

City Council Regular Meeting

Monday, July 07, 2025 5:15 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

Prior to Regular Meeting, a Public Hearing was held:

- A. 3rd Public Hearing for FY 2025-2026 Proposed Millage Rate
- B. 2nd Public Hearing for FY 2025-2026 Proposed Budget
- C. Z-2025-02: City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder), have applied to rezone property located at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID No.138.4.2.017.0000 and Parcel ID No.138.4.2.011.0000 in Land Lot 344, in 2nd District, 3rd Section, of Paulding County.

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

1. Monday, June 2, 2025, Regular Meeting Minutes

CONSENT AGENDA

- 2. Reappoint Sharone Thomas to serve as Commissioner of the Housing Authority of Dallas for a 1-year term beginning July 1, 2025, and expiring June 30, 2026.
- 3. Enter contractual agreement with the HACH for the purchase, supply, and start-up of the Pumpkinvine Creek WPCP Instrumentation Equipment.

OLD BUSINESS

4. Second Read: Ordinance Amendment OA-2025-03; Chapter 10-Business, Article XII-Restaurants

NEW BUSINESS

- 5. FY 2025-2026 Budget
- 6. FY 2025-2026 Millage Rate

- 7. 491 Nathan Dean Blvd.; QuikTrip Sign Permit
- <u>8.</u> Warranty Bond Release Bond No. 2023-07: White Park Townhomes / Allen White Development, Inc. in the amount of \$2,504.75.

AGENDA

- 9. Z-2025-02: City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder); Rezoning from R-2 to C-1.
- 10. RES 2025-13: A resolution to authorize the sale and/or transfer of certain personal property of the City.

ADDITIONAL/COMMENTS

ADJOURNMENT

NOTICE OF PROPERTY TAX INCREASE

The <u>City of Dallas Council</u> has tentatively adopted a 2025 millage rate which will require an increase in property taxes by 4.89 percent.

All concerned citizens are invited to the public hearing on the tax increase to be held at the City of Dallas Council Chambers at 129 E. Memorial Drive, Dallas, GA 30132 on <u>Tuesday, June 17, 2025 @ 6pm</u>. Times and places of additional public hearings on this tax increase are at City of Dallas Council Chambers at 129 E. Memorial Drive, Dallas, GA 30132 on <u>Thursday, June 26, 2025 @ 10am</u> and <u>Monday, July 7, 2025 @ 5:15pm.</u>

This tentative increase will result in a millage rate of <u>6.5 mills</u>, an increase of <u>0.17 mills</u>. Without this tentative tax increase, the millage rate will be no more than <u>6.33 mills</u>. The proposed tax increase for a home with a fair market value of <u>\$100,000</u> is approximately <u>\$6.80</u> and the proposed tax increase for non-homestead property with a fair market value of <u>\$300,000</u> is approximately <u>\$20.40</u>.

Public Notice City of Dallas, Georgia Public Hearings Proposed Budget FY 2025-2026

The Dallas City Council will conduct a public hearing on the City's proposed General Fund Budget for Fiscal Year 2025-2026 on Thursday, June 26, 2025 at 10 am and Monday, July 7,2025 at 5:15 pm at Dallas City Hall, Council Chambers, located at 129 East Memorial Drive, Dallas, Georgia 30132. All citizens are invited to attend and comments will be heard.

The Dallas City Council will vote on the City's General Fund Budget for Fiscal Year 2025-2026 at the Council Meeting on Monday, July 7, 2025 at 5:15 pm at Dallas City Hall, Council Chambers, located at 129 East Memorial Drive, Dallas, Georgia; also open to the public.

A copy of the proposed budget is available at Dallas City Hall, 129 East Memorial Drive, Dallas, Ga. 30132 and is available for review online by visiting www.dallas-ga.gov

City of Dallas, Georgia Current Tax Digest and Five-Year History of Levy

Taxing District- Dallas

NOTICE

The City of Dallas, Georgia does hereby announce that the millage rate will be set at a meeting to be held at Dallas City Hall, Council Chambers, 129 East Memorial Drive, Dallas, Ga. 30132, on Monday, July 7, 2025 at 5:15pm and pursuant to the requirements of § 48-5-32, does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past five years.

	2020	2021	2022	2023	2024	2025
GROSS DIGEST	396,984,097	429,956,975	565,743,504	658,794,438	682,751,498	713,092,914
REAL PROPERTY	359,138,129	390,105,564	523,077,224	608,556,798	629,955,141	660,720,542
PERSONAL PROPERTY	37,845,968	39,851,411	42,666,280	48,409,506	50,846,963	52,372,372
LESS M & O EXEMPT	6,371,401	5,893,078	8,138,569	11,185,689	12,427,690	12,800,521
NET M & O DIGEST	390,612,696	6424,063,897	' 557,604,935	647,608,749	670,323,808	700,292,393
GROSS M & O MILLAGE RATE	9.4	9.94	9.186	11.514	11.692	11.930
L.O.S.T. ROLLBACKS	5.23	5.77	5.016	5.014	5.362	5.43
NET M & O MILLAGE RATE	4.17	4.17	4.17	6.5	6.330	6.500
NET TAXES LEVIED	1,628,855	1,768,646	2,325,213	4,209,456	4,243,150	4,551,901
NET TAX \$ INCREASE	119,096	139,791	556,567	1,884,243	33,694	308,751
NET TAX % INCREASE	7.31%	7.90%	23.94%	50.00%	0.00%	4.89%





General Fund Budget Fiscal Year 2026

100 GENE	RAL FUND		
	Revenues:		
3110	GENERAL PROPERTY TAXES	\$	5,844,900
3130	GENERAL SALES & USE TAXES		3,750,855
3140	SELECTIVE SALES & USE TAXES		193,000
3160	BUSINESS TAXES		1,780,766
3180	OTHER TAXES		-
3190	PENALTIES & INTEREST-DELQ TAX		18,500
3210	BUSINESS LICENSES & PERMITS		61,500
3220	NON-BUSINESS LICENSES & PERMITS		91,500
3230	REGULATORY FEES		485,150
3240	PN & INT-DELQ LICENSE & PERMIT		-
3310	GOVERNMENTAL & GRANT REVENUE		1,000,000
3330	FEDERAL GOVT IN LIEU OF TAXES		6,500
3340	STATE GOVERNMENT GRANTS		784,399
3350	STATE GOV'T IN LIEU OF TAXES		-
3370	LOCAL GOV'T SHARED REVENUES		-
3410	GENERAL GOVERNMENT		-
3470	CULTURE & RECREATION		87,950
3490	OTHER CHARGES FOR SERVICES		100
3510	FINES & FORFEITURES		580,000
3610	INTEREST REVENUES		-
3810	RENTS & ROYALTIES		397,300
3830	REIMBURSE DAMAGED PROPERTY		-
3890	OTHER MISCELLANEOUS REVENUES		71,000
3910	INTERFUND TRANSFERS		140,000
3920	GEN FIXED ASSET DISPOSITIONS		15,000
3930	GENERAL FUND (SURPLUS) TO FUND BALANCE		1,377,423
	TOTAL REVENUES	\$	16,685,843
•	Expenditures:	•	
1100	MAYOR & COUNCIL	\$	344,354
1400	ELECTIONS		25,500
1510	ADMINISTRATIVE DEPARTMENT		2,630,823
2650	MUNICIPAL COURT		451,979
3200	POLICE DEPARTMENT/DISPATCH		6,535,751
4200	STREET DEPARTMENT		1,533,339
6200	PARKS & RECREATION		1,205,329
6500	THEATER		852,782
7220	COMMUNITY DEVELOPMENT		435,191
7250	MARSHAL'S DEPARTMENT		534,703
7410	PLANNING & ZONING		287,500
7500	CIVIC/CULTURAL CENTER		81,883
7510	BUSINESS DEVELOPMENT		752,910
	Capital:		·
5400	ADMIN	\$	-
5400	COURT		-
5400	POLICE		40,399
5400	STREETS		566,500
5400	PARKS		365,000
5400	THEATER		10,000
5400	CIVIC/CULTURAL CENTER		-
5400	COMMUNITY DEVELOPMENT		6,900
5400	MARSHAL'S DEPARTMENT		-
5400	PLANNING & ZONING		-
5400	BUSINESS DEVELOPMENT		25,000
	TOTAL EXPENDITURES	\$	16,685,843
	FY 25 TOTAL BUDGET		14,131,611
	DIFFERENCE BETWEEN FY26 AND FY25		2,554,232



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 07/07/2025

TITLE: Z-2025-02: ZONING PUBLIC HEARING

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

Section, of Paulding County.

PRESENTED BY: Brandon Rakestraw – Community Development Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-02: ZONING PUBLIC HEARING

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HISTORY/PAST ACTION:

Planning Commission – Public Hearing; June 26, 2025

Recommendation – Approve the zoning/rezoning request as follows:

Zoning: C-1 (city)

Stipulations: N/A

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

FINANCIAL IMPACT:

INFORMATION:

Z-2025-02: ZONING PUBLIC HEARING

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

REZONING APPLICATION AND DOCUMENTS:

Attachment A – Z-2025-02 Rezoning Official Application

Attachment B – Z-2025-02 Boundary Survey / Legal Description

Attachment C – Z-2025-01 Warranty Deed

Attachment D - Z-2025-02 101 Bainbridge Way LLC_LEGAL NOTICE

Attachment E - Z-2025-02 101 Bainbridge Way LLC_Surrounding Property Owners Letter

Attachment F – Z-2025-02 Zoning / Rezoning Request Disposition Form

Z-2025-02

REZONING APPLICATION AND DOCUMENTS:

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Attachment E - Z-2025-02 101 Bainbridge Way LLC_Surrounding Property Owners Letter

Attachment F – Z-2025-02 Zoning / Rezoning Request Disposition Form

STAFF COMMENTS:

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

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

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

ADJACENT ZONING ADJACENT DEVELOPMENT

NORTH: R-2 City NORTH: Bainbridge Subdivision

EAST: R-2 City and C-1 City EAST: Bainbridge Subdivision; Vacant C-1 lot

SOUTH: C-1 City SOUTH: Existing residential homes

WEST: C-1 City WEST: Commercial Development

B. Permitted Use impact on adjacent properties

• None – This rezoning request corrects an error in the city's official zoning map.

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

• None

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

• None – Original development was constructed in conformity

E. Supported by current conditions

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

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

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

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



CATION

COMPLETED Item C.

	ZONING / REZONING APPLI
DALLAS	City of Dallas, Georgia

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

(PLEASE PRINT OR TYPE ALL INFORMATION)
Applicant: City of Dallas Business phone: 770 443 8110 Cell: NA
Address: 129 E Memorial Drive Home phone: NA
City: Dallas State: State: State: 30132 Fax phone: NA
E-mail address: tclark@dallas -ga.gov
BRANCON RAKESTRAN
Signed sealed and delivered in the presence of
1/1/2025
Notary Public Date Notary Commission Expires
Representative: Brandon Rakestraw Phone: 770 443 8110 Cell: NA
Address: 320 E Foster Avenue City: Dallas State: GA Zip: 30132
E-mail address: Brakestraw@dallas-gazgov Fax phone: NA
Representative's Signature Printed Name of Signatory
Signed sealed and delivered in the presence of
1/4/Many 1/2008 9/6/2025
Notary Public Date Notary Commission Expires
Titleholder: 101 Bainstidge Way LLC Business phone: 470 400 5445 Home phone: NA
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 125 Gommerce Drive Ste Bol City: Fayetteville State: GA Zip: 30214
Address: 125 GOMMERCE Drive Ste BOI City: Fayetteville State: GA Zip: 30214 CHINE DU MAURICE AGRANDINE
Address: 125 GOMMERCE Drive Ste BOI City: Fayetteville State: GA Zip: 30214 Printed Name of Signatory
Address: 125 GOMMERCE Drive Ste BOI City: Fayetteville State: GA Zip: 30214 CHILLE DU MAURICE ACCEMBANCIONE Signature Gabriel C. Jonjo Signed, sealed and delivered in the presence of Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/30265 26-26
Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214 Chitte Du marche Gabriol C. Jonjo Signature Signature
Address: 125 GOMMERCE Drive Ste BOI City: Fayetteville State: GA Zip: 30214 CHILLE DU MAURICE AGRANIME Signature Gabriel C. Jonjo Signed, sealed and delivered in the presence of Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/30265 76-76
Address: 125 Commerce Drive Ste Bol City: Fayetteville State: GA Zip: 30214 Child Drive State: GA Zip: 3021
Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214 Chinter Dr. mpulli Cf. Academical Commerce Signature Printed Name of Signatory Signature Printed Name of Signatory Date Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: Passing Equipment Planing Periodulal Total Acreage of Zoning/Rezoning Application: 53 Acreage of Titleholder: 53
Address: 125 Commerce Drive Ste Bo1 City: Fayetteville State: GA Zip: 30214 Child Du Malli Co Address Of Signature Signature Gabriel C. Jonjo Printed Name of Signatory Signed, sealed and delivered in the presence of Signatory My commission expires 5/26/30266 76 76 Notary Public Property Information Present Zoning Classification: Requested Zoning Classification: C1 Commercial Low Density Total Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.017.00000
Address: 125 Commerce Drive Ste Bo1 City: Fayetteville State: GA Zip: 30214 Child Du Malli Co Address GA Zip: 30214 Printed Name of Signatory Signed, sealed and delivered in the presence of New York Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/30266 76 76 Notary Public Property Information Present Zoning Classification: Requested Zoning Classification: C1 Commercial Low Descript Total Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000
Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214 Chinter Dr. Mpulli Cf. Academical Commerce Of Signatory Signature Gabriel C. Jonjo Signature Gabriel C. Jonjo Signature Gabriel C. Jonjo Printed Name of Signatory Signature Printed Name of Signatory Signature Gabriel C. Jonjo Printed Name of Signatory Date Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: Passing Family Peridukal Requested Zoning Classification: C1 Commercial Low Dessity Total Acreage of Zoning/Rezoning Application: 53 Acreage of Titleholder: 53
Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214 CHILLED MPULICE ACABASIONUSE Signature Gabriel C. Jonjo Printed Name of Signatory Signed, sealed and delivered in the presence of New York Signed, sealed and delivered in the presence of New York Distriction of Property: IO1 Bainbridge Way, Dallas Ga 30132 Date Notary Public State: GA Zip: 30214 CHILLED MPULICE ACABASIONUSE Printed Name of Signatory Printed Name of Signatory Printed Name of Signatory Printed Name of Signatory Date Notary Commission Expires Requested Zoning Classification: C1 Commercial Iow Density Total Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000 Location of Property: 101 Bainbridge Way, Dallas Ga 30132 Physical address, if available, and nearest intersections (i.e. eastwest side of given road, and north/south of given road)
Address: 125 COMMERCE Drive Ste 301 City: Fayetteville State: GA Zip: 30214 CHILLETT MPULICE ACCOMMENDATION Signed, sealed and delivered in the present of New York Signed, sealed and delivered in the present of New York Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: Pasing Family Periodulal Requested Zoning Classification: CI Commercial Iow Desaity Total Acreage of Zoning/Rezoning Application: .53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000 Location of Property: 101 Bainbridge Way, Dallas Ga 30132 Physical address, if available, and nearest intersections (i.e. eastwest side of given road, and north/south of given road)
Address: 125 COMMERCE Drive Ste BOI City: Fayetteville State: GA Zip: 30214 Signature Gabriel C. Jonjo Printed Name of Signatory Signature Address: Addressing State of New York Date Notary Public Property Information Present Zoning Classification: Pa Single Family Peridual Requested Zoning Classification: CI Commercial Iow Desity Total Acreage of Zoning/Rezoning Application: S3 Acreage of Titleholder: S3 Land Lot(s): 344 District(s): And Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.01.0000 Location of Property: 101 Bainbridge Way Dallas Ga 30132 Bainbridge Way and Merchants Drive Physical address, if available, and nearest intersections (i.e. eastlywest side of given road, and north/south of given road) Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Commercial office



Applicant / Representative Attendance Required

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

I/We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks.

I / We (Cross Out One) hereby certify there are / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

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

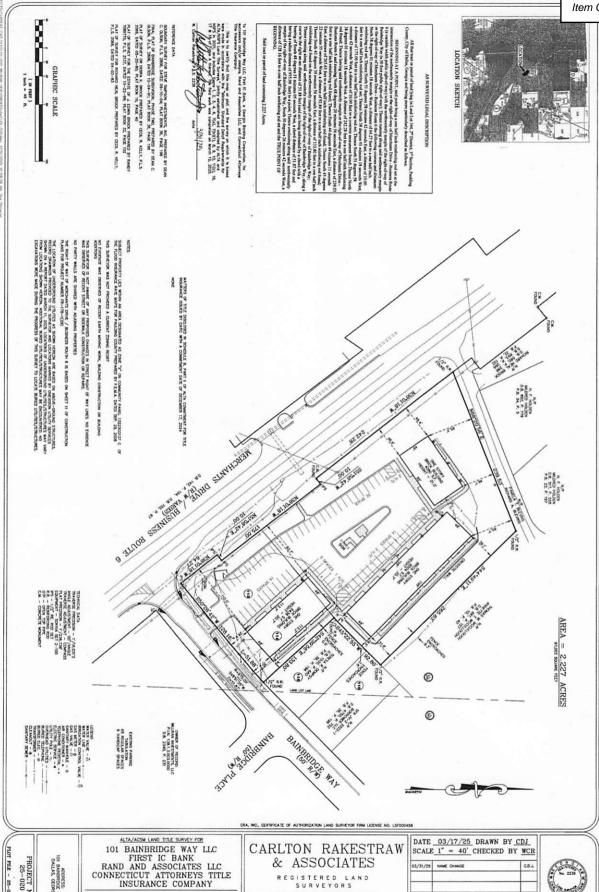
Signature of Applicant/Representative	Date /	
Brandon Rakestran		ALAK FAUL
Printed Name of Applicant/Representative		No
Signed, sealed and delivered in	the presence of:	S OLIC S
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Notary Public Signature		Commission Expiration
Notary Public Signature	AND ST.	Gommission Expiration
	Date	Commission Expiration
	Date	Commission Expiration
Signature of Applicant/Representative	Date	Gommission Expiration
Signature of Applicant/Representative Printed Name of Applicant/Representative		Gommission Expiration
Signature of Applicant/Representative		Gommission Expiration

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



application for rezoning	property interest or financial interest in this property or in the except as follows:
N/A	
the last two years to ar	, do further certify that we, nor the contributed any monies and/or gifts totaling over \$250.00 within y elected official of the City of Dallas, Georgia except for the
the last two years to an following (Give the name	contributed any monies and/or gifts totaling over \$250.00 withing y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):





REGISTERED LAND SURVEYORS 2203 CHARLES HARDY PARKWAY DALLAS GEORGIA 30157 770 - 443 - 2200

DATE

PROJECT NO. 25-020

ADDRESS: 101 BANBRIDGE WAY DALLAS, GEORGIA

LAND LOT 344, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, CITY OF DALLAS, GEORGIA

101 BAINBRIDGE WAY REZONING EXHIBIT A LEGAL DESCRIPTION

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

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

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

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

Paulding County, GA

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

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

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

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

- (A) ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 344, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, CITY OF DALLAS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART BY REFERENCE HEREOF.
- (B) ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW LOCATED ON THE LAND; AND
- (C) ALL EASEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, VAULTS, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, WATER, WATER COURSES, WATER RIGHTS AND POWERS, MINERALS, FLOWERS, SHUBS, CROPS, TREES, TIMBER AND OTHER EMBLEMENTS NOW LOCATED ON THE LAND OR UNDER OR ABOVE THE SAME OR ANY PART OR PARCEL THEREOF, AND ALL ESTATES, RIGHTS, TITLES, INTERESTS, PRIVILEGES, LIBERTIES, TENEMENTS, HEREDITAMENTS AND APPURTENANCES, REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, WHATSOEVER, IN ANY WAY BELONGING, RELATING, OR APPERTAINING TO THE PREMISES OR ANY PART THEREOF, OR WHICH HEREAFTER SHALL IN ANY WAY BELONG, RELATE OR BE APPURTENANT THERETO, NOW OWNED BY GRANTOR.

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

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

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

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

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

above written.

Willran Inyestments, LL,, a Georgia Limited Liability Company

__(SEAL)

By Christopher Cochran, Member and Co-Manager

Item C.

Thomas W. Williams Jr., Member angeo-Manager

Signed, scaled, and delivered in presence of:

Witness

Morary Public

Item C.

EXHIBIT "B" Permitted Exceptions

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

Z-2025-02





CITY OF DALLAS LEGAL NOTICE ZONING/REZONING

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

The public hearing for the Planning & Zoning Commission will be held on <u>June 26, 2025</u> at <u>6:00pm</u>. 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 <u>July 7, 2025</u> at <u>5:15pm</u>. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 2^{nd} day of *June*, 2025

City of Dallas (Applicant)

101 Bainbridge Way, LLC. (Titleholder)

Item C.



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

Z-2025-02 CITY OF DALLAS LEGAL NOTICE ZONING/REZONING

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

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	This the 2 nd day of June, 2025
	City of Dallas (Applicant)
_1	01 Bainbridge Way, LLC. (Representative)
Sincerel	y,
	n Rakestraw

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

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION F BY COUNCIL ROOM. SAID HEARING WAS HELD ON TON	1 m my 1 n 1 1 1 1 0
THE CITY OF DALLAS PLANNING COMMISSION RECOMMISSION RECOMMISSION RECOMMISSION BE:	MMENDS TO THE DALLAS CITY
[] APPROVED	
[] DISAPPROVED	
PLEASE INDICATE BELOW ANY COMMENTS, REASON TO THE REQUEST AND/OR ANY CONDITIONS THAT ZONING AMENDMENT.	
THE REZONATING REQUEST IS BE TO COMMENT AN EMMOR ON THE CE	
DATE 6/2025	SECRETARY TO THE PLANNING COMMISSION
	PRINTED NAME

Zoning Application - Disposition Form 5/2011



City Council Regular Meeting

Monday, June 02, 2025 5:15 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

Public Hearing was canceled due to withdrawal of the applications listed below.

- A. Annexation Application A-2025-01: <u>David Pearson Communities</u>, <u>Inc.</u>
- B. Zoning/Rezoning Application Z-2025-01: <u>David Pearson Communities</u>, <u>Inc.</u>

CALL TO ORDER

PRESENT

Mayor L. James Kelly Councilmember Leah Alls Councilmember Christopher Carter Councilmember James Henson Councilmember Cooper Cochran Councilmember Candace Callaway

ABSENT

Councilmember Nancy Arnold

INVOCATION AND PLEDGE

Neal Black led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt the Monday, May 5, 2025, Regular Meeting Minutes.

Motion made by Councilmember Carter, Seconded by Councilmember Cochran. Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Item 1.

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Alls. Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

- 2. RES 2025-11; Authorize the Mayor and Council to participate in the Local Government Investment Pool known as Georgia Fund 1, and for other purposes.
- 3. RES 2025-12; Contract with the Urban Redevelopment Agency
- 4. Approval of the 2026 Special Events Calendar-Downtown

OLD BUSINESS

None

NEW BUSINESS

5. Motion to approve the quote to lease three vehicles with an annual payment of \$53081.56 for the next three years to be paid from general funds; additionally, the upfitting of each vehicle up to \$29,000 per vehicle to be paid from SPLOST.

Motion made by Councilmember Callaway, Seconded by Councilmember Carter. Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

6. Motion to approve the purchase of 35 Toughbooks for Police Department vehicles through Insight in the amount of \$72,648.80.

Motion made by Councilmember Henson, Seconded by Councilmember Alls. Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

7. Motion to approve the contractual agreement with the Georgia Department of Correction for the 2025-2026 Work Detail Agreement in the amount of \$162,749.00.

Motion made by Councilmember Cochran, Seconded by Councilmember Carter. Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

ADDITIONAL/COMMENTS

Motion to approve the appointment of unexpired term ending 12/31/2028 to Jody Harwell to the Downtown Development Authority.

Motion made by Councilmember Carter, Seconded by Councilmember Cochran. Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Carter, Seconded by Councilmember Henson. Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Mayor, L. James Kelly	Date
City Clark Tino Clark	Data
City Clerk, Tina Clark	Date



STAFF ACTION ITEM

MEETING DATE: 07/07/2025

TITLE: Pumpkinvine Creek WPCP – Instrumentation Equipment – Bid Award

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Pumpkinvine Creek WPCP - Instrumentation Equipment - Bid Award

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$123,232.52

INFORMATION:

Request Council Approval:

Enter contractual agreement with the HACH for the purchase, supply, and start-up of the Pumpkinvine Creek WPCP – Instrumentation Equipment.



STAFF ACTION ITEM

MEETING DATE: 07/07/2025

TITLE: Second Read- Ord Amendment Chapter 10-Businesses Article XII;

OA-2025-03; Restaurants.

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Second Read- Ordinance Amendment OA-2025-03; Chapter 10- Business, Article XII-Restaurants

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Second read on Ordinance Amendment 2025-03. This ordinance amendment adds Article XII-Restaurants to Chapter 10-Businesses. Article XII defines and allows Outdoor Seated Dining via a "Sidewalk Café Permit".

SECOND READ

ORDINANCE AMENDMENT NO. OA - 2025 - 03

CHAPTER 10 – BUSINESSES

WHEREAS. The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for rules and regulations concerning businesses operating within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia; AND WHEREAS. The Charter of the City of Dallas, Georgia does allow the Mayor and the City Council, by ordinance, to regulate the use of City property and public rights of way; AND WHEREAS, The Mayor and the City Council of Dallas, Georgia considered the proposed amendment at a duly noticed public meeting on WHEREAS, The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City's residents and for their safety, health and welfare and the public good; AND **THEREFORE**, be it ordained by the Mayor and the City Council of Dallas, Georgia:

SECTION I.

That **CHAPTER 10 BUSINESSES**, is hereby amended by adding an ARTICLE XII as follows:

ARTICLE XII - RESTAURANTS

Sec. 10-400 - 10-450 Reserved

Sec. 10-451. Outdoor Seated Dining

- a. *Purpose* The purpose of this ordinance is to regulate outdoor seated dining on public sidewalks and property in the City of Dallas, Georgia, ensuring public health, safety, and welfare while promoting economic vitality.
- b. Definitions
 - 1. <u>Outdoor Seated Dining</u>: An outdoor area operated by an existing dining establishment which sells food or beverages for immediate consumption, located on a public sidewalk or other public property, providing seating outside of the establishment for patrons.
 - 2. <u>Outdoor Seated Dining Permit</u>: A permit issued by the City of Dallas Business Development, allowing outdoor seated dining operations on public property.
- c. *Permit Required* All dining establishments wishing to offer outdoor seated dining on public sidewalks must apply for an Outdoor Seated Dining Permit.
 - 1. All permits for Outdoor Seated Dining shall be issued by The City of Dallas Business Development Office. Said office shall establish the permit process and applications for businesses to apply.
 - 2. An Outdoor Seated Dining Permit shall address at a minimum:
 - i. Pedestrian access with appropriate clear lateral sidewalk width preserved for pedestrian movement.
 - ii. Strict location parameters.
 - iii. Safety of diners and pedestrians.
 - iv. Aesthetic design and maintenance of furnishings.
 - v. Barriers if appropriate
 - vi. Any other aspect of quality, safety, statutory compliance deemed necessary in the discretion of the Business Development Director

d. Enforcement

- 1. The City Marshal or designee may conduct inspections to ensure compliance.
- 2. Any dining establishment found operating outdoor seated dining on public sidewalks without a valid permit or in violation of an Outdoor Seated Dining Permit as described ordinance shall be punished as a misdemeanor including as follows:
 - i. For a first offense, a fine not to exceed \$250.00
 - ii. For a second offense, a fine not to exceed \$500.00 and possible suspension of the Outdoor Seated Dining permit for not more than 6 months.

		e, a fine not to exceed \$1,000 and revocation of the Outdoor Seated	•
SECTION II.		ICTING ORDINANCES. That a conflict herewith are hereby repeal	
SECTION III.	this ordinance or any pa court of competent juris	AUSE. If any section, sentence, clart thereof is for any reason found diction, such decision will not affidinance or any part thereof.	to be invalid by a
SECTION IV.		Following approval and passage ouncil, this ordinance shall be effect	
SO SHALL IT	BE ORDAINED BY TH	E MAYOR AND COUNCIL OF	THE
CITY OF DALI	LAS, GEORGIA, THIS	THE DAY OF	, 2024
	L. Jan	nes Kelly, Mayor	
James R. Henson	n, Councilmember	Cooper Cochran, Councilr	member
Nancy R. Arnold	1, Councilmember	Christopher B. Carter, Cou	uncilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date

Candace Callaway, Councilmember

Leah Alls, Councilmember



STAFF ACTION ITEM

MEETING DATE: 07/07/2025

TITLE: QuikTrip: 491 Nathan Dean Blvd. – Sign Permit Approval

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

QuikTrip: 491 Nathan Dean Blvd. - Sign Permit Approval

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

N/A

INFORMATION:

Request Council Approval:

Issuance of sign permit for 491 Nathan Dean Blvd. - Sign Permit Approval

Property Owner: QuikTrip

Sign Owner: QuikTrip

Sec 28-10. – Special use sign permits.; (4)c.; Requires City Council approval for any animated sign or sign with series, lines or rows of electric, neon, or other lights.

See attached: Sign permit application; Gas price sign digit animation; and renderings

January 23, 2024



Quiktrip Corporation 952 Old Peachtree rd. NW Lawrenceville, GA. 30043

cc: Mark Adams, QuikTrip Corporation

To Whom it may Concern,

This letter is to authorize Kaitlin Schroeder with Apex Imaging Services to make Applications and submit Plans for the purpose of updating monument pricing signs for the Atlanta market. They also have permission to meet with City Staff and represent the property at future meetings.

Sincerely,

Property Owner Signature

Mark Adams

Mark Adams- Quiktrip Corporation

Property Owner Printed Name



City Of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

SIGN PERMIT APPLICATION

Α.	LOCA	ATION AND SIZE OF SI	GN(S):	Permit No.:	
	Proper	rty Address: 491 NATHAN	N DEAN BLVD		
	Aggre	egate Area of All Freestandi	ng Signs on Property 1	11.4	Square Feet
	Parcel	Size:	Zoning Dist	rict:	
	Distar	nce from Closest Adjacent S	Sign(s) In All Directions	:	
	North	ո։ 267 ft; East։ 223 ft; Soւ	uth: 575 ft		
		(Example	e - North: 55 Feet; West:	125 Feet; Etc.)	
В.	PROP	ERTY OWNER(S):			
	1.	Name of Property Owner:	QuikTrip		
		Property Owner Address:		Rd NW Lawrenceville,	GA 30043
	3.	Telephone Number: (770) 527-5750		
	4.	Certification: I, Mark Ad Do Hereby Consent to the		(S) Upon My Property.	Owner or Agent)
		Mark Adams		6/17/2025	
		SIGNATURE		DATE	
C.	SIGN	OWNER (If Not the Same	as Property Owner)		
	1.	Name of Property Owner:			
	2.	Address of Property Owne	er:		
	3.	Telephone Number:			
	4.	Business License/Occupat	tion Tax Number:		
D.	SIGN	CONTRACTOR (If Not S	ame as Sign Owner)		
	1.	Name of Sign Contractor:	Apex Imaging Service	es	
	2.	Sign Contractor Address:	720 Indigo Ct Pomor	na, CA 91767	
	3.	Telephone Number: (909) 593-9539 x 241		
	4.	Business License/Occupat		ilb County - 1245979	
	→.	Dasiness License/Occupa	uon run rulliuu.	•	



City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

TYPE	SIGN(S):						
X Permanent Roof, Canopy, Wall, Projecting, Free Standing, Etc.Outdoor Advertising (Billboards)							
DESC	RIPTION OF SIGN						
	Provide a Brief Description of the Sign: existing monument sign						
we are switching to LED - NO NEW POWER OR DATA or square footage							
2.	Area of the Sign(S) Sq. ft: 53.1						
3.	Number of Sides: 2						
4.	Height of the Sign(S): 16'-4"						
5	Shape of the Sign(S): square						
٥.	Shape of the sign(s). equal-						
	DESC 1. 2. 3. 4.						

G. LOCATION

Sketch Location of Sign in Relation to Property Lines and Public Rights-Of-Way. (Attach Separate Sheets If Needed). This is required.



Item 7.



City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

PLANS AND SPECIFICATIONS Attached Plans and Specifications if required By City Manager or His Representative					re	
[[REQUIRED NOT REQUIRED)				
FEES						
	Permit Fee 00 per Side					
	# of Sides	Fee per side	Total	Fee]	
	2	\$40.00	\$80.00		1	
Bann	ner Permit Fees ner Permit (Short-Ter ner Permit (Long-Ter	•	\$3) \$6	e Each 0.00 50.00 Cotals	# of Banners	Extended
			ν		Amount Due \$ 5	80.00
6/17/2 Date	2025		Kaitlin Schroeder Signature of Applicant			
Date			Sig	nature of F	аррисан	
			Pro	ject Coord	dinator	

Title



City Of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

SIGN PERMIT APPLICATION

A.	LOC	ATION AND SIZE OF SI	GN(S):	Per	rmit No.:		
	Prope	Property Address: 491 NATHAN DEAN BLVD					
	Aggre	egate Area of All Freestandi	ng Signs on	Property 111.4		Square Feet	
	Parcel	Size:		Zoning District: _			
	Distar	nce from Closest Adjacent S	sign(s) In Al	l Directions:			
	North	ո։ 267 ft; East։ 223 ft; Sou					
		(Example	- North: 55	Feet; West: 125 I	Feet; Etc.)		
В.	PROP	ERTY OWNER(S):					
	1.	Name of Property Owner:					
	2.	Property Owner Address:					
	3.	Telephone Number: (770)					
	4.	Certification: I, Mark Ad			, (C	Owner or Agent)	
		Do Hereby Consent to the	Placement	of This Sign(S) U	pon My Property.		
		Mark Adams			6/17/2025		
		SIGNATURE			DATE		
C.	SIGN OWNER (If Not the Same as Property Owner)						
	1.	Name of Property Owner:					
	2.	Address of Property Owner	er:				
	3.	Telephone Number:	_				
	4.	Business License/Occupat	tion Tax Nu	mber:			
D.	SIGN	CONTRACTOR (If Not S	ame as Sign	Owner)			
	1.	Name of Sign Contractor:	Apex Imag	ging Services			
	2.	Sign Contractor Address:	720 Indig	o Ct Pomona, C	A 91767		
	3.	Telephone Number: (909) 593-9539	x 241			
	4	Business License/Occupat			ounty - 1245979		



City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

E.	TYPE SIGN(S):							
	X Permanent Roof, Canopy, Wall, Projecting, Free Standing, Etc.							
		Outdoor Advertising (Billboards)						
		Temporary: Yard Political Promotional Display						
F.	DESC	CRIPTION OF SIGN						
	1. Provide a Brief Description of the Sign: existing freestanding pole/monument sign							
	we are switching to LED - NO NEW POWER OR DATA or square footage							
	2.	Area of the Sign(S) Sq. ft: 58.3						
	3. Number of Sides: 2 per sign = 4							
	4. Height of the Sign(S): 50' (pole) and 12'-4" (monument)							
		Shape of the Sign(S): square						
	6.	Method Used for Mounting or Erecting the Sign(S): signs are existing and attached to the groun						

G. LOCATION

Sketch Location of Sign in Relation to Property Lines and Public Rights-Of-Way. (Attach Separate Sheets If Needed). This is required.



Item 7.



City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

		IS AND SPECIFICATION AND SPECIFICATION IN THE PROPERTY OF THE		l By City Manager or	· His Representativ	re
	[[2	REQUIRED NOT REQUIRED)			
]	FEES					
		Permit Fee 00 per Side				
		# of Sides	Fee per side	Total Fee	7	
		4	\$40.00	\$160.00		
	Bann	<u>er Permit Fees</u> er Permit (Short-Ter er Permit (Long-Ter	•	Fee Each \$30.00) \$60.00 Totals	# of Banners	Extended
				Tota	al Amount Due \$ _	160.00
	6/17/2 Date	2025			Schroeder	
-	Date			Signature of Project Cool		

Title







Site Plan

QuikTrip

491 Nathan Dean Blvd Dallas, Georgia 30132-4921

Property Owner

QuikTrip 4705 S. 129th E. Ave - Tulsa, OK 74134-7008 P.O. Box 3475 - Tulsa, OK 74101-3475 p: 918.615.7700

Scope of Work

Pricer Cabinet Replacement

- New cabinets are the same size as existing
- Changing to LED
- Utilizing existing power and data lines
- 1. Take off hindering signage to reach pricer cabinets
- 2. Remove existing pricer cabinets and prep for disposal
- 3. Install new pricer cabinets
- 4. Ensure power and data are working properly







Existing Pole/Monument Sign Existing Sq Ft: 33.7 & 24.6



Proposed Pole/Monument Sign (NOT EXACT)
Proposed Sq Ft:33.7 & 24.6

VICINITY PLAN

Existing

monument sign

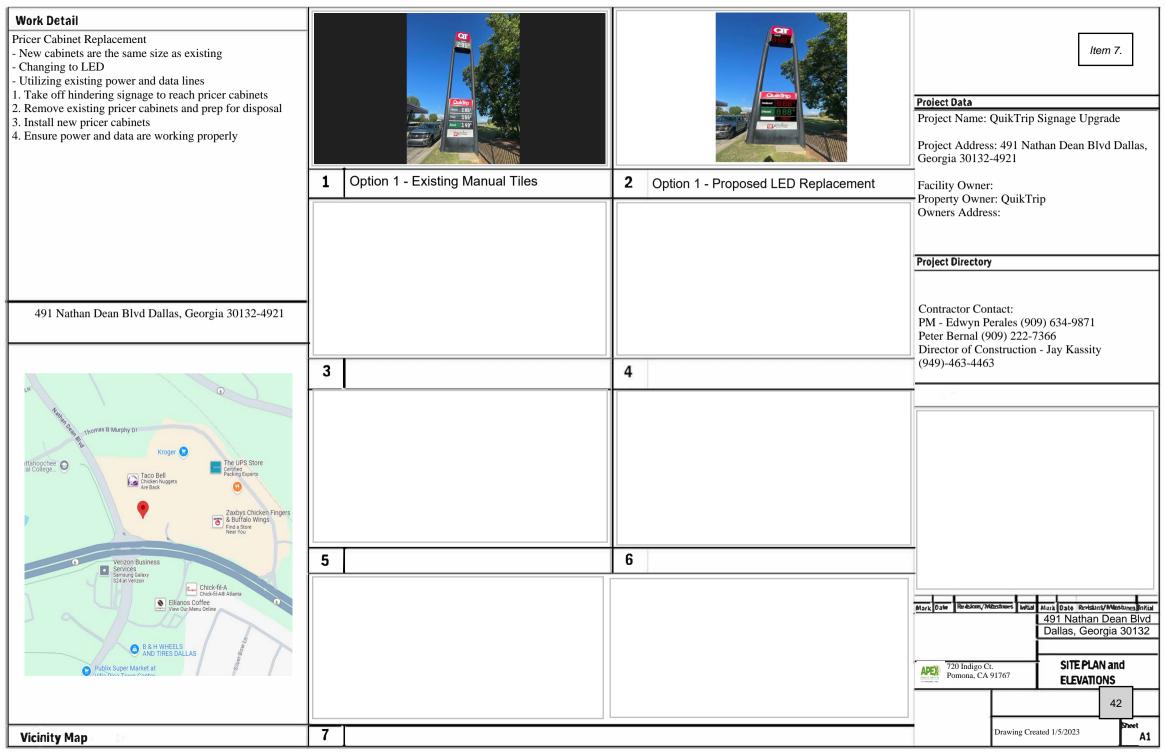


Existing pole/monument sign



Store #788

1



Site Plan

Store #788

QuikTrip

491 Nathan Dean Blvd Dallas, Georgia 30132-4921

Property Owner

QuikTrip 4705 S. 129th E. Ave - Tulsa, OK 74134-7008 P.O. Box 3475 - Tulsa, OK 74101-3475 p: 918.615.7700

Scope of Work

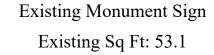
Pricer Cabinet Replacement

- New cabinets are the same size as existing
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- 1. Take off hindering signage to reach pricer cabinets
- 2. Remove existing pricer cabinets and prep for disposal
- 3. Install new pricer cabinets
- 4. Ensure power and data are working properly











Proposed Monument Sign (NOT EXACT)

Proposed Sq Ft: 53.1

VICINITY PLAN

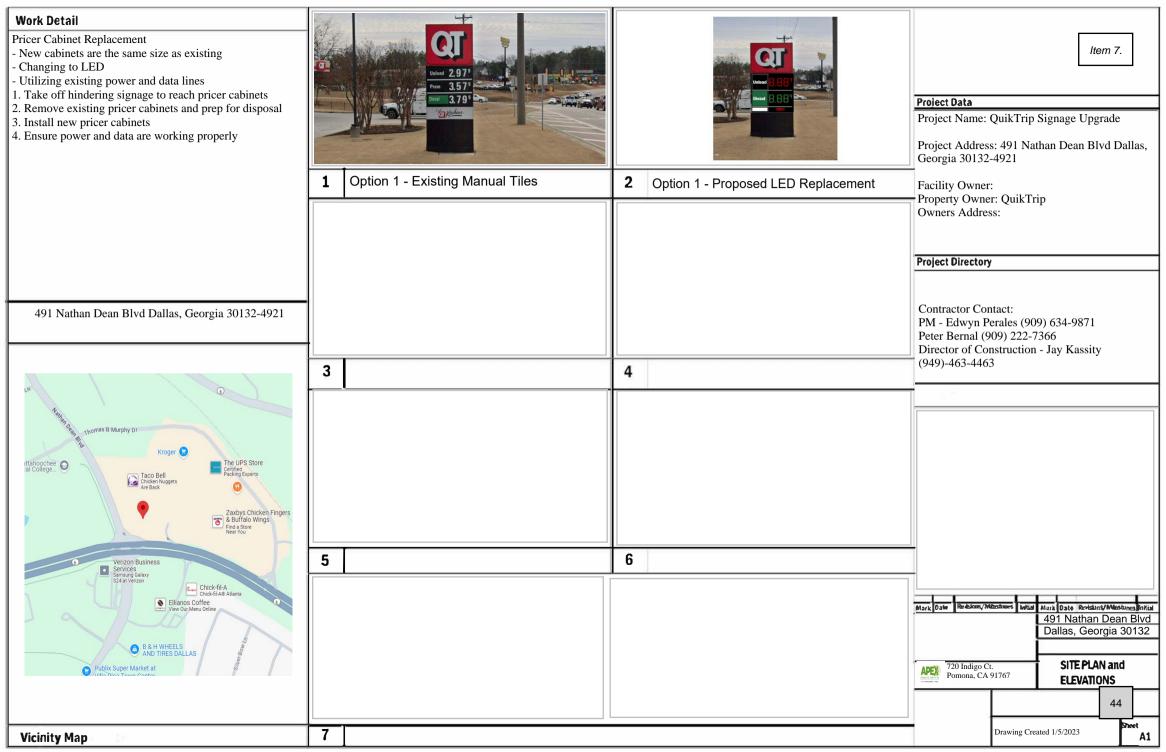
Existing

monument sign



Existing pole/monument sign







STAFF ACTION ITEM

MEETING DATE: 07/07/2025

TITLE: Warranty Bond Release Bond No. 2023-07 White Park Townhomes

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Warranty Bond Release Bond No. 2023-07 White Park Townhomes

HISTORY/PAST ACTION:

Development Final Plat & Warranty Bond: June 23, 2023

FINANCIAL IMPACT:

\$5,004.75

INFORMATION:

Request Council Review/Approval:

Warranty Bond Release

A final acceptance for public dedication inspection has been completed by the Public Works Department. Confirmation that the improvements are acceptable was provided by the inspection team. The Public Works Director has requested release of the bond amount back to Allen White Development, Inc.

A final inspection fee of \$50.00 per lot with a minimum fee of \$2,500.00, as specified in the bond, for 6 lots, shall be deducted from the bond amount. Amount returned to Allen White Development, Inc. shall be \$2,504.75.



City of Dallas, Georgia

129 E. Memorial Drive, Dallas, GA 30132 Office (770) 443-8110 / Fax (770) 443-8107

WARRANTY BOND DEVELOPMENT IMPROVEMENTS (White Park Townhomes – Sewer Only)

Warranty Bond No. 2023-07

	22 hD			
KNOW ALL MEN BY THESE PRESENTS: That on the	is <u> </u>	JUNE	, 20	<u>23</u> , we
Allen White Development, Inc. of	Paulding Paulding	county, State of	Georg	giaas
Principal, are held and bound unto the City of Dallas, Go	eorgia in the sum of \$	\$5,004.75	(Five T	housand
Four Dollars and Seventy-Five Cents) lawful money of	of the United States of	America, for the pay	ment who	ereof well
and truly to be made, we bind ourselves, our heirs, execu	utors, successors and	assigns, jointly and s	everally,	firmly by
these presents. The condition of the foregoing obligation	is is such that,			

WHEREAS, a warranty surety shall be a cash deposit and shall be equal to 15% of the actual construction and installation cost and shall be held by the City of Dallas for a minimum period of twenty-four (24) months. The 24-month time period shall begin after the initial acceptance of the construction and/or installation by the City of Dallas or its agent.

WHEREAS, cash deposits shall be payable upon default to the City of Dallas, Georgia and provide that the subdivider, his heirs, successors, and/or assignors and their agents or servants will comply with all applicable terms, conditions, provisions, and requirements of these regulations and any other applicable requirements; will faithfully perform and complete work constructing and installing the facilities and/or improvements in accordance with these regulations and any other applicable requirements; and the subdivider shall be responsible to the City for any unnecessary expense incurred through the failure of the subdivider, his heirs or successors, and assignors, or their agents or servants to complete work of the construction and installation in an acceptable manner and from any damages growing out of negligence in performing or failing to perform the construction installation.

WHEREAS, the cash deposit paid as required by these regulations shall be released or returned as the case may be, at such time as the facilities guaranteed hereby have been installed and maintained for minimum of twenty-four (24) months, and accepted by the City of Dallas. The developer(s) shall be required to compensate the City of Dallas for the cost of performing a final acceptance and public dedication inspection of the above infrastructure improvements. The compensation shall be based on a fee of Fifty Dollars (\$50.00) per lot with a minimum fee of Two Thousand Five Hundred Dollars (\$2,500.00) and must be paid prior to the final acceptance and dedication inspection. The City of Dallas shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection (Ord. 04-08, effective August 1, 2004). Acceptance by the City shall be by resolution of the Mayor and Council of the City of Dallas and shall accurately identify the specific improvements covered. Utilities, streets, and/or other facilities shall not be accepted until they conform to the City's specifications and standards.

WHEREAS, in the event that construction, installation and/or maintenance of any improvements or facilities for which a required cash deposit is deposited are not completed within the time stipulated; or is installed but not properly maintained or repaired under warranty; or if the construction or installation is not in accordance with applicable standards, the City may proceed to construct, maintain and/or repair the improvements or facilities using the cash deposited to pay for such work. Such work may be done under contract or with City employees, whichever is appropriate to the case. In the event that any portion of a required cash deposit is not depleted or used, by the City then any excess shall be rebated to the person or corporation making the cash deposit.

WHEREAS, this agreement shall be governed by the laws of the State of Georgia.

NOW THEREFORE, the principal has submitted a statement enumerating the cost of construction and installation of all required improvements for a total of \$33,365.60 (Thirty-Three Thousand Three Hundred Sixty-Five Dollars and Sixty Cents), a copy of such is attached hereto and marked as "EXHIBIT A" and made a part hereof by reference. The total cost shown in "EXHIBIT A" is for all phases of the development. The Principal shall be liable in payment to the City of Dallas of a sum not to exceed \$5,004.75 (Five Thousand Four Dollars and Seventy-Five Cents), which is calculated as 15% of the costs of construction and installation of the required improvements for White Park Townhomes Development. If the Principal shall well and truly perform the terms and conditions of said contract, then this obligation shall be void, otherwise, to remain in full force and effect. Upon failure of the Principal in the performance of the terms and conditions of said contract, then the cash bond value is to be used to cover the cost of completing the terms and conditions set forth under the contract entered by the Principal with the City of Dallas. The cash bond shall remain in full force and effect until the required improvements have been accepted by the City by resolution of the Mayor and Council of the City of Dallas, Georgia.

SO AGREED this	day of, 20	23
Name of Corporation: Allen White Devel Printed or Typed		orporation
By: Ref. A. S.	Attest: Chen R wh	
Signature R. Allen White	Signature of Witness Cheri R whi	
Typed or Printed Name	Typed or Printed Name	
Title: President or Vice President)	Title: Secretary or Secretary Assistant)	2 Corporate
(CORPORATE SEAL)		
DALLAS, G	EORGIA	
Attest: Oug Carlo	By: City Manager	4
(CITY SEAL)		
Attachments:		
Exhibit A: Principal's Contractor Invoice fo	Required Improvements.	

"EXHIBIT A"



April 7, 2023

Mr. Allen White Allen White Development P.O.Box 2269 Dallas, GA 30132

Re: White Park Townhomes Sewer Invoice 020923-032823-1

INVOICE

2-9-23					•
Mobilize equipment and receive sewer material	s				
Mobilize Volvo EC55B	1	ls	@	\$300.00 /ls	\$300.00
Unload materials from two vendors	4	hr	@	\$125.00 /hr	\$500.00
3-1-23			•	. · ·	
Cut asphalt to facilitate sanitary sewer tie-in	•				
Labor (3 men)	6	hr	@	\$50.00 /hr	\$300.00
3-2-23					
Mobilize Yanmar SV100 excavator, trench					
box, and coring machine	1	ls	@	\$775.00 /ls	\$775.00
3-8-23					
Excavate in street beside existing sewer manhole	e A-1.				
Core into manhole; install boot, SDR 26 PVC pi		e ^r		•	
and manhole A-2. Backfill and compact street.	•				
Yanmar SV100	8	hr	@	\$150.00 /hr	\$1,200.00
Volvo EC55B	6	hr	@	\$125.00 /hr	\$750.00
Bobcat T-300	3	hr	@	\$110.00 /hr	\$330.00
Trench Roller	3	hr	@	\$75.00 /hr	\$225.00
Labor (2 men)	16	hr	@.	\$50.00 /hr	\$800.00
Core existing manhole	1	ls	@	\$525.00 /ls	\$525.00
8" Kor-N-Seal Boot	1	ea	@	\$90.00 /ea	\$90.00
8" SDR 26 PVC Pipe	28	lf	@	\$18.00 /lf	\$504.00
Bedding Stone	4	tn	@	\$40.00 /tn	\$160.00
4' Diameter Manhole (vacuum testable)	4.5	vf	@	\$454.00 /vf	\$2,043.00
Ring and Cover	1	ea	@	\$250.00 /ea	\$250.00
GAB (Approximately 18 tons)				furnished by owner	

5530 Macland Road, S.W. / Powder Springs, Georgia 30127-3766 / (770) 943-5059

STILL CONSTRUCTION COMPANY, INC.						
Page 2, April 7, 2023						
White Park Townhomes						
Invoice #020923-032823-1		-				•
3-8-23						
Install SDR 26 PVC Pipe and 1 sewer service						
Yanmar SV100	.6	hr	@	\$150.00	/hr	\$900.00
Volvo EC55B	6	hr	@	\$125.00	/hr	\$750.00
Bobcat T-300	4	hr	@	\$110.00	/hr	\$440.00
Trench Roller	3	hr	@	\$75.00	/hr	\$225.00
Labor (2 men)	12	hr	@	\$50.00	/hr	\$600.00
8" SDR 26 PVC Pipe	70	lf	@	\$18.00	/1f	\$1,260.00
Bedding Stone	19.39	tn	@	\$40.00	/tn	\$775.60
6" Sewer Service (Materials only)	1	ea	@	\$512.00	/ea	\$512.00
3-13-23						• •
Install SDR 26 PVC Pipe and 3 sewer						
services, and manhole A-3						
Yanmar SV100	9	hr	@	\$150.00	/hr	\$1,350.00
Volvo EC55B	8	hr	@	\$125.00	/hr	\$1,000.00
Bobcat T-300	8	hr	@	\$110.00	/hr	\$880.00
Trench Roller	8	hr	@	\$75.00	/hr	\$600.00
Labor (2 men)	24	hr	@	\$50.00	/hr	\$1,200.00
8" SDR 26 PVC Pipe	140	1f	.@	\$18.00	/lf	\$2,520.00
Bedding Stone	32.20	tn	@	\$40.00	/tn	\$1,288.00
6" Sewer Service (Materials only)	3	ea	@	\$512.00	/ea	\$1,536.00
4' Diameter Manhole (vacuum testable)	4.5	vf	@	\$454.00	/vf	\$2,043.00
Ring and Cover	1	ea	@	\$250.00	/ea	\$250.00
Inverts and Grouting Manholes	3	ea	@	\$460.00	/ea	\$1,380.00
3-14-23				•		
Adjust manhole to grade, install 2 sewer						
service, backfill and compact						
Yanmar SV100	5	hr	@	\$150.00	/hr	\$750.00
Volvo EC55B	5	hr	@	\$125.00	/hr	\$625.00
Bobcat T-300	4	hr	@	\$110.00	/hr	\$440.00
Trench Roller	3	hr	@	\$75.00	/hr	\$225.00
Labor (3 men)	15	hr	@	\$50.00	/hr	\$750.00
6" Sewer Service (Materials only)	2	ea	@	\$512.00	/ea	\$1,024.00
4" Concrete Grade Ring	1	ea	. @	\$90.00	/ea	\$90.00
	•				,	
3-28-23	1	ls	@	\$1,200.00	/ls	<u>\$1,200.00</u>
Vacuum testing and inspection				L INVOICE	•	\$33,365.60
			~ ~ x x x			





July 8, 2025

Michelle Collings Finance Director City of Dallas 129 E. Memorial Drive Dallas, GA 30132

> Re: Warranty Bond Release Bond No. 2023-07 White Park Townhomes

Dear Michelle,

The City of Dallas is in possession of a Warranty Bond No. 2020-07 for Development Improvements for the White Park Townhomes. The Final Plat was recorded June 23, 2023. The Bond was provided to the City by Allen White Development, Inc. in the amount of \$5,004.75. Attached is a copy of Bond No. 2023-07 and a copy of the check.

The Public Works Department has inspected the work and has confirmed that the improvements are acceptable. The Public Works Director has requested at the July 7, 2025 council meeting that the City Council approve release of the bond amount back to Allen White Development, Inc. The City Council has approved the release of the bond.

The final inspection fee of \$50.00 per lot with a minimum fee of \$2,500.00, as specified in the bond, for 6 lots, shall be deducted from the bond amount. Amount paid shall be \$2,504.75.

Please hold the check at city hall for the developer to pick up.

Please let me know if you need anything else from me to facilitate the release of the bond or if you have any questions.

Sincerely,

Kendall Smith City Manager



STAFF ACTION ITEM

MEETING DATE: 07/07/2025

TITLE: $\underline{Z-2025-02}$: \underline{ZONING} $\underline{REQUEST}$

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

of Paulding County.

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-02: ZONING REQUEST

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

HISTORY/PAST ACTION:

Z-2025-02: ZONING REQUEST – PLANNING COMMISSION HEARING

FINANCIAL IMPACT:

N/A

INFORMATION:

Z-2025-02: ZONING REQUEST

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

REZONING APPLICATION AND DOCUMENTS:

Attachment A – Z-2025-02 Rezoning Official Application

Attachment B – Z-2025-02 Boundary Survey / Legal Description

Attachment C – Z-2025-01 Warranty Deed

Attachment D - Z-2025-02 101 Bainbridge Way LLC_LEGAL NOTICE

Attachment E - Z-2025-02 101 Bainbridge Way LLC_Surrounding Property Owners Letter

Attachment F – Z-2025-02 Zoning / Rezoning Request Disposition Form

STAFF COMMENTS:

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

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

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

ADJACENT ZONING ADJACENT DEVELOPMENT

NORTH: R-2 City NORTH: Bainbridge Subdivision

EAST: R-2 City and C-1 City EAST: Bainbridge Subdivision; Vacant C-

1 lot

SOUTH: C-1 City SOUTH: Existing residential homes

WEST: C-1 City WEST: Commercial Development

B. Permitted Use impact on adjacent properties

• None – This rezoning request corrects an error in the city's official zoning map.

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

None

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

• *None – Original development was constructed in conformity*

E. Supported by current conditions

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

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

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

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

Z-2025-02

REZONING APPLICATION AND DOCUMENTS:

Attachment A – Z-2025-02 Rezoning Official Application

Attachment B – Z-2025-02 Boundary Survey / Legal Description

Attachment C – Z-2025-01 Warranty Deed

Attachment D - Z-2025-02 101 Bainbridge Way LLC LEGAL NOTICE

Attachment E - Z-2025-02 101 Bainbridge Way LLC_Surrounding Property Owners Letter

Attachment F – Z-2025-02 Zoning / Rezoning Request Disposition Form

STAFF COMMENTS:

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

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

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

ADJACENT ZONING ADJACENT DEVELOPMENT

NORTH: R-2 City NORTH: Bainbridge Subdivision

EAST: R-2 City and C-1 City EAST: Bainbridge Subdivision; Vacant C-1 lot

SOUTH: C-1 City SOUTH: Existing residential homes

WEST: C-1 City WEST: Commercial Development

B. Permitted Use impact on adjacent properties

• None – This rezoning request corrects an error in the city's official zoning map.

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

None

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

• None – Original development was constructed in conformity

E. Supported by current conditions

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

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

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

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



City of Dallas, Georgia

COMPLETED Item 9.

ZONING / REZONING APPLICATION

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

(PLEASE PRINT OR TYPE ALL INFORMATION)
Applicant: City of Dallas Business phone: 770 443 8110 Cell: NA
Address: 129 E Memorial Drive Home phone: NA
City: Dallas State: Gd Zp 30132 Fax phone: NA
E-mail address: tclark@dallas -qa.go
BRANDON ROKESTRAN
Signed sealed and delivered in the presence of
1/1/1/2025
Notary Public Date Notary Commission Expires
Representative: Brandon Rukestraw Phone: 770 443 8110 Cell: NA
Address: 320 E Foster Avenue City: Dallas State: GA Zip: 30132
E-mail address: Brakestraw@dallas-gazgov Faxphone: NA
Representative's Signature Representative's Signature Representative's Signature
Signed, sealed and delivered in the presence of
Signed sealed and delivered in the presence of BLIC 9 6 2025
Notary Public Date Notary Commission Expires
Titleholder: 101 Bains idge Way LLC Business phone: 470 400 5445 Home phone: NA
(Fact Titleholder must have a congrete complete form with notarized eignetures)
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 125 Gommerce Drive Ste BOI City: Fayetteville State: GA Zip: 30214
Address: 125 GOMMERCE Drive Ste BOI City: Fayetteville State: GA Zip: 30214 CHINEDU MAURICE AGRASIONISE
Address: 125 GOMMERCE Drive Ste 301 City: Fayetteville State: GA Zip: 30214 Printed Name of Signatory
Address: 125 Commerce Drive Ste Bol City: Fage+ eville State: GA Zip: 30214 Chitte Drive State: GA Zip: 30214 Chite Drive State: GA Zip: 302
Address: 125 GOMMERCE Drive Ste 301 City: Fayetteville State: GA Zip: 30214 Printed Name of Signatory
Address: 125 GOMMERCE Drive Ste BOI City: Fayetteville State: GA Zip: 30214 CHINEDU MANGICE ACCOMUNE Signature Gabriel C. Jonjo Signed, sealed and delivered in the presence of Qualified in Kings Co. No. 01 J O 6007722 My commission expires 5/26/2026 76-76
Address: 125 Commerce Drive Ste Bol City: Fayetteville State: GA Zip: 30214 Child Du Manuel Co. Academy Commission expires 5/26/2026 To Date Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: 72 Single Family Zeridatal Requested Zoning Classification: CI Commercial Low Desity
Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214 Child Dr. Mpulli Cf. A Casas Date Signature Printed Name of Signatory Printed Name of Signatory Date Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: 22 Single Family Reguested Zoning Classification: C1 Commercial Low Desity Total Acreage of Zoning/Rezoning Application:
Address: 125 Commerce Drive Ste Bo1 City: Fayetteville State: GA Zip: 30214 Child Du Marie G Signature Signature Gabriel C. Jonjo Printed Name of Signatory Signed, sealed and delivered in the presence of Signatory Notary Public My commission expires 5/26/2026 26 76 Notary Public Property Information Present Zoning Classification: 22 5:191e Family Peridutal Total Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000
Address: 125 Commerce Drive Ste Bo1 City: Fayetteville State: GA Zip: 30214 Child Du Maria Commerce Academy Public State of New York Signature Gabriel C. Jonjo Printed Name of Signatory Signed, sealed and delivered in the presence of the State of New York Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/2026 26 26 Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: 22 5:1918 Family Peridutal Requested Zoning Classification: C1 Commercial Low Deazity Total Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000
Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214 CHINEDY MANUEL CE ACCESSIONALE Printed Name of Signatory Signed, sealed and delivered in the presence of Dudling Co. No. 01J06007722 Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/3026 26 26 26 Property Information Present Zoning Classification: 22 5:191e Family Requested Zoning Classification: C1 Commercial low Desity Total Acreage of Zoning/Rezoning Application:
Address: 125 GOMMERCE Drive Ste 301 City: Fayetteville State: GA Zip: 30214 CHURTU MAURICE ACCOMMENCE Signature Gobriel C. Jonjo Printed Name of Signatory Signed, sealed and delivered in the presence of New York Signed, sealed and delivered in the presence of New York Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/2026 76 76 Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: Pasing Family Periodual Requested Zoning Classification: CI Commercial Iow Density Total Acreage of Zoning/Rezoning Application: 53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000 Location of Property: 101 Bainbridge Way, Dallas Ga 30132 Bainbridge Way and Merchanty Drive Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)
Address: 125 GOMMERCE Drive Ste 301 City: Fayetteville State: GA Zip: 30214 CHURTU MAURICE ACCOMMENCE Signature Gobriel C. Jonjo Printed Name of Signatory Signed, sealed and delivered in the presence of New York Signed, sealed and delivered in the presence of New York Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/2026 76 76 Notary Public Date Notary Commission Expires Property Information Present Zoning Classification: Pasing Family Periodual Requested Zoning Classification: CI Commercial Iow Density Total Acreage of Zoning/Rezoning Application: 53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000 Location of Property: 101 Bainbridge Way, Dallas Ga 30132 Bainbridge Way and Merchanty Drive Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)
Address: 125 COMMERCE Drive Ste 301 City: Fayetteville State: CA Zip: 30214 Cabriel C. Jonjo Printed Name of Signatory Signed, sealed and delivered in the presence of New York Qualified in Kings Co. No. 01J06007722 Qualified in Kings Co. No. 01J06007722 My commission expires 5/26/3026 Present Zoning Classification: 22 5:31 Family Periodulal Requested Zoning Classification: C1 Commercial Low Description of Zoning/Rezoning Application: 53 Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000 Location of Property: 101 Baiabridge Way, Dalks Gn. 30133 Baiabridge Way and Merchalts Drive Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road) Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Commercial office (Signature) Signature) Signature Manufactor Additional States of Signatory Cabridge Way and Merchalt Office (Signature)
Address: 125 GOMMERCE Drive Ste 301 City: Fayetteville State: GA Zip: 30214 Signature Gabriel C. Jonjo Printed Name of Signature Printed Name of Signature Signature Gabriel C. Jonjo Printed Name of Signature Printed Name of Signatu



Applicant / Representative Attendance Required

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

I/We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks.

I / We (Cross Out One) hereby certify there are / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

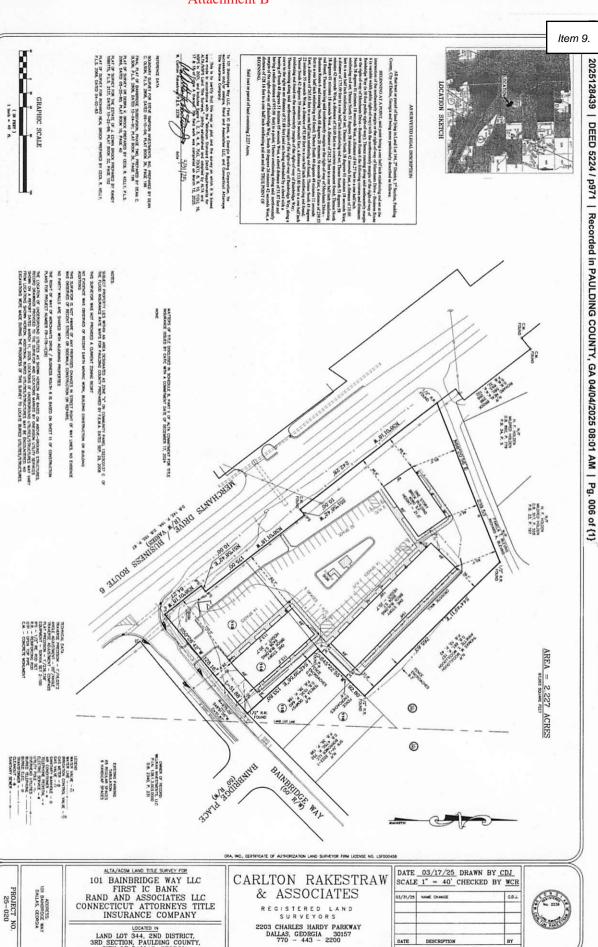
I/We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. I We (Cross Out One) hereby certify there is is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County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

Signature of Applicant/Representative	Date /	
BROWDOW RAKESTRAL		NAK FALL
rinted Name of Applicant/Representative		NO
Signed, sealed and delivered in t	the presence of:	S E S
Signed, signed and discount and	and light	CIC OF OF
Notary Public Signature	MANUS:	Commission Expiration
Notary Public Signature		Gommission Expiration
Notary Public Signature		Gommission Expiration
	Date	Gommission Expiration
	Date	Gommission Expiration
Notary Public Signature Signature of Applicant/Representative Printed Name of Applicant/Representative	Date	Gommission Expiration
Signature of Applicant/Representative	Date	Gommission Expiration
Signature of Applicant/Representative		Gommission Expiration
Signature of Applicant/Representative Printed Name of Applicant/Representative		Commission Expiration

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



application for rezoning	property interest or financial interest in this property or in the except as follows:
N/A	
the last two years to ar	, do further certify that we, nor the contributed any monies and/or gifts totaling over \$250.00 within y elected official of the City of Dallas, Georgia except for the
the last two years to an following (Give the name	contributed any monies and/or gifts totaling over \$250.00 withing y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):
the last two years to an following (Give the name	y elected official of the City of Dallas, Georgia except for the of officials, dates and amounts of contribution):



LAND LOT 344, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, CITY OF DALLAS, GEORGIA

DATE

101 BAINBRIDGE WAY REZONING EXHIBIT A LEGAL DESCRIPTION

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

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

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

Item 9

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

Paulding County, GA

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

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

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

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

- (A) ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 344, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, CITY OF DALLAS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART BY REFERENCE HEREOF.
- (B) ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW LOCATED ON THE LAND; AND
- (C) ALL EASEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, VAULTS, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, WATER, WATER COURSES, WATER RIGHTS AND POWERS, MINERALS, FLOWERS, SHUBS, CROPS, TREES, TIMBER AND OTHER EMBLEMENTS NOW LOCATED ON THE LAND OR UNDER OR ABOVE THE SAME OR ANY PART OR PARCEL THEREOF, AND ALL ESTATES, RIGHTS, TITLES, INTERESTS, PRIVILEGES, LIBERTIES, TENEMENTS, HEREDITAMENTS AND APPURTENANCES, REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, WHATSOEVER, IN ANY WAY BELONGING, RELATING, OR APPERTAINING TO THE PREMISES OR ANY PART THEREOF, OR WHICH HEREAFTER SHALL IN ANY WAY BELONG, RELATE OR BE APPURTENANT THERETO, NOW OWNED BY GRANTOR.

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

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

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

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

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

above written.

Willran Inyestments, LL,, a Georgia Limited Liability Company

__(SEAL)

By Christopher Cochran, Member and Co-Manager

Item 9.

Thomas W. Williams Jr., Member angleo-Manager

Signed, scaled, and delivered in presence of:

Witness

ALTAVA CSIMPLE INC. THE STATE OF THE STATE O

Item 9.

EXHIBIT "B" Permitted Exceptions

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

Z-2025-02





CITY OF DALLAS LEGAL NOTICE ZONING/REZONING

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

The public hearing for the Planning & Zoning Commission will be held on <u>June 26, 2025</u> at <u>6:00pm</u>. 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 <u>July 7, 2025</u> at <u>5:15pm</u>. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 2^{nd} day of *June*, 2025

City of Dallas (Applicant)

101 Bainbridge Way, LLC. (Titleholder)

Item 9.



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

Z-2025-02 CITY OF DALLAS LEGAL NOTICE ZONING/REZONING

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

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	This the 2 nd day of June, 2025
_	City of Dallas (Applicant)
_	101 Bainbridge Way, LLC. (Representative)
Sincer	ely,
	on Rakestraw

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

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PU	JBLIC HEARING WAS HELD ON AN AF	PPLICATION FOR ZONING/REZOING REQUESTED
BY COU	NCIL ROOM. SAID HEARING WAS HE	LD ON June 26th 2025.
	CITY OF DALLAS PLANNING COMMINICATION OF THE ABOVE APPLICATION	SSION RECOMMENDS TO THE DALLAS CITY N BE:
[]	APPROVED	
[]	DISAPPROVED	
TO T		ENTS, REASONS FOR DISAPPROVAL, OPPOSITION TIONS THAT SHOULD BE MADE A PART OF THE
	TO CORRECT AN ENROR O	ON THE CITY ROMAN MAP.
DAT	6/26/2025 E	SECRETARY TO THE PLANNING COMMISSION

Zoning Application - Disposition Form 5/2011

For City Use

CITY OF DALLAS ZONING/REZONING REQUEST DISPOSITION FORM



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			ONS FOR DISAPPROVAL, OPPO	
		CONDITIONS THA	T SHOULD BE MADE A PART	OF THE
ZONING AM	ENDMENT.			
			4-14-0-20-0	
TH	E REZONENE	icequest is v	PETRY CARRETED FORM	-
To	CORRECT AN EN	ror on the	TITY ZONEDUS MAP.	
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			A STANDARD CONTRACTOR OF THE STANDARD CONTRACTOR	
b/a	6/2025		W. Revan airer	
DATE	1.		SECRETARY TO THE PLANI	NING
7.7			COMMISSION	
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			W. Kyan lyers	
			PRINTED NAME	

Zoning Application - Disposition Form 5/2011

RESOLUTION RES 2025-13

A RESOLUTION OF THE CITY OF DALLAS, GEORGIA TO AUTHORIZE THE SALE AND/OR TRANSFER OF CERTAIN PERSONAL PROPERTY OF THE CITY; TO SET AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

- **WHEREAS**, the City holds in its possession used handguns, (the "Equipment"), more particularly described in the attached Exhibit A, which are used by its certified police officers; and
- WHEREAS, the Equipment needs to be upgraded and the City has negotiated a purchase of new equipment with AmChar Wholesale Inc. which includes a trade in of said Equipment (except the Smith and Wesson pistols) or in the alternative that certified police officers may each purchase one unit of said Equipment for the price indicated on Exhibit A and this payment shall be forwarded to AmChar Wholesale Inc. in lieu of said Equipment; except the Smith and Wesson pistols where the City will retain any payment in the General Fund; and
- WHEREAS, the Mayor and Council have determined and believe the value of each piece of Equipment to be less than five-hundred dollars (\$500) and per O.C.G.A. § 36-37-6(b) may be made available for open market sale without advertisement and without the acceptance of bids; and
- **WHEREAS**, the Mayor and Council find it in the best interest of the City to sell said Equipment in accordance with state and local law.
- **THEREFORE, NOW BE IT RESOLVED** by the Mayor and Council of the City of Dallas that the Equipment is hereby declared surplus and of no further use to the City of Dallas and the City Manager or his designee is hereby authorized to sell said Equipment in accordance with state and local laws.
- **BE IT FURTHER RESOLVED** that this resolution shall be effective upon its adoption.

RESOLVED this day of	July, 2025
L. James	Kelly, Mayor
James Henson, Councilmember	Christopher B. Carter, Councilmember
Nancy R. Arnold, Councilmember	Leah Alls, Councilmember
Cooper Cochran, Councilmember	Candace Callaway, Councilmember
Attest: Tina Clark, City Clerk	

EXHIBIT A

Trade in weapons for purchase with AmChar Wholesale Inc. PO Box 117640 Atlanta, GA 30368-7640, or to be sold by the City.

# of Units	Model	Trade value
31	Glock 17	\$310
4	Glock 19	\$310
2	Glock 45	\$310
2	Glock 21	\$300
1	Glock 34	\$300
1	Glock 34	\$310
2	S&W .45	\$300