



City Council Regular Meeting

Monday, May 02, 2022

5:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

AGENDA

PUBLIC HEARING

Zoning Application Z-2022-01

Zoning Application Z-2022-02

De-Annexation Application A-2022-01

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

- [1.](#) Minutes of the April 4, 2022 Regular Meeting

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

- [2.](#) Zoning Application Z-2022-01
- [3.](#) Zoning Application Z-2022-02
- [4.](#) De-Annexation Application A-2022-01
- [5.](#) 53rd Annual Municipal Clerks Week Proclamation 2022-03.
- [6.](#) Appoint Danita Elrod to the Dallas Housing Authority for a term of five (5) years: May 2, 2022 - May 1, 2027; and appoint Sharone Thomas to the Dallas Housing authority for a term of one (1) year: May 2, 2022 - May 1, 2023.
- [7.](#) Ordinance Amendment OA-2022-02; Sales volume ratio for select businesses.

8. West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Phase I – Construction Award.
- [9.](#) Battlefield Trail Phase II – PI0012885 – Project Change Order 1 & 2.
- [10.](#) Approval for a new 2022 Police Interceptor Utility for Public Safety.

ADDITIONAL/COMMENTS

ADJOURNMENT



City Council Regular Meeting

Monday, April 04, 2022

5:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

MINUTES

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Michael Cason
Councilmember James Henson

ABSENT

Councilmember Christopher Carter
Councilmember Cooper Cochran

INVOCATION AND PLEDGE

Councilmember Cason led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Stevan Crew, Paulding County Genealogical Society

MINUTES APPROVAL

1. Motion to approve the March 7, 2022, Regular Meeting Minutes.

Motion made by Councilmember Alls, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

2. Motion to adopt the 2022-01 Proclamation Child Abuse Awareness Month.

Motion made by Councilmember Henson, Seconded by Councilmember Cason.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

3. Motion to adopt PROC 2022-02 Ga Cities Week.

Motion made by Councilmember Arnold, Seconded by Councilmember Aalls.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

4. Motion to adopt OA-2022-01 Chapter 16 Environment, Article IV. Erosion and Sedimentation Control.

Motion made by Councilmember Aalls, Seconded by Councilmember Henson.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

5. Motion to give the Mayor authority to sign the contracts on new City Hall within the budget.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

6. Approval to give the Mayor authority to work with the DDA for the purchase of properties in the LCI area and funds associated with them.

Motion made by Councilmember Cason, Seconded by Councilmember Aalls.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

7. Motion to approve the Georgia Department of Natural Resources Environmental Protection Division; Consent Order (ORDER) Unpermitted Discharge of Untreated Sewage.

Motion made by Councilmember Henson, Seconded by Councilmember Aalls.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

8. Motion to approve West Dallas Collector Sewer Extension Project, GEFA Loan CW2021008 Phase I, Regional Lift Station Direct Pre-Purchase Equipment in the amount of \$1,320,097.42.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

ADDITIONAL/COMMENTS

Mayor Kelly added approval for a Special Use permit for the semi-trailers on Elrod's property for one year.

Motion made by Councilmember Cason, Seconded by Councilmember Henson.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE
Time/Date Stamp

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Adam Baker Business phone: _____ Cell: (678)-662-3398

Address: 475 East Main Street Suite #132 Home phone: _____

City: Cartersville State: GA Zip: 30121 Fax phone: _____

E-mail address: abaker@evergreendres.com

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Representative: Boyd Austin

Phone: _____

Cell: (404) 402-3539

Address: P.O. Box 11 City: Dallas State: GA Zip: 30132

E-mail address: boyaustina@comcast.net Fax phone: _____

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Titleholder: Ronsard Mazile Business phone: _____ Home phone: _____

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

Address: 460 Lee Bone Rd City: Dallas State: GA Zip: 30132

Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Property Information

Present Zoning Classification: G (General Industrial)

Requested Zoning Classification: R-2 with conditions

Total Acreage of Zoning/Rezoning Application: 9.83 9.85 LF Acreage of Titleholder: 9.83 9.85 LF

Land Lot(s): 413 District(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 139.4.4.009.0000

Location of Property: 1032 Merchants Drive Dallas, GA 30132

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

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Single family fee simple residential community with min. lot size of 5,000sf; minimum side setback of 5 feet; minimum lot width of 50 feet at front building setback line; minimum front setback of 20 feet.

Not to exceed 82 (eighty-two) lots

Filed with City: _____ (Date)

(Signature)

City of Dallas Planning Commission Recommendation: ☐ Approve ☐ Disapprove ☐ No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: ☐ Approve ☐ Approve as different classification ☐ Disapprove

Conditions, reasons, stipulations: _____



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.

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

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

Signature of Applicant/Representative

Date

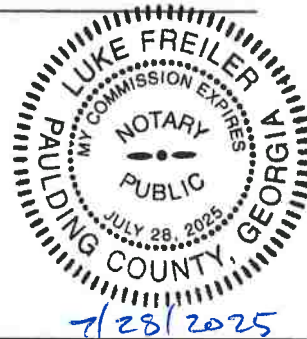
1/4/22

Adam Baker

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

3/11/22

Boyd Austin

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

Disclosure Statement

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



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

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

12-6-2021
Date

Ronsard Mazile
Applicant

Disclosure Statement

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



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

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

1/4/22
Date


Applicant

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



☒ WE (Choose one), SA Land Group, LLC
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 413
IN THE 2 DISTRICT AND 3 SECTION OF PAULDING COUNTY, LOCATED
AT 1032 Merchants Drive Dallas, GA 30132 WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF G (General Industrial) TO A ZONING DISTRICT OF
R-2 with conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE 11 DAY OF MAR, 20 22.

Boyd Austin : Adam Baker
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____
AND THE WEEK OF: _____
AND THE WEEK OF: _____



CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

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

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

After recording, return to:
GANEK PC
 4170 Ashford Dunwoody, Ste 525
 Atlanta, Georgia 30319

AD170693

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

Deed Doc: WD
Filed 07/21/2017 02:41PM
 Georgia Transfer Tax Paid : \$140.30
 Travis W. Shelton
 Clerk Superior Court, Paulding County, Ga.
 Bk 03736 Pg 0587-0589
1102017004874

LIMITED WARRANTY DEED

THIS INDENTURE is made this 20th day of July, 2017, between **REO FUNDING SOLUTIONS II, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **RONARD MAZILE** (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee :

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: To find the **TRUE POINT OF BEGINNING**, begin at the common intersection of Land Lots 380, 381, 412 and 413, said district and section; thence running South 01 degree 30 minutes 15 seconds East a distance of 473.05 feet to a point along the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way); thence running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin on the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way) which is the **TRUE POINT OF BEGINNING**; thence continuing westerly along the southern right-of-way a distance of 20.56 feet to a point; thence running westerly in an arc distance of 373.30 feet to a point (said arc being subtended by a chord line running South 88 degrees 59 minutes 15 seconds East a distance of 372.05 feet); thence running South 03 degrees 34 minutes 00 seconds West a distance of 178.72 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 205.35 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 192.50 feet to an iron pin; thence running easterly in an arc a distance of 229.07 feet to a point (said arc being subtended by a chord line running South 83 degrees 29 minutes 16 seconds East a distance of 229.01 feet); thence running South 85 degrees 08 minutes East a distance of 401.66 feet to a point; thence running easterly in an arc distance of 214.19 feet to an iron pin (said arc being subtended by a chord line running South 83 degrees 78 minutes 54 seconds East a distance of 214.15 feet); thence running North 01 degree 30 minutes 15 seconds West a distance of 305.86 feet to an iron pin; thence turning and running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin; thence turning and running North 01 degree 30 minutes 15 seconds West a distance of 400.00 feet to an iron pin, which is the **TRUE POINT OF BEGINNING**.

Said property is shown as Parcel "A", containing 8.01 acres, more or less, upon a plat of survey prepared for the Willie J. Williams Estate by Cecil R. Kelly, Registered Land Surveyor #2066, dated June 5, 1987, said plat being incorporated herein by reference thereto.

AND

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows: Beginning at a point on the southerly right of way of U.S. Highway 278 and its intersection with the east land lot line of Land Lot 413; thence running westerly along the southerly right of way line of U.S. Highway 278 a distance of 200 feet to an iron pin and the

TRUE POINT OF BEGINNING; thence south parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point; thence west parallel to the southerly right of way of U.S. Highway 278 a distance of 200 feet to a point; thence north parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point on the southerly right of way of U.S. Highway 278; thence eastlery along the southerly right of way of U.S. Highway 278 a distance of 200 feet, returning to the **TRUE POINTE OF BEGINNING**

TO HAVE AND TO HOLD the said described premises, 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 behoove of Grantee, subject to the matters described in Exhibit B to this deed, forever in **FEE SIMPLE**.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, as of the day and year above written.

Signed, sealed and delivered
in the presence of:

Matthew D. Sullivan

Unofficial Witness

Ashley Rae Rebarck

Notary Public

My commission expires: 1/31/22

GRANTOR

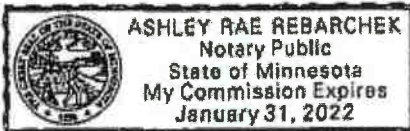
REO FUNDING SOLUTIONS II, LLC

By Castielake I GP, L.P.

Its Managing Member

by Rudy Newell (Seal)
Rudy Newell
Its Vice President

[Affix Notarial Seal]



For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZOING REQUESTED
BY SA Land Group, LLC AT THE DALLAS
COUNCIL ROOM. SAID HEARING WAS HELD ON _____

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

☐ APPROVED

☐ DISAPPROVED

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

DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME



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

Tax ID #:10197

2021 Property Tax Bill

Parcel ID	Tax District	Bill #							
139440090000	02 - CITY OF DALLAS	000573							
Property Owner/Location/Description		Fair Market Value	Taxable Value						
MAZILE RONSARD 1032 MERCHANTS DR		135,300	54,120						
Levies	Taxable Value	-	Exemptions	=	Net Assessment	x	Tax Rate	=	Net Tax
CITY TAX	54,120		0		54,120		4.1700000000		\$225.68

Exemptions:

--

City of Dallas GA- The law requires payment in full by December 20, 2021.

If your bill is to be paid by you mortgage company through an escrow account please forward a copy of this bill to them.

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

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

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

Failure to receive a bill does not exempt penalties or interest.

Penalty and interest will apply as stated by state law and City of Dallas ordinance.

Current Year Tax	\$225.68
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$225.68
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/20/2021

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



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

Parcel ID: 139440090000
Amount Due: \$0.00
Bill#: 000573
Due Date: 12/20/2021

AMOUNT PAID

MAZILE RONSARD
460 LEE BONE RD
DALLAS, GA 30132

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

1032 Merchants Dr Surrounding Properties

Name

Michael and Debra Parsons

Amleht Holdings LLC

Amleht Holdings LLC

Heritage Club Community Association INC.

OLD FLOYD LEASING LLC

WINGAIN INC

GRACE COVENANT CHURCH INC

JURNEE ENTERPRISE HOLDINGS LLC

OVERTON EUGENE L

Mailing Address

1028 MERCHANTS DR

DALLAS, GA 30132

1750 POWDER SPRINGS RD STE 290-341

MARIETTA, GA 30064

1750 POWDER SPRINGS RD STE 290-341

MARIETTA, GA 30064

PO BOX 2458

ALPHARETTA, GA 30023

1038 MERCHANTS DR

DALLAS, GA 30132

4567 WORTHINGS DR

POWDER SPRINGS, GA 30127

36 COACH BOBBY DODD RD

DALLAS, GA 30132

4660 HIRAM LITHIA SPRINGS RD

POWDER SPRINGS, GA 30127-3117

465 BOULDER RUN

HIRAM, GA 30141

Tax Parcel ID

138.3.3.028.0000

139.4.4.037.0000

139.4.4.036.0000

139.4.4.038.0000

139.4.4.002.0000

139.4.4.010.0000

139.4.4.012.0000

148.1.1.036.0000

148.1.1.017.0000

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUNNING SOUTH 0 DEGREES 27 MINUTES 13 SECONDS EAST 306.11 FEET TO A #4 REBAR FOUND ALONG THE NORTHERN RIGHT OF WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREE 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 9.85 ACRES, MORE OR LESS.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUNNING SOUTH 0 DEGREES 27 MINUTES 13 SECONDS EAST 306.11 FEET TO A #4 REBAR FOUND ALONG THE NORTHERN RIGHT OF WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREES 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 9.85 ACRES, MORE OR LESS.

EVERGREEN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 & LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SAID RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

THENCE RUNNING NORTH 85 DEGREES, 58 MINUTES 23 SECONDS EAST 129.51 FEET TO A #4 REBAR SET;

THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREES 16 MINUTES 1 SECONDS EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREES 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 21.77 ACRES, MORE OR LESS.

**Owner**

MAZILE RONSARD
460 LEE BONE RD
DALLAS, GA 30132

Summary

Parcel Number 139.4.4.009.0000
Account/Realkey 10197
Parent PIN X-REF C044B-005-
Location Address 1032 MERCHANTS DR
Zip Code 30132
(Note: Not to be used on legal documents)
Class C4-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning DC2
Tax District DALLAS
Millage Rate 33.87
Acres 9.83
Neighborhood RURAL CENTRAL (R06000)
Homestead Exemption No
Landlot / District / Section 413 / 2 / 3
Subdivision
Lot #

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
PAVING - CONCRETE	1974	0x0 / 960	0
SHED - FRAME LOW	1946	0x0 / 64	1

Rural Land

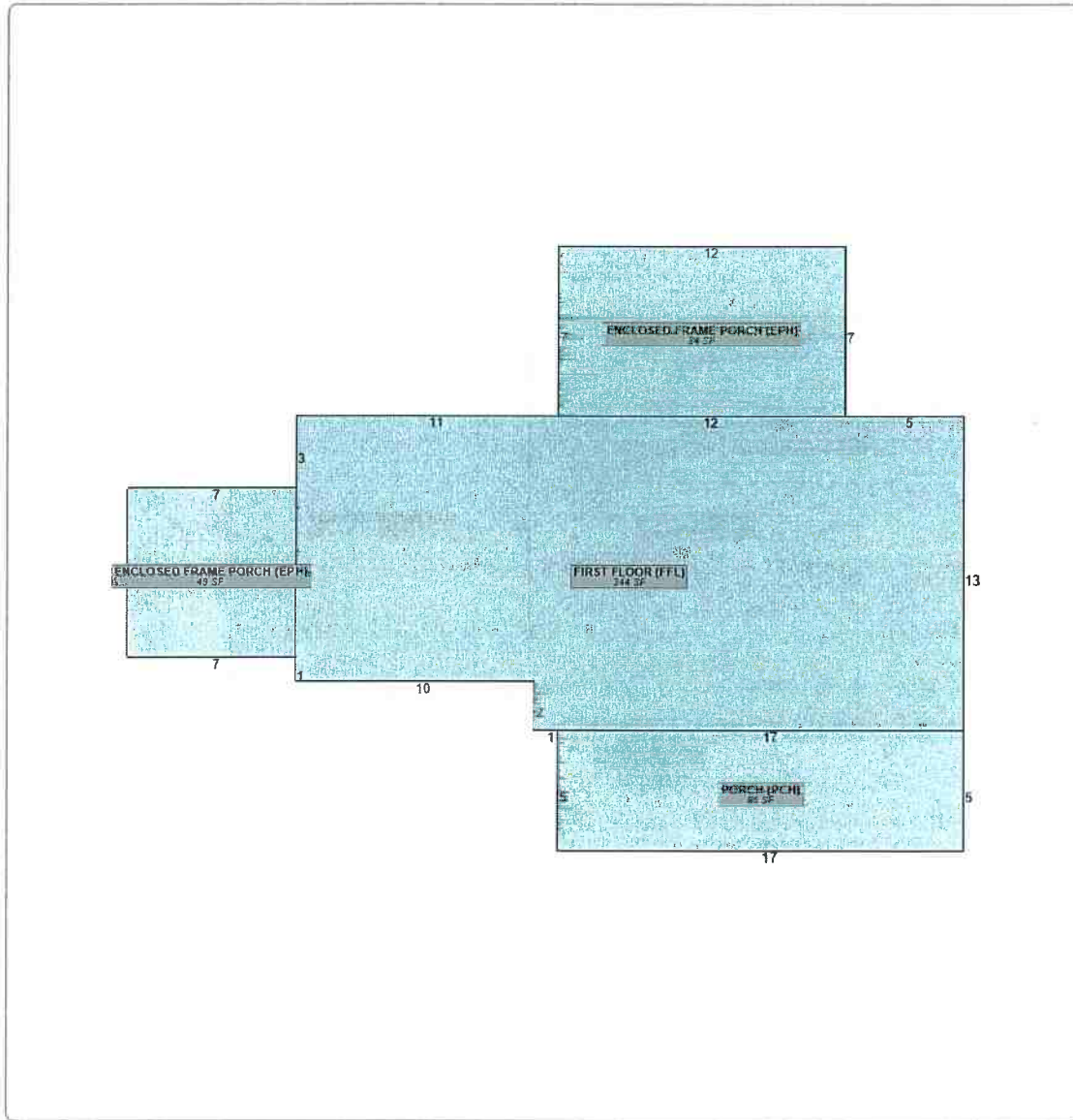
Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL TRACT	Rural	2	9.83

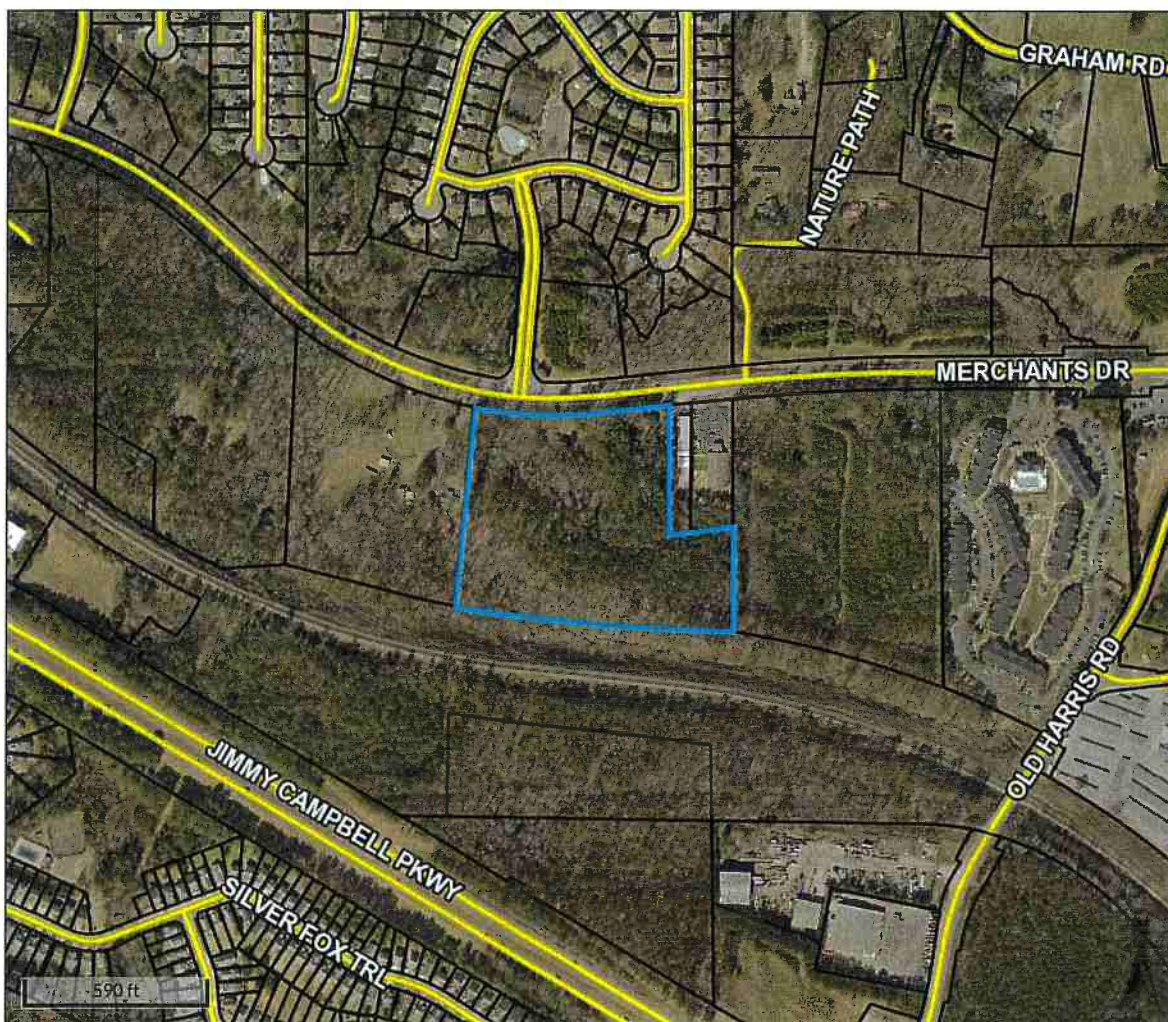
Residential Improvement Information

Style Salvage House
Heated Square Feet 988
Interior Walls Drywall
Exterior Walls Frame
Foundation Brick Foundation
Attic Square Feet 0
Basement Square Feet 0
Year Built 1946
Roof Type Composition Shng
Flooring Type Hardwood
Heating Type No Heat
Number Of Rooms 3
Number Of Bedrooms 3
Value \$3,700
Condition Average
Fireplaces\Misc Bath - Full 1
House Address 1030 MERCHANTS DR

Style Salvage House
Heated Square Feet 344
Interior Walls Drywall
Exterior Walls Hardboard Siding
Foundation Brick Foundation
Attic Square Feet 0
Basement Square Feet 0
Year Built 1957
Roof Type Composition Shng
Flooring Type Carpet / Vinyl
Heating Type Space - Gas
Number Of Rooms 0
Number Of Bedrooms 0
Value \$3,300
Condition Average
Fireplaces\Misc Bath - Full 1
House Address 1032 MERCHANTS DR

Style Salvage House
Heated Square Feet 1274
Interior Walls Drywall
Exterior Walls Brick Veneer
Foundation Concrete Block





Overview



Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	139.4.4.009.0000	Alternate ID	10197	Owner Address	MAZILE RONSARD 460 LEE BONE RD DALLAS, GA 30132	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Commercial			Date	Price	Reason	Qual
Property Address	1032 MERCHANTS DR	Acreage	9.83			7/20/2017	\$140250	Z	U
District	DALLAS					3/22/2011	\$266631	M	U
Brief Tax Description	n/a			Assessed Value	Value \$135,300				

(Note: Not to be used on legal documents)

Date created: 3/29/2022

Last Data Uploaded: 3/28/2022 7:28:35 PM

Developed by  **Schneider**
GEOSPATIAL



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

OFFICE USE

Item 3.

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Adam Baker Business phone: _____ Cell: (678)-662-3398

Address: 475 East Main Street Suite #132 Home phone: _____

City: Cartersville State: GA Zip: 30121 Fax phone: _____

E-mail address: abaker@evergreendres.com

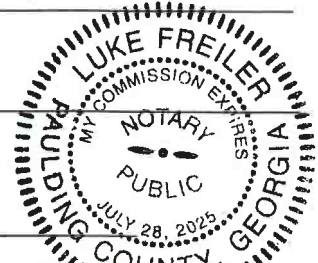
[Signature]
Applicant's Signature

Adam Baker
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

Date Notary Commission Expires



Representative: Boyd Austin Phone: _____ Cell: (404) 402-3539

Address: P.O. Box 11 City: Dallas State: GA Zip: 30132

E-mail address: boyaustin@comcast.net Fax phone: _____

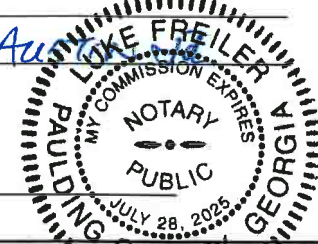
[Signature]
Representative's Signature

Boyd L. Austin
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

July 28, 2025
Date Notary Commission Expires



Titleholder: Grace Covenant Church, Inc Business phone: 770-527-6098 Home phone: 770-527-6098
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 36 Coach Bobby Dodd Rd City: Dallas State: GA Zip: 30132

[Signature]
Signature

Les S. [Signature]
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

10/31/2024
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-2 Requested Zoning Classification: R2 with conditions

Total Acreage of Zoning/Rezoning Application: 11.91 11.92 LF Acreage of Titleholder: 11.91 11.92 LF

Land Lot(s): 412 District(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 139.4.4.012.0000

Location of Property: 1052 Merchants Drive Dallas, GA 30132

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

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Single-family fee simple residential community with min. lot size of 5,000 sf; minimum side setback of 5 feet; minimum lot width 50 feet at front building setback line; minimum front setback of 20 feet. Not to exceed 82 lots (eighty-two).

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



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.

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

☒ We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property, ☒ 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

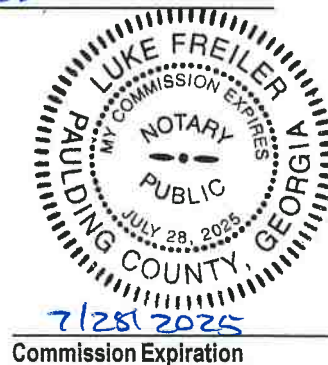
1/4/22
 Date

Adam Baker

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


 Notary Public Signature



Commission Expiration



 Signature of Applicant/Representative

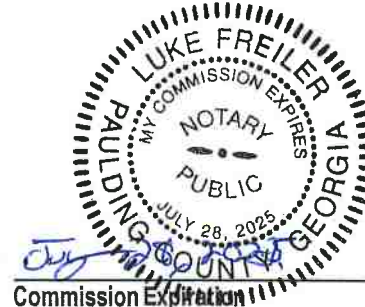
3/1/22
 Date

Boyd Austin

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


 Notary Public Signature



Commission Expiration

Disclosure Statement

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



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

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

12-6-2021
Date

[Signature]
Applicant

Disclosure Statement

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



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

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

1/4/22
Date

[Signature]
Applicant

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



SA Land Group, LLC

I / WE(Choose one), _____
 HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 412
 IN THE 2 DISTRICT AND 3 SECTION OF PAULDING COUNTY, LOCATED
 AT 1052 Merchants Drive Dallas, GA 30132 WITHIN THE CITY OF DALLAS, GEORGIA,
 FROM A ZONING DISTRICT OF R-2 TO A ZONING DISTRICT OF
R-2 with conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
 7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
 CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
 MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE 11 DAY OF MAY, 20 22.

Boy d Austin : Adam Baker
 APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____
 AND THE WEEK OF: _____
 AND THE WEEK OF: _____

1032 and 1052 Merchants Drive Rezoning Application NOI

It is the intent of the applicant to rezone 1032 and 1052 Merchants Drive to R-2 with conditions for a fee simple single-family residential community in the City of Dallas. The proposed conditions are as follows: Developer will install a Flock camera at all access points into the development that is compatible with the City of Dallas, GA Police Department; Minimum Lot Size: 5,000 square feet; Minimum Side Setback: 5 feet; Minimum Lot Width: 50 feet at front building setback line; Minimum Front Setback: 20 feet

After recording, return to:
GANEK PC
 4170 Ashford Dunwoody, Ste 525
 Atlanta, Georgia 30319

AD170693

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

Deed Doc: WD
Filed 07/21/2017 02:41PM
 Georgia Transfer Tax Paid : \$140.30
 Treva W. Shelton
 Clerk Superior Court, Paulding County, Ga.
Bk 03736 Pg 0587-0589
1102017004874

LIMITED WARRANTY DEED

THIS INDENTURE is made this 20th day of July, 2017, between **REO FUNDING SOLUTIONS II, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **RONSARD MAZILE** (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee :

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: To find the **TRUE POINT OF BEGINNING**, begin at the common intersection of Land Lots 380, 381, 412 and 413, said district and section; thence running South 01 degree 30 minutes 15 seconds East a distance of 473.05 feet to a point along the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way); thence running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin on the southern right-of-way of U.S. Highway 278 (a 100 foot right-of-way) which is the **TRUE POINT OF BEGINNING**; thence continuing westerly along the southern right-of-way a distance of 20.56 feet to a point; thence running westerly in an arc distance of 373.30 feet to a point (said arc being subtended by a chord line running South 88 degrees 59 minutes 15 seconds East a distance of 372.05 feet); thence running South 03 degrees 34 minutes 00 seconds West a distance of 178.72 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 205.35 feet to an iron pin; thence running South 03 degrees 06 minutes 23 seconds West a distance of 192.50 feet to an iron pin; thence running easterly in an arc a distance of 229.07 feet to a point (said arc being subtended by a chord line running South 83 degrees 29 minutes 16 seconds East a distance of 229.01 feet); thence running South 85 degrees 08 minutes East a distance of 401.66 feet to a point; thence running easterly in an arc distance of 214.19 feet to an iron pin (said arc being subtended by a chord line running South 83 degrees 78 minutes 54 seconds East a distance of 214.15 feet); thence running North 01 degree 30 minutes 15 seconds West a distance of 305.86 feet to an iron pin; thence turning and running South 82 degrees 52 minutes 05 seconds West a distance of 400.00 feet to an iron pin; thence turning and running North 01 degree 30 minutes 15 seconds West a distance of 400.00 feet to an iron pin, which is the **TRUE POINT OF BEGINNING**.

Said property is shown as Parcel "A", containing 8.01 acres, more or less, upon a plat of survey prepared for the Willie J. Williams Estate by Cecil R. Kelly, Registered Land Surveyor #2066, dated June 5, 1987, said plat being incorporated herein by reference thereto.

AND

All that tract or parcel of land lying and being in Land Lot 413 of the 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows: Beginning at a point on the southerly right of way of U.S. Highway 278 and its intersection with the east land lot line of Land Lot 413; thence running westerly along the southerly right of way line of U.S. Highway 278 a distance of 200 feet to an iron pin and the

Bk 03736

Pg 0588

TRUE POINT OF BEGINNING; thence south parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point; thence west parallel to the southerly right of way of U.S. Highway 278 a distance of 200 feet to a point; thence north parallel to the east land lot line of Land Lot 413 a distance of 400 feet to a point on the southerly right of way of U.S. Highway 278; thence easterly along the southerly right of way of U.S. Highway 278 a distance of 200 feet, returning to the **TRUE POINTE OF BEGINNING**

TO HAVE AND TO HOLD the said described premises, 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 behoove of Grantee, subject to the matters described in Exhibit B to this deed, forever in **FEE SIMPLE**.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, as of the day and year above written.

Signed, sealed and delivered
in the presence of:

Matthew D. Sullivan

Unofficial Witness

Ashley R. Rebarck
Notary Public

My commission expires: 1/31/22

GRANTOR

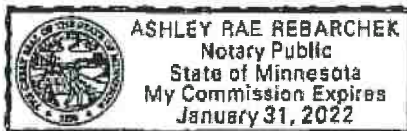
REO FUNDING SOLUTIONS II, LLC

By Castlelake I GP, L.P.

Its Managing Member

by Rudy Newell (Seal)
Rudy Newell
Its Vice President

[Affix Notarial Seal]



035107

PAULDING COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID \$ 481.20
DATE 9-2-03
TREVIA W. SHELTON
CLERK SUPERIOR COURT

2003 SEP -2 PM 4:13

PAULDING COUNTY COURTS

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF PAULDING

THIS INDENTURE, Made this the 28th day of August, in the year of our Lord Two Thousand Three (2003), between **HARRY CURTIS BAULDING, as Executor of the Last Will and Testament of WILL ALFRED BAULDING**, late of the State of Georgia, County of Paulding, deceased, of the First Part, (hereinafter called "Grantor") and **GRACE COVENANT CHURCH, INC.** of the State of Georgia, County of Paulding 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 the said Grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Probate Court of Paulding County, Georgia), for and in consideration of the sum of FOUR HUNDRED EIGHTY-ONE THOUSAND ONE HUNDRED EIGHTY-SIX (\$481,186 00) in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee to following described property:

See attached Exhibit "A" for description of 10.238 acres in Land Lot 412 of the Second District, Third Section of Paulding County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, 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: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, each Grantor herein has hereunto set his hand and seal, the day and year first above written.

Heida Wheeler
Witness

Harry Curtis Baulding (Seal)
Harry Curtis Baulding, as Executor as Aforesaid

JB
Notary Public



RECORDED 9-8 2003
TREVIA W. SHELTON, CLERK
SUPERIOR COURT, PAULDING CO

BOOK 1477 PAGE 0590

STATE OF GEORGIA
COUNTY OF PAULDING

WARRANTY DEED

THIS INDENTURE made this 25th day of September, 2008, between

THOMAS J. BAULDING, JR. and EVELYN L. BAULDING ,

as party or parties of the first part, hereinafter called Grantor, and

GRACE COVENANT CHURCH, INC. ,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in the 2nd District, 3rd section, Paulding County, Georgia and being a part of original Land Lot 412, more particularly described as follows: BEGINNING at a point located on the South right-of-way of a public paved highway known as U. S. Highway No. 278, said point being located 261 feet West of the intersection of the South right-of-way of said highway with an imaginary line which divides said Land Lot No. 412 into East and West halves; thence running South 1 degree 30 feet West a distance of 337 feet to an iron pin; thence running South 85 degrees West a distance of 212 feet to an iron pin; thence running North 1 degree 30 minutes East a distance of 358 feet to an iron pin located on the South right-of-way of said U. S. Highway No. 278; thence running in an easterly direction along the South right-of-way of said U. S. Highway No. 278 a distance of 210 feet to the Point of Beginning.

Said tract of land being more fully shown by plat of survey prepared by A. W. Robinson Surveyor, on February 24, 1969, said plat being made a part hereof by reference thereto.

Subject to any and all easements, restrictions, covenants, liens or encumbrances of public record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Cathy Kincaid

Witness

Notary Public
My commission expires

[Attach Notary Seal]



Thomas J. Baulding, Jr. (Seal)
THOMAS J. BAULDING, JR.

Evelyn L. Baulding (Seal)
EVELYN L. BAULDING

(Seal)

(Seal)

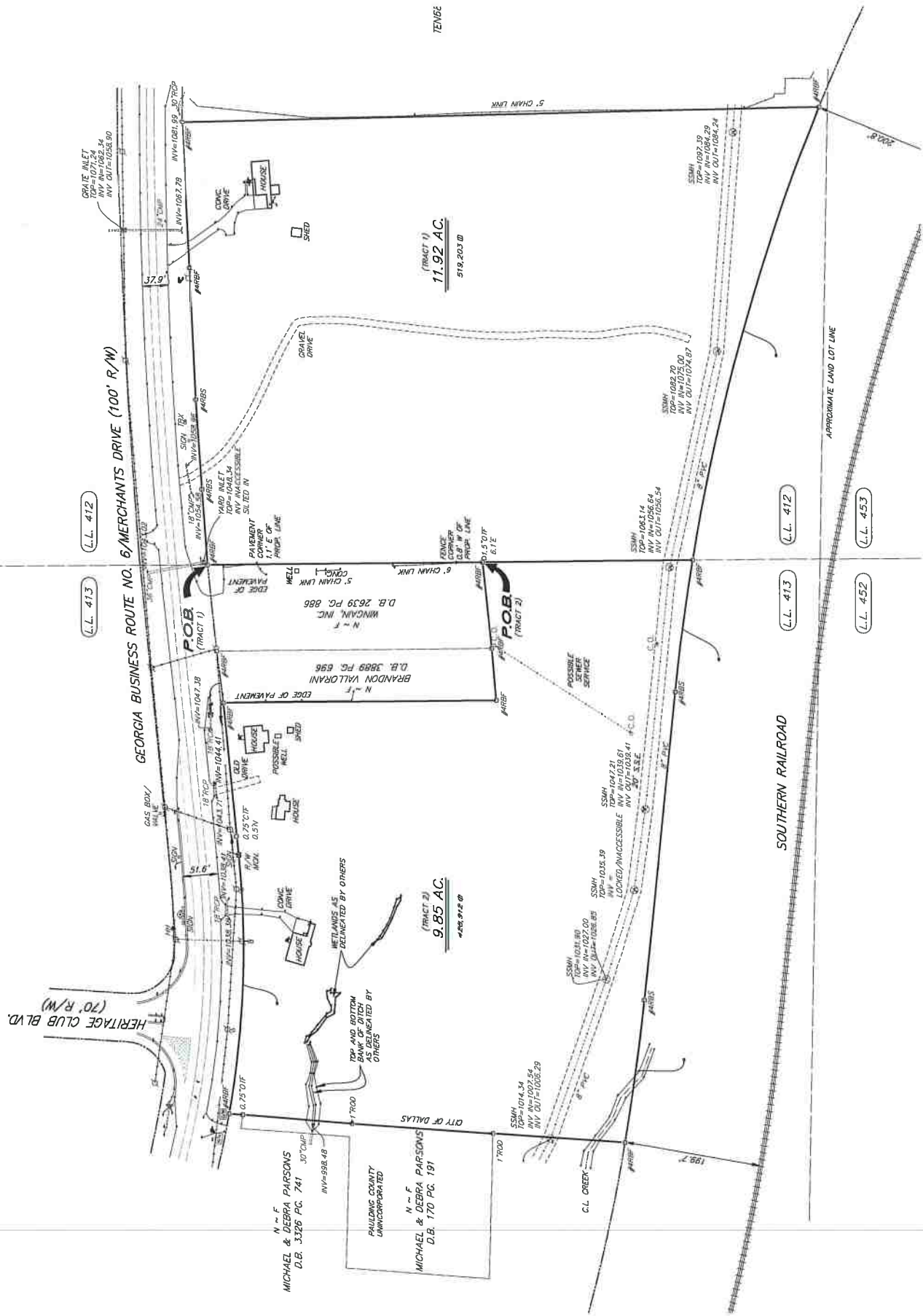
EXHIBIT "A"

All that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia and being a part of original Land Lot 412 more particularly described as follows:

BEGINNING at the intersection of the South right-of-way of Georgia Highway Business Route No. 6 with the West line of Land Lot 412; Thence running along said right-of-way North 84° 39' 43" East a distance of 109.50 feet; thence running along said right-of-way North 84° 56' 30" East a distance of 129.51 feet; thence running along said right-of-way North 86° 14' 16" East a distance of 190.28 feet to an iron pin set; thence running South 02° 14' 01" East a distance of 358.00 feet to an iron pin set; thence running North 80° 23' 38" East a distance of 212.00 feet to an iron pin set; thence running South 02° 17' 28" East a distance of 588.24 feet to an iron pin found on the North right-of-way of Southern Railroad; thence running Westerly along said right-of-way an arc distance of 679.09 feet, said arc being subtended by chord line of North 75° 27' 12" West a distance of 677.95 feet, to an iron pin found on the West line of Land Lot 412; thence running along said Land Lot line North 01° 28' 31" West a distance of 305.98 feet; thence running along said Land Lot line North 01° 28' 31" West a distance of 400.00 feet to the Point of Beginning.

Said tract containing 10.238 acres in accordance with a plat of survey prepared for the T. J. Baulding Estate, dated May 12, 2003, by Dean Olson Land Surveying, Said plat being incorporated herein by reference thereto for a metes and bounds description of subject property.

BOOK 1477 PAGE 0591



STATE OF GEORGIA
COUNTY OF PAULDING

WARRANTY DEED

THIS INDENTURE made this 25th day of September, 2008, between

THOMAS J. BAULDING, JR. and EVELYN L. BAULDING ,

as party or parties of the first part, hereinafter called Grantor, and

GRACE COVENANT CHURCH, INC. ,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in the 2nd District, 3rd section, Paulding County, Georgia and being a part of original Land Lot 412, more particularly described as follows: BEGINNING at a point located on the South right-of-way of a public paved highway known as U. S. Highway No. 278, said point being located 261 feet West of the intersection of the South right-of-way of said highway with an imaginary line which divides said Land Lot No. 412 into East and West halves; thence running South 1 degree 30 feet West a distance of 337 feet to an iron pin; thence running South 85 degrees West a distance of 212 feet to an iron pin; thence running North 1 degree 30 minutes East a distance of 358 feet to an iron pin located on the South right-of-way of said U. S. Highway No. 278; thence running in an easterly direction along the South right-of-way of said U. S. Highway No. 278 a distance of 210 feet to the Point of Beginning.

Said tract of land being more fully shown by plat of survey prepared by A. W. Robinson Surveyor, on February 24, 1969, said plat being made a part hereof by reference thereto.

Subject to any and all easements, restrictions, covenants, liens or encumbrances of public record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Cathy Kinnard
Witness

Thomas J. Baulding, Jr. (Seal)
THOMAS J. BAULDING, JR.

Evelyn L. Baulding (Seal)
EVELYN L. BAULDING

Notary Public
My commission expires

[Attach Notary Seal]



_____(Seal)

_____(Seal)



CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

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

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

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



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

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

☐ APPROVED

☐ DISAPPROVED

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

DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME

Zoning Application – Disposition Form 5/2011



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

Tax ID #:969

Item 3.

2021 Property Tax Bill

Parcel ID	Tax District	Bill #							
139440120000	02 - CITY OF DALLAS	000037							
Property Owner/Location/Description		Fair Market Value	Taxable Value						
GRACE COVENANT CHURCH INC 1052 MERCHANTS DR		127,300	50,920						
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
CITY OF DALLAS	50,920		0		50,920		4.1700000		\$212.34

Exemptions:

<p>City of Dallas GA- The law requires payment in full by December 20, 2021. If your bill is to be paid by you mortgage company through an escrow account please forward a copy of this bill to them.</p> <p>Bills are sent to the owner of a property as of January 1st. If you sold a property listed on this notice please send a copy to the new owner and call the County Tax Assessor.</p> <p>All monies will be applied to past due taxes first if applicable.</p> <p>Your check will be used as your paid receipt. If you desire a paid receipt, please enclose a self addressed stamped envelope.</p> <p>Failure to receive a bill does not exempt penalties or interest. Penalty and interest will apply as stated by state law and City of Dallas ordinance.</p>	Current Year Tax	\$212.34
	Interest	\$0.00
	Penalty	\$0.00
	Other Fees	\$0.00
	Payments Received	\$212.34
	Other Amounts Due	\$0.00
	Total Due	\$0.00
Due Date		12/20/2021
Local Option Sales Tax Information		
Mills required to produce city budget		9.94000
Mill reduction due to sales tax roll back		5.77000
Actual mill rate set by city officials		4.17000
Tax savings due to sales tax rollback		\$293.81

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



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

Parcel ID: 139440120000
Amount Due: \$0.00
Bill#: 000037
Due Date: 12/20/2021

AMOUNT PAID

GRACE COVENANT CHURCH INC
36 COACH BOBBY DODD RD
DALLAS, GA 30132

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

2021 Property Tax Statement

Kayla Amos
Paulding County Tax Commissioner
240 Constitution Blvd. Room# 3006
Dallas, GA 30132-4614
(770) 443-7581

GRACE COVENANT CHURCH INC
36 COACH BOBBY DODD RD
DALLAS, GA 30132

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-025083	11/15/2021	\$1,487.44	\$0.00	\$0.00	\$1,487.44

Map: R0009 69

Payment Good through: 12/15/2021

Location: 1052 MERCHANTS DR

Account No: R000969

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2021 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Paulding County Board of Tax Assessors
240 Constitution Blvd. Room #3082
Dallas, GA 30132
(770) 443-7606

If you believe that the fair market value placed upon your property by the Board of Tax Assessors is higher than it should be and if you can provide supporting evidence (mortgage appraisal, sales of comparable properties, etc.), then it may be in your best interest to file a property tax return with the Board of Tax Assessors requesting a review of your property appraisal. This must be done not later than April 1, 2021. Information on how to file a property tax return can be obtained from the address above.

Kayla Amos
Paulding County Tax Commissioner
240 Constitution Blvd. Room# 3006
Dallas, GA 30132-4614
(770) 443-7581



Tax Payer: GRACE COVENANT CHURCH INC
Map Code: R0009 69 Property
Description: 1052 MERCHANTS DR
Location: 1052 MERCHANTS DR
Bill No: 2021-025083
District: 02

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BND	\$127,300	\$50,920	\$0	\$50,920	2.000000	\$101.84	\$0.00	\$101.84
COUNTY M&O	\$127,300	\$50,920	\$0	\$50,920	5.210000	\$265.29	\$0.00	\$265.29
FIRE DIST	\$127,300	\$50,920	\$0	\$50,920	3.100000	\$157.85	\$0.00	\$157.85
SCHOOL M&O	\$127,300	\$50,920	\$0	\$50,920	18.750000	\$954.75	\$0.00	\$954.75
TOTALS					29.060000	\$1,479.73	\$0.00	\$1,479.73

This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate. To pay online go to pauldingcountytax.com. If you have any questions concerning this bill, please call our office at (770) 443-7581. Check Verification and Returned Check processing provided by: Envision Payment Solutions

Current Due	\$1,479.73
Penalty	\$0.00
Interest	\$7.71
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,487.44

Item 3.

1052 Merchants Dr Surrounding Properties
Name

Mailing Address

AOK PROPERTIES LLC

6685 PEACHTREE INDUSTRIAL BLVD
DORAVILLE, GA 30360

TEN68 WEST APARTMENTS LLC

4706 18TH AVE
C/O READ PROPERTY GROUP LLC
BROOKLYN, NY 11204

WINGAIN INC

4567 WORTHINGS DR
POWDER SPRINGS, GA 30127

MAZILE RONSARD

460 LEE BONE RD
DALLAS, GA 30132

Heritage Club Community Association INC.

PO BOX 2458
ALPHARETTA, GA 30023

JURNEE ENTERPRISE HOLDINGS LLC

4660 HIRAM LITHIA SPRINGS RD
POWDER SPRINGS, GA 30127-3117

OVERTON EUGENE L

465 BOULDER RUN
HIRAM, GA 30141

Tax Parcel ID

139.4.4.005.0000

139.4.3.017.0000

139.4.4.010.0000

139.4.4.009.0000

139.4.4.038.0000

148.1.1.036.0000

148.1.1.017.0000

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

THENCE RUNNING NORTH 85 DEGREES, 58 MINUTES 23 SECONDS EAST 129.51 FEET ALONG SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR SET;

THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREE 16 MINUTES 1 SECOND EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 0 DEGREES, 27 MINUTES, 13 SECONDS WEST 306.11 FEET ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES, 27 MINUTES, 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 11.92 ACRES, MORE OR LESS.

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

THENCE RUNNING NORTH 85 DEGREES, 58 MINUTES 23 SECONDS EAST 129.51 FEET ALONG SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR SET;

THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET ALONG RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREE 16 MINUTES 1 SECOND EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 0 DEGREES, 27 MINUTES, 13 SECONDS WEST 306.11 FEET ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES, 27 MINUTES, 30 SECONDS WEST 400.08 FEET ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 TO A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 11.92 ACRES, MORE OR LESS.

EVERGREEN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 412 & LAND LOT 413 OF THE 2ND LAND DISTRICT, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF LAND LOT 413, LAND LOT 412, AND THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

THENCE RUNNING NORTH 85 DEGREES 41 MINUTES 36 SECONDS EAST 109.50 FEET ALONG SAID RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO #4 REBAR SET;

THENCE RUNNING NORTH 85 DEGREES, 58 MINUTES 23 SECONDS EAST 129.51 FEET TO A #4 REBAR SET;

THENCE RUNNING NORTH 87 DEGREES 16 MINUTES 9 SECONDS EAST 190.28 FEET TO A #4 REBAR

FOUND;

THENCE RUNNING NORTH 87 DEGREES 3 MINUTES 31 SECONDS EAST 210.07 FEET TO A #4 REBAR

FOUND;

THENCE LEAVING SAID RIGHT OF WAY RUNNING SOUTH 1 DEGREES 16 MINUTES 1 SECONDS EAST 928.42 FEET TO A #4 REBAR FOUND ON THE NORTHERN RIGHT-OF-WAY OF THE SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 74 DEGREES 11 MINUTES 46 SECONDS WEST WITH A CHORD DISTANCE OF 678.80 FEET ALONG SAID RIGHT-OF-WAY TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 AND LAND LOT 412 WITH THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF NORTH 82 DEGREES 20 MINUTES 30 SECONDS WEST WITH A CHORD DISTANCE OF 192.17 FEET ALONG THE RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR SET;

THENCE RUNNING NORTH 84 DEGREES 8 MINUTES 11 SECONDS WEST 445.94 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD;

THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A CHORD BEARING OF NORTH 82 DEGREES 07 MINUTES 49 SECONDS WEST WITH A CHORD DISTANCE OF 206.58 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING NORTH 4 DEGREES 7 MINUTES 15 SECONDS EAST 205.41 FEET TO 1" ROD;

THENCE RUNNING NORTH 4 DEGREES 34 MINUTES 18 SECONDS EAST 159.29 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE RUNNING NORTH 4 DEGREES 45 MINUTES 22 SECONDS EAST 19.40 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY);

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A CHORD BEARING OF SOUTH 87 DEGREES 56 MINUTES 48 SECONDS EAST WITH A CHORD DISTANCE OF 372.27 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE TO A RIGHT-OF-WAY MONUMENT FOUND;

THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE NORTH 84 DEGREES 11 MINUTES 53 SECONDS EAST 220.49 FEET TO A #4 REBAR FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY RUNNING SOUTH 0 DEGREES 23 MINUTES 46 SECONDS EAST 397.04 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 84 DEGREES 54 MINUTES 24 SECONDS 75.17 FEET TO A #4 REBAR FOUND;

THENCE RUNNING NORTH 83 DEGREES 58 MINUTES 03 SECONDS 125.16 FEET TO A #4 REBAR FOUND ALONG THE INTERSECTION OF LAND LOT 413 & LAND LOT 412;

THENCE RUNNING NORTH 0 DEGREES 27 MINUTES 30 SECONDS WEST 400.08 FEET TO A #4 REBAR FOUND ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA BUSINESS ROUTE NO. 6/MERCHANTS DRIVE (100' RIGHT-OF-WAY); SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 21.77 ACRES, MORE OR LESS.



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

Tax ID #:969

2021 Property Tax Bill

Parcel ID	Tax District	Bill #							
139440120000	02 - CITY OF DALLAS	000037							
Property Owner/Location/Description		Fair Market Value	Taxable Value						
GRACE COVENANT CHURCH INC 1052 MERCHANTS DR		127,300	50,920						
Levies	Taxable Value	-	Exemptions	=	Net Assessment	x	Tax Rate	=	Net Tax
CITY TAX	50,920		0		50,920		4.1700000000		\$212.34

Exemptions:

--

City of Dallas GA- The law requires payment in full by December 20, 2021.

If your bill is to be paid by you mortgage company through an escrow account please forward a copy of this bill to them.

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

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

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

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

Current Year Tax	\$212.34
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$0.00
Other Amounts Due	\$0.00
Total Due	\$212.34
Due Date	12/20/2021

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



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

Parcel ID: 139440120000
Amount Due: \$212.34
Bill #: 000037
Due Date: 12/20/2021

AMOUNT PAID

GRACE COVENANT CHURCH INC
36 COACH BOBBY DODD RD
DALLAS, GA 30132

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

Owner

GRACE COVENANT CHURCH INC
36 COACH BOBBY DODD RD
DALLAS, GA 30132

Summary

Parcel Number 139.4.4.012.0000
Account/Realkey 969
Parent PIN X-REF C044B-119-
Location Address 1052 MERCHANTS DR
Zip Code 30132
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District DALLAS
Millage Rate 33.87
Acres 11.91
Neighborhood RURAL CENTRAL (R06000)
Homestead Exemption No
Landlot / District / Section 412 / 2 / 3
Subdivision
Lot #



Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
RESIDENCE - SALVAGE	1970	1x1249 / 1	1

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SMALL TRACT	Rural	3	11.91

Valuation

	2021
Previous Value	\$132,400
Land Value	\$127,300
+ Improvement Value	\$0
+ Accessory Value	\$0
= Current Value	\$127,300

Photos



Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee	Instrument
2/3/2012	0 / 0		\$0	UK	GRACE COVENANT CHURCH INC		TAXR
2/2/2009	0 / 0		\$0	UK	GRACE COVENANT CHURCH INC ,		TAXR
9/25/2008	2628 / 947	0 / 0	\$210,000	E	BAULDING THOMAS J JR & EVELYN	GRACE COVENANT CHURCH INC	WD
2/6/1997	570 / 223	0 / 0	\$0	L	BAULDING THOMAS J JR	BAULDING THOMAS J JR & EVELYN L	WD
3/17/1993	312 / 766	0 / 0	\$0	K	BAULDING THOMAS J SR ESTATE	BAULDING LEOLA	CYS
3/17/1970	5J / 186	0 / 0	\$0	U	BAULDING WILL	BAULDING THOMAS J JR	WD
1/6/1970	5I / 91	0 / 0	\$0	M	BAULDING T J ESTATE	BAULDING WILL	WD

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Sketches.

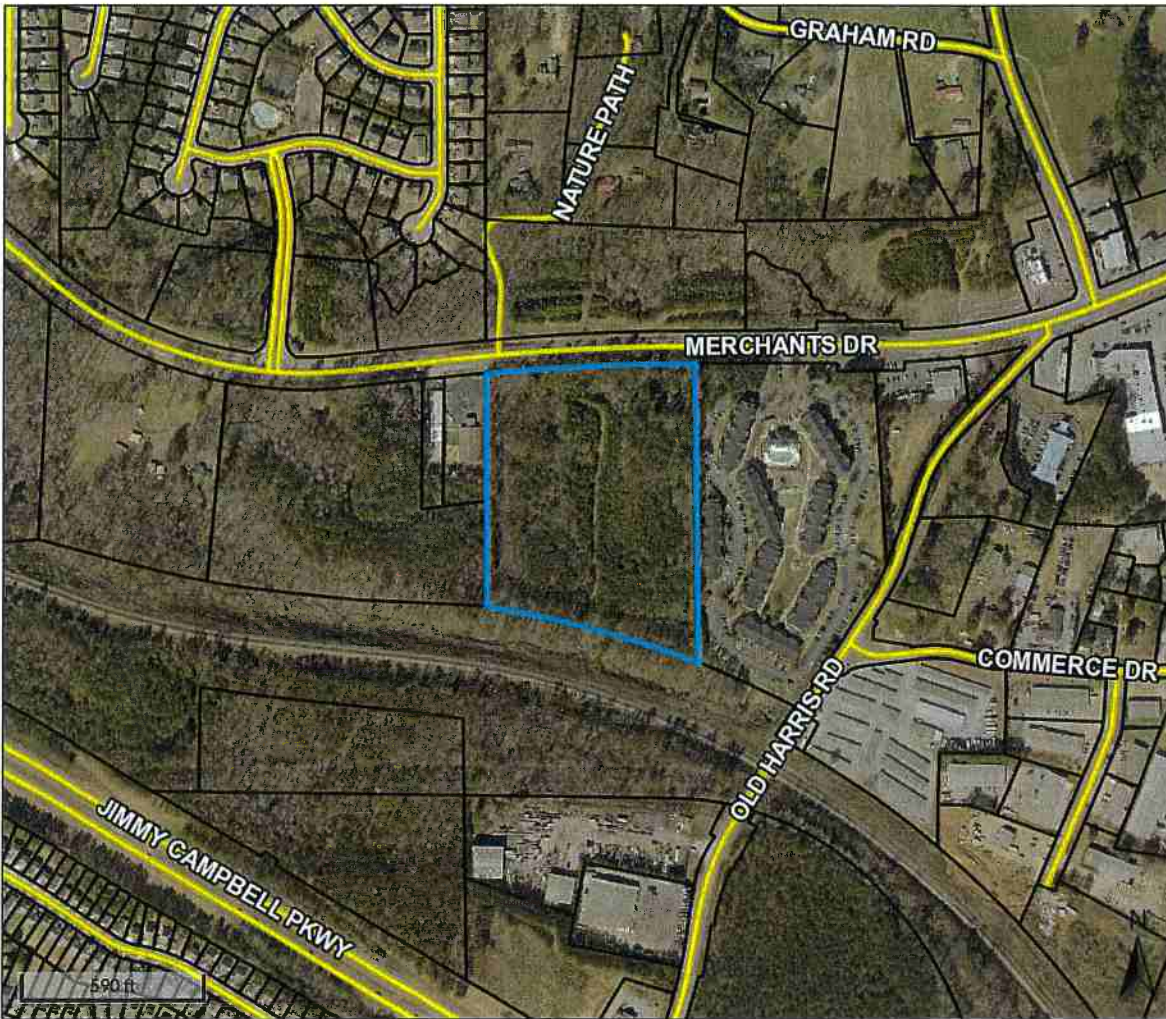
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

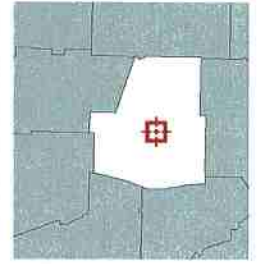
Developed by
 Schneider
 GEOSPATIAL

Last Data Upload: 3/28/2022, 7:28:35 PM




Version 2.3.181



Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

Parcel ID	139.4.4.012.0000	Alternate ID	969	Owner Address	GRACE COVENANT CHURCH INC	Last 2 Sales			
Sec/Twp/Rng	n/a					Date	Price	Reason	Qual
Property Address	1052 MERCHANTS DR	Class	Residential		36 COACH BOBBY DODD RD	2/3/2012	0	UK	U
District	DALLAS	Acreage	11.91		DALLAS, GA 30132	2/2/2009	0	UK	U
Brief	n/a				Assessed Value	Value \$127,300			

(Note: Not to be used on legal documents)

Date created: 3/29/2022

Last Data Uploaded: 3/28/2022 7:28:35 PM

Developed by  **Schneider**
GEOSPATIAL

City of Dallas
Requirements for Completing Zoning/ Rezoning, Land Use Permit,
Special Use Permit, and Medical Hardship Applications

Completed application must be submitted in person to the City Community Development Director, located at 200 Main St., Dallas, Georgia. (770.443.8110 x.1502)

Applications are accepted Monday – Friday 8:30 a.m. until 3:30 p.m.

Applications will be time/date stamped.

1. Completed Zoning/Rezoning Application with notarized signatures of applicant(s), titleholder(s) and representative(s). Each applicant and titleholder must submit an application with original signature(s) and notarization.
2. Completed Applicant / Representative Attendance form with notarized signatures of applicant(s), titleholder(s) and representative(s).
3. Completed Disclosure Statement (Required by O.C.G.A. 36-67A) disclosing property interest, financial interest and campaign contribution. (A form shall be completed and submitted for each applicant and each representative).
4. Completed Legal Notice Zoning/Rezoning form.
5. Two (2) copies of the boundary survey prepared by a registered surveyor, drawn to scale, showing north arrow, land lot and district, dimensions, acreage and location of the tract. The preparing surveyor's seal shall be affixed to the plat and signed. All copies shall be to scale, and separately and individually folded to 8½" x 11". Boundary survey acreage must match application and legal description acreage, exactly.
6. Twenty (20) copies of a site plan must be easily legible, drawn to scale, prepared, signed and sealed by an engineer and/or a registered surveyor, clearly depicting the requested zoning/ rezoning, land use permit, special use permit or medical hardship (see attached site plan requirement sheet for additional requirements). All copies shall be to scale, and separately and individually folded to 8½" x 11" (refer to Site Plan Requirements form).
7. Provide one (1) copy of an 8½" x 11" site plan. (May be reduced scale)
8. A current legal description, including acreage, of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than what has been requested for zoning / rezoning, land use permit, special use permit or medical hardship.
9. If the request is for a lot within a subdivision, a copy of the signed and recorded final plat must be submitted.
10. A copy of the warranty deed that reflects the current owner(s) of the property.
11. The applicant must furnish, in list form, the names, mailing address, and tax parcel ID number of all adjoining property owners, including the property owners across the road and to the rear, or any persons located along a joint access easement. It is the sole responsibility of the applicant to provide correct current information, and the applicant acknowledges that the data provided by the Tax Assessor's Office may not be current or correct. Failure, by the applicant, to provide correct information may result in the application being declared void.
12. Documentation from the Tax Commissioner that the tax levied against the property has been paid and is current.
13. Applications for medical hardships, must include an original, notarized doctor's certificate stating the name of the person, a description of the physical condition, an explanation of why the person needs to live in close proximity to receive care and any other supporting evidence.
14. The filing fee and sign fee shall be paid at the time of filing and is non-refundable.
15. The City Manager or his representative, The Dallas Planning Commission, and the Mayor and City Council may request additional information.
16. Applicant(s)/Representative(s) acknowledge and accept all responsibility for completeness of the application, as presented. If, upon further review by the City Manager or his representative, any information is lacking, unclear, or deemed incomplete, Applicant(s)/Representative(s) understand the application will not be placed on the agenda until such information is addressed and provided.



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____

Hearing Dates: PC: _____ CC: _____

Item 4.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Brian Stover Business phone: Beth Taglieber 770 560 5805 Cell: Brian Stover 404-483-0991

Address: 105 Village Walk Ste 180 Home phone: _____

City: Dallas State: GA Zip: 30132 Fax phone: _____

E-mail address: whitescreekbuilders@gmail.com

Applicant's Signature

Brian Stover
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

10/10/2024
Date Notary Commission Expires

Representative: _____ Phone: _____ Cell: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail address: _____ Fax phone: _____

Representative's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Titleholder: Brian Stover Business phone: 404-483-0991 Home phone: _____

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

Address: 105 Village Walk City: Dallas State: GA Zip: 30132

Signature

Brian Stover
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

10/10/2024
Date Notary Commission Expires

Property Information

Present Zoning Classification: Industrial Requested Zoning Classification: Residential

Total Acreage of Zoning/Rezoning Application: 16.59 Acreage of Titleholder: _____

Land Lot(s): 207 208 209 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): _____

Location of Property: 310 Pumpkinvine Trl Dallas GA 30132

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

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

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: _____ Approve _____ Disapprove _____ No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: _____ Approve _____ Approve as different classification _____ Disapprove

Conditions, reasons, stipulations: _____

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



I / WE (Choose one), Brian Stover
 HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 207 208 209
 IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
 AT 30 Pumpkinvine Trl. WITHIN THE CITY OF DALLAS, GEORGIA,
 FROM A ZONING DISTRICT OF Industrial TO A ZONING DISTRICT OF
Residential SUBJECT TO PUBLIC HEARING TO BE HELD AT
 7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
 CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
 MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20____.

I / WE (Choose one)

HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S)

Brian Stover

APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____

AND THE WEEK OF: _____

AND THE WEEK OF: _____

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



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

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

☐ APPROVED

☐ DISAPPROVED

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

DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME



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

3/27/2022

Brian Stover
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

10/10/2024

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

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



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

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

3/21/2022
Date

[Signature]
Applicant



CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

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

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

Proclamation



Item 5.

53rd ANNIVERSARY OF MUNICIPAL CLERKS WEEK May 1 - 7, 2022 PROCLAMATION 2022-03

- Whereas,** The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and
- Whereas,** The Office of the Municipal Clerk is the oldest among public servants; and
- Whereas,** The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and
- Whereas,** Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and
- Whereas,** The Municipal Clerk serves as the information center on functions of local government and community; and
- Whereas,** Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and
- Whereas,** It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

Now, therefore, I, L. James Kelly, Mayor of the City of Dallas, Georgia, do hereby resolve that the City of Dallas declares May 1-7, 2022, as Municipal Clerks Week; and

Further extend appreciation to our Municipal Clerk, Tina Clark and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand this Second Day of May, in the year of our Lord, Two Thousand Twenty-Two, and in the City of Dallas, Georgia.

Mayor L. James Kelly

APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint Sharone Thomas to serve as Resident Commissioner of the Housing Authority of the City of Dallas for a 1year period effective July 1, 2022 and to expire June 30, 2023.

Mayor, City of Dallas, Georgia

Seal

Attest:

City Clerk

Commissioner's Oath of Office

I, Sharone Thomas, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.

Commissioner

State of Georgia

County of Paulding

Subscribed and sworn to before me this _____ day of May 2022.

Notary Public

Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia

City Clerk

Date

APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint Danita Elrod to serve as Commissioner of the Housing Authority of the City of Dallas for a 5 year period effective July 1, 2022 and to expire June 30, 2027.

Mayor, City of Dallas, Georgia

Seal

Attest:

City Clerk

Commissioner's Oath of Office

I, Danita Elrod, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.

Commissioner

State of Georgia

County of Paulding

Subscribed and sworn to before me this _____ day of May 2022.

Notary Public

Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia

City Clerk

Date



STAFF ACTION ITEM

MEETING DATE: 05/02/2022

TITLE: Ord Amendment 4-83; OA-2022-02; Sales volume ration for select businesses.

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Ordinance Amendment OA-2022-02; Sales volume ratio for select businesses.

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Consideration to add “and distilled spirits” to Ordinance 4-83.

ORDINANCE AMENDMENT

OA-2022-02

CHAPTER – 4 -ALCOHOLIC BEVERAGES

Article VII. Consumption on Premises of Alcoholic Beverages

Sec. 4-83 – Sales volume ratio for select 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 consumption and sales of alcoholic beverages including beer, wine and distilled spirits 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 Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City's residences for their safety, health and welfare including regulation of consumption and sales of alcoholic beverages including beer, wine and distilled spirits within the City of Dallas, Georgia, that Chapter 4 – Alcoholic Beverages, Article VII. Consumption on Premises of Alcoholic Beverages, Sec. 4-83 – Sales volume ratio for select businesses be amended.

THEREFORE, be it ordained by the Mayor and Council of the City of Dallas, Georgia that the Code of Ordinances of the City of Dallas, Georgia be amended as follows:

Sec. 4-83. Sales volume ratio for select businesses.

- (a) Any business required to pay a business occupation tax that does not meet the criteria in section 4-82, section 4-84, or section 4-85 may obtain a consumption on premises license for malt beverages, wine and distilled spirits subject to the following conditions:
 - (1) The sale of alcoholic beverages shall be clearly incidental to the primary business conducted on the premises.
 - (2) Consumption on the premises licensees shall maintain at least 60 percent of their business volume from the sale of merchandise or services not including alcoholic beverages. The 60 percent ratio shall be determined on a calendar quarter basis on the monthly report submitted by each licensee.

- (3) Monthly reports for the preceding month's alcoholic beverages, merchandise and retail or services sales shall be submitted on forms provided by the City of Dallas, Georgia on or before the 20th day of the month.
- (4) To qualify for a license, a retail or business establishment must be open to the public for business a minimum of 32 hours per week.

All other existing Sections of Chapter 4 Alcoholic Beverages shall remain in full force and effect and this Amendment is to change the Sec. 4-83. Sales volume ratio for select business.

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GOERGIA, THIS THE ____ DAY OF _____, 2022.

JAMES KELLY, MAYOR

LEAH ALLS, Councilmember

NANCY ARNOLD, Councilmember

MICHAEL CASON, Councilmember

JAMES HENSON, Councilmember

COOPER COCHRAN, Councilmember

CHRISTOPHER CARTER, Councilmember

ATTEST:

TINA CLARK, CITY CLERK



STAFF ACTION ITEM

MEETING DATE: 05/02/2022

TITLE: Battlefield Trail Phase II – PI0012885 – Project Change Order #1 & #2

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Battlefield Trail Phase II – PI0012885 – Project Change Order #1 & #2

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$202,553.37

INFORMATION:

Request approval to execute project change order #1 & #2.

Please see change order documents attached.



STAFF ACTION ITEM

MEETING DATE: 05.02.2022

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Approval for a new 2022 Police Interceptor Utility for Public Safety.

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

\$46,767.80 to be paid out of Cap. Splost.

INFORMATION:

Description of request.