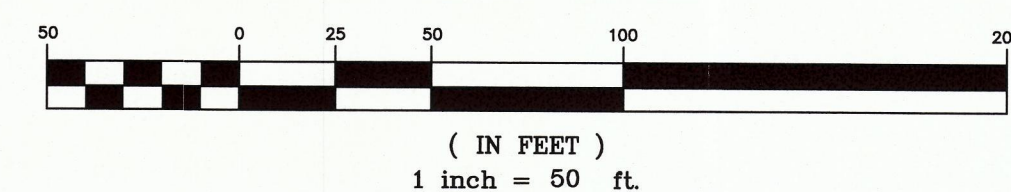
This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 5/19/25
Date

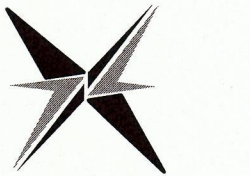
NO.	DATE	DESCRIPTION	BY



GRAPHIC SCALE



PREPARED BY:



ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

300 W I Pkwy, PO Box 799
Dallas, Georgia 30132
(678) 324-8291

24086surv1.dwg

9.294 Acres
535 Homer Cochran Road

All that tract of land lying in or being in Land Lot 292, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73 degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

Campbell & Brannon
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G240335DG
(Phone No.: (770)396-8535)

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

eFiled and eRecorded
DATE: 03/16/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT81: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

LIMITED WARRANTY DEED

THIS INDENTURE, made on 14th day of March, 2024, between

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

**Oluwatoyin Paul Oni and Egundoyin Ajini Oni
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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

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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Oluwatoyin Paul Oni

Notary Public
My Commission Expires: _____
[Attach Notary Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 292 of the 2nd District and 3rd Section of Paulding County, Georgia, and being an area of 9.381 acres as shown on plat of survey for Steve Connally et. al., prepared by George W. Crusselle, RLS No. 1373, dated December 16, 1977, and recorded at Plat Book 8, Page 69, Paulding County, Georgia records. Said plat is incorporated herein by reference made thereto.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 695, Page 247, Paulding County, Georgia records.

Printed: 01/21/2025 15:18:11 PM



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
2024-052829	R0033 21	535 HOMER COCHRAN RD	\$2,755.20	\$0.00 Fees: \$0.00	\$0.00	\$2,755.20	\$0.00
Totals:			\$2,755.20	\$0.00	\$0.00	\$2,755.20	\$0.00

Paid Date: 12/02/2024

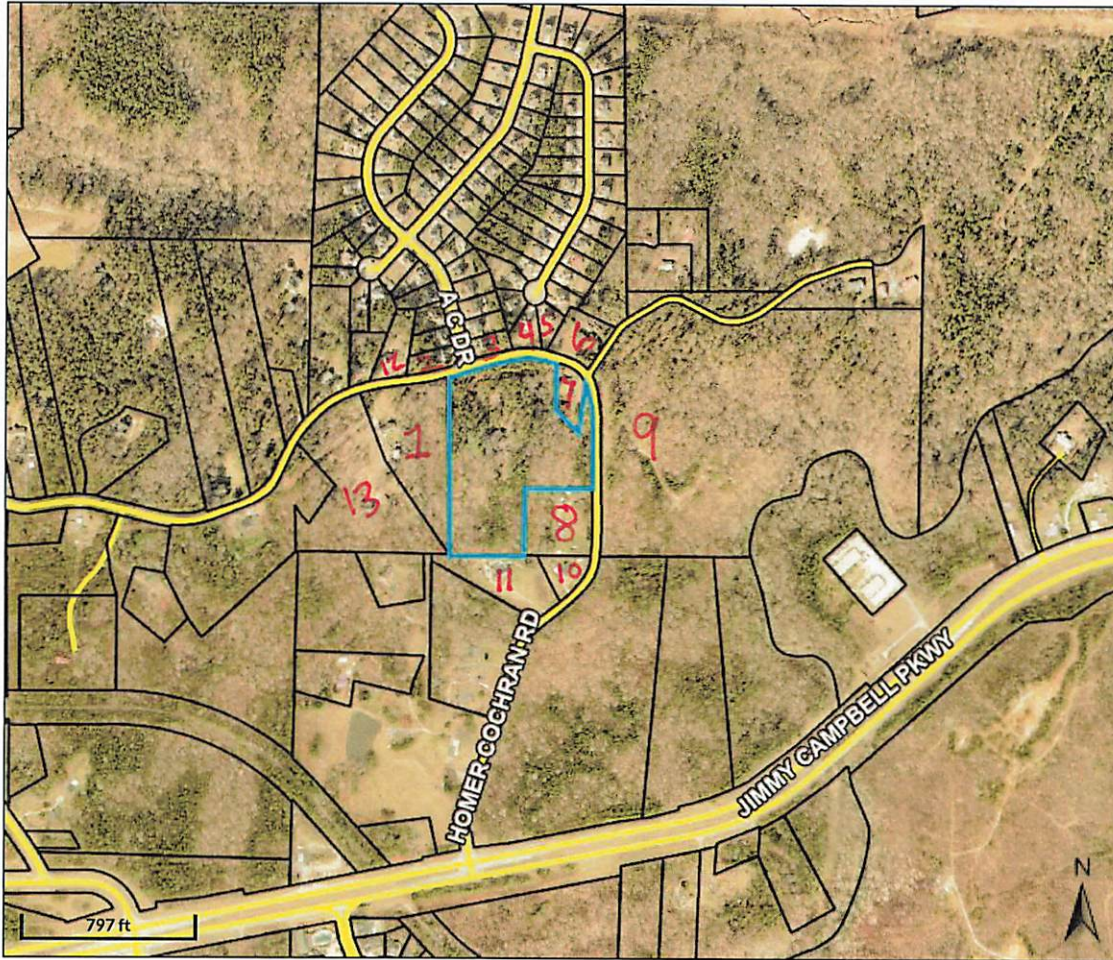
Charge Amount: \$2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132



Scan this code with your
mobile phone to view this
bill

535 Homer Cochran RD Adjoining Owners				
Lot # on Map	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Joseph A Moore Jr & Clara Jo Moore	639 Homer Cochran Rd	135.1.2.007.0000	R-2
2	Kathy Rene Graham	11 A C DR	135.1.2.020.0000	R-3
3	Henry Foster Jr	10 A C DR	135.2.1.034.0000	R-3
4	Gregory B Stewart & Marquita V Jones	269 Jerry Allen RDG	135.2.1.035.0000	R-3
5	Gina Cianelli	261 Jerry Allen RDG	135.2.1.036.0000	R-3
6	Michael A Ross & Yvonne C Ross	29 Settlement RD	135.2.1.040.0000	R-2
7	Jamie Ann Brinckman	471 Homer Cochran RD	135.2.1.032.0000	R-2
8	Heirs of Ronnie Deborde & Brenda Deborde	317 Homer Cochran RD	135.2.4.007.0000	R-2
9	Green Land Shark LLC	228 Braswell Path	135.2.1.037.0000	R-2
10	Richard B Patrick	247 Homer Cochran RD	135.2.4.003.0000	R-2
11	Arnold Brawner & Linda Brawner	219 Homer Cochran Rd	135.2.4.004.0000	R-2
12	Sonja T Dunn	620 Homer Cochran Rd	135.1.2.023.0000	R-2
13	Anthony J Veriotto & Christi J Veriotto	645 Homer Cochran Rd	135.1.3.008.0000	R-2



Overview



Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	135.2.1.033.0000	Alternate ID	3321	Owner Address	ONI OLUWATOYIN PAUL ONI EGUNDOYIN AJINI 2928 GEORGE BUSBY PKWY 526 KENNESAW, GA 30144	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Residential			Date	Price	Reason	Qual
Property Address	535 HOMER COCHRAN RD	Acreage	9.29			8/9/2024	0	U	U
						3/14/2024	0	L	U
District	COUNTY								
Brief	n/a								
Tax Description					Assessed Value	Value \$285,000			

(Note: Not to be used on legal documents)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/27/2025

Last Data Uploaded: 2/26/2025 6:44:27 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

July 9, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
535 Homer Cochran Road
Dallas, GA 30132
Ted Bricks & Mortar, LLC.
Tax Parcel I.D. No. 135.2.1.033.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from Ted Bricks & Mortar, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Oluwatoyin Oni and Egundoyin Oni, identified as Paulding County Tax Parcel Number 135.2.1.033.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Enclosures: Paulding County Board of Commissioners Notice



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

July 9, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
535 Homer Cochran Road
Dallas, GA 30132
Ted Bricks & Mortar, LLC.
Tax Parcel I.D. No. 135.2.1.033.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Ted Bricks & Mortar, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Oluwatoyin Oni and Egundoyin Oni identified as Paulding County Tax Parcel Number 135.2.1.033.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 292, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District
Enclosure

Enclosure: Application Form – Exhibit A
Site Zoning Plan – Exhibit B
Site Survey – Exhibit C
Legal Description – Exhibit D
Property Deed – Exhibit E
Property Tax Receipt – Exhibit F
Surrounding Property Owner List – Exhibit G
Surrounding Property Owner Map – Exhibit H



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # A-2025-02 + 2-2025-03
Hearing Dates: PC: 9-25-25 CC: 10-6-25
ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell: _____
Address: 2928 GEORGE BUSBEE PKWY NW, SUITE 526 Home phone: _____
City: KENNESAW State: GA Zip: 30144-4887 Fax phone: _____
E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

ABIMBOLA KAYLA
Printed Name of Signatory

Date Notary Commission Expires

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell: _____
Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132
E-mail address: JJONES@ELITEOFGA.COM Fax phone: _____

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

JONATHAN JONES
Printed Name of Signatory

Date Notary Commission Expires

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESAW State: GA Zip: 30144-4887

Signature

Signed, sealed and delivered in the presence of:

Notary Public

OLUWATOYIN ONI AND EGUNDOYIN ONI
Printed Name of Signatory

Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)
Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES
Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

Location of Property: 535 HOMER COCHRAN RD DALLAS, GA 30132

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

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): 24 SINGLE FAMILY HOMES WITH ONE MASTER DETENTION POND AND ONE ENTRANCE ALLIGNED WITH THE OAKMONT SUBDIVISION CURRENTLY UNDER DEVELOPMENT

Filed with City: 07-08-2025 (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

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

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

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

Jonathan Jones
Signature of Applicant/Representative

6-20-2025
Date

Jonathan Jones
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Charles Warren
Notary Public Signature

02-20-2029
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

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



I (we), Jonathan Jones, 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:

I (we), Jonathan Jones, 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):

6/20/25
Date

Jonathan Jones
Applicant

**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.

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Signature of Applicant/Representative

06/16/25

Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


Notary Public Signature



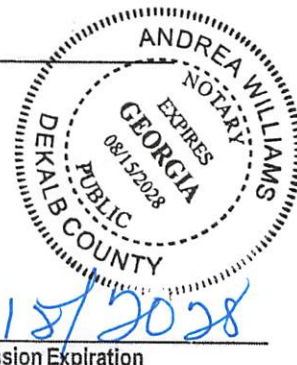
Signature of Applicant/Representative _____

Date _____

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Disclosure Statement

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



I (we), Abimbola Kafui Makanjuola, 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:

I (we), Abimbola Kafui Makanjuola, 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):

06/16/25
Date


Applicant



Applicant / Representative Attendance Required

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Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

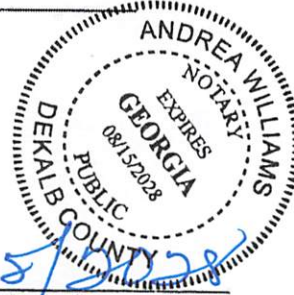
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3/2019

Application # _____ - _____

Disclosure Statement

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



I (we), Egundoyin Ajini Oni, 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:

I (we), Egundoyin Ajini Oni, 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):

06/16/2025
Date

Egundoyin Ajini Oni
Applicant



Applicant / Representative Attendance Required

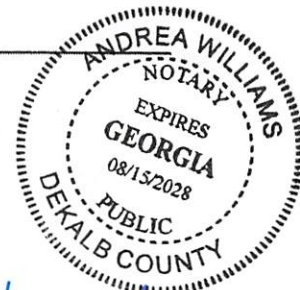
Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

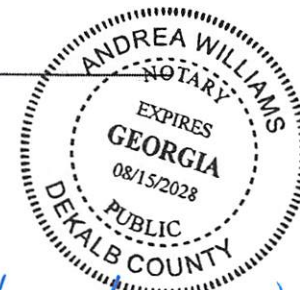
Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + 2-2025-03

Disclosure Statement

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



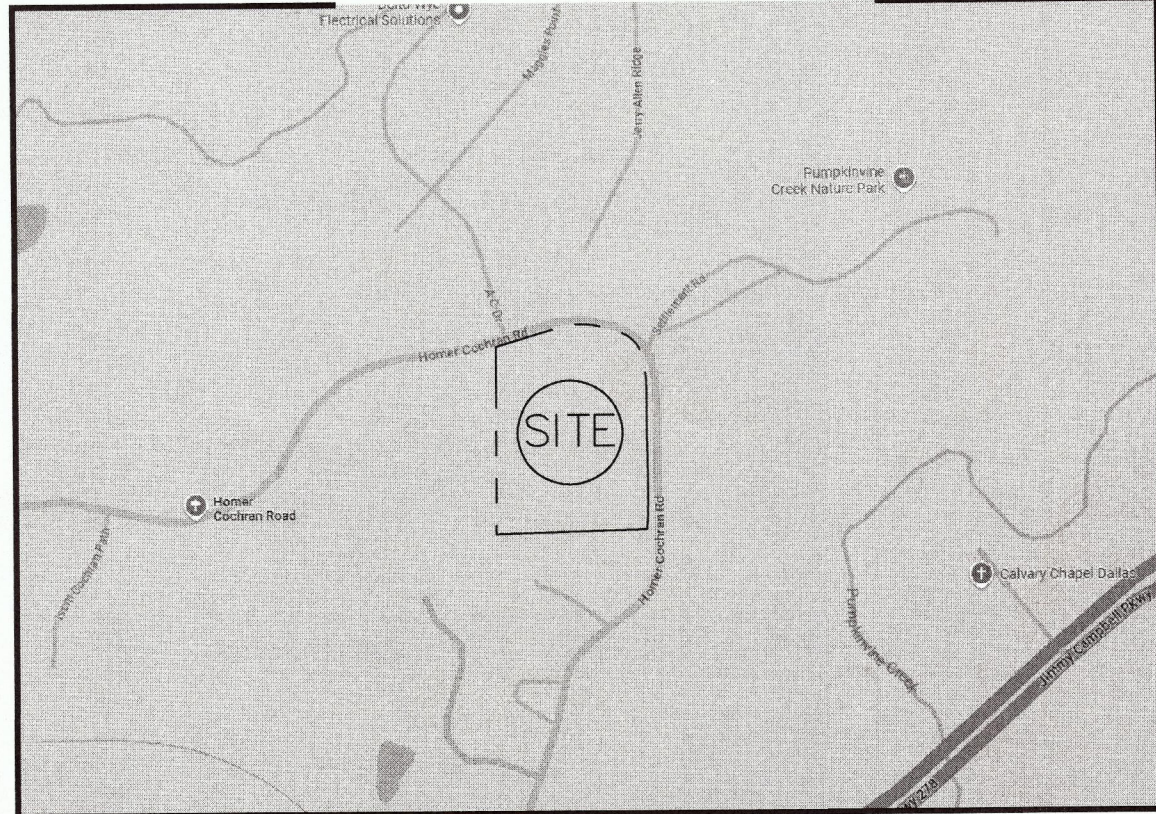
I (we), Oluwatoyin Paul Oni, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial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

I (we), Oluwatoyin Paul Oni, 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):

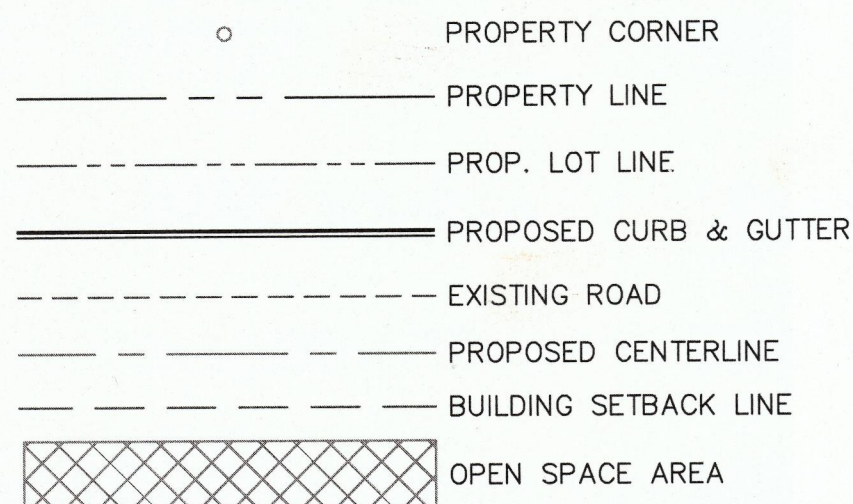
06/16/25
Date

Olu Oni
Applicant

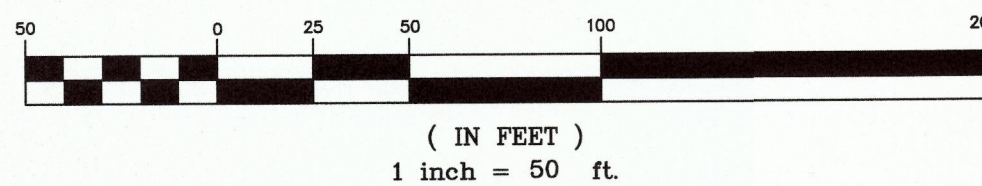
VICINITY MAP



SITE PLAN LEGEND

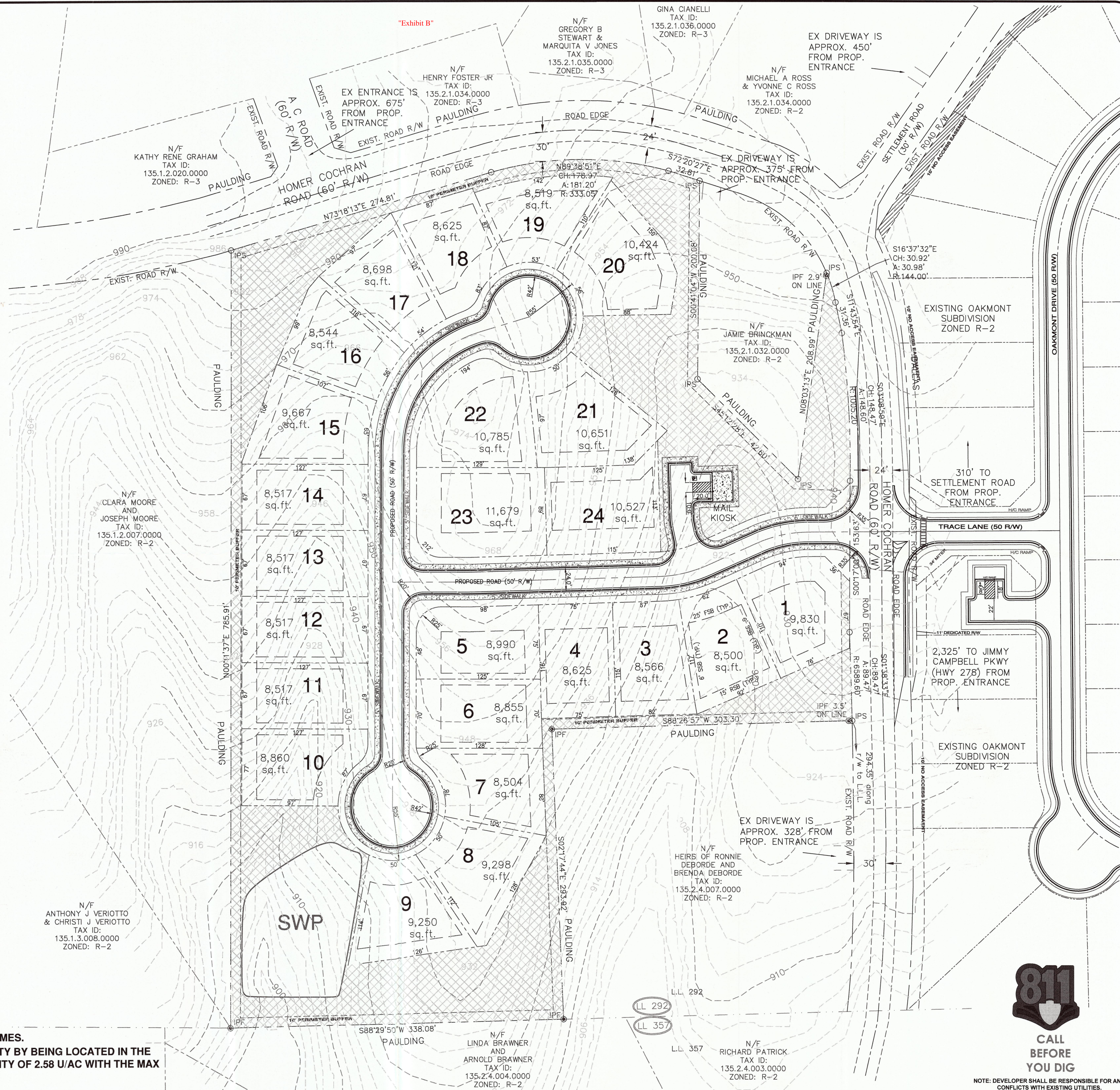
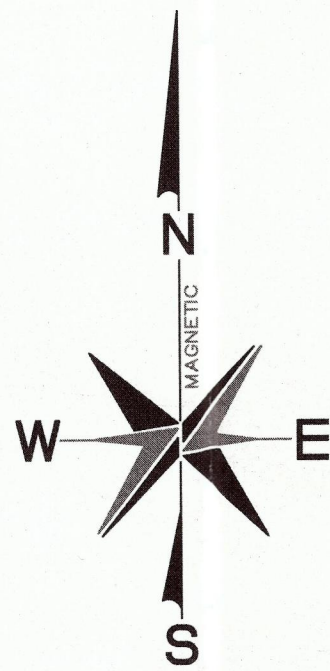


GRAPHIC SCALE



- BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER :
TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY,
UNIT 526, KENNESAW GA 30144
AMAKANJU@HOTMAIL.COM
 - ENGINEER :
ELITE ENGINEERING, LLC
300 W I PKWY, PO BOX 799, DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
 - CURRENT ZONING : R-2 COUNTY
PROPOSED ZONING: R-2 CITY
TOTAL SITE AREA = 9.294 ACRES
TOTAL NUMBER OF LOTS = 24
MAX. LOTS ALLOWED = 28 LOTS
PROPOSED LOTS = 24 LOTS
MAX. DENSITY = 3 U/AC
PROP. DENSITY = 2.58 U/AC
REQUIRED OPEN SPACE = 2.32 AC
PROVIDED OPEN SPACE = 2.33 AC
MAX. BUILDING HEIGHT = 35 FEET
- SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
 - WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
 - POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
 - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
 - NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
 - NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

- THE EXISTING USE OF THIS PROPERTY IS 1 SINGLE FAMILY HOME
- THE PURPOSE FOR THIS ZONING IS TO DEVELOP AND BUILD 24 SINGLE FAMILY HOMES.
- THE PROPERTY MEETS FUTURE LAND USE AND COMP PLAN FOR PAULDING COUNTY BY BEING LOCATED IN THE MEDIUM DENSITY COMMUNITY RESIDENTIAL CHARACTER AREA WITH A LOT DENSITY OF 2.58 U/AC WITH THE MAX BEING 3.00 U/AC



PREPARED BY:



Elite Engineering

300 W I PKWY
PO BOX 799
Dallas, Georgia 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:

REVISION

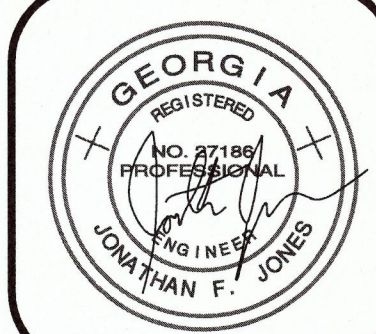
No.

PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292, 2ND DISTRICT, 3RD SECTION

PREPARED FOR:

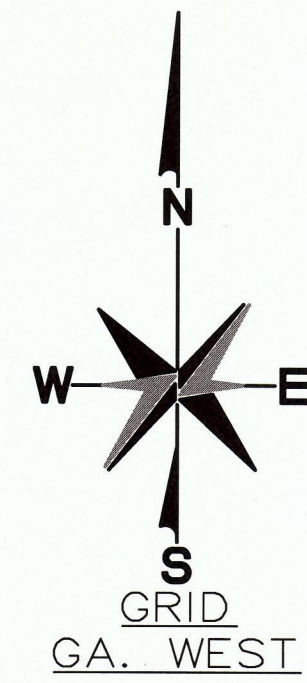
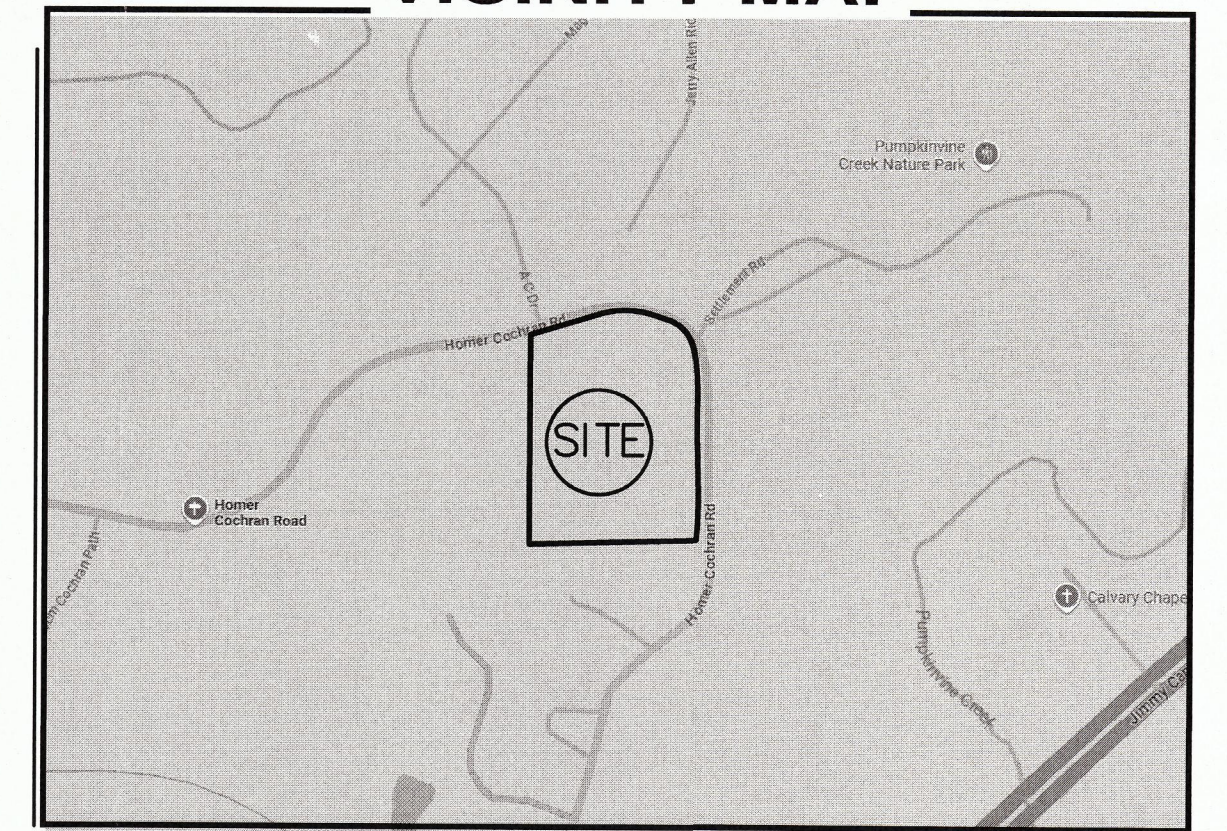
TED BRICKS &
MORTAR LLC
24 HR CONTACT:
AMAKANJU@HOTMAIL.COMPROJECT No. 24086
DRAWING SCALE: 1" = 50'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 11/15/2024
SHEETCALL
BEFORE
YOU DIGNOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY
CONFLICTS WITH EXISTING UTILITIES.

Retracement Survey For
Ted Bricks And
Mortar LLC

Located in Land Lot 292
2nd District, 3rd Section
Paulding County, Georgia

Plat Date: August 9, 2024 Scale: 1" = 50'
Field Date: August 7, 2024

VICINITY MAP



RECORDING INFORMATION

SURVEY NOTES

1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0117D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
5. Survey Reference: a) Survey for Steve Connelly & Linda Connelly by George W. Crusselle, rls (GA RLS#1373) dated December 16, 1977 and recorded in Plat Book 8, Page 69 of Paulding County, Georgia.
b) Survey for Martin recorded in Plat Book 9, page 8
c) Survey for Y & T Builders in PB 63 pg. 132
d) Survey for Heyob in PB 58 pg.179

N/F
CLARA MOORE
AND
JOSEPH MOORE
TAX ID:
135.1.2.007.0000

TOTAL AREA=
9.294 ACRES
TAX ID:
135.2.1.033.0000

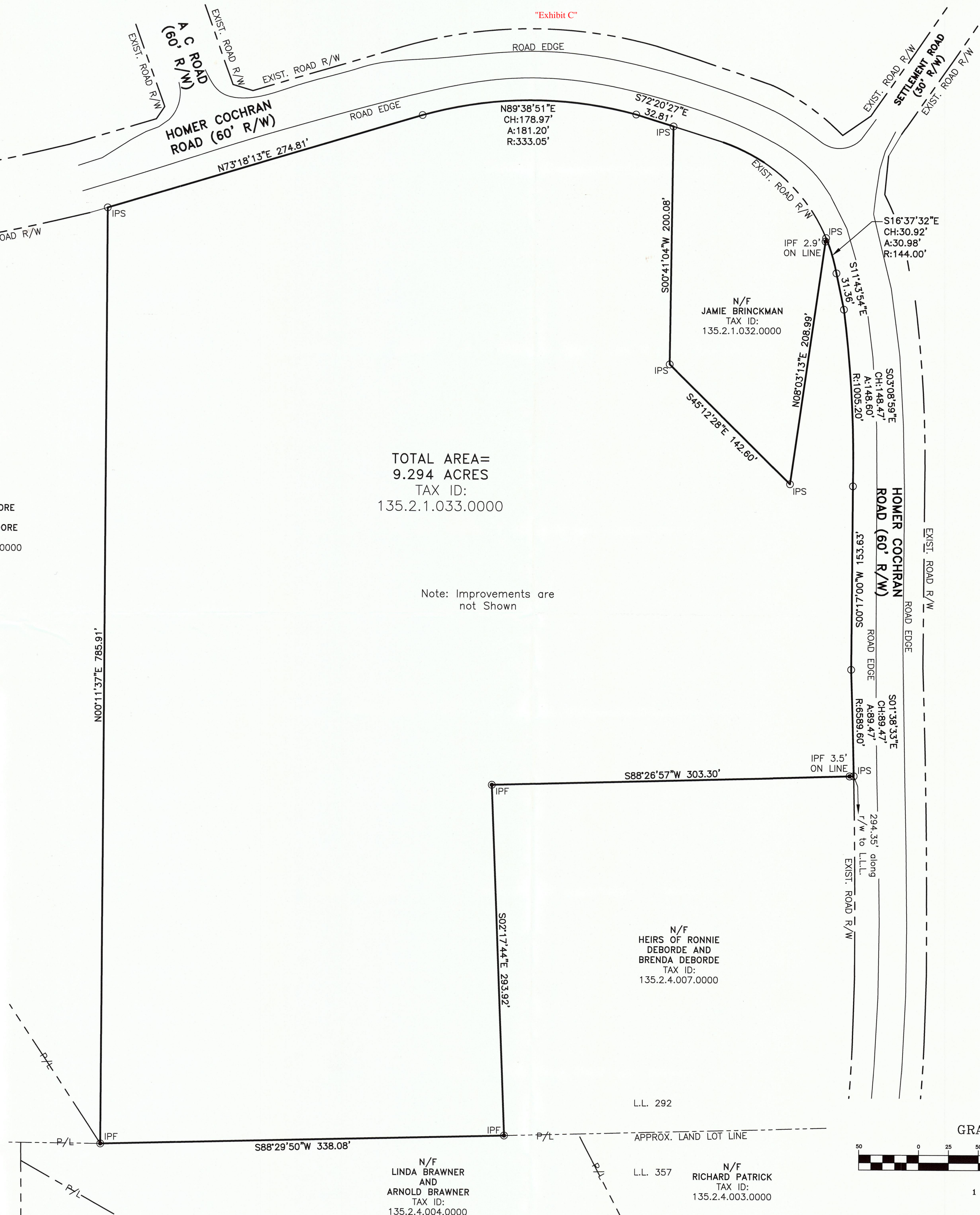
Note: Improvements are
not Shown



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 5/19/25
Date

NO.	DATE	DESCRIPTION	BY

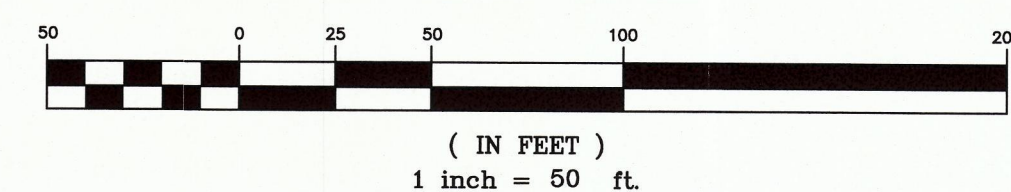


N/F
HEIRS OF RONNIE
DEBORDE AND
BRENDA DEBORDE
TAX ID:
135.2.4.007.0000

N/F
LINDA BRAWNER
AND
ARNOLD BRAWNER
TAX ID:
135.2.4.004.0000

N/F
RICHARD PATRICK
TAX ID:
135.2.4.003.0000

GRAPHIC SCALE



24086surv1.dwg

PREPARED BY:

ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 W I Pkwy, PO Box 799
Dallas, Georgia 30132
(678) 324-8291

**9.294 Acres
535 Homer Cochran Road**

All that tract of land lying in or being in Land Lot 292, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73 degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

Campbell & Brannon
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G240335DG
(Phone No.: (770)396-8535)

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

eFiled and eRecorded
DATE: 03/16/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT81: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

LIMITED WARRANTY DEED

THIS INDENTURE, made on 14th day of March, 2024, between

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

**Oluwatoyin Paul Oni and Egundoyin Ajini Oni
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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

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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Oluwatoyin Paul Oni

Notary Public
My Commission Expires: _____
[Attach Notary Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 292 of the 2nd District and 3rd Section of Paulding County, Georgia, and being an area of 9.381 acres as shown on plat of survey for Steve Connally et. al., prepared by George W. Crusselle, RLS No. 1373, dated December 16, 1977, and recorded at Plat Book 8, Page 69, Paulding County, Georgia records. Said plat is incorporated herein by reference made thereto.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 695, Page 247, Paulding County, Georgia records.

Printed: 01/21/2025 15:18:11 PM



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
2024-052829	R0033 21	535 HOMER COCHRAN RD	\$2,755.20	\$0.00 Fees: \$0.00	\$0.00	\$2,755.20	\$0.00
Totals:			\$2,755.20	\$0.00	\$0.00	\$2,755.20	\$0.00

Paid Date: 12/02/2024

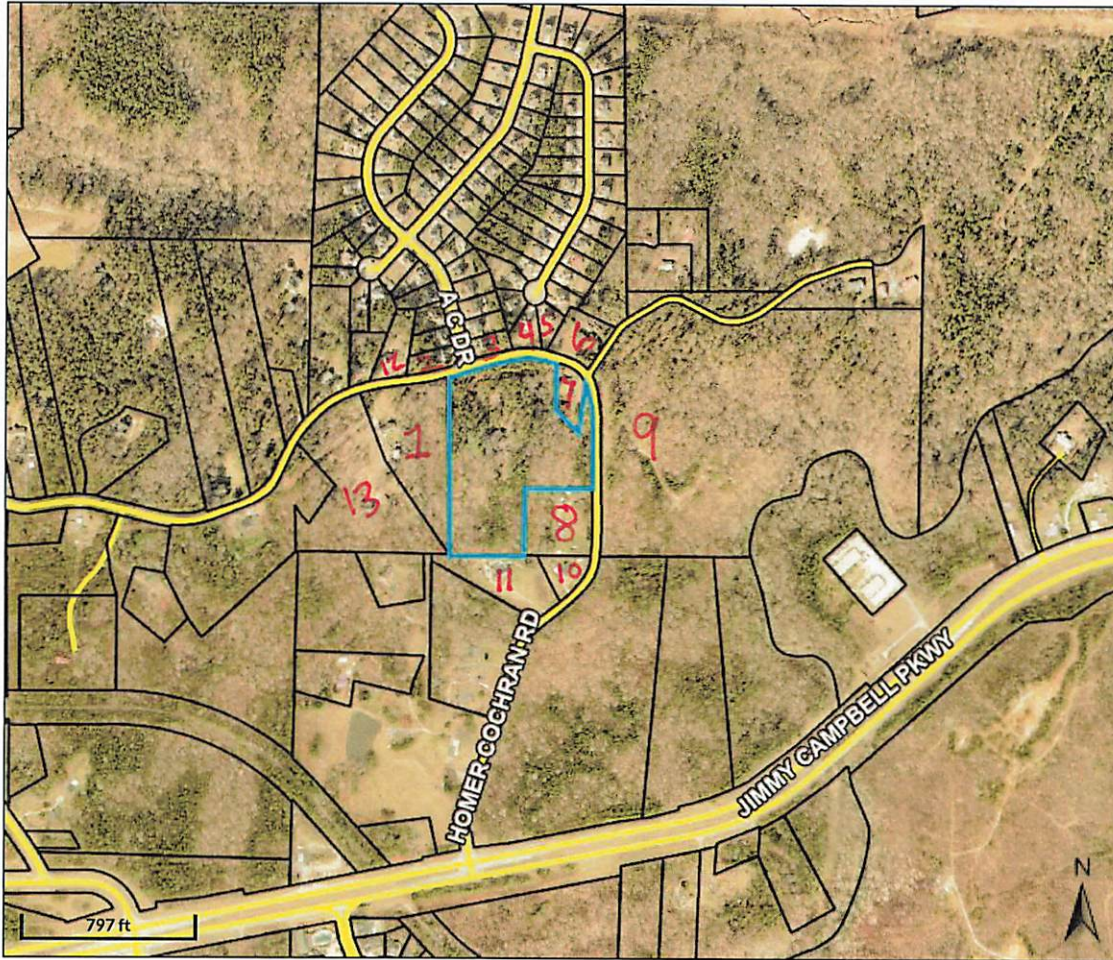
Charge Amount: \$2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132



Scan this code with your
mobile phone to view this
bill

535 Homer Cochran RD Adjoining Owners				
Lot # on Map	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Joseph A Moore Jr & Clara Jo Moore	639 Homer Cochran Rd	135.1.2.007.0000	R-2
2	Kathy Rene Graham	11 A C DR	135.1.2.020.0000	R-3
3	Henry Foster Jr	10 A C DR	135.2.1.034.0000	R-3
4	Gregory B Stewart & Marquita V Jones	269 Jerry Allen RDG	135.2.1.035.0000	R-3
5	Gina Cianelli	261 Jerry Allen RDG	135.2.1.036.0000	R-3
6	Michael A Ross & Yvonne C Ross	29 Settlement RD	135.2.1.040.0000	R-2
7	Jamie Ann Brinckman	471 Homer Cochran RD	135.2.1.032.0000	R-2
8	Heirs of Ronnie Deborde & Brenda Deborde	317 Homer Cochran RD	135.2.4.007.0000	R-2
9	Green Land Shark LLC	228 Braswell Path	135.2.1.037.0000	R-2
10	Richard B Patrick	247 Homer Cochran RD	135.2.4.003.0000	R-2
11	Arnold Brawner & Linda Brawner	219 Homer Cochran Rd	135.2.4.004.0000	R-2
12	Sonja T Dunn	620 Homer Cochran Rd	135.1.2.023.0000	R-2
13	Anthony J Veriotto & Christi J Veriotto	645 Homer Cochran Rd	135.1.3.008.0000	R-2



Overview



Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	135.2.1.033.0000	Alternate ID	3321	Owner Address	ONI OLUWATOYIN PAUL ONI EGUNDOYIN AJINI 2928 GEORGE BUSBY PKWY 526 KENNESAW, GA 30144	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Residential			Date	Price	Reason	Qual
Property Address	535 HOMER COCHRAN RD	Acreage	9.29			8/9/2024	0	U	U
						3/14/2024	0	L	U
District	COUNTY								
Brief	n/a								
Tax Description					Assessed Value	Value \$285,000			

(Note: Not to be used on legal documents)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/27/2025

Last Data Uploaded: 2/26/2025 6:44:27 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

July 8, 2025

Jonathan Jones
Elite Engineering
300 WI Parkway
P.O. Box 799
Dallas, GA 30132
(via email ONLY – jjones@eliteofga.com)

Re: Ted Bricks & Mortar, LLC.: 535 Homer Cochran Rd. Dallas, GA 30132; Parcel ID No. 135.2.1.033.0000 Annexation/Zoning Application

Dear Mr. Jones:

I am writing to inform you that we have carefully reviewed your client's application for annexation and rezoning for property located at 535 Homer Cochran Road, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Please be advised that the next step in the application process is written notice to Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111. The city will send notice by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least fifteen (15) days prior to, and no more than 45 days from your hearing date(s). We will advise you of these dates in the coming days via email.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A template copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the hearing(s), we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your client's interest, and I look forward to working with you through this process.

Sincerely,

Brandon Rakestraw
Community Development Director

cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Ted Bricks & Mortar, LLC (Abimbola Kafui Makanjuola) – Applicant (*via email only*)

enc: Surrounding Property Owner Notification Template - Exhibit A



THE CITY OF
DALLAS
GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

A-2025-02
Z-2025-03
CITY OF DALLAS
LEGAL NOTICE
ANNEXATION &
ZONING/REZONING

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by Tax Parcel ID No.135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

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

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

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

This the ____ day of ____, 202__

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

August 26, 2025

Jonathan Jones
Elite Engineering
300 WI Parkway
P.O. Box 799
Dallas, GA 30132
(via email ONLY jjones@eliteofga.com)

Re: Annexation (A-2025-02) & Zoning (Z-2025-03) Application – Public Hearing
Notification: Ted Bricks & Mortar, LLC.; 535 Homer Cochran Road, Dallas, GA
30132; Parcel ID No. 135.2.1.033.0000

Dear Mr. Jones:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A. § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, September 25, 2025, at 6:00 PM, while the City Council public hearing will take place on Monday, October 6, 2025, at 5:15 PM. A copy of the legal notice is attached as “Exhibit A”.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one sign at the property on September 4, 2025. To ensure compliance, please make the payment of \$50.00 to the City of Dallas at the Community Development Department office no later than September 3, 2025.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

CC: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Abimbola Kafui Makanjuola – Applicant (via email only amakanju@hotmail.com)

A-2025-02

Z-2025-03

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

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

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The public hearing for the City Council will be held on *October 6, 2025* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 4th day of September, 2025

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

A-2025-02**Z-2025-03**

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

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This the 4th day of September, 2025

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)



THE CITY OF
DALLAS
GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

A-2025-02
Z-2025-03
CITY OF DALLAS
LEGAL NOTICE
ANNEXATION & ZONING/REZONING

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This the 4th day of September, 2025

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

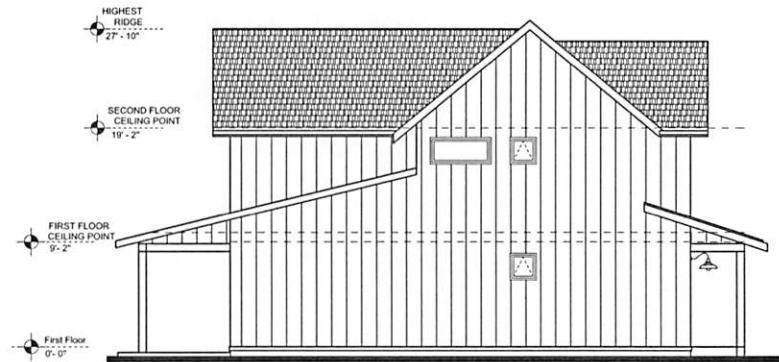
Elite Engineering – Jonathan Jones (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director

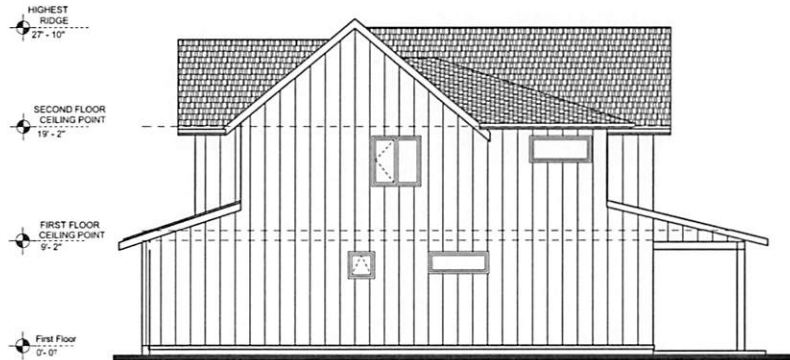


FRONT VIEW ELEVATION

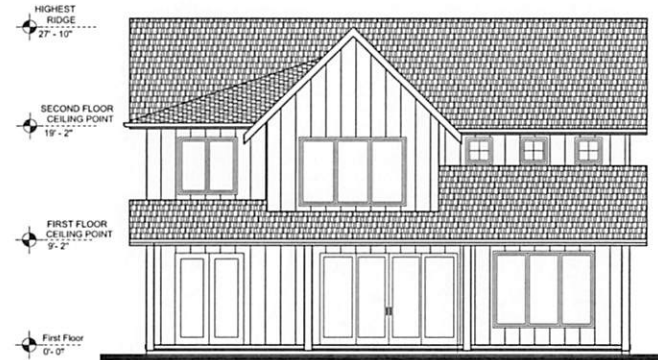
$$\frac{1}{8}'' = 1-0''$$


LEFT VIEW ELEVATION

1/8 " = 1-0"



RIGHT VIEW ELEVATION

$$\frac{1}{8}'' = 1-0''$$


REAR VIEW ELEVATION

$$\frac{1}{8}'' = 1-0''$$

RELEASE FOR CONSTRUCTION

--

CHIMA NWOSU

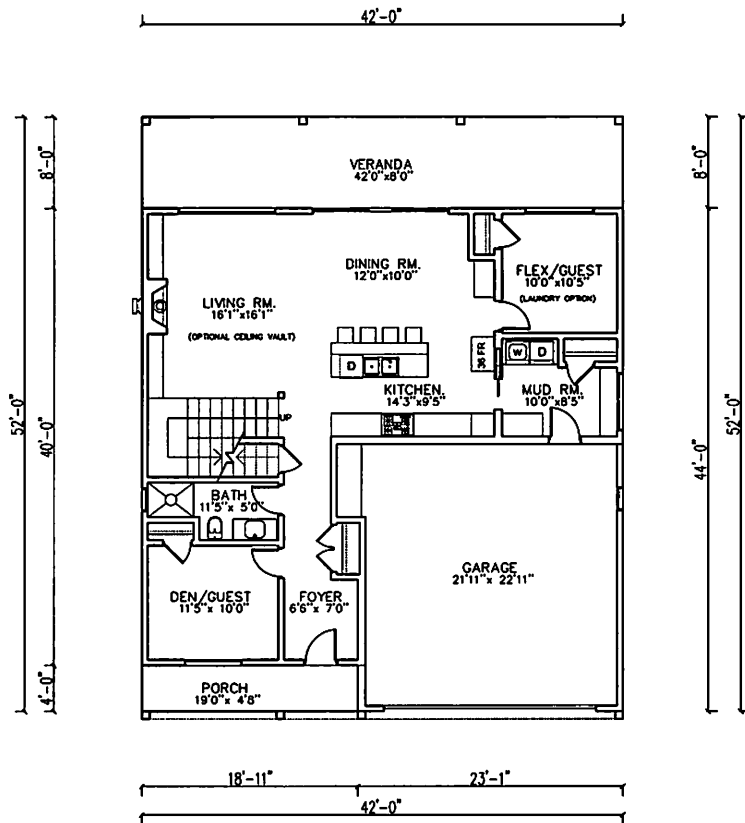
ROUGH DRAFT DATE:
PRE-FINALS DATE:
FINAL PLANS DATE:

Modern Farmhouse Plan with Two Flex Rooms

ELEVATIONS

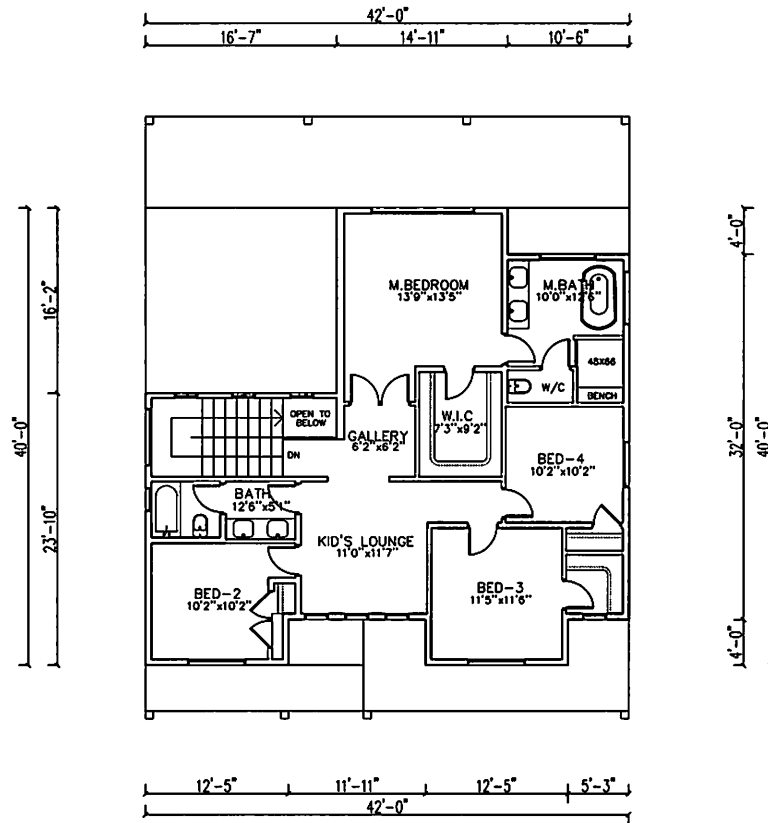
Project number	
Date	
Drawn by	
Checked by	

114



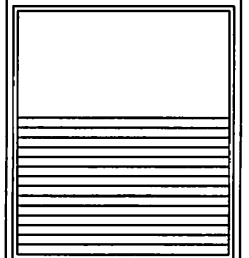
FIRST FLOOR PLAN
1229 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN
1301 SQFT

1/8" = 1'-0" @A2



CHEMA NYOSU	
ROUGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	
Modern Farmhouse Plan with Two Flex Rooms	
FLOOR PLANS	
Project number	
Date	
Drawn by	
Checked by	



CHIMA NWOSU

ROUGH DRAFT DATE:
PRIE-FINALS DATE:
FINAL PLANS DATE:

Modern Farmhouse Plan with Two Flex Rooms	
3D RENDERINGS	
Project number	
Date	
Drawn by	
Checked by	



FRONT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



REAR VIEW ELEVATION
1/8" = 1'-0"

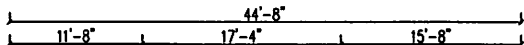
RELEASE FOR CONSTRUCTION

CHIMA NWOSU

ROUGH DRAFT DATE: _____
 FINAL DATE: _____
 FINAL DATE: _____

New American Cottage with a	
Office	
ELEVATIONS	
Project Number	
Date	
Drawn By	
Checked By	

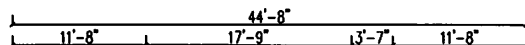
Item 2.



FIRST FLOOR PLAN

1619 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1057 SQFT

1/8" = 1'-0" @A2

ROUGH DRAFT DA

PRE-FINALS DATE

FINAL PLANS DATE

New American Cottage with a Home Office

FLOOR PLANS

Printed Number	
----------------	--

Case	
Document	

Overseer by		
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CHIMA NWOSU

ROUGH DRAFT DATE: _____
 PRE-FINALS DATE: _____
 FINAL PLANS DATE: _____

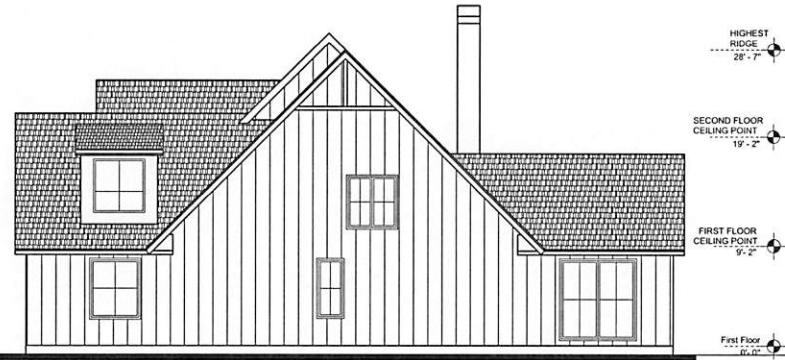
New American Cottage with a
 Office

Project Number	
Date	
Drawn By	
Checked By	

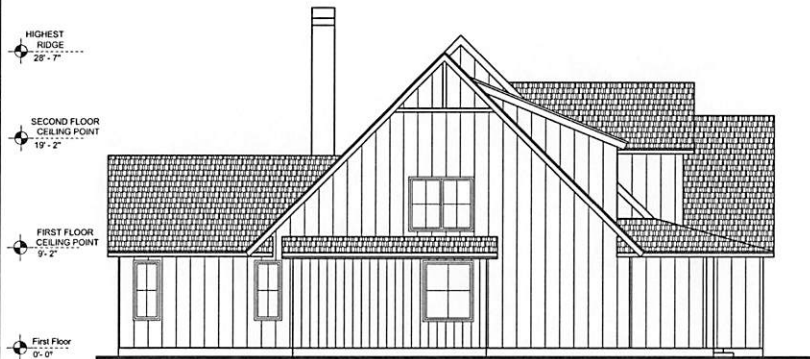
3



FRONT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"

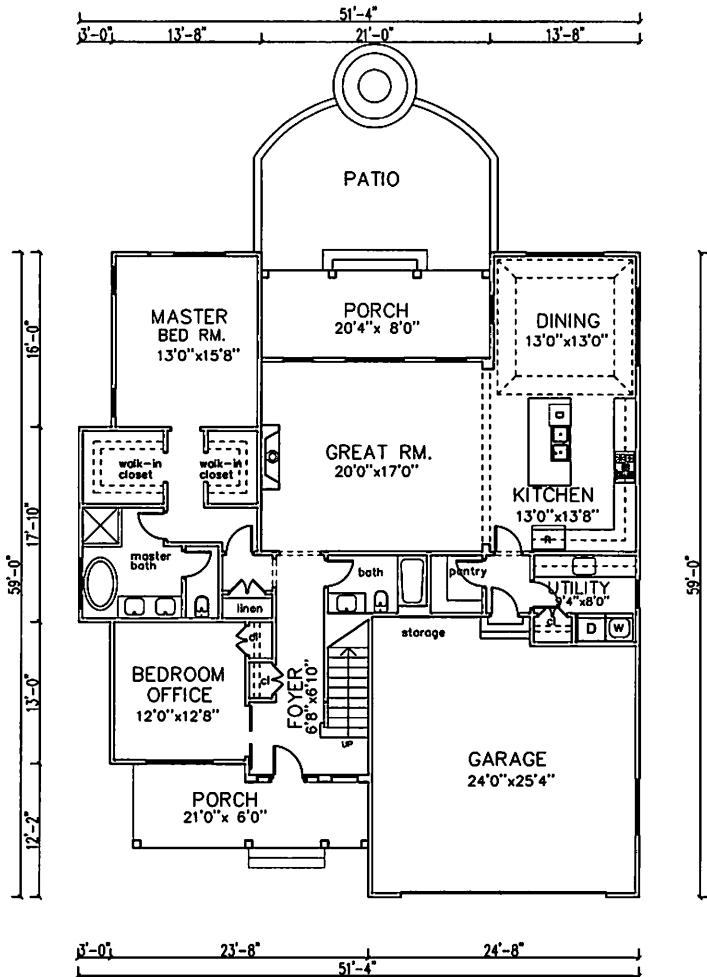


REAR VIEW ELEVATION
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU	
ROUGH DRAFT DATE: _____	
PRELIMINARY DATE: _____	
FINAL PLANS DATE: _____	
Narrow Two-story Modern Farmhouse Plan with Front-entry Garage ELEVATIONS	
Project Number	
Date	
Drawn By	
Checked By	

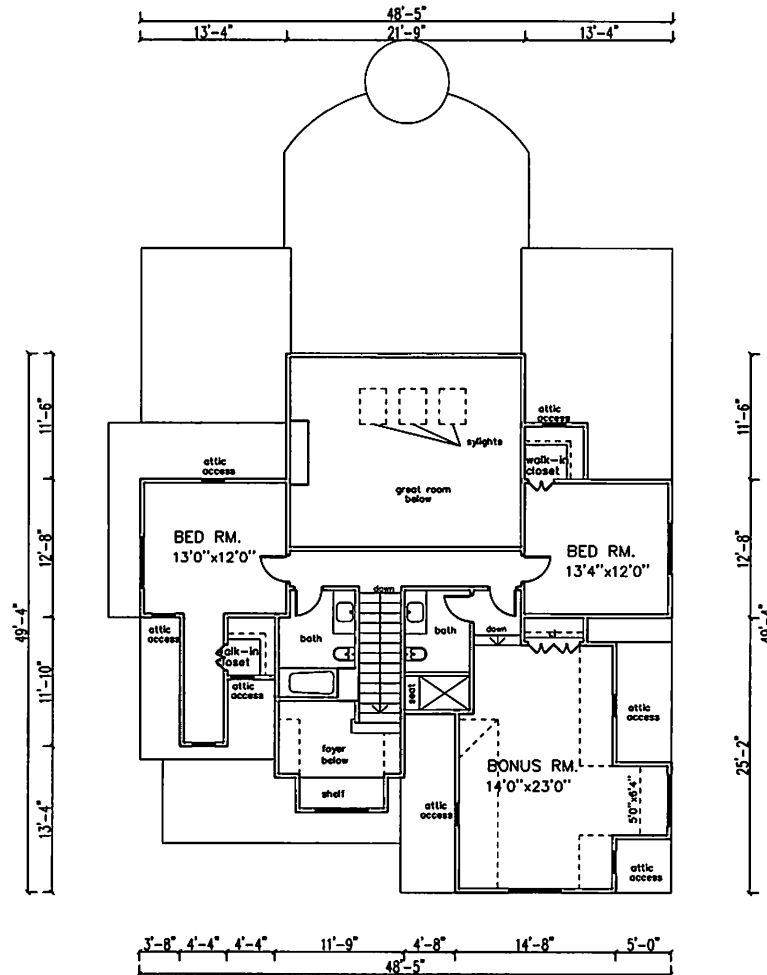
2



FIRST FLOOR PLAN

1832 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1228 SQFT

1/8" = 1'-0" @A2

RELEASE FOR CONSTRUCTION

CHSIA NWOSU	
ROUGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	
Narrow Two-story Modern Farmhouse Plan with Front-entry Garage FLOOR PLANS	
Project Number	
Date	
City	
County	

1



CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

Narrow Two-story Modern Farmhouse
Plan with Front-entry Garage
3D RENDERINGS

Project number	
Client	
Drawn by	
Checked by	

RELEASE FOR CONSTRUCTION

3



FRONT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"

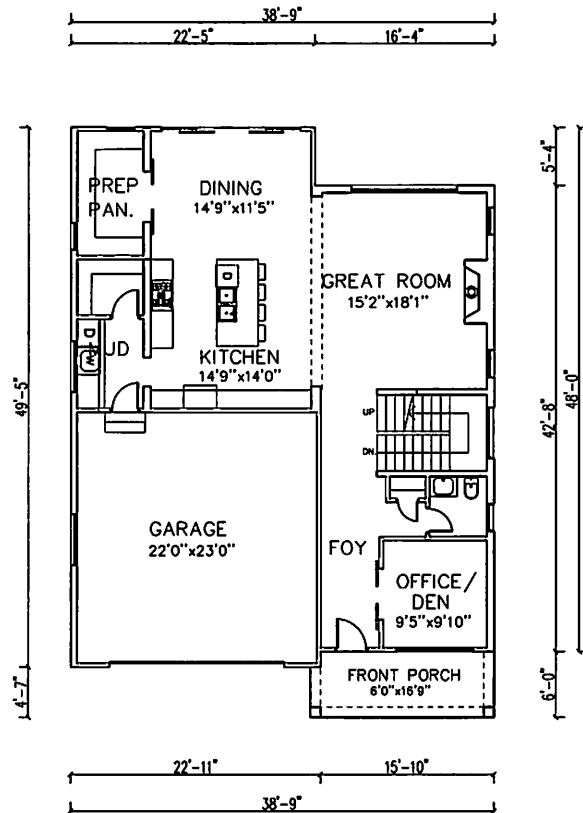


REAR VIEW ELEVATION
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU	
ROUGH DRAFT DATE	
PRELIMINARY DATE	
FINAL PLANS DATE	
4 Bed New American House Plan with Upstairs Beds and Laundry	
ELEVATIONS	
Project number	
Date	
Drawn by	
Checked by	

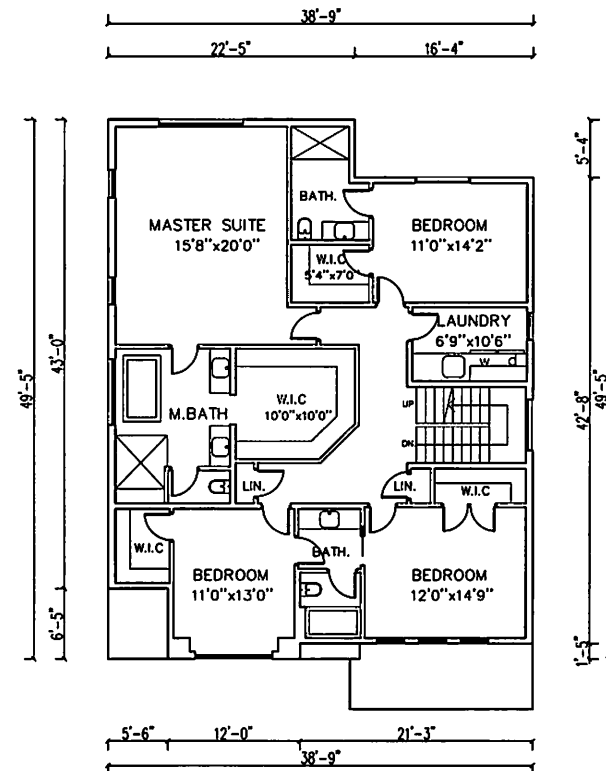
2



FIRST FLOOR PLAN

1278 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1762 SQFT

1/8" = 1'-0" @A2

RELEASE FOR CONSTRUCTION

CHINA INYOSU	
ROUGH DRAFT DATE	
PREP. PHASE DATE	
FINAL PLANS DATE	
4 Bed New American House Plan with Upstairs Beds and Laundry FLOOR PLANS	
Project Number	
Date	
Drawn by	
Checked by	

—



CHINA NWOSU

ROUGH DRAFT DATE:

PRE-FINALS DATE:

FINAL PLANS DATE:	
-------------------	--

4 Bed New American House Plan with
Upstairs Beds and Laundry
3D RENDERINGS

Project Number
Date

Drawn by _____

Checked by	
------------	--

RELEASE FOR CONSTRUCTION



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
ZONING/REZONING APPLICATION NO. Z-2025-03

<u>HEARING DATES</u>	
Planning Commission	Item 3.
<u>09/25/2025 at 6:00 PM</u>	
City Council:	
<u>10/06/2025 at 5:15 PM</u>	

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_PC Notification Letter
Attachment E – A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_PCSS Notification Letter
Attachment F – A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Elite Engineering_Notification Letter
Attachment G – A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Elite Engineering_Public Hearing Notification Letter
Attachment H - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_LEGAL NOTICE
Attachment I - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Surrounding Property Owners Letter
Attachment J - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_Proposed Housing Elevations

STAFF COMMENTS:

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the east is currently inside City limits. Properties that border to the west, North, and south are all residential zoned properties in Paulding County.

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

ADJACENT ZONING

NORTH: R-2 Paulding

EAST: R-2 City

SOUTH: R-2 Paulding

WEST: R-2 Paulding

ADJACENT DEVELOPMENT

NORTH: Allens Creek Subdivision (Paulding)

EAST: Oakmont Subdivision (City)

SOUTH: Single Family Property

WEST: Single Family Property



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
ZONING/REZONING APPLICATION NO. Z-2025-03

HEARING DATES	
Planning Commission	Item 3.
09/25/2025 at 6:00 PM	
City Council:	
10/06/2025 at 5:15 PM	

B. Permitted Use impact on adjacent properties

- *Proposed development density of 2.58 units per acre.*
- *Minimum lot size of 8,500sf*
- *Total unit count of 24.*
- *Adjacent lot sizes:*
 - *0.35 acres (15,246sf) – Allens Creek Subdivision*
 - *0.17 acres (7,500sf) – Oakmont Subdivision*
 - *+2 acres for all other stand-alone properties.*

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

- *None*

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

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on Homer Cochran Road and other nearby collector roads.*
 - *May increase student population of nearby schools.*
 - *Increased response times for city police services due to distance.*
 - *Increase daily demand on Paulding County Water System.*
 - *Decrease available sanitary sewer capacity – City of Dallas.*
 - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Homer Cochran Road. Water supply capacity to be verified by Paulding County.*
- *Public Roadway connection via Homer Cochran Road.*
- *Property is within the City of Dallas – Sewer Service Area. Connection and extension of the city's sanitary sewer system shall be required to service.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in City of Dallas Sewer Service Area.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
ZONING/REZONING APPLICATION NO. Z-2025-03

HEARING DATES	
Planning Commission	Item 3.
09/25/2025 at 6:00 PM	
City Council:	
10/06/2025 at 5:15 PM	

STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
3. Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be \$1,843.00 per lot.
4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 10-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
6. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-02
ZONING/REZONING APPLICATION NO. Z-2025-03

HEARING DATES	
Planning Commission	Item 3.
09/25/2025 at 6:00 PM	
City Council:	
10/06/2025 at 5:15 PM	

8. Owner/developer shall comply, design, and construct all offsite water system improvements and/or upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association shall be required for the development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.
11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed. All homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
12. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.
13. Owner/developer shall agree rental properties shall not exceed 21% (Five (5) units) of the overall 24-unit lot count.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 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 make the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # A-2025-02 + 2-2025-03
Hearing Dates: PC: 9-25-25 CC: 10-6-25
ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell: _____
Address: 2928 GEORGE BUSBEE PKWY NW, SUITE 526 Home phone: _____
City: KENNESAW State: GA Zip: 30144-4887 Fax phone: _____
E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

ABIMBOLA KAYLA
Printed Name of Signatory

Date Notary Commission Expires

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell: _____
Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132
E-mail address: JJONES@ELITEOFGA.COM Fax phone: _____

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

JONATHAN JONES
Printed Name of Signatory

Date Notary Commission Expires

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESAW State: GA Zip: 30144-4887

Signature

Signed, sealed and delivered in the presence of:

Notary Public

OLUWATOYIN ONI AND EGUNDOYIN ONI
Printed Name of Signatory

Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)
Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES
Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

Location of Property: 535 HOMER COCHRAN RD DALLAS, GA 30132

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

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): 24 SINGLE FAMILY HOMES WITH ONE MASTER DETENTION POND AND ONE ENTRANCE ALLIGNED WITH THE OAKMONT SUBDIVISION CURRENTLY UNDER DEVELOPMENT

Filed with City: 07-08-2025 (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

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

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

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

Jonathan Jones
Signature of Applicant/Representative

6-20-2025
Date

Jonathan Jones
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Charles Warren
Notary Public Signature

02-20-2029
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

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



I (we), Jonathan Jones, 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:

I (we), Jonathan Jones, 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):

6/20/25
Date

Jonathan Jones
Applicant



Applicant / Representative Attendance Required

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Signature of Applicant/Representative

06/16/25
Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

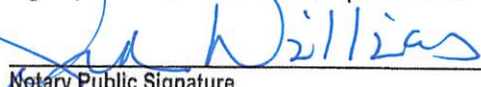

Notary Public Signature

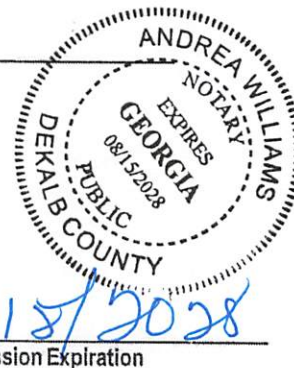


Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

8/18/2028
Commission Expiration

Signed, sealed and delivered in the presence of:


Notary Public Signature



Disclosure Statement

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



I (we), Abimbola Kafui Makanjuola, 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:

I (we), Abimbola Kafui Makanjuola, 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):

06/16/25
Date


Applicant



Applicant / Representative Attendance Required

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Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

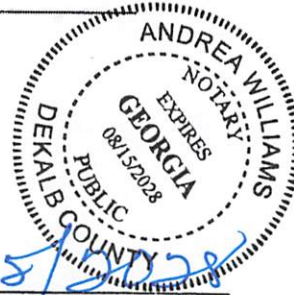
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date



Egundoyin Ajini Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3/2019

Application # _____ - _____

Disclosure Statement

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



I (we), Egundoyin Ajini Oni, 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:

I (we), Egundoyin Ajini Oni, 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):

06/16/2025
Date

Egundoyin Ajini Oni
Applicant



Applicant / Representative Attendance Required

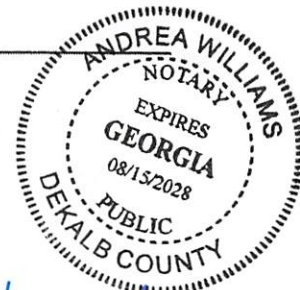
Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

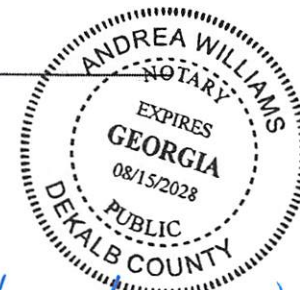
Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

Topin Oni
Signature of Applicant/Representative

06/16/25
Date



Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Andrea Williams
Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + 2-2025-03

Revised 3 2019

Application # _____ - _____

Disclosure Statement

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



I (we), Oluwatoyin Paul Oni, 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:

I (we), Oluwatoyin Paul Oni, 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):

06/16/25
Date

Olu Oni
Applicant

Campbell & Brannon
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G240335DG
(Phone No.: (770)396-8535)

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

eFiled and eRecorded
DATE: 03/16/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT81: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

LIMITED WARRANTY DEED

THIS INDENTURE, made on 14th day of March, 2024, between

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

**Oluwatoyin Paul Oni and Egundoyin Ajini Oni
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

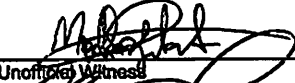
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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

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

Signed, sealed and delivered in the presence of:


Unofficial Witness


Oluwatoyin Paul Oni

Notary Public
My Commission Expires: _____
[Attach Notary Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 292 of the 2nd District and 3rd Section of Paulding County, Georgia, and being an area of 9.381 acres as shown on plat of survey for Steve Connally et. al., prepared by George W. Crusselle, RLS No. 1373, dated December 16, 1977, and recorded at Plat Book 8, Page 69, Paulding County, Georgia records. Said plat is incorporated herein by reference made thereto.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 695, Page 247, Paulding County, Georgia records.



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
2024-052829	R0033 21	535 HOMER COCHRAN RD	\$2,755.20	\$0.00 Fees: \$0.00	\$0.00	\$2,755.20	\$0.00
Totals:			\$2,755.20	\$0.00	\$0.00	\$2,755.20	\$0.00

Paid Date: 12/02/2024

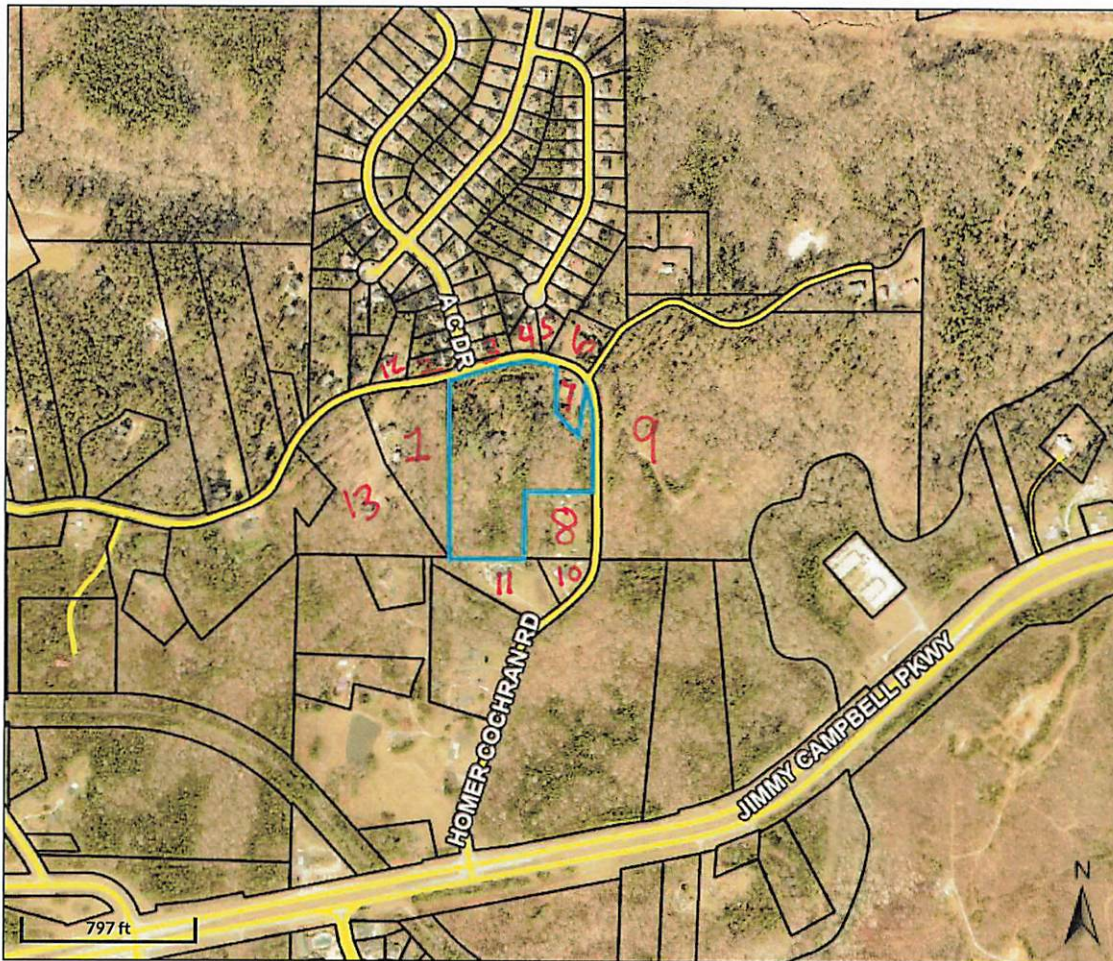
Charge Amount: \$2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132



Scan this code with your
mobile phone to view this
bill


535 Homer Cochran RD Adjoining Owners				
Lot # on Map	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Joseph A Moore Jr & Clara Jo Moore	639 Homer Cochran Rd	135.1.2.007.0000	R-2
2	Kathy Rene Graham	11 A C DR	135.1.2.020.0000	R-3
3	Henry Foster Jr	10 A C DR	135.2.1.034.0000	R-3
4	Gregory B Stewart & Marquita V Jones	269 Jerry Allen RDG	135.2.1.035.0000	R-3
5	Gina Cianelli	261 Jerry Allen RDG	135.2.1.036.0000	R-3
6	Michael A Ross & Yvonne C Ross	29 Settlement RD	135.2.1.040.0000	R-2
7	Jamie Ann Brinckman	471 Homer Cochran RD	135.2.1.032.0000	R-2
8	Heirs of Ronnie Deborde & Brenda Deborde	317 Homer Cochran RD	135.2.4.007.0000	R-2
9	Green Land Shark LLC	228 Braswell Path	135.2.1.037.0000	R-2
10	Richard B Patrick	247 Homer Cochran RD	135.2.4.003.0000	R-2
11	Arnold Brawner & Linda Brawner	219 Homer Cochran Rd	135.2.4.004.0000	R-2
12	Sonja T Dunn	620 Homer Cochran Rd	135.1.2.023.0000	R-2
13	Anthony J Veriotto & Christi J Veriotto	645 Homer Cochran Rd	135.1.3.008.0000	R-2



Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

Parcel ID	135.2.1.033.0000	Alternate ID	3321	Owner Address	ONI OLUWATOYIN PAUL	Last 2 Sales			
Sec/Twp/Rng	n/a				ONI EGUNDOYIN AJINI	Date	Price	Reason	Qual
Property Address	535 HOMER COCHRAN RD	Class	Residential		2928 GEORGE BUSBY PKWY	8/9/2024	0	U	U
		Acreage	9.29		526 KENNESAW, GA 30144	3/14/2024	0	L	U

District COUNTY

Brief

Tax Description n/a

Assessed Value Value \$285,000

(Note: Not to be used on legal documents)

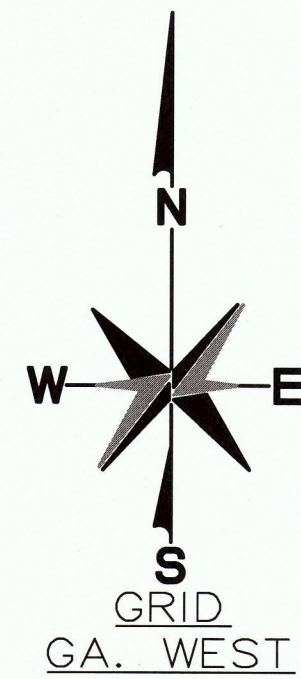
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/27/2025

Last Data Uploaded: 2/26/2025 6:44:27 PM

 Developed by  **SCHNEIDER**
GEOSPATIAL

RECORDING INFORMATION



SURVEY NOTES

1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements. The field data upon which this map or plat is based has a closure precision of one (1) foot in 22,356 feet and an average angular error of 01 seconds per angle point, and was adjusted using Least Squares.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0117D
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
5. Survey Reference: a) Survey for Steve Connelly & Linda Connelly by George W. Crusselle, rls (GA RLS#1373) dated December 16, 1977 and recorded in Plat Book 8, Page 69 of Paulding County, Georgia.
b) Survey for Martin recorded in Plat Book 9, page 8
c) Survey for Y & T Builders in PB 63 pg. 132
d) Survey for Heyob in PB 58 pg.179

N/F
CLARA MOORE
AND
JOSEPH MOORE
TAX ID:
135.1.2.007.0000

TOTAL AREA=
9.294 ACRES
TAX ID:
135.2.1.033.0000

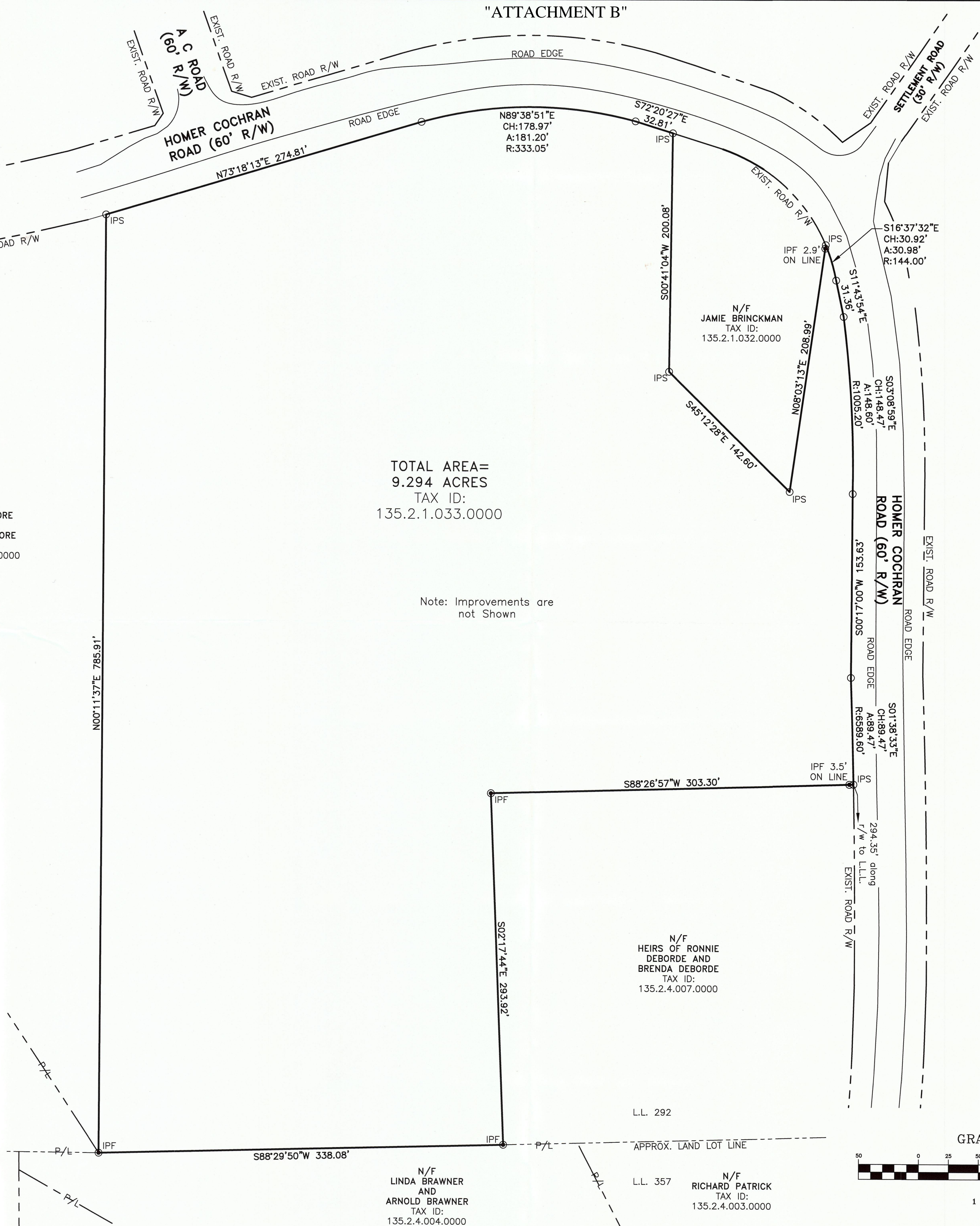
Note: Improvements are
not Shown



This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the document(s), map(s), plat(s) or other instrument(s) which created the parcel(s) are stated hereon. Recordation of this plat does not imply approval of the local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned Land Surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley 5/19/25
Douglas R. Bentley, Registered Land Surveyor #2535 Date

NO.	DATE	DESCRIPTION	BY

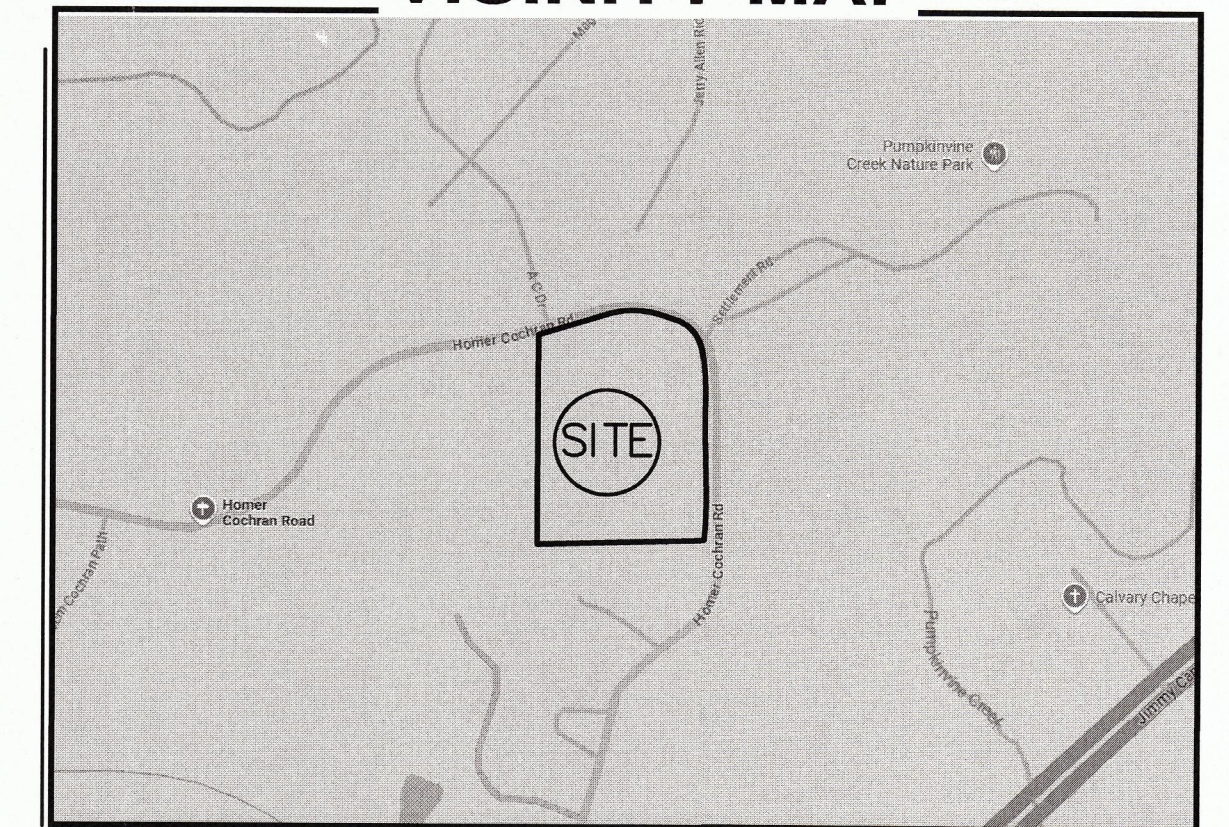


Retracement Survey For
Ted Bricks And
Mortar LLC

Located in Land Lot 292
2nd District, 3rd Section
Paulding County, Georgia

Plat Date: August 9, 2024 Scale: 1" = 50'
Field Date: August 7, 2024

VICINITY MAP

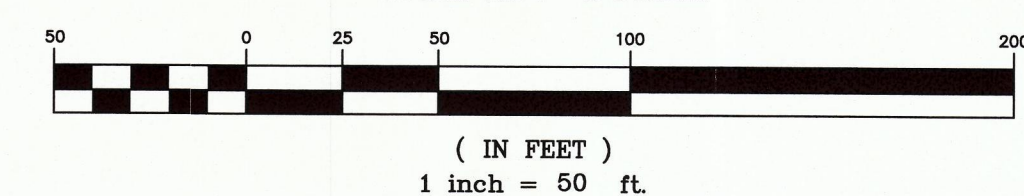


N/F
HEIRS OF RONNIE
DEBORDE AND
BRENDA DEBORDE
TAX ID:
135.2.4.007.0000

N/F
RICHARD PATRICK
TAX ID:
135.2.4.003.0000

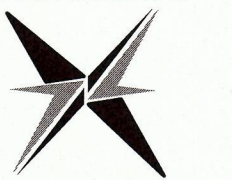
N/F
LINDA BRAWNER
AND
ARNOLD BRAWNER
TAX ID:
135.2.4.004.0000

GRAPHIC SCALE



24086surv1.dwg

PREPARED BY:



ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

300 W I Pkwy, PO Box 799
Dallas, Georgia 30132
(678) 324-8291

9.294 Acres
535 Homer Cochran Road

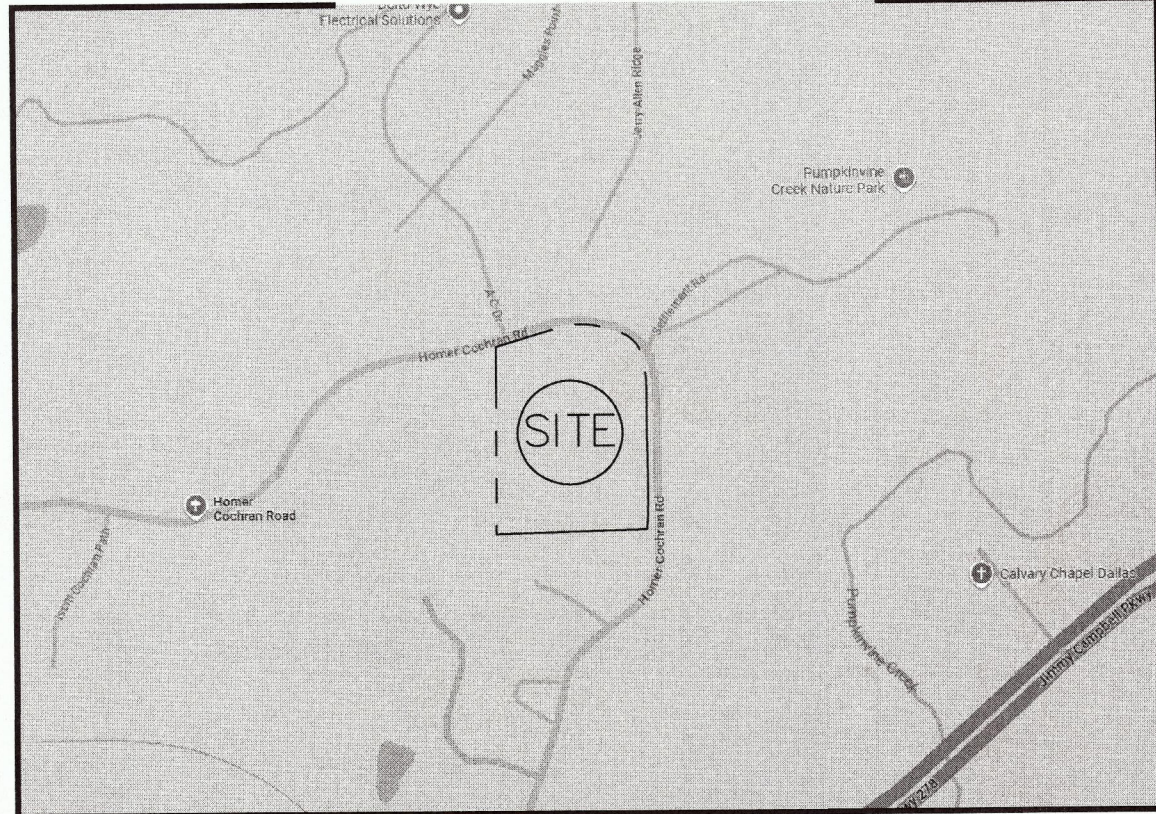
All that tract of land lying in or being in Land Lot 292, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

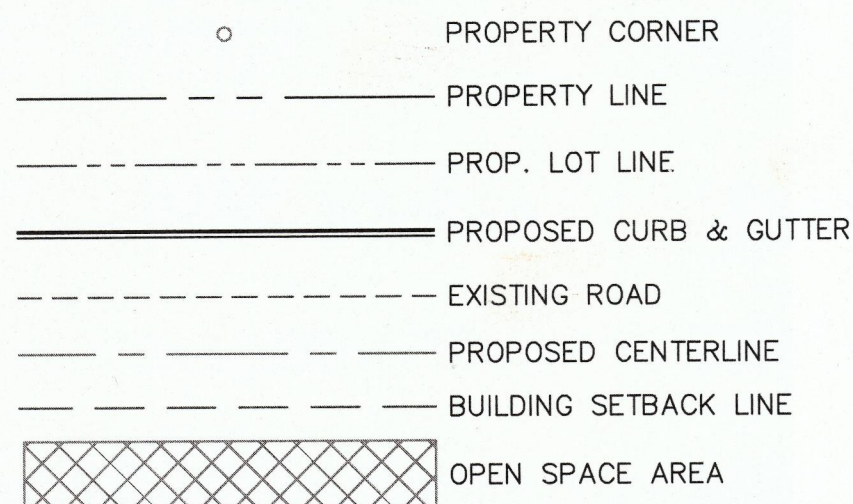
From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73 degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

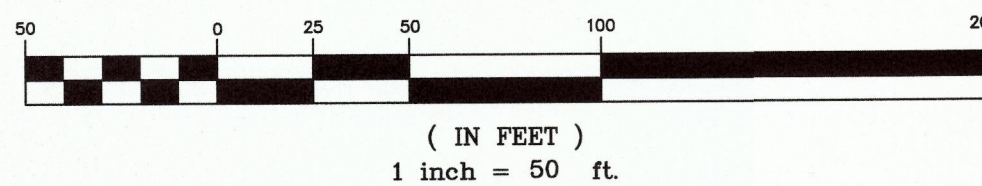
VICINITY MAP



SITE PLAN LEGEND



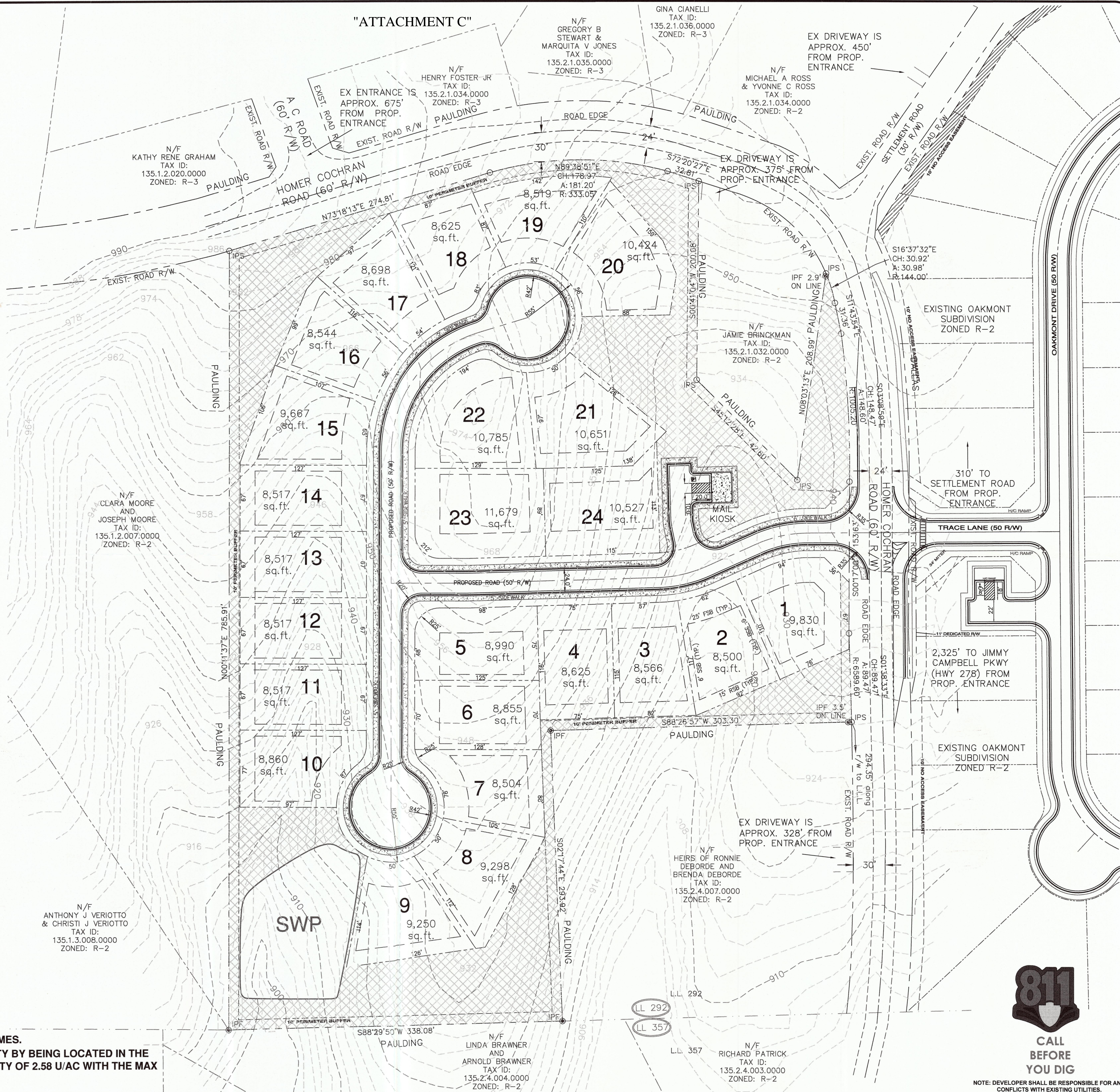
GRAPHIC SCALE



- BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER :
TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY,
UNIT 526, KENNESAW GA 30144
AMAKANJU@HOTMAIL.COM
 - ENGINEER :
ELITE ENGINEERING, LLC
300 W I PKWY, PO BOX 799, DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
 - CURRENT ZONING : R-2 COUNTY
PROPOSED ZONING: R-2 CITY
TOTAL SITE AREA = 9.294 ACRES
TOTAL NUMBER OF LOTS = 24
MAX. LOTS ALLOWED = 28 LOTS
PROPOSED LOTS = 24 LOTS
MAX. DENSITY = 3 U/AC
PROP. DENSITY = 2.58 U/AC
REQUIRED OPEN SPACE = 2.32 AC
PROVIDED OPEN SPACE = 2.33 AC
MAX. BUILDING HEIGHT = 35 FEET
- SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
 - WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
 - POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
 - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
 - NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
 - NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

- THE EXISTING USE OF THIS PROPERTY IS 1 SINGLE FAMILY HOME
- THE PURPOSE FOR THIS ZONING IS TO DEVELOP AND BUILD 24 SINGLE FAMILY HOMES.
- THE PROPERTY MEETS FUTURE LAND USE AND COMP PLAN FOR PAULDING COUNTY BY BEING LOCATED IN THE MEDIUM DENSITY COMMUNITY RESIDENTIAL CHARACTER AREA WITH A LOT DENSITY OF 2.58 U/AC WITH THE MAX BEING 3.00 U/AC

"ATTACHMENT C"



PREPARED BY:



Elite Engineering

300 W I PKWY
PO BOX 799
Dallas, Georgia 30132
Jonathan Jones, P.E.
(678) 215-2968

DATE:

REVISION

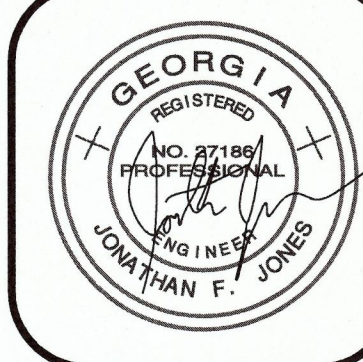
No.

PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292, 2ND DISTRICT, 3RD SECTION

PREPARED FOR:

TED BRICKS &
MORTAR LLC
24 HR CONTACT:
AMAKANJU@HOTMAIL.COMPROJECT No. 24086
DRAWING SCALE: 1" = 50'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 11/15/2024
SHEETCALL
BEFORE
YOU DIGNOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY
CONFLICTS WITH EXISTING UTILITIES.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 3.

July 9, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
535 Homer Cochran Road
Dallas, GA 30132
Ted Bricks & Mortar, LLC.
Tax Parcel I.D. No. 135.2.1.033.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Ted Bricks & Mortar, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Oluwatoyin Oni and Egundoyin Oni identified as Paulding County Tax Parcel Number 135.2.1.033.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 292, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 3.

degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
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Item 3.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District
Enclosure

Enclosure: Application Form – Exhibit A
Site Zoning Plan – Exhibit B
Site Survey – Exhibit C
Legal Description – Exhibit D
Property Deed – Exhibit E
Property Tax Receipt – Exhibit F
Surrounding Property Owner List – Exhibit G
Surrounding Property Owner Map – Exhibit H



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 3.

July 9, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
535 Homer Cochran Road
Dallas, GA 30132
Ted Bricks & Mortar, LLC.
Tax Parcel I.D. No. 135.2.1.033.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from Ted Bricks & Mortar, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Oluwatoyin Oni and Egundoyin Oni, identified as Paulding County Tax Parcel Number 135.2.1.033.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Enclosures: Paulding County Board of Commissioners Notice



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 3.

July 8, 2025

Jonathan Jones
Elite Engineering
300 WI Parkway
P.O. Box 799
Dallas, GA 30132
(via email ONLY – jjones@eliteofga.com)

Re: Ted Bricks & Mortar, LLC.: 535 Homer Cochran Rd. Dallas, GA 30132; Parcel ID No. 135.2.1.033.0000 Annexation/Zoning Application

Dear Mr. Jones:

I am writing to inform you that we have carefully reviewed your client's application for annexation and rezoning for property located at 535 Homer Cochran Road, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Please be advised that the next step in the application process is written notice to Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111. The city will send notice by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least fifteen (15) days prior to, and no more than 45 days from your hearing date(s). We will advise you of these dates in the coming days via email.



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 3.

Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A template copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the hearing(s), we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your client's interest, and I look forward to working with you through this process.

Sincerely,

Brandon Rakestraw
Community Development Director

cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Ted Bricks & Mortar, LLC (Abimbola Kafui Makanjuola) – Applicant (*via email only*)

enc: Surrounding Property Owner Notification Template - Exhibit A



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 3.

August 26, 2025

Jonathan Jones
Elite Engineering
300 WI Parkway
P.O. Box 799
Dallas, GA 30132
(via email ONLY jjones@eliteofga.com)

Re: Annexation (A-2025-02) & Zoning (Z-2025-03) Application – Public Hearing
Notification: Ted Bricks & Mortar, LLC.; 535 Homer Cochran Road, Dallas, GA
30132; Parcel ID No. 135.2.1.033.0000

Dear Mr. Jones:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, September 25, 2025, at 6:00 PM, while the City Council public hearing will take place on Monday, October 6, 2025, at 5:15 PM. A copy of the legal notice is attached as “Exhibit A”.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one sign at the property on September 4, 2025. To ensure compliance, please make the payment of \$50.00 to the City of Dallas at the Community Development Department office no later than September 3, 2025.



THE CITY OF
DALLAS
GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 3.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

CC: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Abimbola Kafui Makanjuola – Applicant (via email only amakanju@hotmail.com)

A-2025-02

Z-2025-03

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

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *September 25, 2025* at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *October 6, 2025* at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 4th day of September, 2025

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

A-2025-02
Z-2025-03
CITY OF DALLAS
LEGAL NOTICE
ANNEXATION & ZONING/REZONING

Ted Bricks & Mortar, LLC (Applicant), Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering – Jonathan Jones (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by Tax Parcel ID No.135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

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This the 4th day of September, 2025

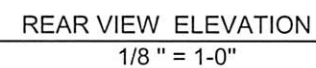
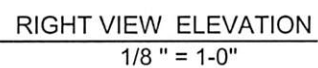
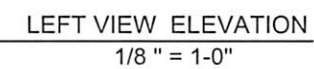
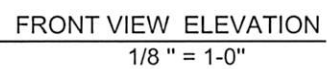
Ted Bricks & Mortar, LLC (Applicant)

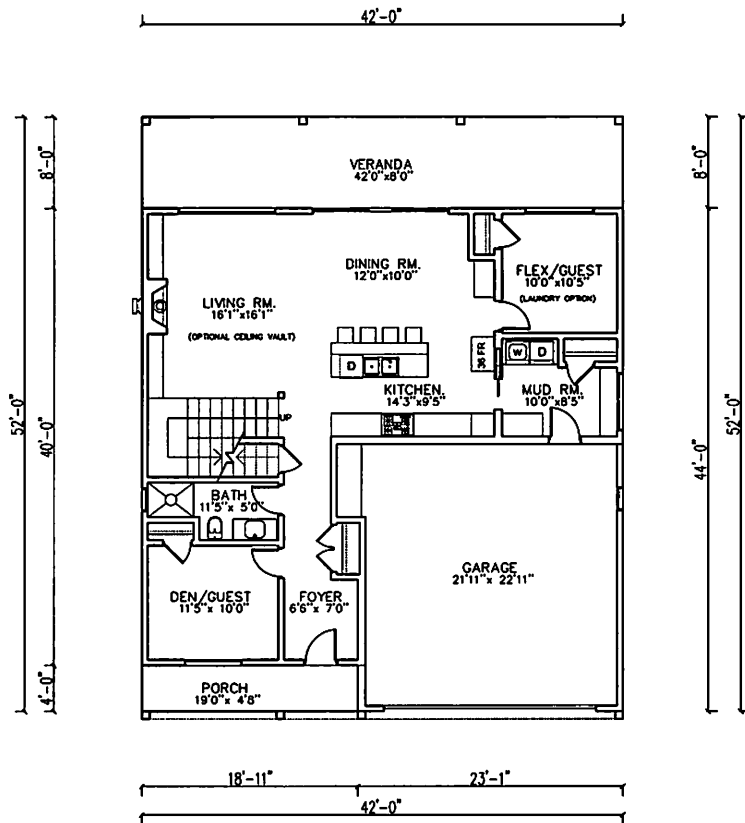
Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director

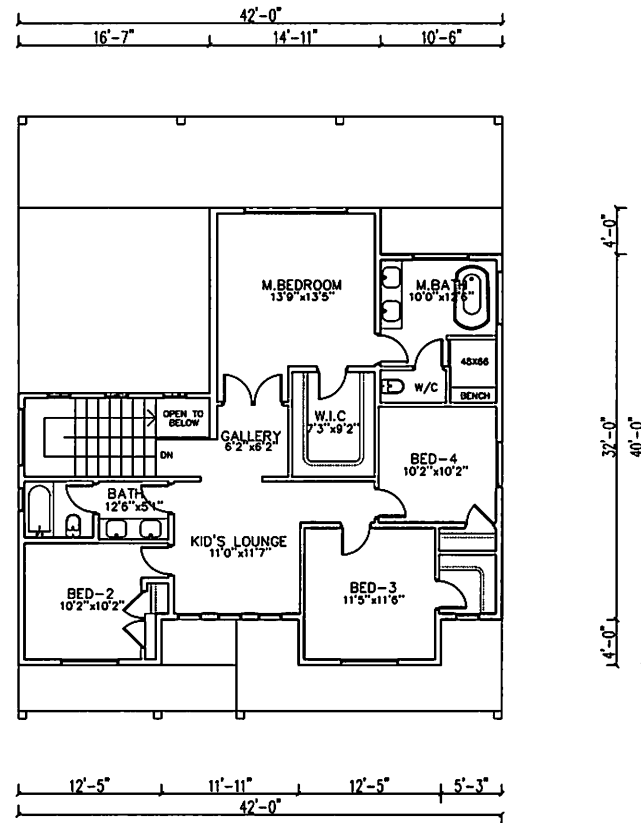




FIRST FLOOR PLAN

1229 SQFT

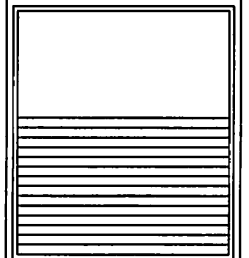
1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1301 SQFT

1/8" = 1'-0" @A2



CHEMA NYOSU	
ROUGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	
Modern Farmhouse Plan with Two Flex Rooms	
FLOOR PLANS	
Project number	
Date	
Drawn by	
Checked by	



CHIMA NWOSU

ROUGH DRAFT DATE: _____
 PRE-FINALS DATE: _____
 FINAL PLANS DATE: _____

Modern Farmhouse Plan with
 Two Flex Rooms
3D RENDERINGS
 Project number: _____
 Date: _____
 Drawn by: _____
 Checked by: _____



FRONT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



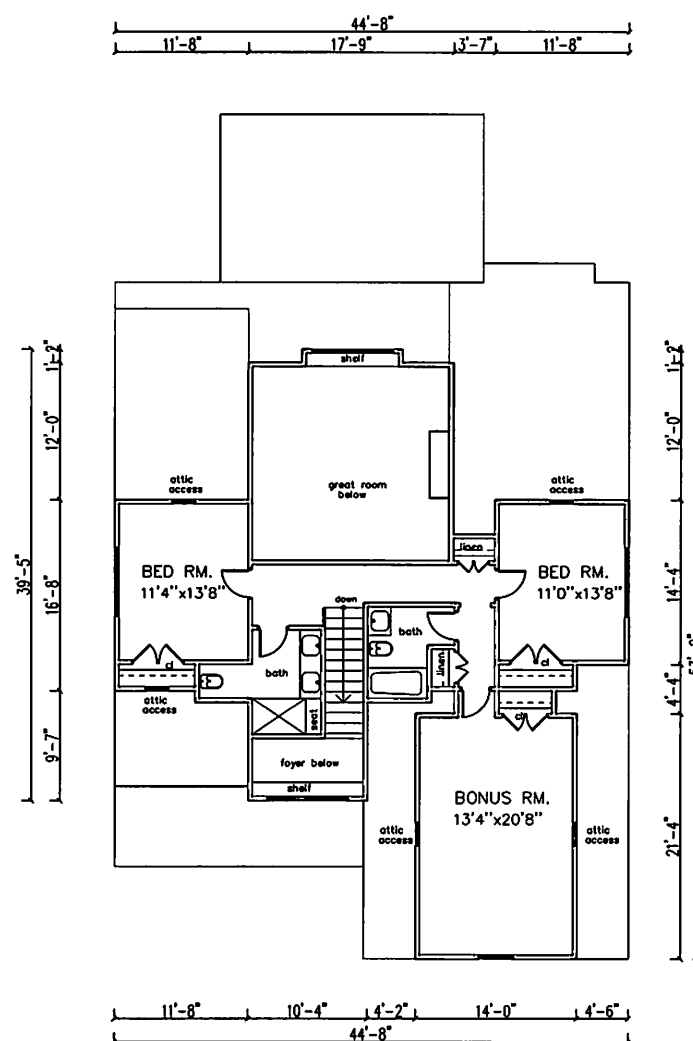
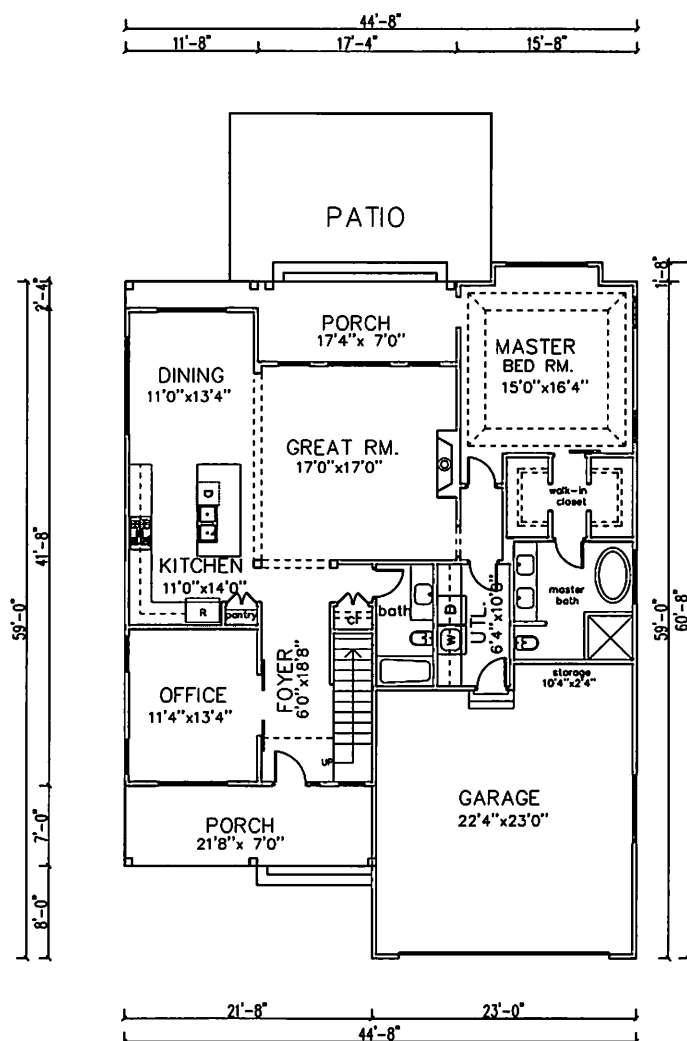
REAR VIEW ELEVATION
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

ROUGH DRAFT DATE: _____
 FINAL DATE: _____
 FINAL DATE: _____

New American Cottage with a Porch
 Office
ELEVATIONS
 Project Number: _____
 Date: _____
 Drawn By: _____
 Checked By: _____





1

Item 3.

CHIMA NWOSU

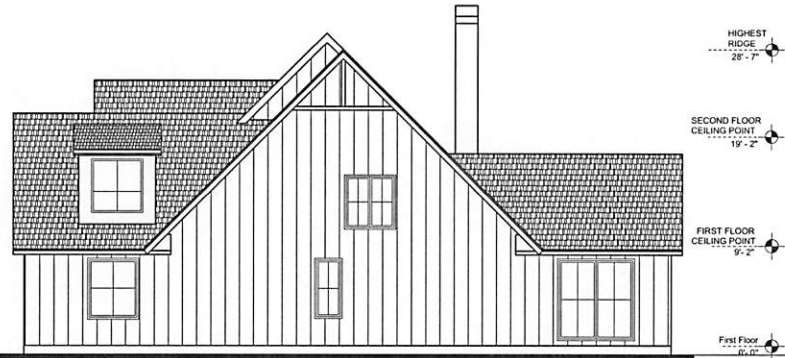
ROUGH DRAFT DATE: _____
 PRE-FINALS DATE: _____
 FINAL PLANS DATE: _____

New American Cottage with a
 Office
3D RENDERINGS
 Project Number: _____
 Date: _____
 Drawn By: _____
 Checked By: _____

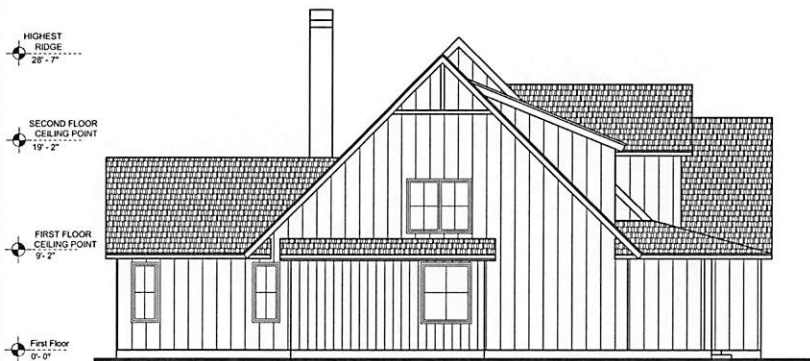
3



FRONT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"

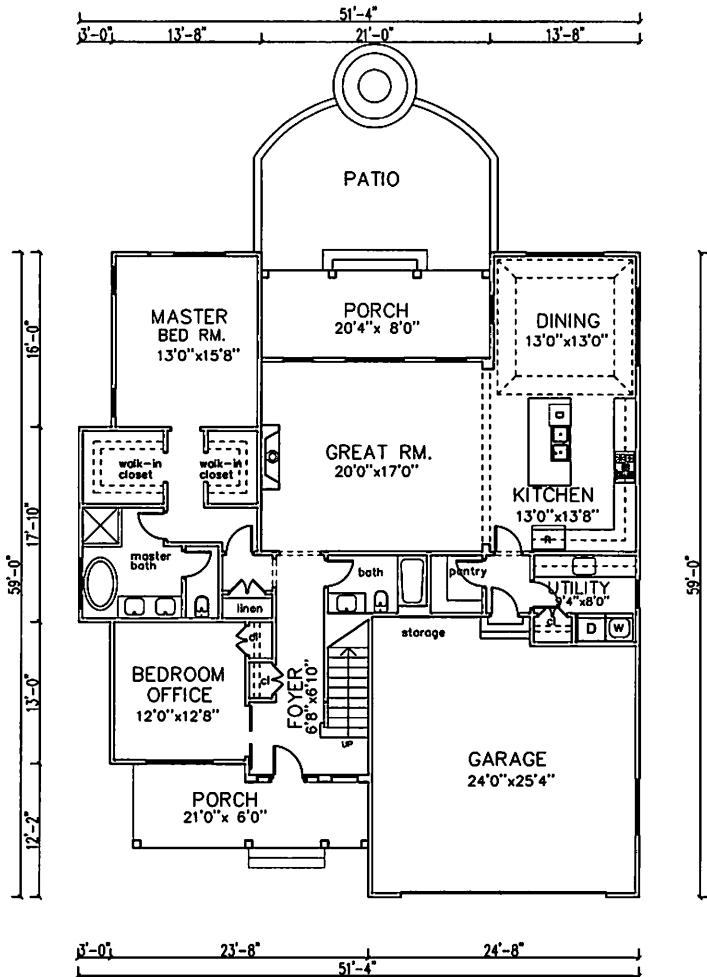


REAR VIEW ELEVATION
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU	
ROUGH DRAFT DATE:	
PRELIMINARY DATE:	
FINAL PLANS DATE:	
Narrow Two-story Modern Farmhouse Plan with Front-entry Garage ELEVATIONS	
Project Number	
Date	
Drawn By	
Checked By	

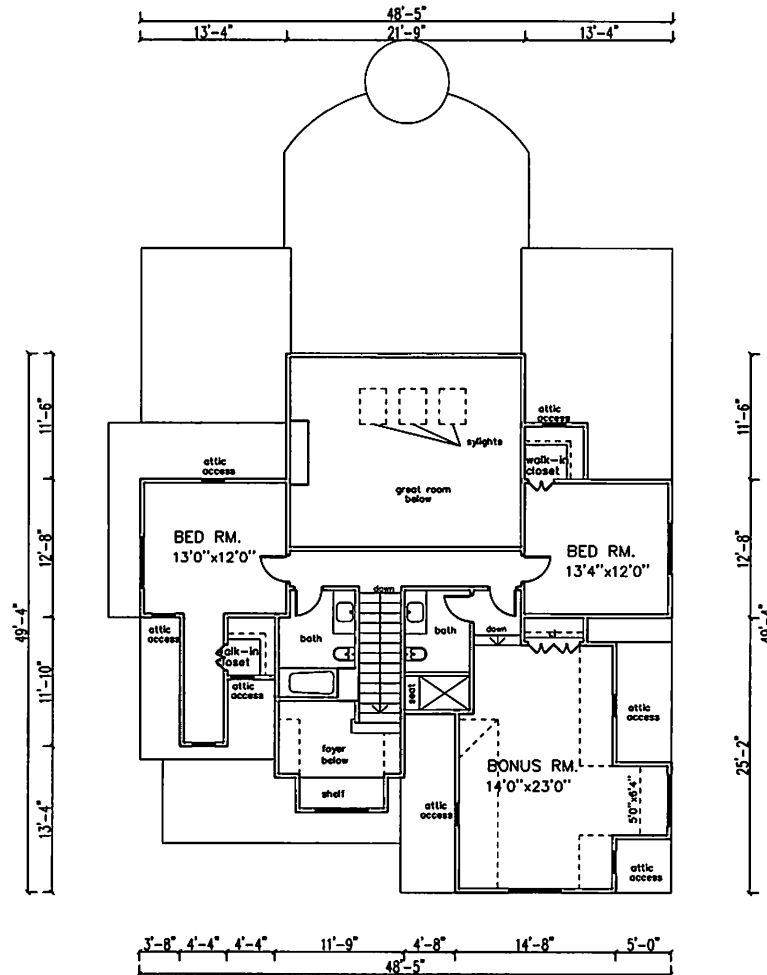
2



FIRST FLOOR PLAN

1832 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1228 SQFT

1/8" = 1'-0" @A2

RELEASE FOR CONSTRUCTION

CHSIA NWOSU	
ROUGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	
Narrow Two-story Modern Farmhouse Plan with Front-entry Garage FLOOR PLANS	
Project Number	
Date	
City	
County	

1



CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

Narrow Two-story Modern Farmhouse
Plan with Front-entry Garage
3D RENDERINGS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

3



FRONT VIEW ELEVATION
1/8" = 1'-0"



RIGHT VIEW ELEVATION
1/8" = 1'-0"



LEFT VIEW ELEVATION
1/8" = 1'-0"

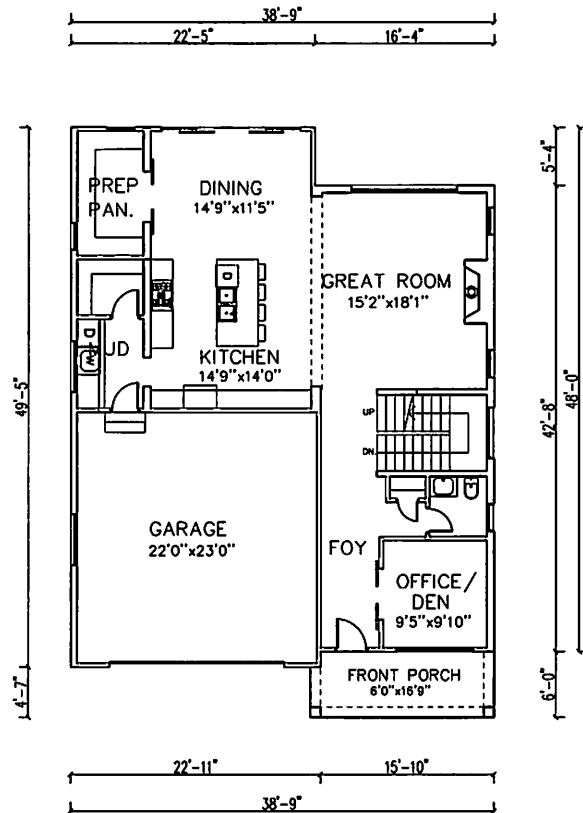


REAR VIEW ELEVATION
1/8" = 1'-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU	
ROUGH DRAFT DATE	
PRELIMINARY DATE	
FINAL PLANS DATE	
4 Bed New American House Plan with Upstairs Beds and Laundry	
ELEVATIONS	
Project number	
Date	
Drawn by	
Checked by	

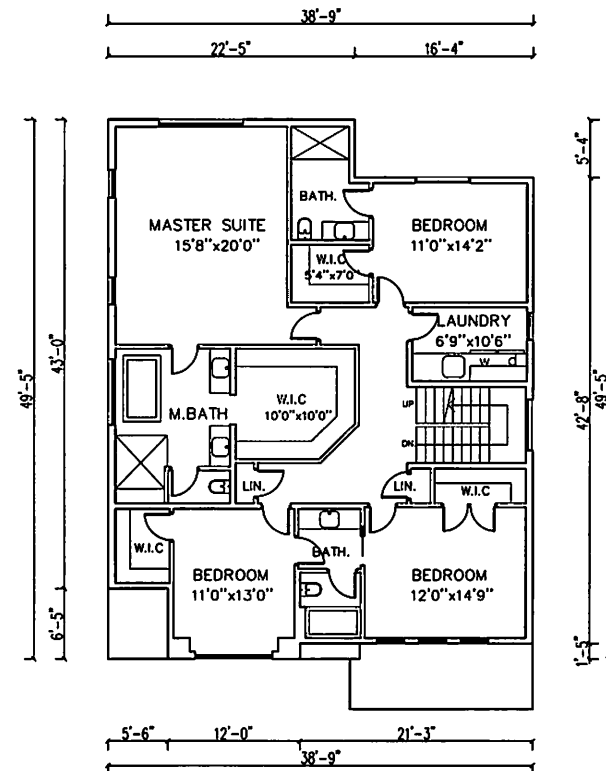
2



FIRST FLOOR PLAN

1278 SQFT

1/8" = 1'-0" @A2



SECOND FLOOR PLAN

1762 SQFT

1/8" = 1'-0" @A2

RELEASE FOR CONSTRUCTION

CHINA INYOSU	
ROUGH DRAFT DATE	
PRELIMINARY DATE	
FINAL PLANS DATE	
4 Bed New American House Plan with Upstairs Beds and Laundry FLOOR PLANS	
Project Number	
Date	
Drawn by	
Checked by	

—



CHINA NWOSU

POLYMER DRAFT DATE:

PRE-FINALS DATE:

FINAL PLANS DATE:

4 Bed New American House Plan with
Upstairs Beds and Laundry
3D RENDERINGS

Project Number		
Date		

Drawn by	
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Checked by	
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RELEASE FOR CONSTRUCTION