City Council Regular Meeting

Monday, October 06, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

AGENDA

PUBLIC HEARING

Prior to Regular Meeting, a Public Hearing was held:

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

A.

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

B.

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

C. Public Hearing regarding the Proposed Vape Shop/Thrift Shop/Convenience Store Moratorium

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

1. Dr. Kathy Melton, Shepherd's Rest Ministries: Proclamation 2025-07; Domestic Violence Awareness Month

MINUTES APPROVAL

2. Monday, September 8, 2025, Regular Meeting Minutes

3. Monday, September 29, 2025, Special Called Meeting Minutes

CONSENT AGENDA

4. Enter into a contract agreement with Inframark Automation & Intelligence for completion of the Pumpkinvine Creek WPCP SCADA Migration/Update; total cost of $202,940.00

5. Enter into a contract agreement with Ardurra for completion of the Historic Resources Survey Update: Downtown Historic District; total cost of $50,000.00.

OLD BUSINESS

6. Second Read: OA 2025-05 An amendment to the City Noise, Animal noise ordinances

NEW BUSINESS

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

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

9. Resolution 2025-14: A resolution urging GDOT to prioritize and complete the state-approved roundabout at Merchants, Legion and East Memorial.

10. Resolution 2025-15: A Resolution Re-Affirming the Policy of the City Regarding Executive Sessions

11. Resolution 2025-16: SPLOST (2017) - Reallocation Authorization

12. Resolution 2025-17: Main Street Bylaws update

13. Enter into and execute the Georgia Department of Natural Resources – Environmental Protection Division (EPD); Consent Order, Unpermitted Discharge of Untreated Sewage, dated September 22, 2025.

14. Special Use (Animated) Sign Permit, Peoples Baptist Church: 201 Buchanan Street

15. Warranty Bond Release Bond No. 2023-08 Oakwood Subdivision (Sewer Only)

16. First Read: Ordinance Amendment OA 2025-06 - Disorderly Conduct

17. First Read: Moratorium on Vape Shops/Thrift Shops/Convenience Stores

ADDITIONAL/COMMENTS

ADJOURNMENT

STAFF ACTION ITEM
PUBLIC HEARING

MEETING DATE: *10/06/2025*

TITLE: ***A-2025-02: ANNEXATION PUBLIC HEARING***

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

PRESENTED BY: ***Brandon Rakestraw – Community Development Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

A-2025-02: ANNEXATION PUBLIC HEARING

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

HISTORY/PAST ACTION:

Planning Commission – Public Hearing; September 25, 2025

INFORMATION:

A-2025-02: ANNEXATION PUBLIC HEARING

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

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

A-2025-02 & Z-2025-03 – Planning & Zoning Staff Document

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

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

HEARING DATES
Planning Com
09/25/2025 at 6:00 PM
City Council:
10/06/2025 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_PC Notification Letter
Attachment E – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC _PCSS Notification Letter
Attachment F – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Elite Engineering_Notification Letter
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Attachment H - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_LEGAL NOTICE
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Attachment J - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Proposed Housing Elevations

STAFF COMMENTS:

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

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

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

ADJACENT ZONING	ADJACENT DEVELOPMENT
NORTH: R-2 Paulding	**NORTH: Allens Creek Subdivision (Paulding)**
EAST: R-2 City	**EAST: Oakmont Subdivision (City)**
SOUTH: R-2 Paulding	**SOUTH: Single Family Property**
WEST: R-2 Paulding	**WEST: Single Family Property**

B. Permitted Use impact on adjacent properties

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

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

- *None*

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

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

E. Supported by current conditions

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.

2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.

3. Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be $1,843.00 per lot.

4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

5. Owner/developer shall provide a minimum 10-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

6. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.

8. Owner/developer shall comply, design, and construct all offsite water system improvements and/or upgrades required by Paulding County Water System.

9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.

10. A Homeowners Association shall be required for the development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed. All homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 21% (Five (5) units) of the overall 24-unit lot count.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 zoning district as written in the City of Dallas Code of Ordinances.

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

ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application #: A-2025-02 & Z-2025-03

Hearing Dates: PC: 9-25-25 CC: 10-6-25

ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell:

Address: 2928 GEORGE BUSBBE PKWY NW, SUITE 526 Home phone:

City: KENNESSAW State: GA Zip: 30144-4887 Fax phone:

E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

ABIMBOLA KAFILAT AKANJU

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

8/12/2028

Date Notary Commission Expires

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 08/15/2028

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell:

Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132

E-mail address: JJONES@ELITEOFGA.COM Fax phone:

Representative's Signature

JONATHAN JONES

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

02-20-2029

Date Notary Commission Expires

CHARLES WARREN NOTARY PUBLIC PAULDING COUNTY GEORGIA EXPIRES 02/20/2029

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone:

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

Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESSAW State: GA Zip: 30144-4887

Signature

OLUWATOYIN ONI AND EGUNDOYIN ONI

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

8/12/2028

Date Notary Commission Expires

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 08/15/2028

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)

Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES

Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

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

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

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

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

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

Conditions, reasons, stipulations:

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

Conditions, reasons, stipulations:

Revised 7/2019

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Applicant / Representative Attendance Required

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

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

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

Jonathan Jones
Signature of Applicant/Representative

6-20-2025
Date

CHARLES WARREN NOTARY PUBLIC PAULDING COUNTY GEORGIA EXPIRES 02/20/2029

Jonathan Jones
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Charles Warren
Notary Public Signature

02-20-2029
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

6/20/25
Date

Jonathan Jones
Applicant

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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Signature of Applicant/Representative

06/16/25
Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Signature of Applicant/Representative

Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Revised 3/2019

A-2025-02 + Z-2025-03
Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

06/16/25
Date

Applicant

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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Egunt
Signature of Applicant/Representative

06/16/2025
Date

Egundoyin Ajini Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date

Egundoyin Ajini Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

06/16/2025
Date

Egundoyin
Applicant

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Applicant / Representative Attendance Required

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Toyin Oni
Signature of Applicant/Representative

06/16/25
Date

Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA 08/15/2028

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

Toyin Oni
Signature of Applicant/Representative

06/16/25
Date

Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA 08/15/2028

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

06/16/25
Date

Toyin Oni
Applicant

eFiled and eRecorded
DATE: 03/15/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT61: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

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

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

LIMITED WARRANTY DEED

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

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

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

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

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

See Exhibit A attached hereto and made a part hereof.

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

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

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

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Oluwatoyin Paul Oni

Notary Public
My Commission Expires:
[Attach Notary Seal]

EDWARD GOODGAME NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPTEMBER 9, 2025

EXHIBIT "A"

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

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

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

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

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-052829	R0033 21	535 HOMER COCHRAN RD	$2,755.20	$0.00 Fees: $0.00	$0.00	$2,755.20	$0.00
		Totals:	**$2,755.20**	**$0.00**	**$0.00**	**$2,755.20**	**$0.00**

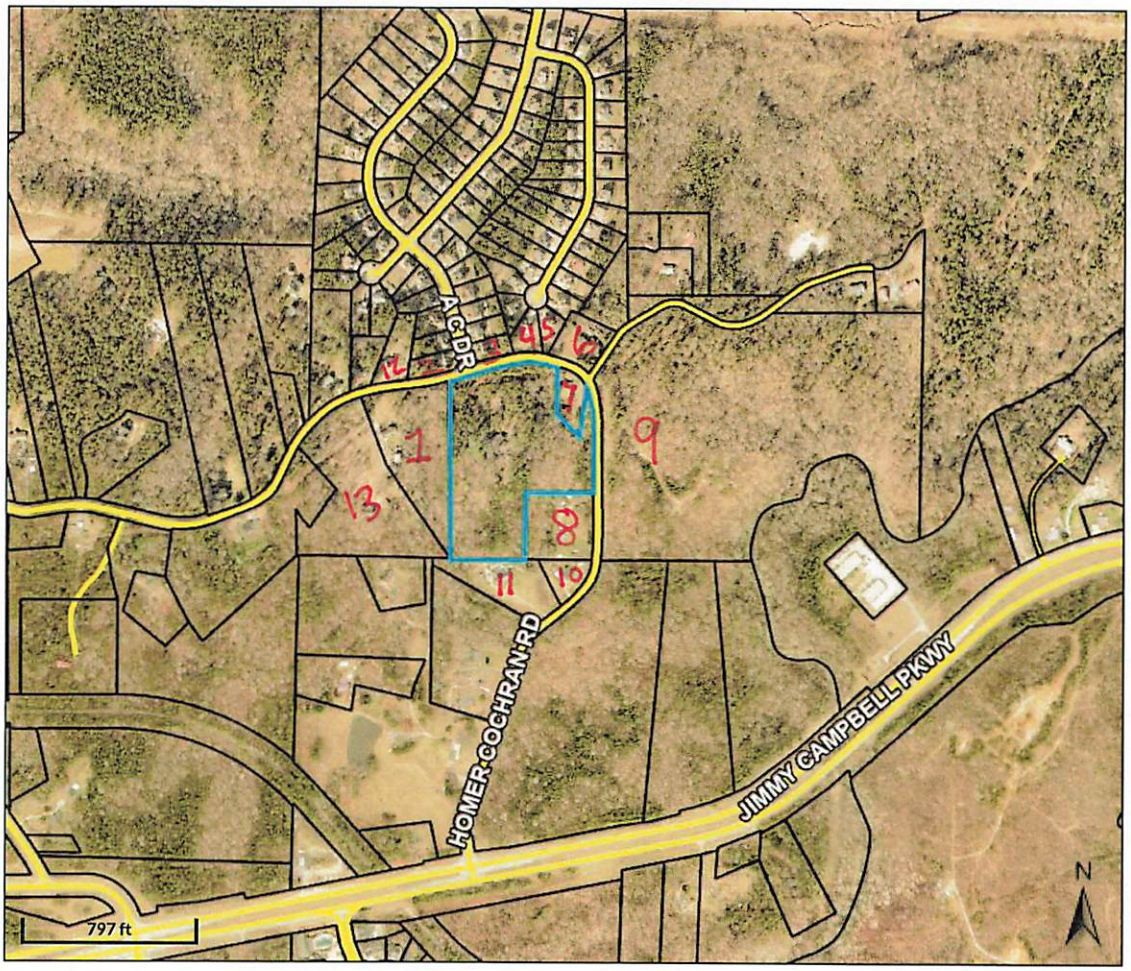
Paid Date: 12/02/2024 **Charge Amount:** $2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132

Scan this code with your mobile phone to view this bill

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

qPublic.net™ Paulding County, GA



Overview

Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	135.2.1.033.0000	**Alternate ID**	3321	**Owner Address**	ONI OLUWATOYIN PAUL ONI EGUNDOYIN AJINI 2928 GEORGE BUSBY PKWY 526 KENNESAW, GA 30144	**Last 2 Sales**			
Sec/Twp/Rng	n/a					**Date**	**Price**	**Reason**	**Qual**
Property Address	535 HOMER COCHRAN RD	**Class**	Residential			8/9/2024	0	U	U
		Acreage	9.29			3/14/2024	0	L	U
District	COUNTY								
Brief Tax Description	n/a (Note: Not to be used on legal documents)			**Assessed Value**	Value $285,000				

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

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

Developed by SCHNEIDER GEOSPATIAL

"ATTACHMENT B"

RECORDING INFORMATION

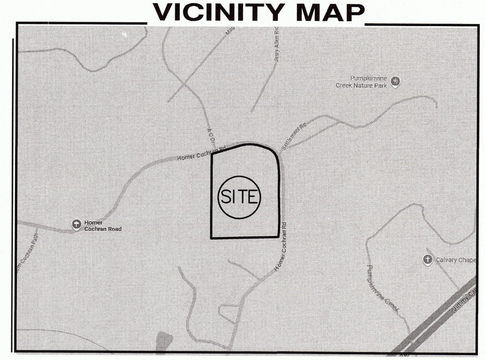
GRID
GA. WEST

Retracement Survey For
Ted Bricks And Mortar LLC

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

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

VICINITY MAP



SURVEY NOTES

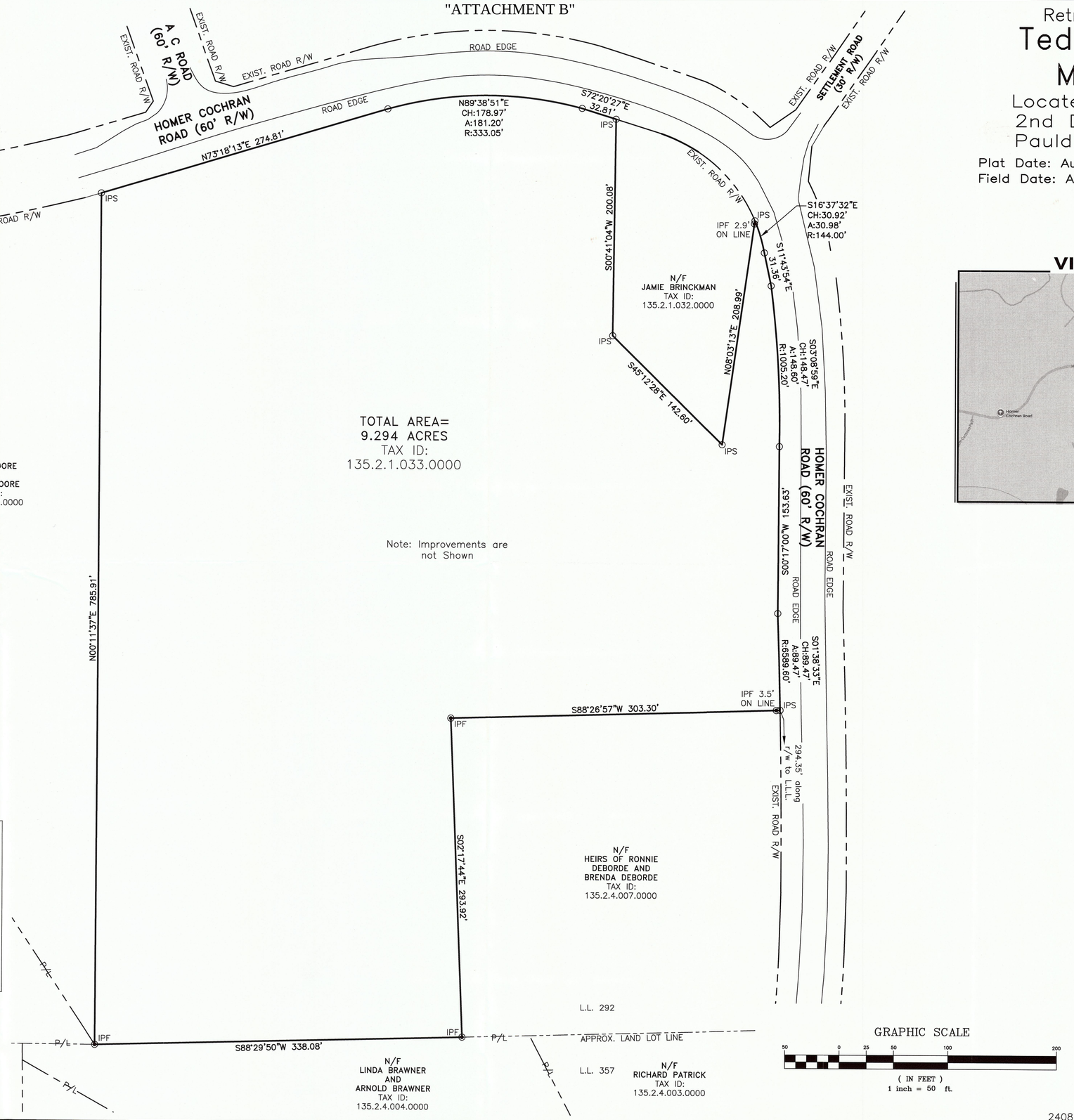
1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat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

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BENTLEY

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

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

NO.	DATE	DESCRIPTION	BY



GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

24086surv1.dwg

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

9.294 Acres
535 Homer Cochran Road

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

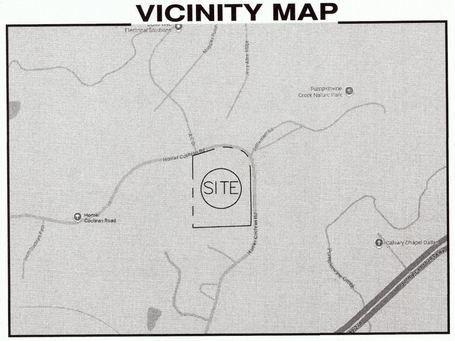
COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

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

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

"ATTACHMENT C"

VICINITY MAP



SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- PROP. LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING ROAD
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- OPEN SPACE AREA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

1. BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER :
   TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY, UNIT 526, KENNESAW GA 30144
   AMAKANJU@HOTMAIL.COM
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 W I PKWY, PO BOX 799, DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. CURRENT ZONING : R-2 COUNTY
   PROPOSED ZONING: R-2 CITY
   TOTAL SITE AREA = 9.294 ACRES
   TOTAL NUMBER OF LOTS = 24
   MAX. LOTS ALLOWED = 28 LOTS
   PROPOSED LOTS = 24 LOTS
   MAX. DENSITY = 3 U/AC
   PROP. DENSITY = 2.58 U/AC
   REQUIRED OPEN SPACE = 2.32 AC
   PROVIDED OPEN SPACE = 2.33 AC
   MAX. BUILDING HEIGHT = 35 FEET

SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
10. WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
12. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
13. NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
14. NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

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

N/F KATHY RENE GRAHAM TAX ID: 135.1.2.020.0000 ZONED: R-3
N/F HENRY FOSTER JR TAX ID: 135.2.1.034.0000 ZONED: R-3
N/F GREGORY B STEWART & MARQUITA V JONES TAX ID: 135.2.1.035.0000 ZONED: R-3
GINA CIANELLI TAX ID: 135.2.1.036.0000 ZONED: R-3
N/F MICHAEL A ROSS & YVONNE C ROSS TAX ID: 135.2.1.034.0000 ZONED: R-2
N/F JAMIE BRINCKMAN TAX ID: 135.2.1.032.0000 ZONED: R-2
N/F CLARA MOORE AND JOSEPH MOORE TAX ID: 135.1.2.007.0000 ZONED: R-2
N/F ANTHONY J VERIOTTO & CHRISTI J VERIOTTO TAX ID: 135.1.3.008.0000 ZONED: R-2
N/F HEIRS OF RONNIE DEBORDE AND BRENDA DEBORDE TAX ID: 135.2.4.007.0000 ZONED: R-2
N/F LINDA BRAWNER AND / ARNOLD BRAWNER TAX ID: 135.2.4.004.0000 ZONED: R-2
N/F RICHARD PATRICK TAX ID: 135.2.4.003.0000 ZONED: R-2

HOMER COCHRAN ROAD (60' R/W)
A C ROAD (60' R/W)
PAULDING
EXIST. ROAD R/W
ROAD EDGE
PROPOSED ROAD (50' R/W)
TRACE LANE (50 R/W)
OAKMONT DRIVE (60 R/W)
SETTLEMENT ROAD (30' R/W)
10' PERIMETER BUFFER
15' NO ACCESS EASEMENT
EXISTING OAKMONT SUBDIVISION ZONED R-2
MAIL KIOSK
SWP
EX ENTRANCE IS APPROX. 675' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 450' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 375' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 328' FROM PROP. ENTRANCE
310' TO SETTLEMENT ROAD FROM PROP. ENTRANCE
2,325' TO JIMMY CAMPBELL PKWY (HWY 278) FROM PROP. ENTRANCE
294.35' along r/w to L.L.L.
L.L. 292
L.L. 357

LOT	SQ. FT.
1	9,830
2	8,500
3	8,566
4	8,625
5	8,990
6	8,855
7	8,504
8	9,298
9	9,250
10	8,860
11	8,517
12	8,517
13	8,517
14	8,517
15	9,667
16	8,544
17	8,698
18	8,625
19	8,519
20	10,424
21	10,651
22	10,785
23	11,679
24	10,527

CALL BEFORE YOU DIG

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

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

No.	REVISION	DATE:

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

GEORGIA REGISTERED NO. 27186 PROFESSIONAL ENGINEER JONATHAN F. JONES

PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292 2ND DISTRICT 3RD SECTION

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

THE CITY OF DALLAS GEORGIA
1854

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

July 9, 2025

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

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

Dear Mr. Estes:

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

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

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

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District
Enclosure

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

ORIGINAL

THE CITY OF DALLAS GEORGIA

1854

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

July 9, 2025

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

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

Dear Mr. Barnette:

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

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

Respectfully,

Brandon Rakestraw
Community Development Director

Enclosures: Paulding County Board of Commissioners Notice

ORIGINAL

THE CITY OF DALLAS GEORGIA

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

July 8, 2025

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

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

Dear Mr. Jones:

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

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

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

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

Sincerely,

Brandon Rakestraw
Community Development Director

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

enc: Surrounding Property Owner Notification Template - Exhibit A

ORIGINAL

THE CITY OF DALLAS GEORGIA

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

August 26, 2025

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

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

Dear Mr. Jones:

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

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

ORIGINAL

A-2025-02
Z-2025-03

CITY OF DALLAS
LEGAL NOTICE
ANNEXATION & ZONING/REZONING

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

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

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

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

This the *4th* day of *September*, *2025*

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

THE CITY OF DALLAS GEORGIA

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

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

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

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This the *4th* day of *September*, *2025*

Ted Bricks & Mortar, LLC (Applicant)

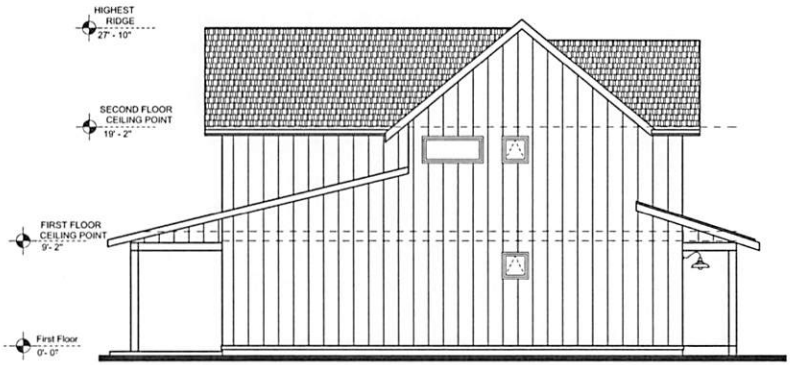
Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

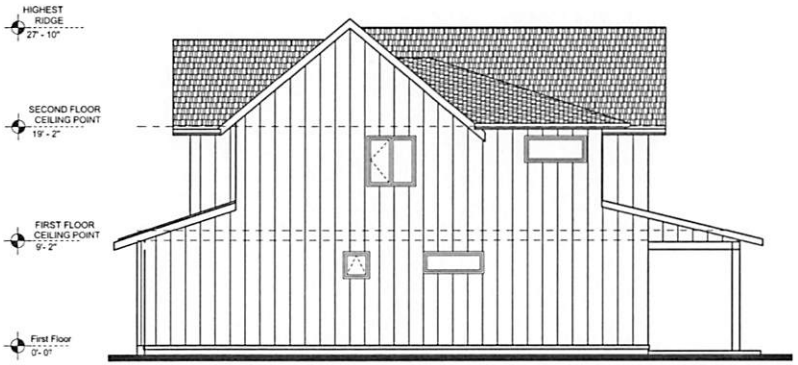
Sincerely,

Brandon Rakestraw
Community Development Director

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



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



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

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

RELEASE FOR CONSTRUCTION

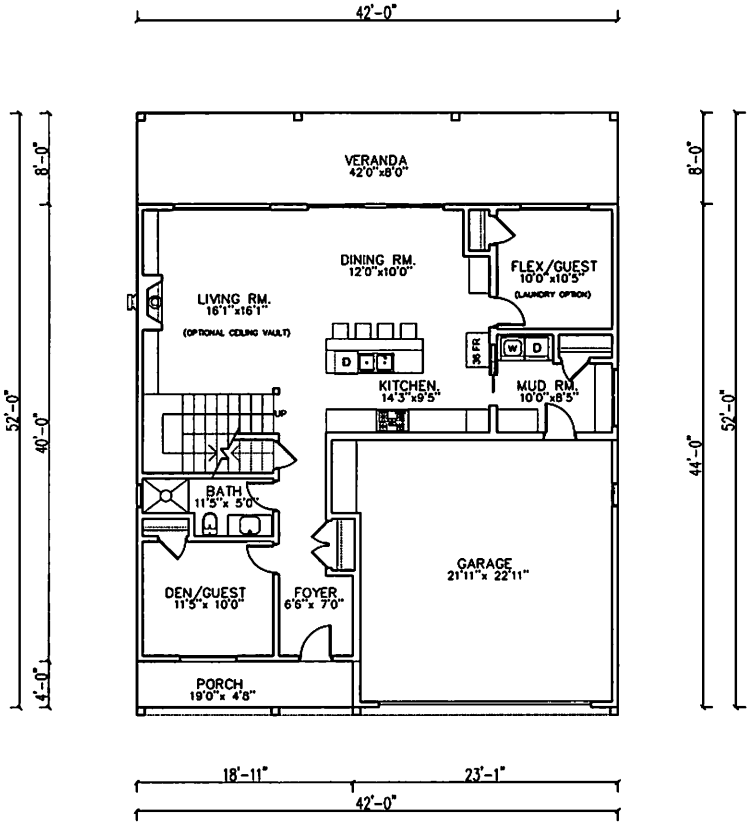
CHIMA NWOSU

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

Modern Farmhouse Plan with Two Flex Rooms

ELEVATIONS

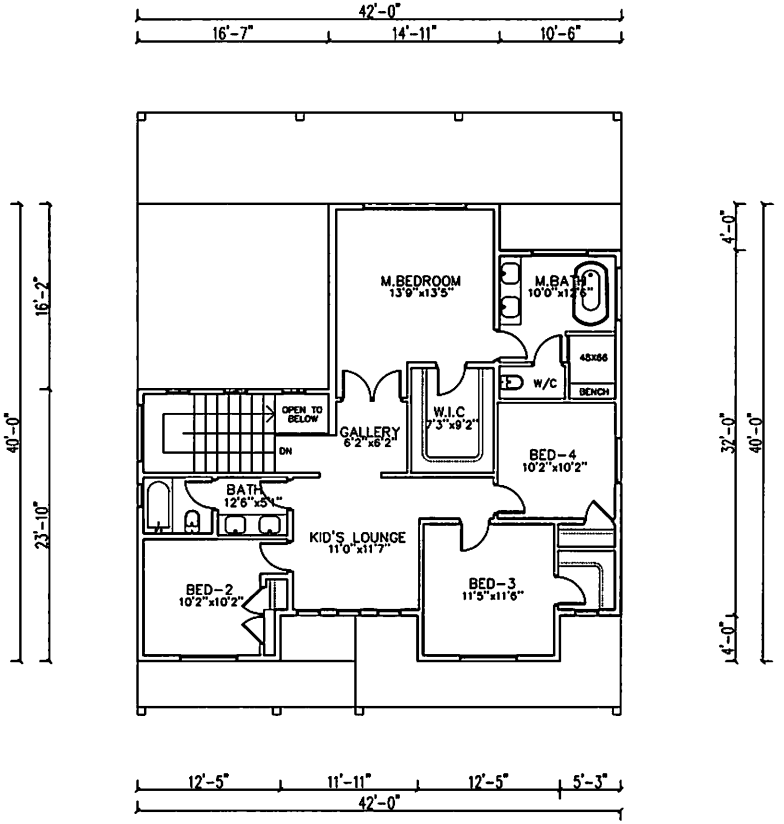
Project number
Date
Drawn by
Checked by



FIRST FLOOR PLAN

1229 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1301SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

BOLIGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	

Modern Farmhouse Plan with Two Flex Rooms

FLOOR PLANS

Project number	
Date	
Drawn by	
Checked by	

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

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

Modern Farmhouse Plan with Two Flex Rooms

3D RENDERINGS

39

Project number
Date
Drawn by
Checked by

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

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

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

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

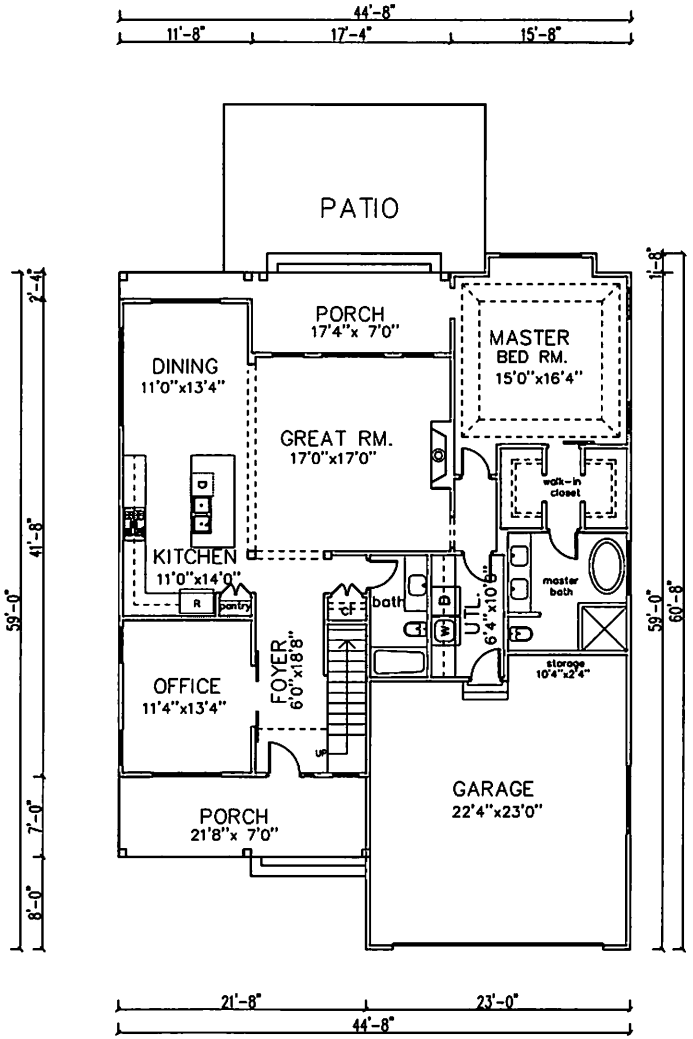
RELEASE FOR CONSTRUCTION

CHIMA NWOSU

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

New American Cottage with a Home Office
ELEVATIONS

Project number
Date
Drawn by
Checked by



FIRST FLOOR PLAN

1619 SQFT

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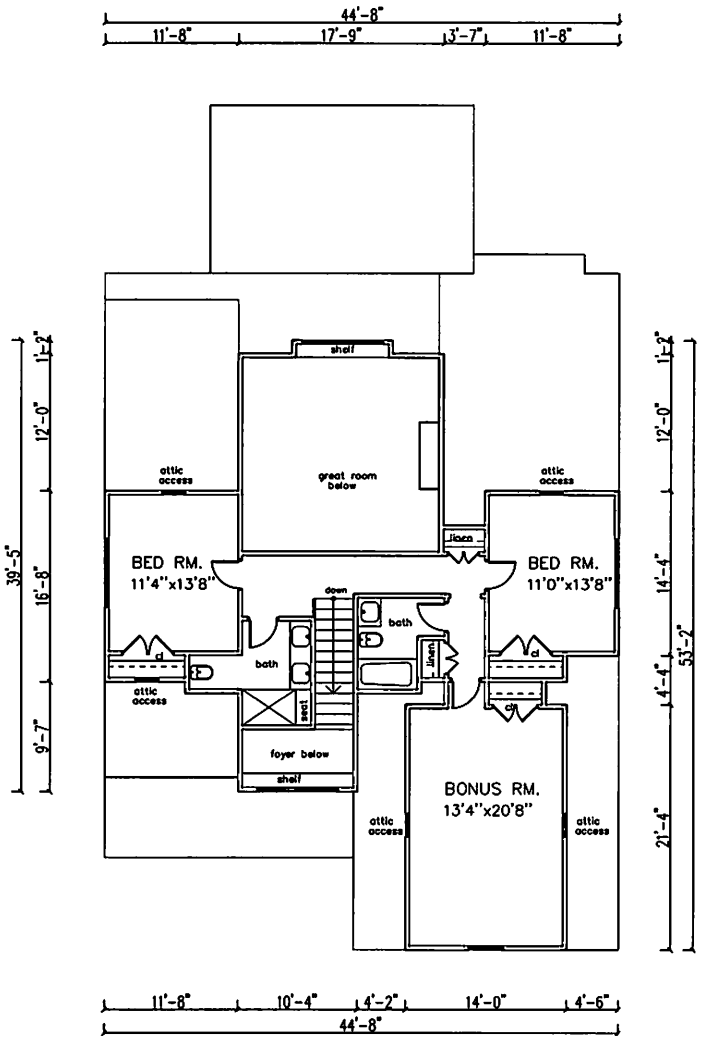


SECOND FLOOR PLAN

1057 SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

New American Cottage with a Home Office

FLOOR PLANS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

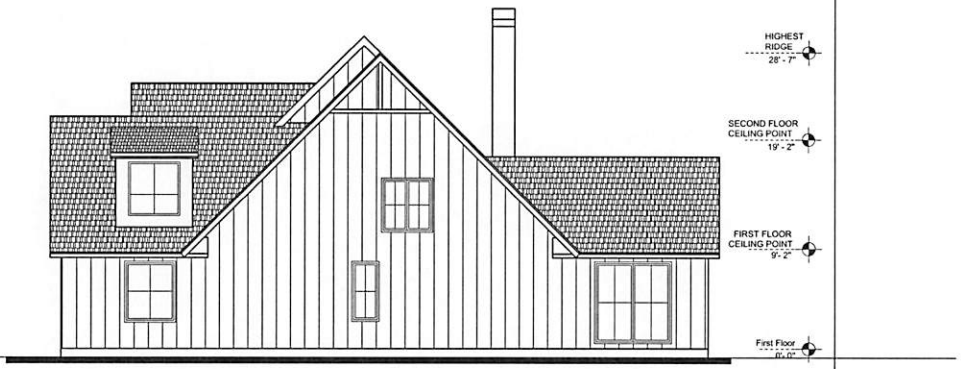
ROUGH DRAFT DATE:
PRE-FINALS DATE:
FINAL PLANS DATE:

New American Cottage with a H
Office
3D RENDERINGS

Project number
Date
Drawn by
Checked by

3

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



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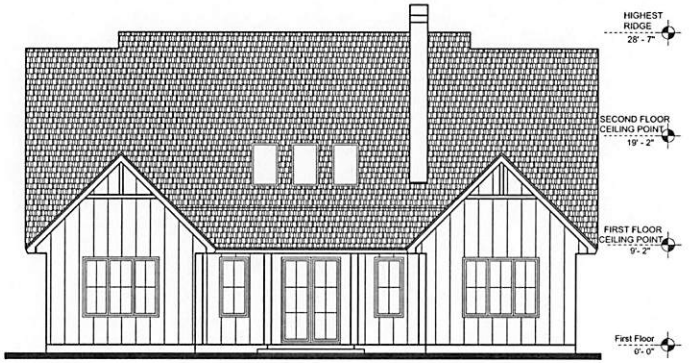
LEFT VIEW ELEVATION
1/8 " = 1-0"



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

RELEASE FOR CONSTRUCTION

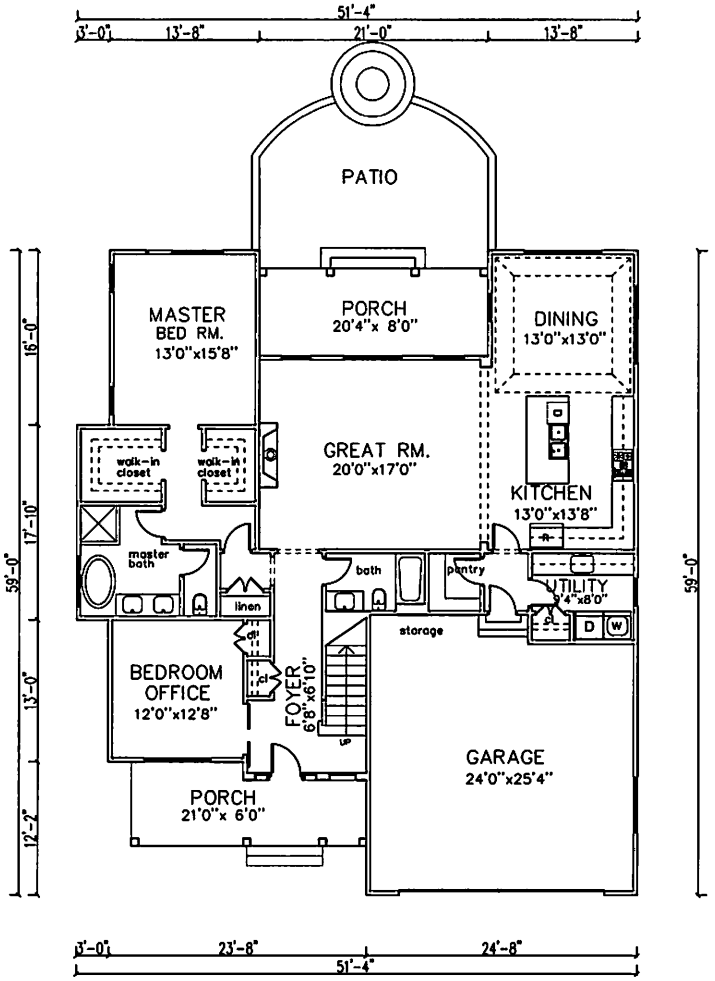
CHIMA NWOSU

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

Narrow Two-story Modern Farmhouse Plan with Front-entry Garage
ELEVATIONS

Project number	
Date	
Drawn by	
Checked by	

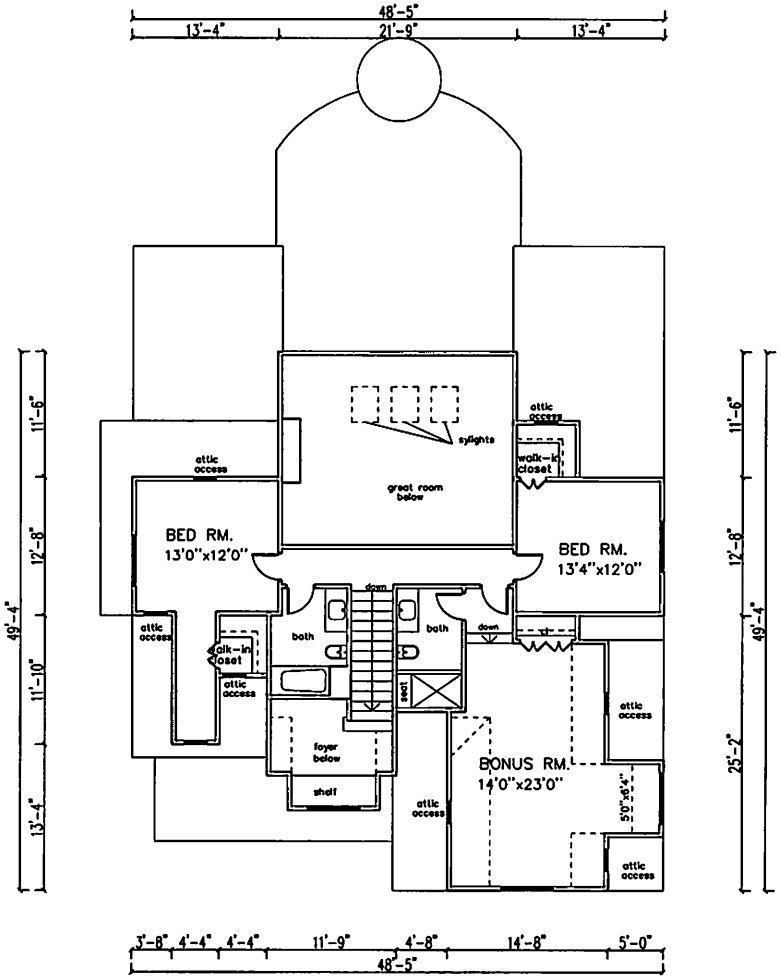
2



FIRST FLOOR PLAN

1832 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1228 SQFT

1/8 " = 1-0" @A2

CHIMA NWOSU

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

Narrow Two-story Modern Farmhouse Plan with Front-entry Garage

FLOOR PLANS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

1

CHIMA NWOSU

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

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

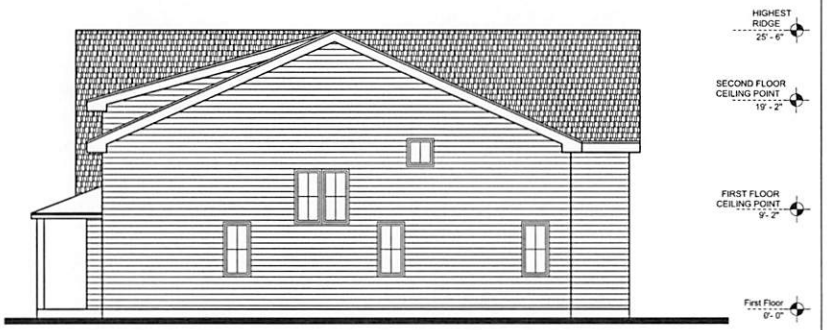
Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

3

FRONT VIEW ELEVATION

1/8 " = 1-0"



RIGHT VIEW ELEVATION

1/8 " = 1-0"

LEFT VIEW ELEVATION

1/8 " = 1-0"

REAR VIEW ELEVATION

1/8 " = 1-0"

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

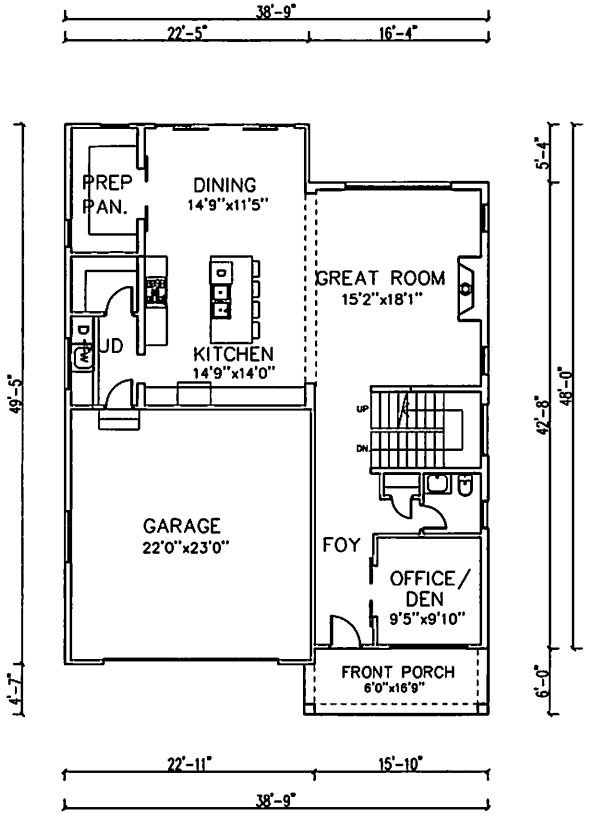
ROUGH DRAFT DATE:
PRE-FINALS DATE:
FINAL PLANS DATE:

4 Bed New American House Plan with Upstairs Beds and Laundry

ELEVATIONS

Project number
Date
Drawn by
Checked by

2



FIRST FLOOR PLAN

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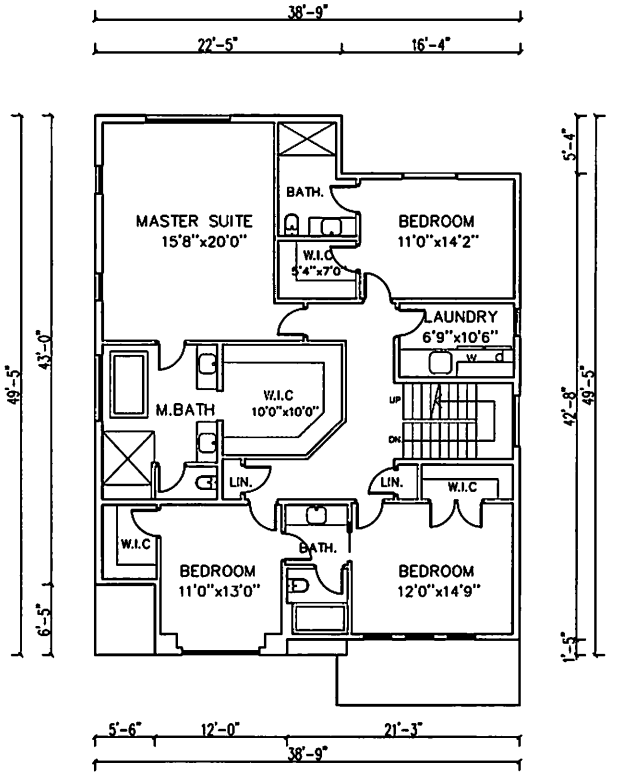

SECOND FLOOR PLAN

1762 SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

4 Bed New American House Plan with Upstairs Beds and Laundry

FLOOR PLANS

Project number
Date
Drawn by
Checked by

1

CHIMA NWOSU

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

4 Bed New American House Plan with Upstairs Beds and Laundry

3D RENDERINGS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

STAFF ACTION ITEM
PUBLIC HEARING

MEETING DATE: ***10/06/2025***

TITLE: ***Z-2025-03: ZONING PUBLIC HEARING***

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

PRESENTED BY: ***Brandon Rakestraw – Community Development Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-03: ZONING PUBLIC HEARING

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

HISTORY/PAST ACTION:

Planning Commission – Public Hearing; September 25, 2025

***Recommendation** – Approve the zoning/rezoning request as follows:*

Zoning: R-2 Single-Family Medium Density (city)

Density: 2.58 units per acre maximum density

Total Unit Count: 24

Stipulations: All staff recommended stipulations as listed below.

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

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

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 zoning district as written in the City of Dallas Code of Ordinances.

FINANCIAL IMPACT:

INFORMATION:

Z-2025-03: ZONING PUBLIC HEARING

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

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

A-2025-02 & Z-2025-03 – Planning & Zoning Staff Document
Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan
Attachment D - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_PC Notification Letter
Attachment E – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC _PCSS Notification Letter
Attachment F – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Elite Engineering_Notification Letter
Attachment G – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Elite Engineering_Public Hearing Notification Letter
Attachment H - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_LEGAL NOTICE
Attachment I - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC _Surrounding Property Owners Letter
Attachment J - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Proposed Housing Elevations

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

HEARING DATES
Planning Com
09/25/2025 at 6:00 PM
City Council:
10/06/2025 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

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

STAFF COMMENTS:

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

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

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

ADJACENT ZONING	ADJACENT DEVELOPMENT
NORTH: R-2 Paulding	**NORTH: Allens Creek Subdivision (Paulding)**
EAST: R-2 City	**EAST: Oakmont Subdivision (City)**
SOUTH: R-2 Paulding	**SOUTH: Single Family Property**
WEST: R-2 Paulding	**WEST: Single Family Property**

B. Permitted Use impact on adjacent properties

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

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

- *None*

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

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

E. Supported by current conditions

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.

2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.

3. Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be $1,843.00 per lot.

4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

5. Owner/developer shall provide a minimum 10-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

6. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.

8. Owner/developer shall comply, design, and construct all offsite water system improvements and/or upgrades required by Paulding County Water System.

9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.

10. A Homeowners Association shall be required for the development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed. All homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 21% (Five (5) units) of the overall 24-unit lot count.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 zoning district as written in the City of Dallas Code of Ordinances.

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

ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application #: A-2025-02 & Z-2025-03

Hearing Dates: PC: 9-25-25 CC: 10-6-25

ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell:

Address: 2928 GEORGE BUSBBE PKWY NW, SUITE 526 Home phone:

City: KENNESSAW State: GA Zip: 30144-4887 Fax phone:

E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

ABIMBOLA KAFILAT AKANJI

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

8/12/2028

Date Notary Commission Expires

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 08/15/2028

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell:

Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132

E-mail address: JJONES@ELITEOFGA.COM Fax phone:

Representative's Signature

JONATHAN JONES

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

02-20-2029

Date Notary Commission Expires

CHARLES WARREN NOTARY PUBLIC PAULDING COUNTY GEORGIA EXPIRES 02/20/2029

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone:

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

Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESSAW State: GA Zip: 30144-4887

Signature

OLUWATOYIN ONI AND EGUNDOYIN ONI

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

8/12/2028

Date Notary Commission Expires

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 08/15/2028

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)

Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES

Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

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

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

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

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

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

Conditions, reasons, stipulations:

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

Conditions, reasons, stipulations:

Revised 7/2019

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Applicant / Representative Attendance Required

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

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

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

Jonathan Jones — Signature of Applicant/Representative

6-20-2025 — Date

CHARLES WARREN NOTARY PUBLIC PAULDING COUNTY EXPIRES GEORGIA 02/20/2029

Jonathan Jones

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Charles Warren — Notary Public Signature

02-20-2029 — Commission Expiration

_____ — Signature of Applicant/Representative

_____ — Date

_____

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

_____ — Notary Public Signature

_____ — Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

6/20/25
Date

Jonathan Jones
Applicant

THE CITY OF DALLAS GEORGIA
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Signature of Applicant/Representative

06/16/25
Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Signature of Applicant/Representative

Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

A-2025-02 + Z-2025-03

Revised 3/2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

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Date

Applicant

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Egunt
Signature of Applicant/Representative

06/16/2025
Date

Egundoyin Ajini Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 08/15/2028

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date

Egundoyin Ajini Oni
Printed Name of Applicant/Representative

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Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

06/16/2025
Date

Egundoyin
Applicant

THE CITY OF DALLAS GEORGIA
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Toyin Oni
Signature of Applicant/Representative

06/16/25
Date

Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY EXPIRES GEORGIA 08/15/2028 PUBLIC DEKALB COUNTY

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

Toyin Oni
Signature of Applicant/Representative

06/16/25
Date

Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY EXPIRES GEORGIA 08/15/2028 PUBLIC DEKALB COUNTY

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

06/16/25
Date

Toyin Oni
Applicant

eFiled and eRecorded
DATE: 03/15/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT61: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

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

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

LIMITED WARRANTY DEED

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

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

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

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

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

See Exhibit A attached hereto and made a part hereof.

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

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

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

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Oluwatoyin Paul Oni

Notary Public
My Commission Expires:
[Attach Notary Seal]

EDWARD GOODGAME NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPTEMBER 9, 2025

EXHIBIT "A"

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

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

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

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

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-052829	R0033 21	535 HOMER COCHRAN RD	$2,755.20	$0.00 Fees: $0.00	$0.00	$2,755.20	$0.00
		Totals:	**$2,755.20**	**$0.00**	**$0.00**	**$2,755.20**	**$0.00**

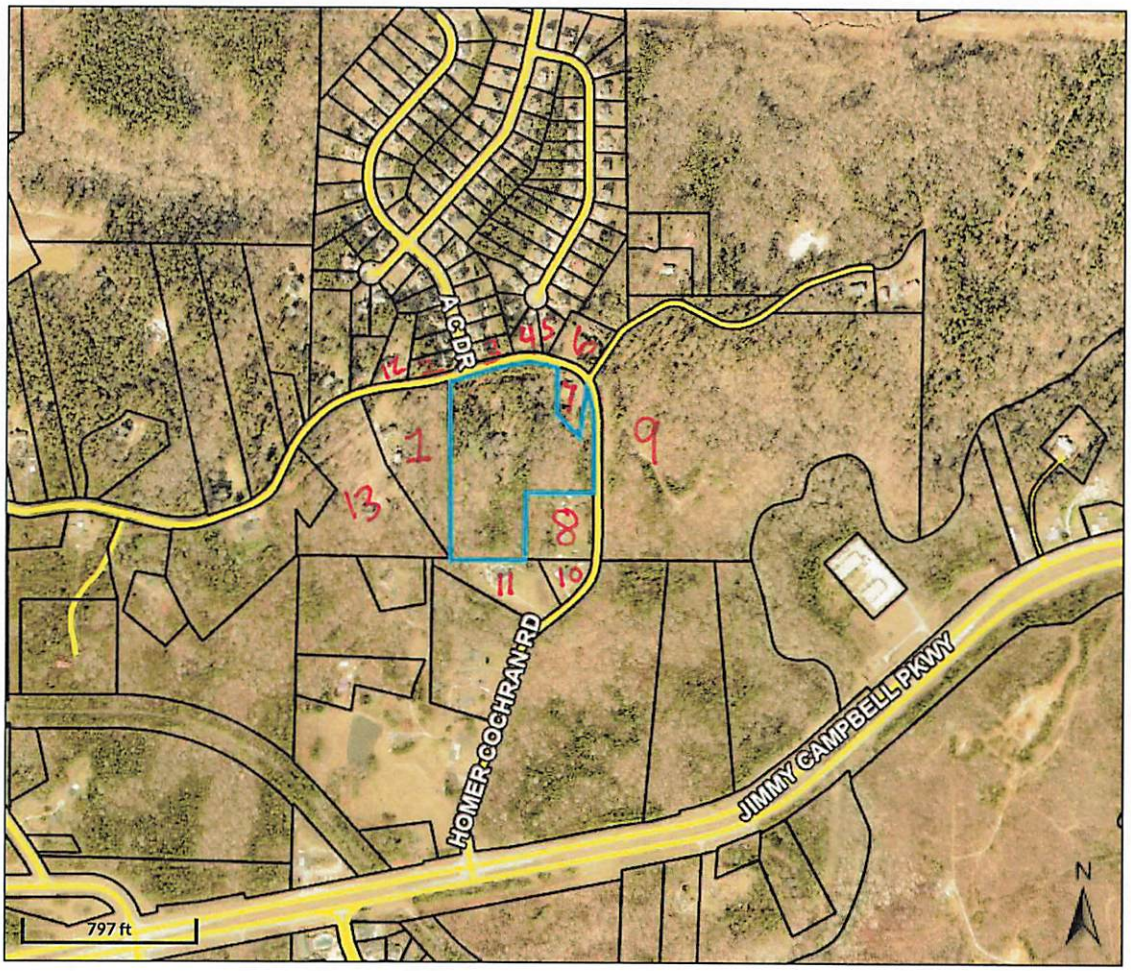
Paid Date: 12/02/2024 **Charge Amount:** $2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132

Scan this code with your mobile phone to view this bill

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

qPublic.net™ Paulding County, GA



Overview

Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	135.2.1.033.0000	**Alternate ID**	3321	**Owner Address**	ONI OLUWATOYIN PAUL ONI EGUNDOYIN AJINI 2928 GEORGE BUSBY PKWY 526 KENNESAW, GA 30144	**Last 2 Sales**			
Sec/Twp/Rng	n/a					**Date**	**Price**	**Reason**	**Qual**
Property Address	535 HOMER COCHRAN RD	**Class**	Residential			8/9/2024	0	U	U
		Acreage	9.29			3/14/2024	0	L	U
District	COUNTY								
Brief Tax Description	n/a (Note: Not to be used on legal documents)			**Assessed Value**	Value $285,000				

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

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

Developed by SCHNEIDER GEOSPATIAL

"ATTACHMENT B"

RECORDING INFORMATION

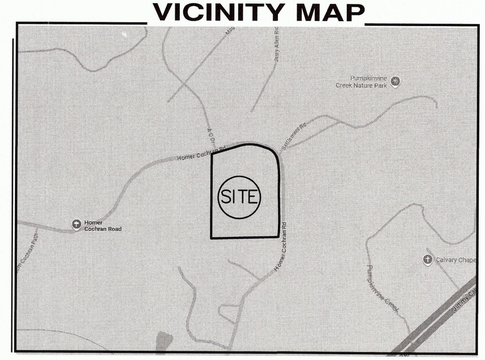
GRID
GA. WEST

Retracement Survey For
Ted Bricks And Mortar LLC

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

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

VICINITY MAP



SURVEY NOTES

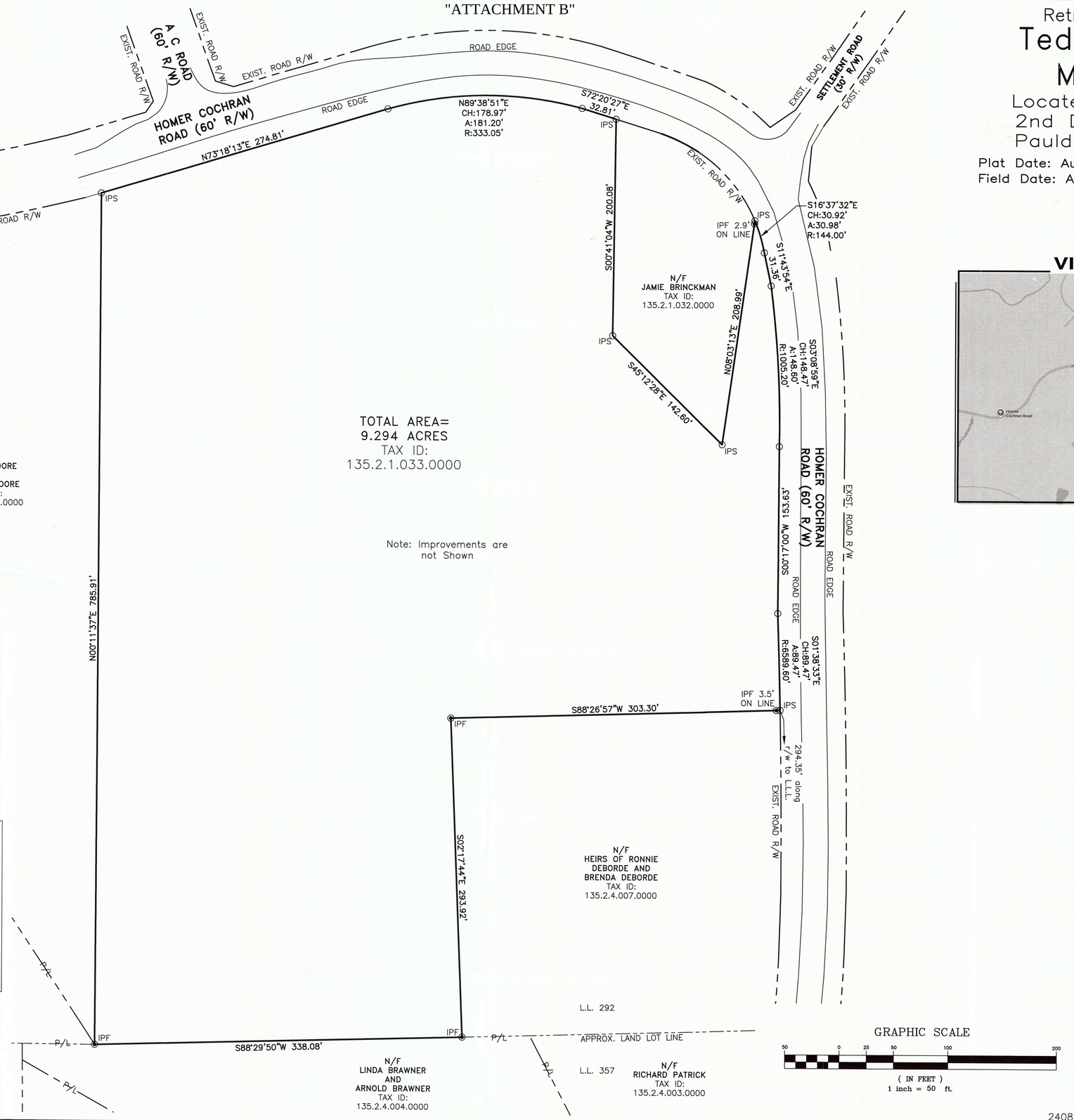
1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat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

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BENTLEY

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

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

NO.	DATE	DESCRIPTION	BY



GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

24086surv1.dwg

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

9.294 Acres
535 Homer Cochran Road

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

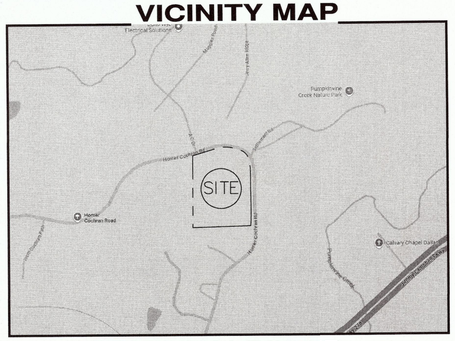
COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

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

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

"ATTACHMENT C"

VICINITY MAP



SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- PROP. LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING ROAD
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- OPEN SPACE AREA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

1. BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER :
   TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY, UNIT 526, KENNESAW GA 30144
   AMAKANJU@HOTMAIL.COM
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 W I PKWY, PO BOX 799, DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. CURRENT ZONING : R-2 COUNTY
   PROPOSED ZONING: R-2 CITY
   TOTAL SITE AREA = 9.294 ACRES
   TOTAL NUMBER OF LOTS = 24
   MAX. LOTS ALLOWED = 28 LOTS
   PROPOSED LOTS = 24 LOTS
   MAX. DENSITY = 3 U/AC
   PROP. DENSITY = 2.58 U/AC
   REQUIRED OPEN SPACE = 2.32 AC
   PROVIDED OPEN SPACE = 2.33 AC
   MAX. BUILDING HEIGHT = 35 FEET

SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
10. WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
12. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
13. NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
14. NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

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

N/F KATHY RENE GRAHAM TAX ID: 135.1.2.020.0000 ZONED: R-3
N/F HENRY FOSTER JR TAX ID: 135.2.1.034.0000 ZONED: R-3
N/F GREGORY B STEWART & MARQUITA V JONES TAX ID: 135.2.1.035.0000 ZONED: R-3
GINA CIANELLI TAX ID: 135.2.1.036.0000 ZONED: R-3
N/F MICHAEL A ROSS & YVONNE C ROSS TAX ID: 135.2.1.034.0000 ZONED: R-2
N/F JAMIE BRINCKMAN TAX ID: 135.2.1.032.0000 ZONED: R-2
N/F CLARA MOORE AND JOSEPH MOORE TAX ID: 135.1.2.007.0000 ZONED: R-2
N/F ANTHONY J VERIOTTO & CHRISTI J VERIOTTO TAX ID: 135.1.3.008.0000 ZONED: R-2
N/F HEIRS OF RONNIE DEBORDE AND BRENDA DEBORDE TAX ID: 135.2.4.007.0000 ZONED: R-2
N/F LINDA BRAWNER AND / ARNOLD BRAWNER TAX ID: 135.2.4.004.0000 ZONED: R-2
N/F RICHARD PATRICK TAX ID: 135.2.4.003.0000 ZONED: R-2

HOMER COCHRAN ROAD (60' R/W)
A C ROAD (60' R/W)
PAULDING
EXIST. ROAD R/W
ROAD EDGE
PROPOSED ROAD (50' R/W)
TRACE LANE (50 R/W)
OAKMONT DRIVE (60 R/W)
SETTLEMENT ROAD (30' R/W)
10' PERIMETER BUFFER
15' NO ACCESS EASEMENT
EXISTING OAKMONT SUBDIVISION ZONED R-2
MAIL KIOSK
SWP
EX ENTRANCE IS APPROX. 675' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 450' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 375' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 328' FROM PROP. ENTRANCE
310' TO SETTLEMENT ROAD FROM PROP. ENTRANCE
2,325' TO JIMMY CAMPBELL PKWY (HWY 278) FROM PROP. ENTRANCE
294.35' along r/w to L.L.L.
L.L. 292
L.L. 357

LOT	AREA
1	9,830 sq.ft.
2	8,500 sq.ft.
3	8,566 sq.ft.
4	8,625 sq.ft.
5	8,990 sq.ft.
6	8,855 sq.ft.
7	8,504 sq.ft.
8	9,298 sq.ft.
9	9,250 sq.ft.
10	8,860 sq.ft.
11	8,517 sq.ft.
12	8,517 sq.ft.
13	8,517 sq.ft.
14	8,517 sq.ft.
15	9,667 sq.ft.
16	8,544 sq.ft.
17	8,698 sq.ft.
18	8,625 sq.ft.
19	8,519 sq.ft.
20	10,424 sq.ft.
21	10,651 sq.ft.
22	10,785 sq.ft.
23	11,679 sq.ft.
24	10,527 sq.ft.

CALL BEFORE YOU DIG

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

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

No.	REVISION	DATE:

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

GEORGIA REGISTERED NO. 27186 PROFESSIONAL ENGINEER JONATHAN F. JONES

PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292 2ND DISTRICT 3RD SECTION

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

THE CITY OF DALLAS GEORGIA
1854

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

July 9, 2025

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

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

Dear Mr. Estes:

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

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

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

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District
Enclosure

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

ORIGINAL

THE CITY OF DALLAS GEORGIA

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

July 9, 2025

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

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

Dear Mr. Barnette:

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

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

Respectfully,

Brandon Rakestraw
Community Development Director

Enclosures: Paulding County Board of Commissioners Notice

THE CITY OF DALLAS GEORGIA

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

July 8, 2025

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

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

Dear Mr. Jones:

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

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

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

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
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Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

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

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

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

Sincerely,

Brandon Rakestraw
Community Development Director

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

enc: Surrounding Property Owner Notification Template - Exhibit A

ORIGINAL

THE CITY OF DALLAS GEORGIA

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

August 26, 2025

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

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

Dear Mr. Jones:

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

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

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

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

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

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

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

ORIGINAL

A-2025-02
Z-2025-03

CITY OF DALLAS
LEGAL NOTICE
ANNEXATION & ZONING/REZONING

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

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

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

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

This the *4th* day of *September*, *2025*

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

THE CITY OF DALLAS GEORGIA

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

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

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

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This the *4th* day of *September*, *2025*

Ted Bricks & Mortar, LLC (Applicant)

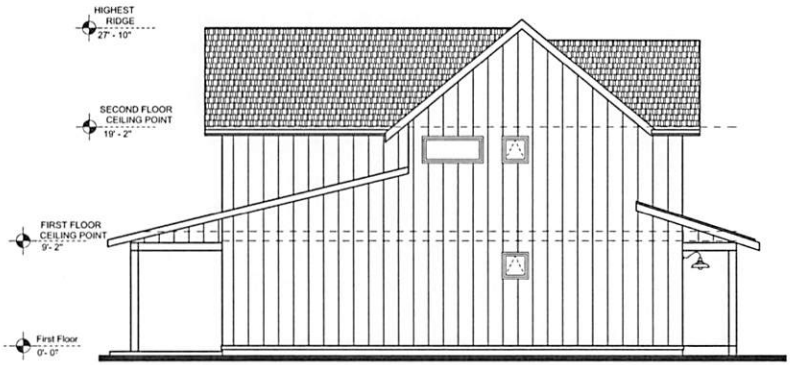
Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

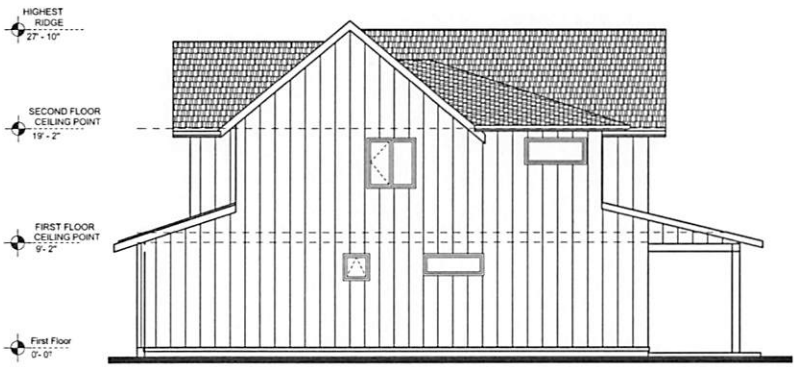
Sincerely,

Brandon Rakestraw
Community Development Director

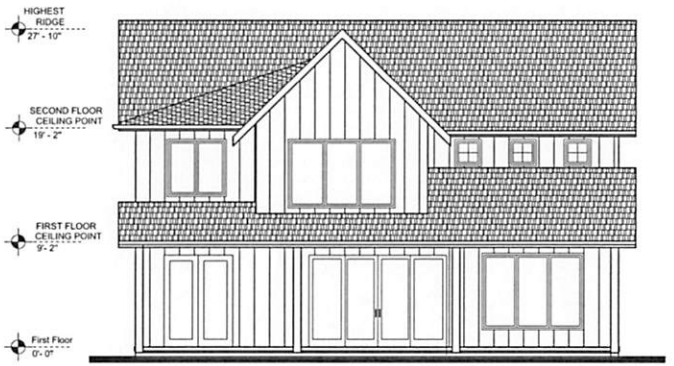
FRONT VIEW ELEVATION
1/8 " = 1-0"



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



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



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

RELEASE FOR CONSTRUCTION

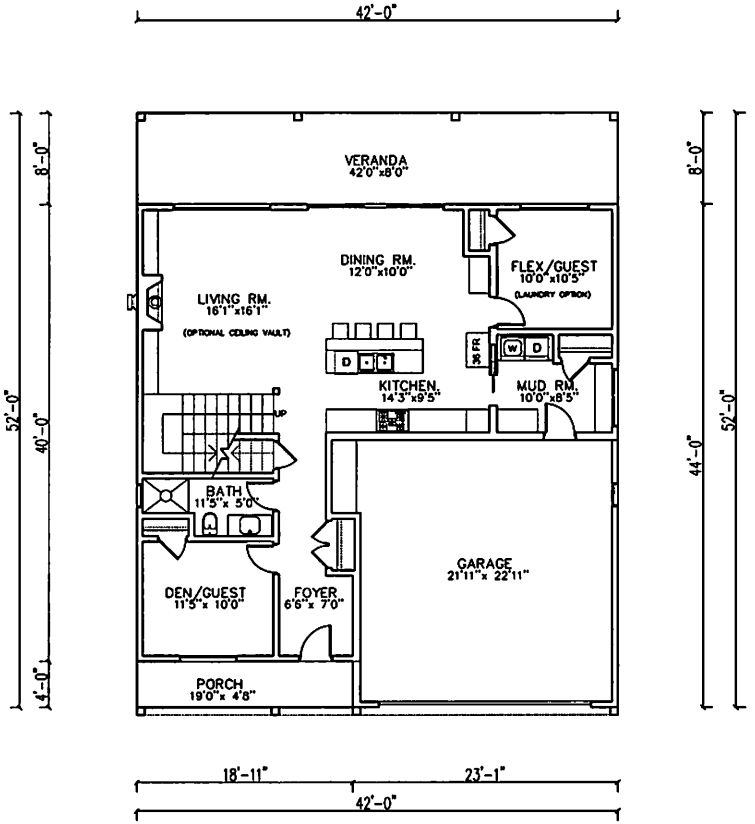
CHIMA NWOSU

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

Modern Farmhouse Plan with Two Flex Rooms

ELEVATIONS

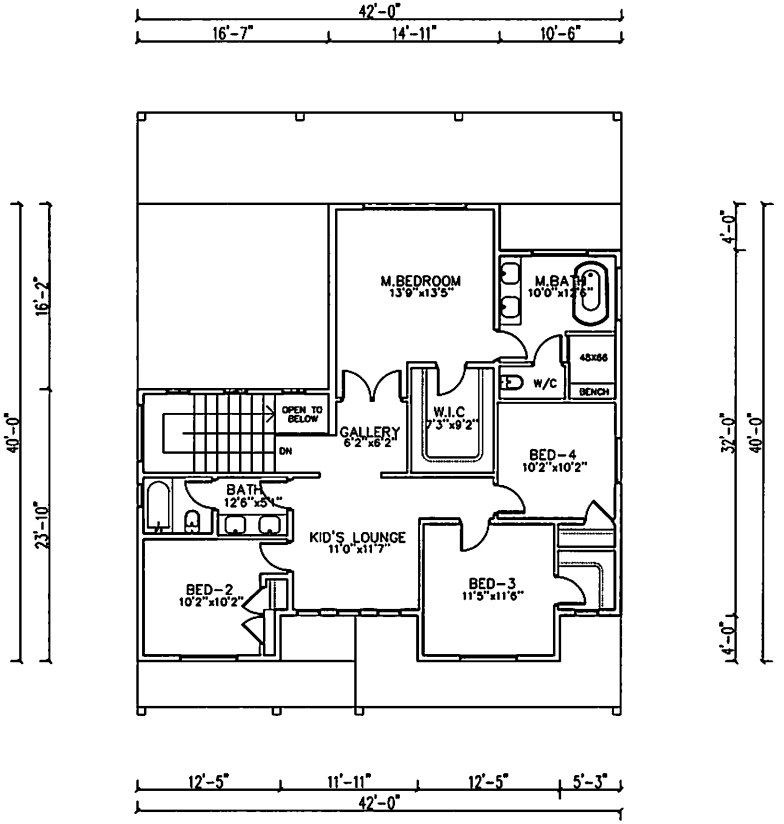
Project number
Date
Drawn by
Checked by



FIRST FLOOR PLAN

1229 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1301SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

BOLIGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	

Modern Farmhouse Plan with Two Flex Rooms

FLOOR PLANS

Project number	
Date	
Drawn by	
Checked by	

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

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

Modern Farmhouse Plan with Two Flex Rooms

3D RENDERINGS

86

Project number
Date
Drawn by
Checked by

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

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

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

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

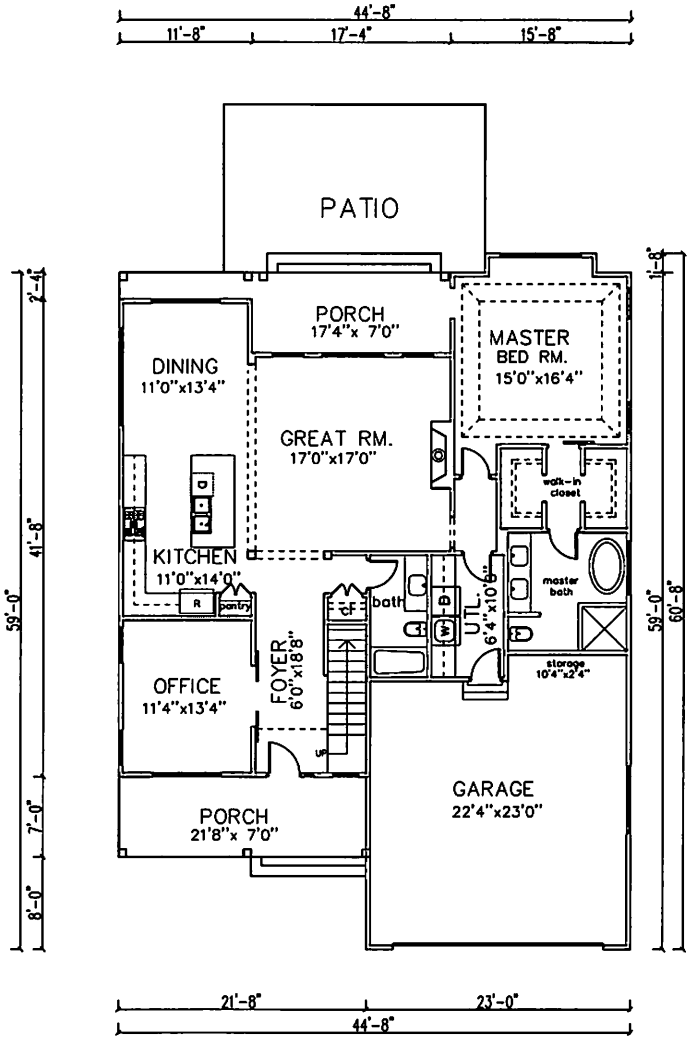
RELEASE FOR CONSTRUCTION

CHIMA NWOSU

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

New American Cottage with a Home Office
ELEVATIONS

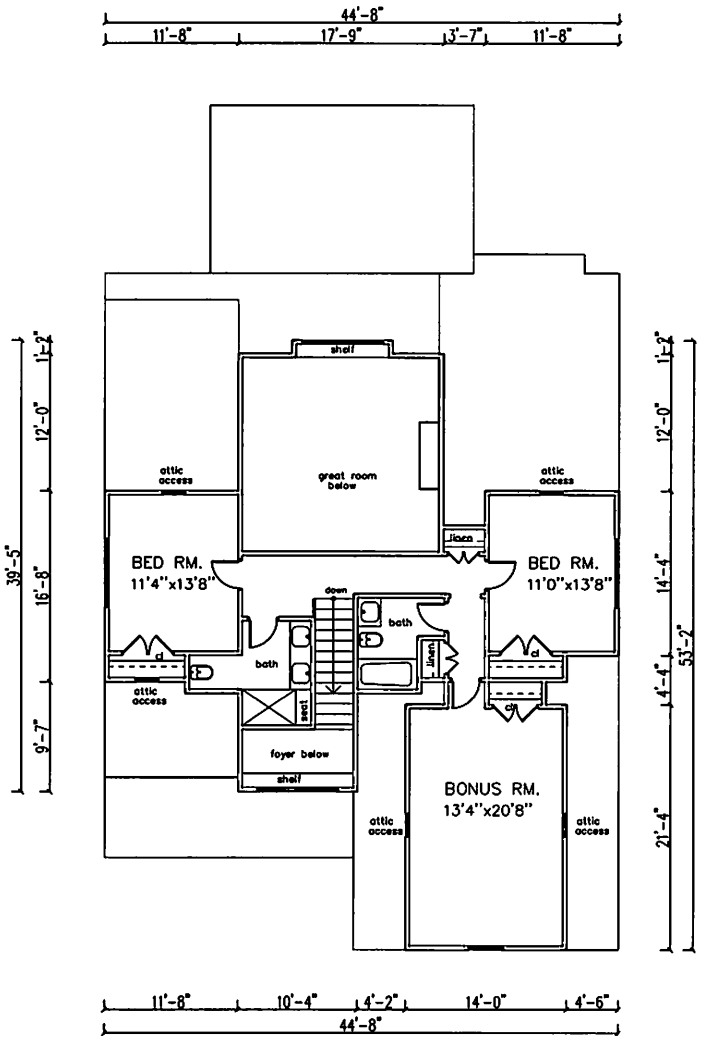
Project number	
Date	
Drawn by	
Checked by	



FIRST FLOOR PLAN

1619 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1057 SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

New American Cottage with a Home Office

FLOOR PLANS

Project number
Date
Drawn by
Checked by

CHIMA NWOSU

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

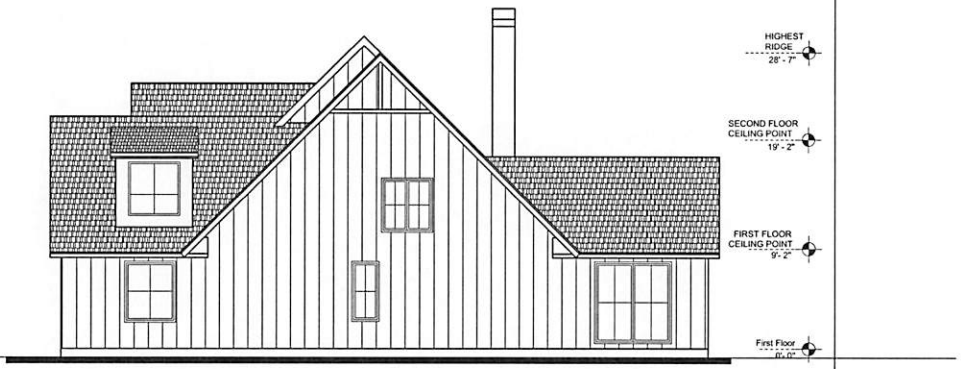
New American Cottage with a H
Office
3D RENDERINGS

Project number
Date
Drawn by
Checked by

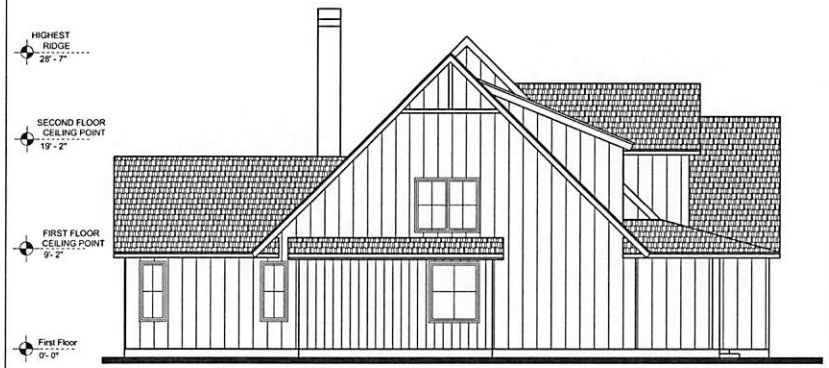
RELEASE FOR CONSTRUCTION

3

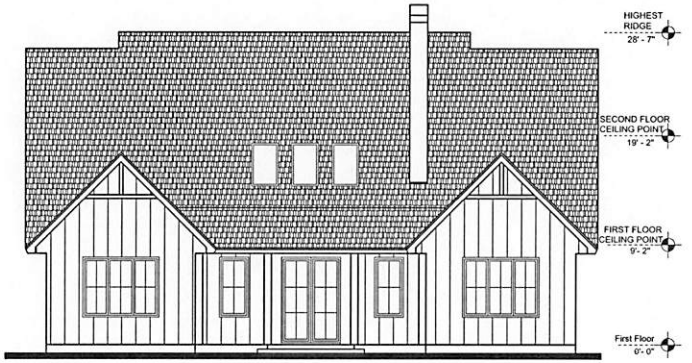
FRONT VIEW ELEVATION
1/8 " = 1-0"



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



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



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

RELEASE FOR CONSTRUCTION

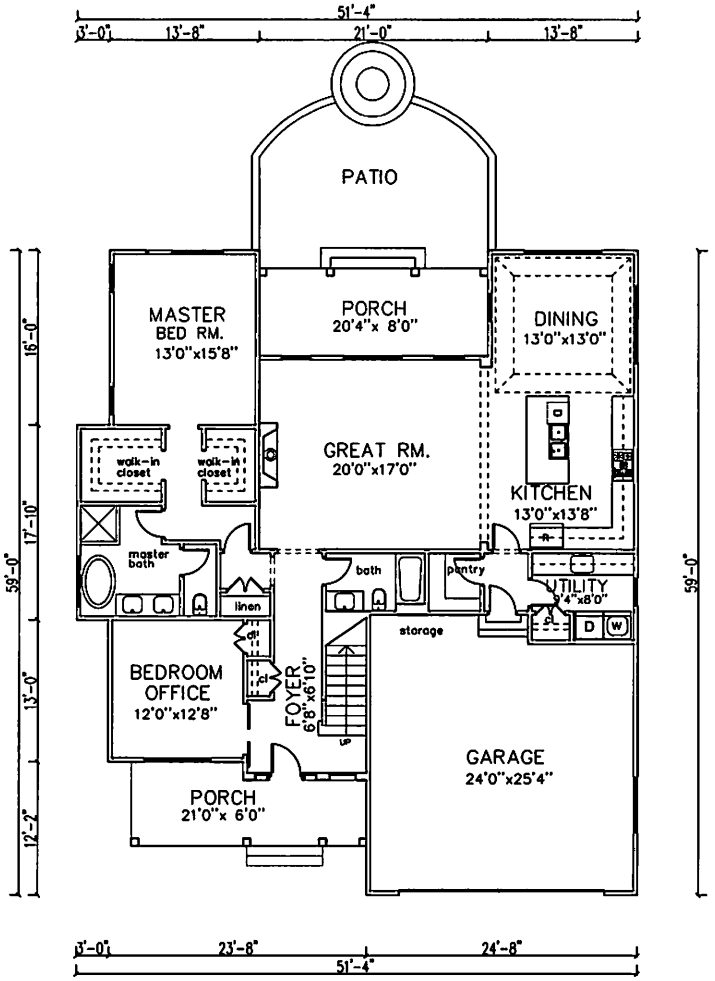
CHIMA NWOSU

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

Narrow Two-story Modern Farmhouse Plan with Front-entry Garage
ELEVATIONS

Project number
Date
Drawn by
Checked by

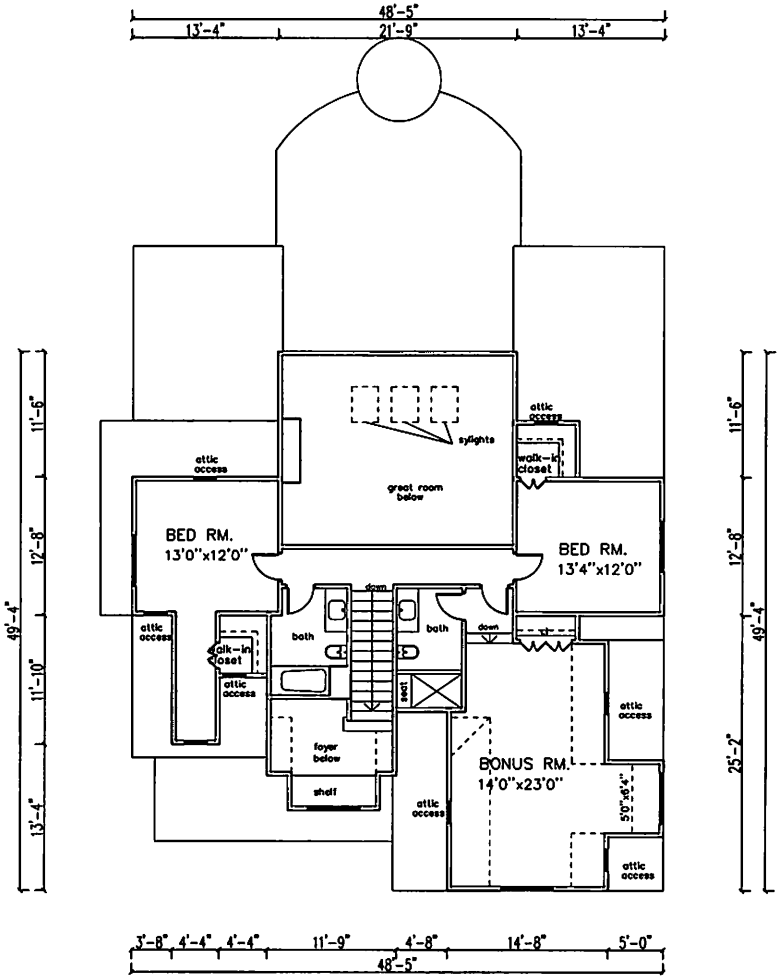
2



FIRST FLOOR PLAN

1832 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1228 SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

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

Narrow Two-story Modern Farmhouse Plan with Front-entry Garage

FLOOR PLANS

Project number
Date
Drawn by
Checked by

1

CHIMA NWOSU

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

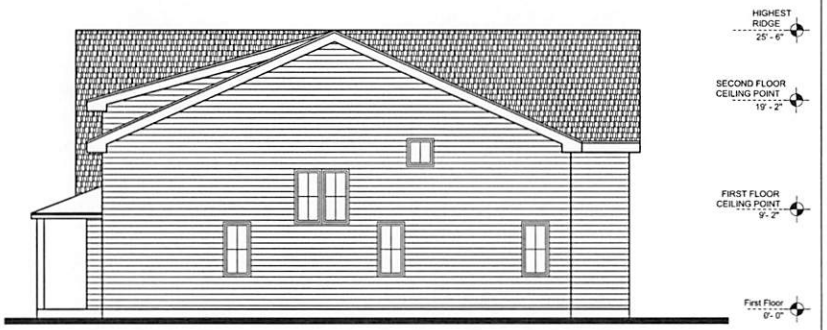
Narrow Two-story Modern Farmhouse
Plan with Front-entry Garage
3D RENDERINGS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

3

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



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

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

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

RELEASE FOR CONSTRUCTION

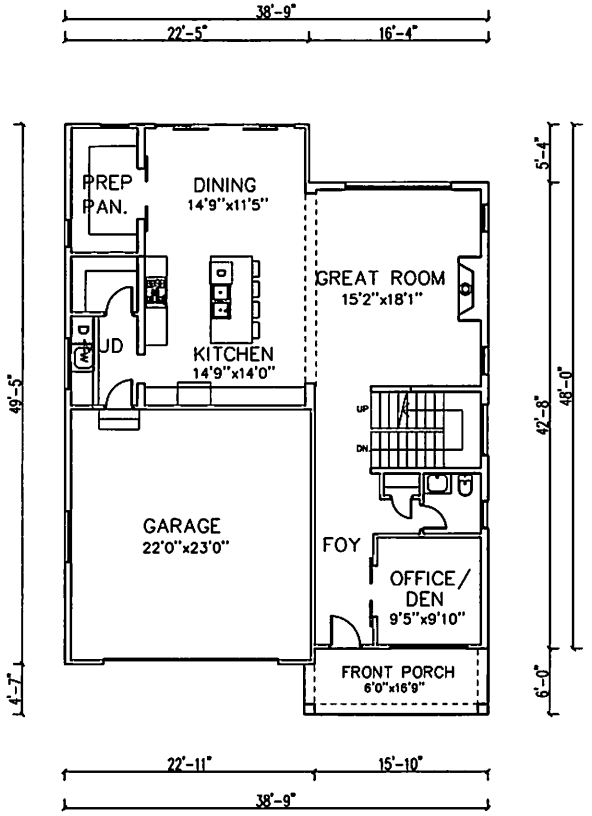
CHIMA NWOSU

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

4 Bed New American House Plan with Upstairs Beds and Laundry
ELEVATIONS

Project number
Date
Drawn by
Checked by

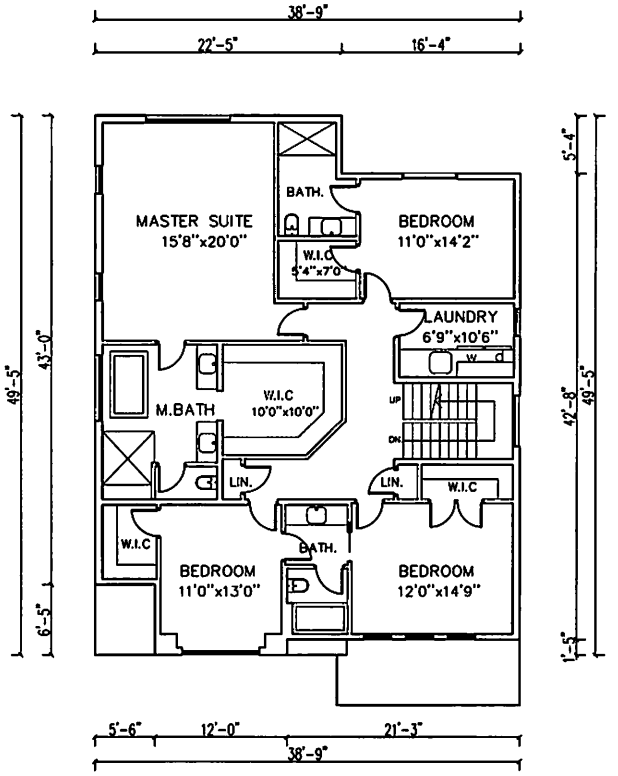
2



FIRST FLOOR PLAN

1278 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1762 SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

4 Bed New American House Plan with Upstairs Beds and Laundry

FLOOR PLANS

Project number
Date
Drawn by
Checked by

1

CHIMA NWOSU

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

4 Bed New American House Plan with Upstairs Beds and Laundry

3D RENDERINGS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

ORDINANCE 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA ENACTING A TEMPORARY MORATORIUM ON ALL APPLICATIONS FOR THRIFT STORES, CONVENIENCE STORES, AND VAPE SHOPS; CALLING FOR A STUDY COMMISSION; PROVIDING FOR RELATED MATTERS

WHEREAS, the City of Dallas, Georgia ("City") is charged with protecting the public health, safety, morals, aesthetics, general welfare, economic well-being, character, and property values within the City; and

WHEREAS, the City has adopted a Comprehensive Plan, including Downtown Development objectives and the Livable Cities Initiative (LCI), to guide future growth, land uses, urban design, zoning, and business development in a manner consistent with its vision; and

WHEREAS, there has been recent and/or increasing interest in establishment of new thrift stores, convenience stores, and vape shops within the City limits; and the City Council believes that a temporary pause on accepting and deciding new applications of those types is necessary to evaluate whether the existing zoning, density, permitted uses, and locational restrictions for those businesses are adequate to further the goals of the Comprehensive Plan, Downtown Development theme, and LCI; and

WHEREAS, Georgia law permits local governments to impose reasonable moratoria on certain land use, zoning, permit, or development applications when exigent or pressing public purposes exist, provided that such moratoria are of limited duration, clearly defined, not unduly oppressive to affected property owners, give proper notice, and include specific findings of public purpose. (See, e.g., DeKalb County v. Townsend, 243 Ga. 80 (1979); Davidson Mineral Properties, Inc. v. Monroe County, 257 Ga. 215, 357 S.E.2d 95 (1987); and City of Roswell v. Outdoor Systems, Inc., 274 Ga. 130 (2001).)

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Dallas, Georgia, and it is hereby ordained and enacted as follows:

SECTION I. Short Title

This ordinance shall be known and may be cited as the "Dallas City Moratorium on Thrift, Convenience & Vape Uses Ordinance."

SECTION II. Purpose; Findings; Public Interest

1. Findings. The Mayor and City Council find:
    a. That there is a need to ensure that the location, density, zoning, and development standards for thrift stores, convenience stores, and vape shops are compatible with and supportive of the Downtown Development theme, the Comprehensive Plan, and the Livable Cities Initiative (LCI).
    b. That without a moratorium, additional new applications could be approved under existing regulations which may permit concentrations

or placements contrary to the City's long-term planning goals, harming aesthetics, pedestrian-oriented streetscape, traffic, public safety, property values, and general welfare.

c. That a moratorium lasting twelve (12) months is reasonably necessary to allow the City to evaluate, update, and adopt zoning amendments, overlay districts, standards, or other regulatory mechanisms to guide these types of businesses in accordance with the above goals.

d. That this moratorium is consistent with the City's authority under its police powers and zoning powers, in compliance with the Georgia Zoning Procedures Law (O.C.G.A. Title 36, Chapter 66) and relevant case law governing due process, reasonable duration, and specificity of regulation.

2. Purpose. The purpose of this ordinance is to temporarily pause new approvals for thrift stores, convenience stores, and vape shops, and to establish a commission to study and make recommendations concerning the regulation of such uses (including but not limited to density, zoning placement, permitted uses, design standards), for eventual adoption of ordinances that will ensure these uses enhance development consistent with the City's Downtown theme and Comprehensive Plan.

SECTION III. Moratorium Imposed; Scope; Exceptions

1. Moratorium Declared. Effective immediately upon passage of this ordinance, the City shall not accept, process, review, approve, or issue any new applications or permits for thrift stores, convenience stores, or vape shops anywhere within the corporate limits of the City of Dallas, Georgia.
2. Scope. This moratorium applies to all new applications or permits of the types listed above, including zoning approvals, conditional use permits, special use permits, business licenses, certificate of occupancy, or similar regulatory approvals, for businesses that are classified or used as thrift stores, convenience stores, or vape shops.
3. Exemptions / Pending Applications.
    a. Any application that has been fully submitted, reviewed, and deemed complete by the City's Planning & Zoning Department or other applicable department prior to the effective date of this ordinance shall be exempt from the moratorium and may proceed under the existing regulations.
4. Existing businesses lawfully operating as thrift stores, convenience stores, or vape shops prior to the effective date shall not be affected in terms of existing use.
5. The following procedures shall be put in place immediately. Under Cannon v. Clayton County, 255 Ga. 63, 335 S.E.2d 294 (1985); Meeks v. City of Buford, 275 Ga. 585, 571 S.E.2d 369 (2002); City of Duluth v. Riverbroke Props., 233 Ga. App. 46, 502 S.E.2d 806 (1998), the Supreme Court stated, "Where a landowner makes a substantial change in position by expenditures and reliance on the probability of the issuance of a building permit, based upon an existing zoning ordinance and the assurances of zoning officials, he acquires vested rights and is entitled to have the permit issued despite a change in the zoning ordinance which would otherwise preclude the issuance of a permit."
        i. Pursuant to this case, the City of Dallas recognizes that, unknown to the City, de facto vesting may have occurred. The following procedures are established to provide exemptions from the moratorium where vesting has occurred:

1. A written application, submitted to the City Clerk, including verified supporting data, documents and facts, may be made requesting a review by the Mayor and Council at a scheduled Council meeting of any facts or circumstances which the applicant feels substantiates a claim for vesting and the grant of an exemption.
2. The Mayor and Council, upon a majority vote, shall approve or deny the application for an exemption after consideration of the evidence and consultation with City officials and the City Attorney.

SECTION IV. Duration

This moratorium shall remain in effect for a period of twelve (12) months from the effective date of this ordinance, unless earlier terminated or modified by further action of the City Council upon finding that sufficient regulatory changes have been adopted, or upon good cause shown consistent with the purposes herein.

SECTION V. Commission; Study; Membership; Duties

1. The Mayor is authorized and directed to establish a Dallas City Commission on Thrift-Convenience-Vape Uses ("Commission") to study the issues described in Section 2 and make recommendations to the City Council.
    a. Membership. The Commission shall consist of:
        i. Two (2) members of the Dallas City Council (appointed by the Mayor, or by Council as may be required);
        ii. Three (3) members of City staff (e.g., Planning & Zoning, Economic Development, Code Enforcement or other relevant departments), serving in an advisory capacity;
        iii. One (1) member of the Dallas Development Authority (DDA);
        iv. Two (2) members from the local business community who own businesses within the City limits of Dallas;
    b. All commission members shall serve without compensation
    c. The commission shall select a chairperson from among its members
    d. The Mayor shall make appointments within thirty (30) days of the effective date of this ordinance
    e. Staff members shall serve in an advisory capacity and shall not vote on commission recommendations
2. Duties. The Commission shall:
    a. Review existing regulations, permitting practices, zoning classifications, density and locational distribution of thrift stores, convenience stores, and vape shops;
    b. Assess impacts on traffic, pedestrian and vehicular safety, aesthetics, downtown character, economic impact, compatibility with adjacent uses;
    c. Evaluate zoning districts in which these uses should or should not be permitted; consider buffer, setback, design, signage, parking, hours of operation, and other relevant standards;
    d. Review best practices and ordinances from other Georgia cities and jurisdictions related to these kinds of businesses;
3. Report.
    a. The Commission shall prepare and deliver a written report to the City Council no later than two hundred seventy (270) days from the effective date of this ordinance. The report shall include recommendations for any zoning or ordinance amendments, overlay

districts, or other regulatory changes to govern thrift stores, convenience stores, and vape shops.

SECTION VI. Severability; Validity; Compliance

1. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
2. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Chapter is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
4. The validity of this ordinance shall not be affected by any prior lack of knowledge or notice; however, notice shall be given consistent with law as soon as practicable.
5. This ordinance is intended to comply with all applicable provisions of the Georgia Zoning Procedures Law (O.C.G.A. Title 36, Chapter 66), case law on moratoria and land use, due process, vested rights, and other constitutional requirements.

SECTION VII. Effective Date; Notice

This ordinance shall become effective immediately upon its adoption by the City Council.

The City shall cause notice of this ordinance to be published and/or posted in accordance with state law and the City’s standard procedures, including posting a copy on the City’s website, within thirty (30) days of adoption.

SECTION VIII. Termination; Modifications

The City Council may shorten, extend (only once, and only for good cause shown), modify, or terminate this moratorium by ordinance or resolution, but any extension beyond the initial twelve (12) months must include specific findings showing that the regulatory changes contemplated have not yet been adopted and that the public purpose still justifies the moratorium.

SECTION IX. Enforcement

1. Neither the City nor any of its departments shall accept, process, or approve any applications for thrift stores, convenience stores, or vape shops in violation of this moratorium.
2. Any person, firm, or entity who proceeds to establish, build, or operate one of the above uses in violation of this moratorium shall be subject to whatever penalties or remedies are available under City code (including revocation of permit or business license, injunctions, civil penalties) as allowed by law.

FIRST READ _____

SO SHALL IT BE RESOLVED, PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA THIS THE _____ day of _____, 2025.

_____
L. James Kelly, Mayor

_____
James R. Henson, Councilmember

_____
Cooper Cochran, Councilmember

_____
Nancy R. Arnold, Councilmember

_____
Christopher B. Carter, Councilmember

_____
Leah Alls, Councilmember

_____
Candace Callaway, Councilmember

ATTEST:

_____
Tina Clark, City Clerk
City of Dallas, GA

_____
Date

Proclamation

DOMESTIC VIOLENCE AWARENESS MONTH
OCTOBER 2025
PROCLAMATION 2025-07

WHEREAS, During the month of October, the Mayor and Council of the City of Dallas, Georgia, will recognize National Domestic Violence Awareness and will stand in support of those who have been affected by this terrible crime, recognize the individuals and groups who have stepped forward to break the cycle of violence, and commit to helping put an end to domestic violence as it occurs in our community; and

WHEREAS, The Mayor and Council recognize that Shepherd's Rest Ministries, Inc., Safe-House and Service for Battered Women and Children, has provided shelter and services for women and children of domestic violence circumstances since 1977, and continues to serve our community by ensuring that victims of this kind of abuse know that they are not alone, and that there are resources and choices available to them and their loved ones; and

WHEREAS, While the City of Dallas must do its part, it is also just as important that all citizens play a role in ending domestic violence by promoting healthy relationships within our own circles of influence, speaking out when we see injustice in our community, stand with survivors we know, and change attitudes that continue the cycle of abuse, and

NOW, THEREFORE, BE IT RESOLVED, I, James Kelly, Mayor of the City of Dallas, Georgia, by virtue of the authority vested in me by the laws of the City of Dallas and the state of Georgia, do hereby proclaim **October 2025, as Domestic Violence Awareness Month** in the City of Dallas, Georgia; and recognize Shepherd's Rest Ministries organization for its dedication to providing resources, shelter, counseling, love and support to victims of Domestic Violence; now

IN WITNESS WHEREOF, I have hereunto set my hand this Sixth day of October, in the year of our Lord Two Thousand Twenty-Five, and in the City of Dallas, in the state of Georgia.

_____

Mayor L. James Kelly

City Council Regular Meeting

Monday, September 08, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

MINUTES

DRAFT

CALL TO ORDER

PRESENT
Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran

ABSENT
Councilmember Candace Callaway

INVOCATION AND PLEDGE

Mayor Kelly led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Shannon Gordon, Main Street Mgr & Amber Whisner, Business Development Dir, Award for Dogs Day Out
Nick Patel, Sunday Alcohol Sales Hours
Daniel Lumpkin, Theater

MINUTES APPROVAL

1. Motion to adopt the Monday, August 4, 2025, Regular Meeting Minutes.

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

CONSENT AGENDA

Motion to approve the following items.

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

2. Amend Schedule of Fees to include various Alcohol Permit fees

3. Capital Equipment Purchase: Grasshopper Power Unit; Model 940G3 with attachments and 61" power fold deck 3661PF for a total amount of $32,865.62

4. Approval of Clock Face and Striker Repair-New City Hall

OLD BUSINESS

5. Motion to adopt OA-2025-04 Alcoholic Beverages; to limit the density of retail package stores within the city limits.

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

NEW BUSINESS

6. First Read: Ordinance Amendment OA-2025-05; Noise.

7. Motion to approve the 911 system update with Southern Linc in the amount of $18,956.00.

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

8. Motion to purchase 4 new 2025 Police Interceptor Vehicles for Public Safety.

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

9. Motion to approve the surplus of the following vehicles in the Police Dept. 2014 Ford Taurus, Vin. #1FAHP2MK9EG119918, 2006 Ford Van, Vin. #1FBSS31L36HA58339, 2014 Ford Taurus, Vin. #1FAHP2MK4EG185874, 2016 Ford Explorer, Vin. #1FM5K8ARXGGA86331, 2016 Ford Explorer, Vin. #1FM5K8AR1GGA86329.

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

10. Motion to approve upfitting the public safety vehicles per Cobb County bid award using the terms of the City of Dallas piggyback rules exception to formal bid requirement.

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

DRAFT

ADDITIONAL/COMMENTS

11. Motion to authorize the Mayor, on behalf of the City, to enter into an IGA with the DDA of Dallas, Ga regarding the deeding of Parcel A back to the City of Dallas.

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

12. Motion to authorize the City Attorney to proceed with condemnation action, if necessary, against Parcel B for the purposes of obtaining a temporary construction and permanent maintenance easement for the road and culvert repair in the city.

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

ADJOURNMENT

Motion to adjourn.

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

Mayor, L. James Kelly **Date**

City Clerk, Tina Clark **Date**

DRAFT

City Council Special Called Meeting

Monday, September 29, 2025

8:30 AM

City Council Chambers, 129 E. Memorial Drive, GA 30132

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

MINUTES

CALL TO ORDER

PRESENT
Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran

ABSENT
Councilmember Candace Callaway

NEW BUSINESS

Motion to approve Amber Whisner to attend Executive Session.

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

EXECUTIVE SESSION

Motion to open Executive Session.

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

Motion to close Executive Session.

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

ADDITIONAL COMMENTS

Motion to enter into an Intergovernmental Agreement with Paulding County to impose a Floating Local Option Sales Tax (FLOST) within the special tax district.

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

Motion to allow City Attorney to enter consent order on Wheel Properties v. City et al.

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

ADJOURNMENT

Motion to Adjourn.

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

Mayor, L. James Kelly **Date**

City Clerk, Tina Clark **Date**

DRAFT

STAFF ACTION ITEM

MEETING DATE: 10/06/2025

TITLE: Pumpkinvine Creek WPCP SCADA Migration/Update services

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Pumpkinvine Creek WPCP SCADA Migration/Update services

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$202,940.00

INFORMATION:

Request approval to enter into a contract agreement with Inframark Automation & Intelligence for completion of the Pumpkinvine Creek WPCP SCADA Migration/Update; total cost of $202,940.00.

Attachments: A&I Quote #: Q25-132415, Rev. 2; Statement of Work – Inframark Quote #Q25-132415 R2

Customer: City of Dallas (GA)
Project: Pumpkinvine WPCP SCADA Migration
A&I Quote #: Q25-132415, Rev. 2

INFRAMARK AUTOMATION & INTELLIGENCE

September 29, 2025
Quote Expiration
December 28, 2025

Bill of Materials and Labor

Qty	Tag/Loop	Description

Pumpkinvine WPCP SCADA Migration Project

Inframark, LLC. is pleased to offer this proposal for our professional services for SCADA Migration of the Pumpkinvine WPCP GE iFIX HMI application to VTScada for the City of Dallas (GA). Existing background graphics will be migrated to the new HMI application.

SERVICES

MEETINGS AND WORKSHOPS
- Project Kick-Off Meeting
- Workshops (HMI Graphics, Badging, Layout, etc…)

SUBMITTALS
- Alarm Configuration
- HMI Color Scheme & Layout
- Analog Information
- Authentication & Authorization
- Final System Documentation

IN-HOUSE PROGRAMMING AND CONFIGURATION
- Server Configuration
- Software Configuration
- Historian Configuration
- HMI Screen Development
- Alarm Notification Setup
- Reports

STARTUP AND COMMISSIONING
- I/O Checkout with PLC and HMI Programmers
- SCADA Redundancy Testing
- IT Coordination

TRAINING
- Three (3) Sessions
- *NOTE: Training on Report Creation is included.*

SCADA

1 **VTScada Dual Server, 5K**
- Alarm Notification
- SQL Bridge Module
- Historian
- Reporting
- Five (5) Clients
- One (1) Year of SupportPlus

1 **Cellular Modem for Alarm Notification**
- Sierra Wireless, Power Supply, Antenna
- Voice and Text Notifications

Customer: City of Dallas (GA)
Project: Pumpkinvine WPCP SCADA Migration
A&I Quote #: Q25-132415, Rev. 2

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EXCLUSIONS & CLARIFICATIONS

1) Server hardware and related O/S software is EXCLUDED. This is assumed to be provided by the Owner.

2) This proposal assumes there are no SCADA architecture changes.

3) This proposal assumes that the WPCP location will have optimal cellular signal for communications.

4) Inframark will supply cellular radio information for City of Dallas to obtain a sim card for the radios to be provisioned for their cellular network.

5) Inframark has EXCLUDED cost for monthly recurring cellular charges for the site since this will be handled directly with the City of Dallas and their cellular service provider.

6) GE iFIX trend data migration for three (3) years of past data is INCLUDED.

Project Labor

One Lot	**Project Management, Project Engineering, Electrical Design, Drafting & Administrative Labor** (including Travel & Living expenses) to administer the project and perform system design, submittals, and record documents.
N/A	**IT & OT Labor** (including Travel & Living expenses) as required.
One Lot	**HMI Applications & Graphics Labor** (including Travel & Living expenses) as required.
One Lot	**PLC Applications Labor** (including Travel & Living expenses) to be performed as required.
N/A	**Field Service Labor** (including Travel & Living expenses) to provide on site supervision, calibrations, startup, training, etc. as required.
N/A	**Electrical, Fire & Security Labor** (including Travel & Living expenses) to provide any fiber optic cable or electrical work as required.
1 Year	**Onsite Comprehensive Warranty** (including Travel & Living expenses)
One Lot	**Freight**

Subtotal of Project Costs: $202,940

State Sales Tax - NOT INCLUDED: $

Total Project Cost: $202,940

Customer: City of Dallas (GA)
Project: Pumpkinvine WPCP SCADA Migration
A&I Quote #: Q25-132415, Rev. 2

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General Notes:

A *** Sales Representation ***
Mr. Herb Timmerman of Eco-Tech, Inc. in Canton, GA, is our local Sales Representatives.

B *** Technical Advisor ***
For technical or scope of supply questions contact Sothorn Khel P.E., the Inframark A&I Regional Sales Manager. Sothorn can be reached at 678-325-2824 (Office), 770-519-0597 (Cell) and sothorn.khel@inframark.com.

C *** Installation of Conduit and Wire ***
This quotation **DOES NOT INCLUDE** the supply or physical installation of conduit or wire unless specifically noted above.

D *** Equipment Installation ***
This quotation **DOES NOT INCLUDE** physical installation of field instruments, pipe, tubing, fittings, isolation valves, instrument stands, instrument mounts, control panels, antennas, masts, wooden poles, or other devices or other equipment unless specifically noted above.

E *** Wiring Terminations ***
This quotation **DOES NOT INCLUDE** field or panel terminations of signal or power wires

F *** Fiber Optics Cable ***
This quotation **DOES NOT INCLUDE** the supply or physical installation of Fiber Optic Cable.

G *** Fiber Optic Cable Termination ***
This quotation **DOES NOT INCLUDE** termination or testing of fiber optics cable.

H *** CAT6 Cable Installation ***
This quotation **DOES NOT INCLUDE** any CAT6 cable, CAT6 related components, or the physical installation of CAT6 cable or other related components.

I *** Installation of Communications Towers or Poles ***
This quotation **DOES NOT INCLUDE** the supply or physical installation of Communication Towers or Poles.

J *** Contractor License Information ***
Inframark's Georgia Electrical Contractors License Number is EN214554 (Non-Restricted). Inframark's Georgia Non Restricted Low Voltage License Number is LVU406402.

K *** Order Information ***
Any orders resulting from this quotation shall be made out to "Inframark, LLC".

Customer: City of Dallas (GA)
Project: Pumpkinvine WPCP SCADA Migration
A&I Quote #: Q25-132415, Rev. 2

INFRAMARK AUTOMATION & INTELLIGENCE

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	L	*** Terms and Conditions *** Inframark, LLC A&I Division Terms and Conditions of Sale apply to any order resulting from this quotation and are provided below.
	M.	*** Performance & Payment Bonds *** If you desire Performance and Payment Bonds for this project, please let our local sales representative know and we will provide you with an adder for the cost of these bonds.

Revision Notes:

Rev. 0	First Issue - 2025-04-07 - SK
Rev. 1	VTScada Migration and Cellular Alarm Notification - 2025-08-26 - SK
Rev. 2	Include Data Migration and Mods to T&C - 2025-09-29 - SK

Customer: City of Dallas (GA)
Project: Pumpkinvine WPCP SCADA Migration
A&I Quote #: Q25-132415, Rev. 2

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INFRAMARK, LLC
A&I DIVISION TERMS AND CONDITIONS OF SALE

1. Performance of Obligations. The manner in which INFRAMARK's obligations are to be performed and the specific hours during which the obligations are to be performed shall be determined solely by INFRAMARK. INFRAMARK shall supply at INFRAMARK's expense any instrumentalities required by INFRAMARK for the performance of INFRAMARK's obligations hereunder.

2. Term. The term of this Agreement will commence on the date the last of the parties' executes this Agreement and continue until all obligations of the Parties hereunder are completed or is otherwise terminated in accordance with paragraph 11 of this Agreement.

3. Compensation. The compensation due to INFRAMARK from Client shall be as stated on the applicable Purchase Order or Quote. Any amount due from Client hereunder which is not paid when due shall bear interest at a rate equal to 1.5% per month, 18% per annum, (but in no event more than the maximum rate permitted by law) from the date due until paid. Compensation paid pursuant to this Agreement shall not be subject to the customary withholding of income taxes and other employment taxes. INFRAMARK shall be solely responsible for reporting and paying any such taxes. Client shall notify Operator of any dispute with an invoice within ten (10) business days from receipt of said invoice. In the event that Client has a dispute with any charges, all undisputed charges on said invoice(s) will be due in accordance with the above times and the Parties shall negotiate in good faith to resolve any such dispute in a timely manner. If there is a change in law, change in the interpretation of law, or other factor which causes an increase in INFRAMARK's cost of providing the Services, INFRAMARK may provide notice to the Client and the parties shall negotiate in good faith to adjust the compensation to account for such change in INFRAMARK's costs. If the parties are unable to reach a negotiated agreement within thirty (30) days of the date of notice, then the contract may be terminated immediately by INFRAMARK.

4. Indemnification and Release. **EACH PARTY *SHALL INDEMNIFY, DEFEND, AND HOLD THE OTHER, AND ITS PARENTS, SUBSIDIARIES, AFFILIATES, OFFICERS, EMPLOYEES, AND LICENSORS, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, DAMAGES, LOSSES, LIABILITY, COSTS, AND EXPENSES, INCLUDING ACTUAL ATTORNEY FEES, BROUGHT BY ANY THIRD PARTY FOR BODILY INJURY, INCLUDING DEATH, OR PROPERTY DAMAGE, TO THE EXTENT CAUSED BY OR ARISING OUT OF THE INDEMNIFYING PARTY'S, OR ITS EMPLOYEES', SUBCONTRACTORS' OR AGENTS' NEGLIGENCE.***

5. Warranty: INFRAMARK warrants to the Client that: (i) the Services will be performed by appropriately qualified, trained, experienced, and when applicable licensed and/or certified personnel, with due care, skill and diligence, and in accordance with all terms of this agreement, applicable law and industry standards. INFRAMARK warrants the products shall conform to the description contained in this agreement and be free from defects in material and workmanship for a period of one (1) year from the date the products are initially placed in operation, or 18 months from when the products are shipped, whichever occurs first, provided that the products are stored, maintained and operated so as to protect the products from harm or damage due to any cause but not limited to fire, water, inclement weather, lightning, extreme temperatures, and not subjected to misuse, neglect or accident. Upon prompt written notice of and determination that such defect is covered under the foregoing warranty, INFRAMARK's responsibility is limited to correction of the defect by, at INFRAMARK's option, repair or replacement of the defective part, parts, or services. ***Unless stated elsewhere herein, INFRAMARK provides no warranty of product performance or process results. The foregoing warranties are exclusive and INFRAMARK hereby disclaims all other warranties of any kind, including any implied warranty of merchantability or fitness for a particular purpose*** . The warranties provided herein shall not apply to any Client product which shall have been; (a) repaired or altered other than by Client or the Client's personnel, representatives, or agents; (b) subjected to physical or electrical abuse or misuse; or (c) operated in any manner inconsistent with the applicable Client instructions for use.

6. Shipment and Loss or Damage to Goods and Materials: All shipments will be made F.O.B. shipping point unless otherwise specified herein. In the absence of specific instructions, INFRAMARK will select the carrier. Title to and risk of loss for the material shall pass to the Client upon delivery to the carrier or delivery service. Materials held for the Client or stored for the Client shall be at the risk and expense of the Client. Title and risk of loss for all parts, materials, and equipment provided hereunder shall pass when such parts, materials, and equipment are shipped.

7. Software. Software created on this project by INFRAMARK is owned by INFRAMARK. If noted in the scope of work, INFRAMARK may authorize use of this software inside the Client's organization only. Authorized use includes ability to modify the software, by the Client at the Client's risk. Under no circumstance is the Client, agent or third-party contractor of the Client authorized to distribute or use software created by INFRAMARK at locations other than the Client's facilities.

8. Limitation on Damages. In no event shall either Party be liable under any circumstances for any special, consequential, indirect, or incidental damages arising out of or in any way connected with this Agreement or the services provided, including, but not limited to, damages for lost profits, anticipated sales, compensation, reimbursement, good will for expenditures, investments, leases, or any other commitments in connection with the business of Client, or damages to third parties. Except for liability arising out of INFRAMARK'S gross negligence or willful misconduct, INFRAMARK's total liability for any cause shall be limited to the compensation paid to INFRAMARK by the Client under this Agreement.

Customer: City of Dallas (GA)
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9. Cyber Security. INFRAMARK shall not be liable for any liabilities, losses, damages, expenses, fines, or penalties incurred by the Client or any third party as a result of a data security breach or other cyber security breach to the Client's computer systems, operating systems, and all other technological or information systems related to the Services provided hereunder, except to the extent such liability, loss, damage, expense, fine, or penalty is the direct result of INFRAMARK's willful or negligent acts or omissions.

10. Client Information. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, customer data, billing information, regulatory filings, permits, authorizations, licenses, operation and maintenance records, or other records are provided by the Client or any third party acting on behalf the Client are provide to and used or relied on by INFRAMARK, INFRAMARK shall not be liable for any damages resulting directly or indirectly from such use and reliance.

11. No Third-Party Beneficiary. It is the explicit intention of the parties hereto, that no person or entity, other than the parties, is or shall be entitled to bring any action to enforce any provision of this Agreement against either of the parties, and the covenants, undertakings, and agreements set forth in this Agreement shall be solely for the benefit of and shall be enforceable only by the parties hereto or their respective permitted successors or assigns hereunder.

12. Termination. This agreement may be terminated by INFRAMARK, in whole or in part, (a) whenever Client defaults in its performance in any manner and fails to remedy same within ten (10) days after receipt of notice setting forth the default. In the event of such termination, Client shall pay INFRAMARK for all services performed and all parts, materials, and equipment ordered by INFRAMARK up to the effective date of termination. Client may terminate this agreement if INFRAMARK is in default, provided that Client has provided INFRAMARK with written notice, including sufficient information regarding the alleged default, and INFRAMARK shall have thirty (30) days from the date of written notice to cure any such default.

13. Independent Contractor. The parties acknowledge that INFRAMARK is an independent contractor and is not an agent, partner, joint venturer, nor employee Client. Nothing shall operate to change or alter that relationship except further agreement between the parties in writing and specifically addressing the issue. Neither party shall have authority to bind or otherwise obligate the other in any manner nor shall either party represent to anyone that it has a right to do so.

14. Force Majeure. Under no circumstances shall either party be held liable for any delay or failure in performance resulting directly or indirectly by acts of nature, forces, or causes beyond its reasonable control, including, without limitation: internet, computer equipment, telecommunication equipment, other equipment, or electrical power failures; riots; insurrections; pandemics/epidemics; civil disturbances; fires; floods; storms; explosions; acts of God; war; governmental actions; actions, embargoes or blockades in effect on or after the date of this Agreement; orders or law of domestic or foreign courts or tribunals or other governmental authorities; loss of or fluctuations in heat, light, or air conditioning; or strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees.

15. Binding Agreement. The provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns of the parties. Any provision hereof which imposes upon a party an obligation after termination or expiration of this Agreement shall survive termination or expiration hereof and be binding upon the party.

16. Choice of Law. ~~The laws of the State of in which the work is performed shall govern the validity, performance, construction, and enforcement of this Agreement without regard to choice of law provisions. No litigation concerning a dispute or arising out of this agreement may be commenced by Client more than one year after completion of work by INFRAMARK.~~ The parties hereto consent that venue and jurisdiction for any litigation concerning this agreement, bid or dispute and all documents or contract(s) concerning this matter must be asserted in and determined by the Superior Court of Paulding County, Georgia. (The parties hereto also waive any right to object to venue and jurisdiction for any litigation concerning this Agreement which must be asserted in and determined by the Superior Court of Paulding County, Georgia.) The parties also agree and consent that this Agreement and any litigation concerning this Agreement must be construed and determined pursuant to the Laws of the State of Georgia.

17. Mediation and Arbitration. If any controversy or claim arising out of this Agreement cannot be settled by the Parties hereto through good faith discussions, the Parties shall mediate their dispute before a mediator acceptable to both parties. If they cannot agree on a mediator, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation, but the parties shall share equally the costs of the mediator and the mediation facilities. If the controversy or claim cannot be resolved through mediation, the controversy or claim shall be settled by arbitration in accordance with the rules of the American Arbitration Association then in effect. Any such controversy or claim shall be arbitrated on an individual basis and shall not be consolidated in any arbitration with any claim or controversy of any other party unless otherwise agreed by the Parties.

18. Amendment. This Agreement may only be altered or amended in an instrument, in writing, signed by all the parties hereto.

Customer: City of Dallas (GA)
Project: Pumpkinvine WPCP SCADA Migration
A&I Quote #: Q25-132415, Rev. 2

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19. Waiver. No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.

20. Severability. The invalidity of any portion of this Agreement will and shall not be deemed to affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

21. Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Agreement or for one year following the termination of this Agreement.

22. Assignment. This Agreement shall not be assigned by either party without the prior written consent of the other party, which consent shall not be unreasonably withheld, unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party.

23. Notice. All notices will be in writing and shall be deemed given when delivered in person or mailed by certified or registered mail, return receipt required, with postage prepaid. Notices required to be given to the parties by each other will be addressed to the parties at the address set forth on the first page of this Agreement.

24. Entire Agreement. This Agreement constitutes the entire agreement between the parties pertaining to its subject matter and supersedes all prior contemporaneous agreements, representations, and understandings of the parties.

25. Counterparts and Copies. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original. An electronic copy or photocopy of this Agreement containing electronic copies or photocopies of the signatures or initials of any Party shall be binding.

Acceptance of Quote:

We have read and understand all pages of this agreement and hereby acknowledge receipt of a copy hereof and realize the attached INFRAMARK, LLC A&I DIVISION TERMS AND CONDITIONS OF SALE are part of this agreement. You are authorized to complete the work as specified.

WITNESS OUR SIGNATURES, this the _____ day of _____, 20_____.

OWNER/CONTRACTOR:

Company Name: _____

Signed by: _____

Print Name: _____ Title: _____

FOR _____:

Signed by: _____

Print Name: _____ Title: _____

INFRAMARK
AUTOMATION & INTELLIGENCE

Statement of Work

City of Dallas

Pumpkinvine WWTP VTScada Migration

Inframark Quote #Q25-132415 R2

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1 Revision History

Rev #	Date	Description	Author
0.0	2025-09-25	Initial draft	S.Khel
1.0			
2.0			

2 Statement of Work

2.1 Purpose

Provide and install new servers, workstations and new VTScada HMI software and application conversion from the existing GE iFIX HMI application at the Pumpkinvine WWTP. The latest stable, supported firmware and software versions will be used.

Existing Inframark 3D background graphics will be reused for application development. HMI screen overlays and animations will be reprogrammed in VTScada and linked to new tagnames to mimic the iFIX application.

2.2 Approach

At the WWTP, new hardware and software will be implemented in parallel with at least one of the existing SCADA computers to be used for data verification and as a backup during the testing period.

2.3 Scope

2.3.1 Hardware

2.3.1.1 Pumpkinvine WWTP

- (1) One new SMS modem for text message alarm notification. Inframark will coordinate with SIPSD and their cellular service provider.
- The City of Dallas will provide Server(s) and Workstation(s) along with O/S software, keyboard, mouse, cables, etc…

2.3.2 Workshops

Workshops will be coordinated with WWTP Personnel to discuss their requirements for:

- Standard tag-names, alarms, and reports
- Preliminary and final HMI screen layouts with badge mockups to show how the screens will look with data
- HMI screen navigation hierarchy

2.3.3 Software

The latest, stable version of VTScada with the following features will be installed at the WWTP. The WWTP will have its own standalone HMI application with redundant fail-over.

2.3.3.1 VTScada Dual Server Package

- 5000 Tags
- Two (2) Runtimes
- One (1) Development Node
- Five (5) Clients
- Historian and Back-up Historian
- Security
- Trending & Reporting
- Operator Logbooks
- Widgets & Graphics Library
- Network and PC Resource Monitoring
- Standard & Proprietary I/O Protocol Drivers
- Alarm and Events Logging and Management
- Alarm Notification
- Full Redundancy
- One (1) Year of SupportPlus

2.3.4 Tag Historian and Reports

VTScada's built-in Historian will be used for the Tag Historian and reporting database.

Three (3) years of existing GE iFIX historical data and reports will be migrated and recreated for VTScada.

2.3.5 Testing

Test results reports will be provided upon completion of testing.

2.3.5.1 IO Testing

All converted tag IO and functionality will be tested from the existing PLCs to the new SCADA HMI application.

2.3.5.2 HMI Head-End Testing

Basic computer and HMI component and redundancy testing will be performed.

2.3.5.3 Alarm Notifications

Alarm notifications pipelines and communication methods will all be tested to ensure correct operation.

2.3.5.4 Reports

Report data retrieval, saving, printing, etc. functionality will be tested.

2.3.5.5 Security

Each security level will be tested to ensure only the corresponding functionality is allowed within each level.

2.3.6 Customer Documentation & Backups

Inframark's internal customer documentation will be updated with new hardware, software, architecture, license, and IP address information.

Final backups of all software and hardware configurations and credentials will be copied and stored on Inframark' servers.

2.4 Not in Scope

- Supply of Servers and Workstations. This shall be provided by the City of Dallas.
- Antivirus and antimalware software.
- SCADA architecture changes.
- Cellular service and monthly fees for alarm notifications.
- Correction of existing SCADA issues unrelated to the HMI conversion.

2.5 Deliverables

List of tangible items to be delivered by this work. Examples included below.

Phase	Deliverable
Planning	Tag standards submittal for descriptions, labels, eng. units, logging deadbands, etc.
Planning/Dev	SCADA screen badging submittal
On Site	SCADA Operation & Redundancy Test Report
Closeout	Encrypted archive of all credentials for supplied and configured hardware and software
Closeout	Final backup of HMI application and all software configurations

2.6 Training

Inframark will perform Operator Familiarity Training on the new HMI at the WWTP.

2.7 Cost Proposal

Inframark is pleased to offer this proposal to the City of Dallas to perform work and provide software as outlined above for migrating the HMI at the Pumpkinvine WWTP from GE iFIX to VTScada.

Total Project Cost (taxes not included) $202,940.00

Thank you for allowing us the opportunity to provide this proposal. Please feel free to reach out to us if you have any questions.

Regards,

Sothorn Khel, P.E.
Regional Sales Manager
Email: Sothorn.Khel@Inframark.com
Cell #: 770-519-0597

STAFF ACTION ITEM

MEETING DATE: 10/06/2025

TITLE: Historic Resources Survey Update: Downtown Historic District

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Historic Resources Survey Update: Downtown Historic District

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$50,000.00

INFORMATION:

Request approval to enter into a contract agreement with Ardurra for completion of the Historic Resources Survey Update: Downtown Historic District; total cost of $50,000.00.

Attachments: Ardurra - Historic Resources Survey Update: Downtown Historic District Proposal

Georgia Department of Community Affairs – Historic Preservation Fund federal pass-through grant award amount $2,688.00 will off-set the city's overall project cost.

September 22, 2025

Brandon Rakestraw
City of Dallas
129 East Memorial Drive
Dallas, Georgia 30132

Subject: Historic Resources Survey, Downtown Dallas Historic District, Dallas, Georgia

Dear Brandon Rakestraw,

Ardurra Group Inc. (Ardurra) is pleased to submit our qualifications and approach in response to the City of Dallas' request for an intensive historic resources survey. Ardurra is a nationwide engineering and environmental services firm that has become a trusted partner to state, county, and local government agencies over the last 47 years of operation. Our company has grown to over 1,850 professionals across 88 offices, each providing innovative, reliable, and responsive services to our project partners. Our services have been continuously recognized by Engineering New-Record (ENR), a comprehensive market analysis and rankings of the largest U.S.-based architectural and engineering firms.

Ardurra's Cultural Resources Management (CRM) Group is led by professionals with over 37 years of cultural resources management experience, who exceed the Secretary of the Interior's (SOI) Professional Qualifications for archaeology, architectural history, and history (36 CFR Part 61). We operate with a singular mission: to provide premier CRM services to our partners by assembling a team of exceptional professionals and investing in their growth and career success, while fostering a culture of collaboration, mutual respect, and excellence. We believe that CRM is vital for preserving and protecting our communities' rich cultural heritage and are excited to partner with the City of Dallas on this significant project. Key staff in our Tallahassee office will manage all services under contract with the City, with support from field staff in the greater Atlanta Metro Area. Our dedicated team of cultural resources professionals is critical to Ardurra's ability to provide consistent, reliable, and high-quality service to our project partners. Thus, we believe in providing the right project team for the specific task at hand. Ardurra has hand-selected a team of professionals with over 50 years of combined experience providing similar historic resources services.

If you have any questions regarding our proposal or the cultural resource process, please do not hesitate to contact me at 908.256.0614 or atricarico@ardurra.com. Ardurra appreciates the opportunity to submit this proposal, and our team looks forward to working with you.

Sincerely,

Anthony Tricarico, Ph.D., RPA
Cultural Resource Coordinator
Ardurra

Project Understanding

Ardurra understands that the City of Dallas is seeking a qualified cultural resources consultant to conduct an intensive historic resources survey of approximately 56 parcels within the Downtown Dallas Historic District (Figure 1). Ardurra understands that the requested historic resources survey is being funded, in part, by a 2024 Historic Preservation Grant from the National Park Service administered by the Georgia Historic Preservation Division. Ardurra is committed to working with the City of Dallas to prepare a historic resources survey, which accomplishes the objectives of the RFP. We are honored to have the opportunity to contribute to the documentation of the community's rich cultural heritage.

We understand that the downtown district was previously surveyed in 2006; therefore, the survey is likely to have a large number of resurveyed resources. Ardurra will prepare the historic resources survey in compliance with Section 106 of the National Historic Preservation Act (NRHP) of 1966 (as amended) implemented by 36 CFR Part 800, as well as the provisions in Title 12, Chapter 3 of the Georgia Code. All project activities will be carried out by professionals who exceed the SOI professional qualification standards for architectural history and history in accordance with the guidelines outlined in the Georgia Historic Resources Survey Manual (March 2023) and the Guidelines for Local Surveys: A Basis for Preservation Planning (National Register Bulletin 24).

The historic resources survey has two primary objectives:

1) Identify and document historic properties within the survey boundary (including buildings, resource groups, sites, objects, and districts, etc.) that were constructed in 1985 or earlier.
2) Evaluate the significance of these resources in regard to their eligibility for listing in the National Register of Historic Places (NRHP) and provide preservation recommendations for all significant resources.

Ardurra will provide all required information for each resource in a database as well as ESRI ArcGIS Shapefile to the City and DCA, as well as upload all resource data into the Georgia, Natural, Archaeological, and Historic Resource Geographic Information System (GNAHRGIS). A minimum of two (2) digital photographs, dated to within six (6) months will also be included within the GNAHRGIS upload. Ardurra will provide the City with two (2) electronic copies of the final survey report, which will at minimum include the following:

- Executive Summary
- Project Description
- Summary of Previous Preservation Projects
- Developmental History
- Survey Methodology
- Recommendations for Future Preservation Activities
- Historic Resources Survey Results
- Inventory of all surveyed resources (Appendix 1) as well as a survey map (Appendix 2) delineating the survey area and resources.

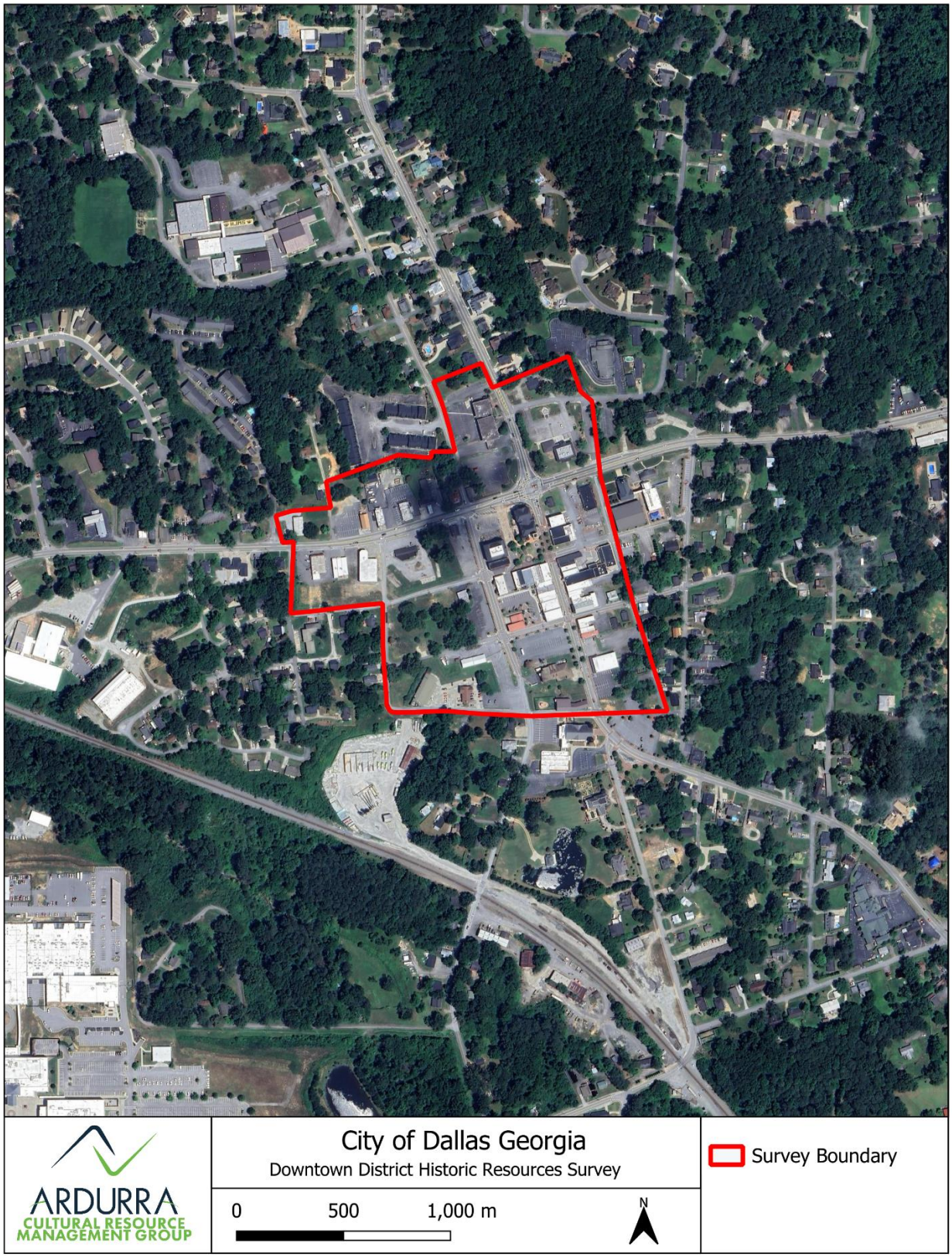


Figure 1. Project Location Provided by Client.

FIRM OVERVIEW

Our team's goal is to exceed your expectations. We will employ our proven processes and systems that enabled proficient management of similar contracts while continuing to enhance and streamline procedures. We believe in providing the right project team for the specific task at hand. Ardurra has hand-selected a team of professionals with over 50 years of combined experience providing similar historic resources services. This contract will be managed by Dr. Anthony Tricarico, PhD, RPA out of the Tallahassee office, where we maintain full laboratory and production facilities. In addition, Mr. Kevin Gidusko, MA, RPA will serve as Backup Contract Manager and Principal Investigator. Ms. Michelle Evans, MA, Senior Architectural Historian, will lead architectural history support throughout the duration of the project. Ms. Maddie Ross, MS will provide geospatial services necessary to support this contract.

Enhancing our capabilities and upholding our commitment to exceptional CRM standards, our team is bolstered by Ardurra's recent acquisition of Janus Research. Janus Research was established in 1979 and consists of experts in the areas of historic preservation and archaeology. Janus staff are experienced in the compliance and interpretation of federal, state, and local historic preservation laws and regulations, including National Park Service (NPS) and USACE Standards and National Register of Historic Places (NR) Guidelines. Janus Research has successfully completed thousands of cultural resource projects. These projects encompass the full range of cultural resource services from archeological reconnaissance surveys, Phase I, II and III cultural resources surveys, historic architectural surveys, National Register evaluations, and HABS/HAER documentation. Most recently, Janus has provided cultural services on several USACE Everglades Restoration projects. Additionally, for the last five years, they have assisted the National Park Service with cultural resources services, including coordination and support, as well as archaeological and historical surveys, evaluations and reports.

Together, we provide the City of Dallas with unmatched CRM expertise, unified under the leadership of our Project/Contract Manager, Anthony Tricarico. Anthony will serve as the main point of contact between our combined teams and the City of Dallas. All key staff on our team exceed the SOI professional qualification standards (36 CFR Part 61).

Firm Capability

Our team's ability to provide cultural resource services has been honed over thousands of projects, developing a proven approach to provide high-quality deliverables on time and under budget. Our team's proven project approach begins prior to receiving notice to proceed (NTP). Upon receiving a new opportunity, all project details, plans, and other attachments are saved in our file system, and the project deadlines are added to our Program Management Dashboard. Our Contract Manager will then prepare a proposal using Ardurra's proposal spreadsheet designed to efficiently, consistently, and thoroughly capture all relevant project variables. Our spreadsheet guides a preliminary review of known cultural resources and surveys, as well as historical data including topographic maps, aerials, and cemetery records. The results of Ardurra's preliminary review informs our proposed survey level of effort. Ardurra's level of effort, fee, and project-specific schedule is then provided in a concise scoping document to our project partner within 48 hours of request receipt.

Upon NTP, Ardurra adds all project deadlines and tasks to our Trello Kaban-style Project Management Dashboard. Projects are displayed according to their place in the delivery process (e.g., Scoping, Pre-Fieldwork, Fieldwork, Post-Fieldwork, and Closeout). Each project is created from one of Ardurra's template "cards," which are each composed of task checklists specific to the required deliverable. The Contract Manager assigns a due date, responsible personnel, and hours budgeted for each individual subtask, ensuring that all projects progress on schedule and under budget. Throughout project development, the responsible staff member "checks off" their tasks as they are completed, and all team members have visibility into project status. Comprehensive project updates are delivered on a weekly basis each Monday at our recurring team meeting. In the interim, an instant messaging channel is established for the project in Microsoft Teams to encourage frequent and organized project communication. Lastly, the assigned Principal Investigator will hold an internal kick-off to discuss the expectations of the field crew and review the project Field Briefing and Health & Safety Site-Specific Plan (HASSP). Every field crew member will be furnished with a copy of the Field Briefing, which outlines project purpose and scope of work, anticipated soils, known and anticipated cultural resources. In addition, the Principal Investigator will distribute the HASSP, as governed by 29 CFR 1910 and, where applicable, 29 CFR 1926 which provides all crew with important contact information, field-specific safety instructions including potential injuries, heat stress and illness, environmental safety, emergency response plan, as well as incident notification and reporting procedures.

Following the successful project kick-off, the Principal Investigator then tasks our Geographic Information Systems (GIS) support team with the production of report maps for background research and an ESRI ArcGIS Field Map, which will be utilized by the field crew to perform the historical field survey and data collection. Once these report maps and ArcGIS Field Maps are drafted, the Principal Investigator performs a Quality Assurance/Quality Control (QA/QC) review of these products. They will ensure that the survey area is properly depicted, that all structures are pre-plotted correctly, and that the Field Map contains all recorded resources in the APE. The Field Map will also depict unrecorded resources that the team anticipates identifying during our survey, such as historical structures or linear resources like roads and canals.

At the start of each day in the field, the field lead is responsible for leading a daily safety tailgate meeting, where our team takes a moment to identify the task and field-specific hazards, and appropriate mitigation measures. Upon completion, the Daily Safety Plan (DSP) is signed and saved within our project records alongside the Field Briefing and HASSP. The field team conducts survey and data collection using either iPads or handheld Trimble Catalyst DA2 handheld Global Navigation Satellite System (GNSS) receivers equipped with ArcGIS Field Maps. As data is collected and entered into the Field Map, the Principal Investigator and Contract Manager can review the data in real-time to confirm accuracy and completeness. Daily data checks by Principal Investigators are built into our process, and the Project Archaeologist in the field notifies the Principal Investigator when the data are ready for review at the end of each workday. The field crew remains on site until this QA/QC check is complete. Once field survey is complete, the Principal Investigator tasks the GIS team with the preparation of results of survey (ROS) maps for the report.

As reporting tasks have already been assigned to the appropriate staff by the Contract Manager and Principal Investigator in Trello, reporting is ongoing throughout this process, beginning with the setup of a report shell using templates designed for the specific project. Report maps used for background research have already been developed during the Fieldwork Preparation and Execution phase, and Principal Investigators with the support of other reporting staff can begin working on the cultural overviews, developing a narrative history and context for the project area, and summarizing the archival and background research. Completed draft deliverables undergo a three-step QA/QC review prior to submission to the client. As the team member responsible for production of a complete, sufficient, and accurate report, the Principal Investigator first performs a comprehensive review of the product while checking for consistency with applicable cultural resources laws and regulations. Following this, the Principal Investigator engages the appropriate Practice Group Lead to review applicable report sections and project recommendations. A final comprehensive review of the report is performed by the Contract Manager prior to submission to the client.

Quality Assurance /Quality Control

Ardurra's Quality Assurance/Quality Control (QA/QC) program ensures the quality of all aspects of cultural resource management work under the contract, including pre-field research and preparation, field-oriented data collection, in-field and laboratory analysis, and reporting of project results. Effective and frequent communication provides the foundation of our QA/QC program. The Contract Manager will work closely with all project staff to implement QA/QC measures and to make certain that project requirements are being met in a timely and cost-effective manner. QA/QC is a responsibility that permeates every level of staffing on our projects.

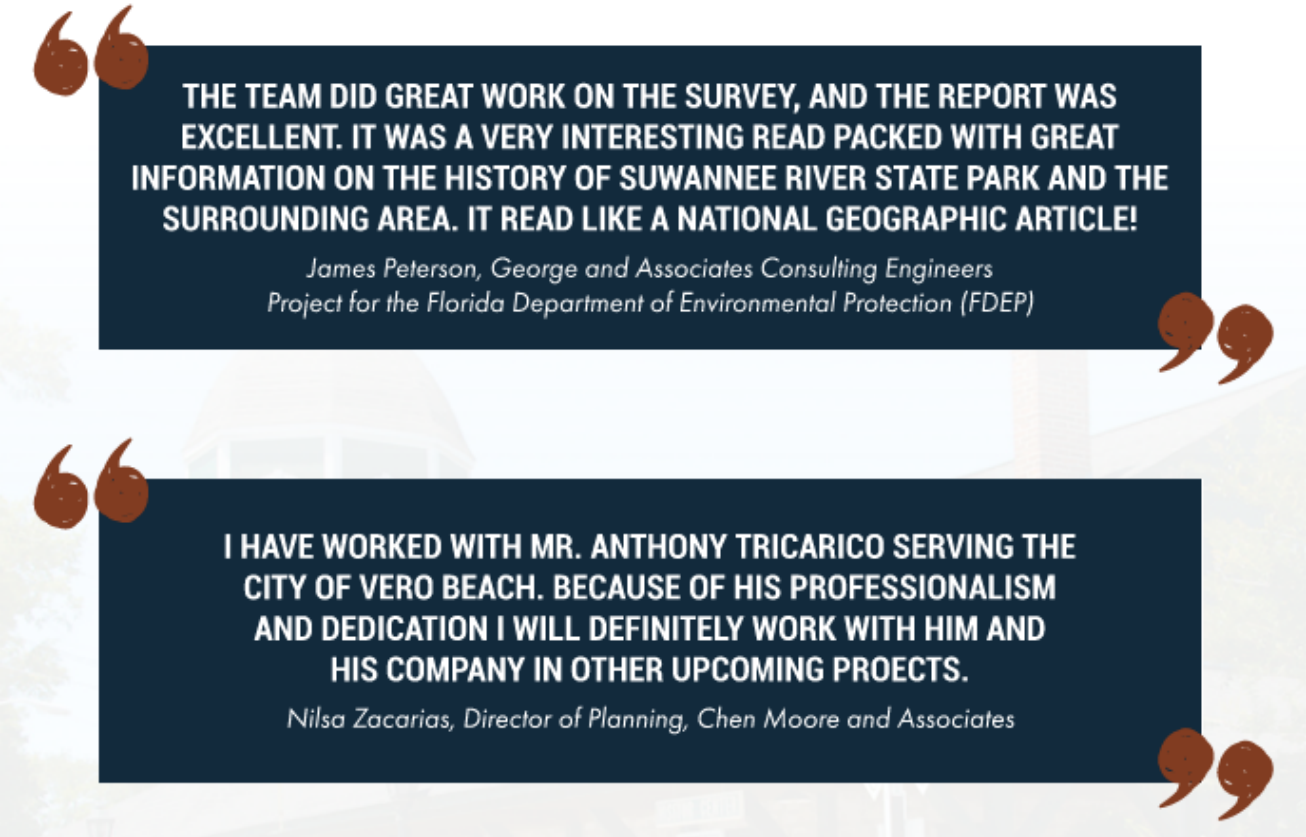
The use of custom digital databases or geodatabases for all in-field data collection significantly enhances our QA/QC program. Our paperless system eliminates the litany of paper forms used in almost all cultural resource projects and allows for seamless project organization through its use as a communication interface with the entire team—both in the field and in the office. Ardurra has developed guidelines and outlines for resource recording that increase the quality of the data collected in the field while promoting efficiency by reducing redundancy and providing clear direction for consistent data collection.

Our custom field databases capture photographs, site forms, daily notes, and all other aspects of every type of project. Our Information Technology (IT) and Geographic Information System (GIS) specialists have integrated powerful QA/QC measures into our digital platforms at crucial steps during data collection, data management, editing, and output phases. At each juncture, highly effective checks have been custom built into our mobile database to ensure quality data is entered and quality deliverables produced. Digital constraints, such as drop-down lists and check-box sets, ensure that only the appropriate types of data may be entered into the most critical fields. Our system also requires that certain critical fields not be left blank, delivering error messages to the user if they are not completed. Data from the field is uploaded and duplicated at least daily (or in real- time, if connectivity in the field allows for it), eliminating the risk of data being lost or corrupted. Principal Investigators act as quality control specialists and conduct QA/QC measures concurrently while field staff are collecting data. These daily and weekly reviews identify missing or incomplete data fields, provide initial editing, and ensure thoroughness and

consistency in recording. Changes are made directly within the database and notes are passed to the Field Directors and Crew Chiefs to improve the quality of data collected. Concurrent review has been employed on small- and large-scale projects.

Our archaeologists, historians, and architectural historians are highly trained SOI-qualified experts in quality control procedures and are involved in project execution from inception to the completion of a project, ensuring the accuracy of information. In addition, we involve every project member in the QA/QC process. All QA/QC team members meet regularly on a conference call to ensure a comprehensive and ongoing exchange of information related to active projects. All documents must pass through three rounds of QC review prior to submission to client. Upon completion of the Draft report, the Principal Investigator performs the initial QC review. The appropriate Practice Lead or Leads perform a second round of review. The Contract Manager performs the final QC check prior to submitting the report to the client. Every staff member who contributes to a report is responsible for QC and the consistency of the report with the Georgia Historic Resources Survey Manual (March 2023).

Ardurra exceeds industry standards for data collection and data reporting. Our guidelines and resources increase field recording accuracy and precision, enhances data quality and consistency, and significantly decreases reporting timelines. Ardurra's QA/QC Program ensures that field data collection, project reports, project communications, and administration are monitored closely and managed well from inception to completion, ensuring high-quality on behalf of our project partners.



Project Experience

Walker County Historic Resources Survey

Walker County, Georgia

PROJECT TYPE

Historic Resources Survey

CLIENT

Walker County, GA

PROJECT DATE

2025

RELEVANCE TO RFP

- Archival and Background Research
- Architectural History Survey/Reporting
- Assessment of Effects

Ardurra is currently conducting a comprehensive historic resources survey of approximately 75 parcels in the southeastern portion of unincorporated Walker County, which were constructed prior to 1984.

Ardurra will prepare the historic resources survey report in compliance with Section 106 of the National Historic Preservation Act (NRHP) of 1966 (as amended) implemented by 36 CFR Part 800, as well as the provisions in Title 12, Chapter 3 of the Georgia Code. All project activities are being carried out by professionals who exceed the SOI professional qualification standards for architectural history and history in accordance with the guidelines outlined in the Georgia Historic Resources Survey Manual (March 2023) and the Guidelines for Local Surveys: A Basis for Preservation Planning (National Register Bulletin 24). The historic resources survey had two primary objectives:

1) Identify and document historic properties within the survey boundary (including buildings, resource groups, sites, objects, and districts, etc.) that were constructed in 1984 or earlier.

2) Evaluate the significance of these resources in regard to their eligibility for listing in the NRHP and provide preservation recommendations for all significant resources.

Ardurra will provide all required information for each resource in a database as well as ESRI ArcGIS Shapefile to the County and DCA, as well as upload all resource data into GNAHRGIS.

South Fulton Historic Resources Survey

Fulton County, Georgia

PROJECT TYPE

Historic Resources Survey

CLIENT

City of South Fulton

PROJECT DATE

2025

RELEVANCE TO RFP

- Archival and Background Research
- Architectural History Survey/Reporting
- Assessment of Effects

Ardurra is currently conducting a comprehensive historic resources survey of approximately 185 parcels in the City of South Fulton, Fulton County, GA, which were constructed prior to 1985.

Ardurra will prepare the historic resources survey report in compliance with Section 106 of the National Historic Preservation Act (NRHP) of 1966 (as amended) implemented by 36 CFR Part 800, as well as the provisions in Title 12, Chapter 3 of the Georgia Code. All project activities are being carried out by professionals who exceed the SOI professional qualification standards for architectural history and history in accordance with the guidelines outlined in the Georgia Historic Resources Survey Manual (March 2023) and the Guidelines for Local Surveys: A Basis for Preservation Planning (National Register Bulletin 24). The historic resources survey had two primary objectives:

3) Identify and document historic properties within the survey boundary (including buildings, resource groups, sites, objects, and districts, etc.) that were constructed in 1975 or earlier.

4) Evaluate the significance of these resources in regard to their eligibility for listing in the NRHP and provide preservation recommendations for all significant resources.

Ardurra will provide all required information for each resource in a database as well as ESRI ArcGIS Shapefile to the City.

Cost Estimate and Schedule

Below, please find the proposed costs as well as schedule associated with surveying all 56 parcels within the City of Dallas historic resources survey area. All costs below are fixed fee, to be paid upon the completion of each deliverable milestone.

Survey of Entire Downtown District (56 Parcels):

Deliverable/ Milestone	Description	Due Date	Cost
1	50% of surveyed resource data entered into GNAHRGIS.	11/15/2025	$38,000
3a	First draft of report and 100% GNAHRGIS upload	2/15/2026	$5,000
3b	Second draft of report submitted and map	4/15/2025	$5,000
4	Final survey report. All GNAHRGIS data and digital photographs for each resource completed.	6/15/2025	$2,000
		Total Cost	**$50,000**

Project Assumptions:

- Up to 56 historic resources constructed in or prior to 1985 will be surveyed. Additional resources can be surveyed for an additional fee. Please note that survey of additional resources, if identified, may be required by the DCA in order to complete grant agreements.
- Two rounds of client review and DCA review (four reviews total).
- Ardurra assumes landowner permission to photograph each resource has been obtained by the City of Dallas. Should landowner permissions be needed, this will be conducted as a separate fee.

ORDINANCE
AMENDMENT
NO. OA - 2025 – 05

AN ORDINANCE TO AMEND CHAPTER 24 – OFFENSES AND MUNICIPAL COURT; TO AMEND CHAPTER 6 – ANIMALS; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR RELATED MATTERS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, The Mayor and Council find that excessive, unnecessary, or unusually loud noise degrades the peace, safety, welfare, and property values of Dallas residents. Consistent with O.C.G.A. §25-10-2 and §40-6-14, this article establishes standards to regulate noise while preserving legitimate business and individual activities.; **AND**

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and the City Council, by ordinance, to regulate noise in the City limits; **AND**

WHEREAS, This article is intended to be content-neutral, applying uniformly to all sources without regard to message or speech; **AND**

WHEREAS, The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City's residents and for their safety, health and welfare and the public good; **AND**

THEREFORE, be it ordained by the Mayor and the City Council of Dallas, Georgia:

SECTION I.

That **CHAPTER 24 – OFFENSES AND MUNICIPAL COURT, ARTICLE I. – IN GENERAL Sec. 24 – 1. – Unnecessary noise** is hereby repealed and replaced in its entirety as follows:

Sec. 24-1. - Noise

a. Purpose - The Mayor and Council find that excessive, unnecessary, or unusually loud noise degrades the peace, safety, welfare, and property values of Dallas residents. Consistent with O.C.G.A. §25-10-2 and §40-6-14, this article establishes standards to regulate noise while preserving legitimate business and individual activities. This article is intended to be content-neutral, applying uniformly to all sources without regard to message or speech.

b. Definitions

1. *Plainly Audible.* Any sound that can be heard by a person using ordinary auditory senses, standing at the prescribed distance from the noise source, regardless of discernible words or musical content.
2. *Sound-Producing Device*. Any radio receiving device, television, stereo, musical instrument, phonograph sound amplifier or other machines or devices for the producing, reproducing or amplifying of sound.
3. *Person in Charge*. An adult occupant, tenant, property owner, or event sponsor exercising control over premises or an activity.
4. *Residential Zoning District*. Any property zoned R-1, R-2, R-3, TH, MF-1, MF-2 or comparable residential classification under the Dallas Zoning Ordinance.

5. *Landscape-Maintenance Equipment.* Gas- or electric-powered leaf blowers, lawn mowers, edgers, hedge trimmers, chainsaws, or similar devices.
6. *Compression-Release Engine Brake*. A device that modifies or releases a diesel engine's compression for braking purposes, commonly known as a "Jake Brake."
7. *Consumer Fireworks*. Shall have the same meaning as in O.C.G.A. §25-10-1(1).
8. *Property line or boundary* means an imaginary line drawn through the points of contact of adjoining apartments, condominiums, townhouses, duplexes or other such residential dwelling units with adjoining points owned, rented, or leased by different persons; or adjoining common areas or adjoining exterior walls. Said property line or boundary includes all points of a plane formed by projecting the property line or boundary including the ceiling, the floor, and the walls.
9. *Construction noise.* Any noise caused by the erection (including excavation), demolition, alteration, or repair of any building, as well as the operation of any earth-moving equipment, crane, saw, drill, pile driver, steam shovel, pneumatic hammer, hoist, automatic nailer or stapler, or any similar equipment.

c. General Prohibitions - It shall be unlawful for any person to make, continue, or cause to be made or continued any unreasonably loud or disturbing noise which, because of its volume, duration, frequency, or character, either:
   1. Endangers or injures the health, safety, or welfare of any person; or
   2. Disturbs the peace or comfort of reasonable persons of ordinary sensibilities within the city.

d. Specific "Plainly Audible" Distance/Time Restrictions
   1. Daytime Restrictions (7:00am – 11:00pm Sun-Thu; 7:00am – 12:00 midnight Fri-Sat)
      i. Sound-Producing Devices. Prohibited if plainly audible 300 ft or more from the building, structure, vehicle, or property line from which the sound emanates.
      ii. Human-Produced Sounds (yelling, singing, whistling, hooting, shouting etc.). Prohibited if plainly audible 300 ft or more from point of origin.
      iii. Commercial Advertising. Use of sound-producing devices for advertising that is plainly audible 300 ft or more from the source is prohibited.
      iv. Party Noise. It is unlawful for any person in charge of a party or other social event that occurs on any private property to allow that party or social event to produce noise in such a manner so that such noise is plainly audible at a distance of 300 feet or more from the building or structure from which the noise is emanating, or, in the case of real property, beyond the property limits, on which the party or social event is located, whichever is farthest, between the hours of 7:00 a.m. and 11:00 p.m. Sunday through Thursday and between the hours of 7:00 a.m. and 12:00 midnight on Friday and Saturday. For the purposes of this subsection, the term "person in charge of a party or other social event" means any adult person who resides in or on the premises involved in such party or social event and is present at such party or social event. For the purposes of this subsection, the term "noise" shall mean the same sounds, or any combination thereof, Responsibility attaches to the person in charge; noise plainly audible 300 ft or more from property boundary is prohibited.
   2. Nighttime Restrictions (11:00pm – 7:00am Sun-Thu; 12:00 midnight – 7:00am Sat & Sun)

i. Same categories as subsection (1) above, but threshold is 100 ft from source or property boundary.

ii. Apartment/Condominium/Duplex Units. Except for persons within commercial enterprises that have an adjoining property line or boundary with a residential dwelling unit, it is unlawful for any person to make, continue, or cause to be made or continued any noise in such a manner as to be plainly audible to any other person a distance of five feet beyond the adjoining property line wall or boundary of any apartment, condominium, townhouse, duplex, or other such residential dwelling units with adjoining points of contact.

e. Vehicle and Public-Way Sound Restrictions

1. Vehicle Audio Systems. It is unlawful to operate or permit operation of any radio, CD player, or similar device from within a motor vehicle so as to be plainly audible 50 ft or more from the vehicle when on any public street, alley, or parking area.
2. Boom Boxes on Sidewalks/Parks. Portable amplification devices shall not be operated in a public right-of-way or park such that sound is plainly audible 50 ft or more in any direction.
3. Compression-Release Engine Brakes. The use of compression-release engine brakes by any motor vehicle is prohibited within the corporate limits unless required to avert imminent danger to persons or property.

f. Landscape-Maintenance Equipment. It is unlawful to operate landscape-maintenance equipment (leaf blowers, mowers, chainsaws, etc.) within any residential zoning district, or within 300 ft of such district, between 8:00pm and 8:00am Monday-Friday and 11:00pm and 8:00am on weekends and city-observed holidays.

g. Construction Noise

1. Between 11:00pm and 7:00am Monday-Friday and 11:00pm to 8:00am Saturday-Sunday, no construction-related activity or equipment may generate noise plainly audible 100 ft or more beyond the property boundary.
2. Variance Procedure. A written request for extended hours may be submitted to the City Manager or designee at least 48 hours in advance. The request must: (i) state urgent need; (ii) detail mitigation steps; (iii) document neighbor notifications; and (iv) address safety risks. One variance period of up to 10 days may be issued per project.

h. Fireworks

1. Use or ignition of consumer fireworks shall comply with O.C.G.A. §25-10-2. Outside the statewide hours (10:00am – 11:59pm) or holiday carve-outs, fireworks that are plainly audible 100 ft or more from the ignition site are prohibited.
2. Dallas may issue a special-use permit for fireworks outside statutory hours, subject to §25-10-2(b)(3)(D) and a fee not exceeding $100.00.

i. Outdoor Entertainment Event Registration

1. Any outdoor event employing electronic amplification must register with the Dallas Office of Business Development and the Dallas Police Department 72 hours prior to the start time.
2. Registration forms shall be created (and revised if necessary) by Dallas Business Development and the Dallas Police Department in their discretion and shall include, but not be limited to: event sponsor, location map, date/time span, amplification equipment list, and security plan.
3. Events extending into restricted hours are subject to enforcement under this article; registration does not waive compliance.

j. Exemptions. The prohibitions of this article do not apply to:

1. Normal operations of municipal, county, state, or federal government agencies.
2. Authorized emergency vehicles, public-safety alerts, and disaster-response operations.
3. Official school or college events on their campuses.

4. City-sanctioned festivals, parades, or holiday celebrations conducted under special-event permits.
5. Manufacturing or industrial processes in zones designated Industrial (I-1, I-2), except where declared a nuisance by court order.
6. Noise regulated exclusively by O.C.G.A. §40-6-14 (motor-vehicle radios) or federal aircraft noise standards.
7. Consumer fireworks, as defined under state law, can be used or ignited on any day beginning at 10:00 a.m. and ending at 9:00 p.m. (O.C.G.A. 25-10-2 (b)(3)(B)(i)). However, consumer fireworks may not be ignited on any day after 9:00 p.m. and before 10:00 a.m. except as permitted in subsection j(4) of this section.
8. Consumer fireworks, as defined under state law, ignited on July 3, July 4, and December 31 after 9:00 p.m. and up to 11:59 p.m. and on January 1 after 9:00 p.m. and up to 1:00 a.m. (O.C.G.A. 25-10-2(b)(3)(B)(iii) and (iv)).
9. Consumer fireworks may be ignited under the provisions of a special event permit that designates the additional time and location (O.C.G.A. 25-10-2(b)(3)(B)(ii) and (b)(3)(D)).
10. Permits issued in the discretion of the city manager.

k. Enforcement and Penalties

1. Primary Enforcement. Sworn officers of the Dalas Police Department, designated code-enforcement officials of the City of Dallas or the City of Dallas Marshal Bureau may issue citations based on personal observation of a violation.
2. Sound measurement standards for law enforcement personnel. For the purposes of this section, the term "plainly audible" means any sound emanating from the specific sound-producing sources set forth in this section which can be heard from the distances set forth in this section, using the following sound measurement standards: Measurement shall be by the auditory senses of a person standing at a distance no less than the required minimum distance from the source of the sound. For music and other noise, words and phrases need not be discernable. For music and other noise, bass reverberations are included
3. Graduated Penalties.
    i. First Offense: Written warning or $100 fine at officer discretion.
    ii. Second Offense (within 12 months): Misdemeanor charge; fine not less than $250.
    iii. Third & Subsequent Offenses (within 12 months): Fine up to $1,000 and/or incarceration not to exceed 6 months.
    iv. Special-Event Revocation: The City Manager may suspend or revoke event permits upon violation.
    v. Abatement Authority: The Municipal Court may order immediate cessation of offending noise and may authorize seizure of offending equipment until fines are paid.
    vi. Failure to Appear: Any person who fails to appear in response to a summons issued for violation of this article commits an additional offense punishable as contempt of court.

l. Civil Remedies. Nothing in this article limits any person’s right to seek relief under state nuisance law or common-law tort theories.

m. Severability. Should any provision of this section be declared invalid or unconstitutional, such decision shall not affect the validity of the remaining portions.

THAT CHAPTER 6. – ANIMALS, Sec. 6-1. – Definitions, "Animal" shall be struck and replaced as follows:

Sec. 6-1. – Definitions

…

*Animal***:** Any living creature, domestic or wild, including but not limited to dogs, cats, livestock, poultry, and exotic animals.

…

THAT CHAPTER 6. – ANIMALS Sec. 6-14. – Animal Noises, shall be repealed and replaced by the following:

Sec. 6-14. – Animal Noises

a. Definitions. For the purposes of this chapter and this section, the following terms shall have the meanings ascribed to them:
Animal Noise Disturbance: Any sound made by an animal that is deemed a nuisance as defined herein. A nuisance shall exist if an animal makes any vocalization, including but not limited to barking, howling, whining, crowing, or meowing:

Continuously for a period of fifteen (15) consecutive minutes; or

Intermittently for a period of thirty (30) minutes or more within any one-hour period.

Continuous: Sound that is nonstop or with breaks of less than thirty (30) seconds at a time during the proscribed period.

Domestic Animal: Any dog, cat, or other animal typically kept as a household pet.
Exotic Animal: Any animal that is not a Domestic Animal, Livestock, or Poultry, and which is not native to the State of Georgia.
Intermittent: Sound that is repeated with breaks of thirty (30) seconds or more between each episode of sound during the proscribed period.
Livestock: Includes but is not limited to cattle, horses, sheep, goats, and swine.
Owner: Any person, firm, corporation, or entity owning, harboring, keeping, or having custody or control of an animal.
Poultry: Domesticated birds, including but not limited to chickens, turkeys, ducks, and geese.

b. *Prohibited Conduct.* It shall be unlawful for any Owner to permit an animal to cause an Animal Noise Disturbance that is audible from any public right-of-way

or from within the enclosed dwelling of another, where such disturbance unreasonably interferes with the peace and comfort of persons in the neighborhood.

c. *Specific Provisions by Animal Type*.

1. Dogs and Other Domestic Animals: Are subject to the standards set forth in Sec. 1(b).
2. Poultry: It shall be a specific violation of this chapter for any person to keep, harbor, or possess any rooster that crows between the hours of 9:00 PM and 6:00 AM, if such crowing is plainly audible from within any occupied residential dwelling unit on an adjacent property.
3. Livestock: Noises emanating from bona fide agricultural operations where Livestock are kept shall not constitute a violation of this chapter, provided such operations adhere to generally accepted agricultural and management practices.
4. Exotic Animals: Owners of any Exotic Animal shall maintain such animals within a primary enclosure sufficient to baffle and contain noise and render it reasonably unobjectionable from any adjacent property.

d. *Exemptions.* The provisions of this chapter shall not apply to:

1. An animal making noise in response to a person trespassing or threatening to trespass upon private property on which the animal is situated.
2. An animal making noise in response to being tormented, provoked, teased, or abused.
3. An animal making noise as part of its duties as a law enforcement K-9, a certified service animal, or a livestock guardian dog actively engaged in its protective function.
4. Any State-licensed or City-permitted veterinary hospital, animal shelter, humane society, or licensed kennel, provided such facility has taken reasonable measures to mitigate noise.

e. *Enforcement and Complaint Procedure.*

1. Enforcement Authority: This chapter may be enforced by Animal Control Officers, Code Enforcement Officers, or any law enforcement officer of the City of Dallas.
2. Complaint Requirement: An investigation may be initiated upon receipt of a formal written and signed complaint from at least two (2) adult witnesses residing in separate households, or from one (1) witness who can provide time-stamped audio or video recording of the alleged violation.
    i. The complaint shall be on a form provided by the City and shall include the complainant's name and address, the location of the alleged violation, a description of the animal(s), and a log detailing the dates, times, and duration of the disturbance.
    ii. All complainants must reside within a 1,000-foot radius of the property where the animal is located.
3. Investigation and Notice:

i. Upon receipt of a valid complaint, the enforcement officer shall investigate. If the complaint appears credible, the officer shall issue a written warning notice to the animal's Owner, providing a copy of this ordinance and a compliance period of ten (10) days.

ii. If further valid complaints are received after the compliance period has expired, the officer may issue a citation to the Owner to appear in the Municipal Court of Dallas.

iii. Separate Offenses: Each day a violation of this chapter continues after the initial warning period shall constitute a separate and distinct offense.

f. *Penalties.* Any person found in violation of this section by the Municipal Court shall be subject to the following penalties:

1. First Offense: A fine of not less than one hundred fifty dollars ($150.00).
2. Second Offense (within 24 months): A fine of not less than two hundred fifty dollars ($250.00).
3. Third Offense (within 24 months): A fine of not less than three hundred fifty dollars ($350.00).
4. Fourth and Subsequent Offenses (within 24 months): A fine of not less than five hundred dollars ($500.00).
5. The Court may also impose court costs and order other remedies, including but not limited to mandatory spay/neuter or owner education classes.

g. The City of Dallas, Georgia Marshal's Bureau or the City of Dallas, Georgia Police Department or Designated Dallas Code Enforcement Officer shall conduct an investigation of the complaint and, upon its determination that a violation has occurred, may issue a citation to the owner of such animal which citation will be heard and adjudicated by the Municipal Court of the City of Dallas, Georgia.

SECTION II. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION III. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION IV. EFFECTIVE DATE. Following approval and passage of this ordinance by the Mayor and City Council, this ordinance shall be effective immediately upon signature.

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE

CITY OF DALLAS, GEORGIA, THIS THE _____ DAY OF _____, 2025.

_____
L. James Kelly, Mayor

_____ _____
James R. Henson, Councilmember Cooper Cochran, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Christopher B. Carter, Councilmember

_____ _____
Leah Alls, Councilmember Candace Callaway, Councilmember

ATTEST:

_____ _____
Tina Clark, City Clerk Date
City of Dallas, Georgia

STAFF ACTION ITEM

MEETING DATE: ***10/06/2025***

TITLE: ***A-2025-02: ANNEXATION REQUEST***

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

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

A-2025-02 : ANNEXATION REQUEST

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

HISTORY/PAST ACTION:

Planning Commission: **Recommendation** – Approval of the annexation request (September 25, 2025)

FINANCIAL IMPACT:

Owner/Developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

INFORMATION:

A-2025-02: ANNEXATION REQUEST

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

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

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

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

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

ADJACENT ZONING	**ADJACENT DEVELOPMENT**
NORTH: R-2 Paulding	**NORTH: Allens Creek Subdivision (Paulding)**
EAST: R-2 City	**EAST: Oakmont Subdivision (City)**
SOUTH: R-2 Paulding	**SOUTH: Single Family Property**
WEST: R-2 Paulding	**WEST: Single Family Property**

B. Permitted Use impact on adjacent properties

- *Proposed development density of 2.58 units per acre.*
- *Minimum lot size of 8,500sf*
- *Total unit count of 24.*

- *Adjacent lot sizes:*
  - *0.35 acres (15,246sf) – Allens Creek Subdivision*
  - *0.17 acres (7,500sf) – Oakmont Subdivision*
  - *+2 acres for all other stand-alone properties.*

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

- *None*

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

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*

- *Staff comments:*
  - *Increased traffic on Homer Cochran Road and other nearby collector roads.*
  - *May increase student population of nearby schools.*
  - *Increased response times for city police services due to distance.*
  - *Increase daily demand on Paulding County Water System.*
  - *Decrease available sanitary sewer capacity – City of Dallas.*
  - *Increase in customer count for city garbage service.*

E. Supported by current conditions

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.

2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.

3. Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be $1,843.00 per lot.

4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

5. Owner/developer shall provide a minimum 10-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

6. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.

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

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 zoning district as written in the City of Dallas Code of Ordinances.

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

ANNEXATION ORDINANCE
A-2025-01
TED BRICKS & MORTAR, LLC.
(Application #A-2025-02)

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt ordinances and/or to amend existing ordinances: **AND**

WHEREAS, The Mayor and Council has the responsibility to provide for the public health, safety and welfare by the control and efficient adoption of Ordinances within the City of Dallas, Georgia which includes the responsibility to provide Ordinances dealing with annexation and zoning by the Mayor and Council of the City of Dallas, Georgia in carrying out their official duties as members of the Municipal Governing Authority of the City of Dallas, Georgia; **AND**

WHEREAS, TED BRICKS & MORTAR, LLC., did submit to the Governing Authority of the City of Dallas, Georgia, a written and signed application requesting that certain property owned by OLUWATOYIN ONI and EGUNDOYIN ONI, as hereinafter described, be annexed within the corporate limits of the City of Dallas, Georgia; **AND**

WHEREAS, The Mayor and Council of the City of Dallas, Georgia has determined that it is in the best interest of the City of Dallas and its citizens that such property should be annexed within the corporate limits of the City of Dallas, Georgia; **AND**

WHEREAS, Such property owned by OLUWATOYIN ONI and EGUNDOYIN ONI, as hereinafter described, is contiguous to the existing corporate limits of the City of Dallas, Georgia; **NOW**

THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia that the following described property is hereby annexed to within the corporate limits of the City of Dallas, Georgia with the Zoning Classification of R-2 – FAMILY RESIDENTIAL MEDIUM DENSITY, with stipulations:

SECTION I. ANNEXED PROPERTY LEGAL DECRIPTION.

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

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

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73 degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch

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

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

SECTION II. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION III. SEVERABILITY CLAUSE, If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION IV. EFFECTIVE DATE, Following passage and approval of this ordinance by the Mayor and City Council, this ordinance shall be effective on and after OCTOBER 6, 2025

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORIGA, THIS THE ____ DAY OF _____, 2025.

_____

L. James Kelly, Mayor

_____ _____

James R. Henson, Councilmember Candace Callaway, Councilmember

_____ _____

Cooper Cochran, Councilmember Nancy R. Arnold, Councilmember

_____ _____

Christopher B. Carter, Councilmember Leah Alls, Councilmember

ATTEST:

_____ _____

Tina Clark, City Clerk Date:

****Staff Use Only****

Annexation Application No. A- 2025-02

Hearing Dates:

Planning Commission: September 25, 2025

City Council: October 6, 2025

City of Dallas Planning Commission Recommendation:

__X__ **Approve** ____ **Disapprove** ____ **No recommendation** ____ **Table**

Conditions, reasons, stipulations:

At its regularly scheduled meeting, the Planning Commission reviewed and considered the annexation request submitted for 535 Homer Cochran Road, Dallas, GA 30132; Tax Parcel ID No. 135.2.1.033.0000. Upon thorough of the staff report and public input, the Commission made a motion to approve the annexation request.

The motion was unanimously approved, and is hereby forwarded the the City Council with a formal recommendation for approval under the specified conditions.

City Council Decision:

____**Approve** ____ **Approve (as different classification)** ____ **Disapprove** ____ **Table**

Conditions, reasons, stipulations:

Planning Commission Chairman: David R. Hart (Signature) 25 Sept. 2025 (Date)

City Council – Mayor: _____ (Signature) _____ (Date)

Community Development Director: _____ (Signature) _____ (Date)

City Attorney: _____ (Signature) _____ (Date)

STAFF ACTION ITEM

MEETING DATE: ***10/06/2025***

TITLE: ***Z-2025-03: ZONING REQUEST***

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

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-03: ZONING REQUEST

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

HISTORY/PAST ACTION:

A-2025-02: ANNEXATION REQUEST

FINANCIAL IMPACT:

Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

INFORMATION:

Z-2025-03: ZONING REQUEST

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

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STAFF COMMENTS:

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

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

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

ADJACENT ZONING	**ADJACENT DEVELOPMENT**
NORTH: R-2 Paulding	**NORTH: Allens Creek Subdivision (Paulding)**
EAST: R-2 City	**EAST: Oakmont Subdivision (City)**
SOUTH: R-2 Paulding	**SOUTH: Single Family Property**
WEST: R-2 Paulding	**WEST: Single Family Property**

B. Permitted Use impact on adjacent properties

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

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

- *None*

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

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
  - *Increased traffic on Homer Cochran Road and other nearby collector roads.*
  - *May increase student population of nearby schools.*
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E. Supported by current conditions

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

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

STAFF RECOMMENDATIONS:

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

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

HEARING DATES
Planning Com
09/25/2025 at 6:00 PM
City Council:
10/06/2025 at 5:15 PM

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.

2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.

3. Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be $1,843.00 per lot.

4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

5. Owner/developer shall provide a minimum 10-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

6. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.

8. Owner/developer shall comply, design, and construct all offsite water system improvements and/or upgrades required by Paulding County Water System.

9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.

10. A Homeowners Association shall be required for the development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed. All homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 21% (Five (5) units) of the overall 24-unit lot count.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 zoning district as written in the City of Dallas Code of Ordinances.

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

ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application #: A-2025-02 & Z-2025-03

Hearing Dates: PC: 9-25-25 CC: 10-6-25

ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell:

Address: 2928 GEORGE BUSBBE PKWY NW, SUITE 526 Home phone:

City: KENNESSAW State: GA Zip: 30144-4887 Fax phone:

E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

ABIMBOLA KAFILAT AKANJU

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

8/12/2028

Date Notary Commission Expires

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 08/15/2028

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell:

Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132

E-mail address: JJONES@ELITEOFGA.COM Fax phone:

Representative's Signature

JONATHAN JONES

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

02-20-2029

Date Notary Commission Expires

CHARLES WARREN NOTARY PUBLIC PAULDING COUNTY GEORGIA EXPIRES 02/20/2029

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone:

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

Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESSAW State: GA Zip: 30144-4887

Signature

OLUWATOYIN ONI AND EGUNDOYIN ONI

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

8/12/2028

Date Notary Commission Expires

ANDREA WILLIAMS NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES 08/15/2028

Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)

Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES

Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000

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

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

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

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

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

Conditions, reasons, stipulations:

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

Conditions, reasons, stipulations:

Revised 7/2019

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Applicant / Representative Attendance Required

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

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

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

Jonathan Jones
Signature of Applicant/Representative

6-20-2025
Date

CHARLES WARREN NOTARY PUBLIC PAULDING COUNTY GEORGIA EXPIRES 02/20/2029

Jonathan Jones
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Charles Warren
Notary Public Signature

02-20-2029
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

A-2025-02 + Z-2025-03

Revised 3/2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

6/20/25
Date

Jonathan Jones
Applicant

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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Signature of Applicant/Representative

06/16/25
Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Signature of Applicant/Representative

Date

Abimbola Kafui Makanjuola
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

A-2025-02 + Z-2025-03

Revised 3/2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

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Date

Applicant

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Egunt
Signature of Applicant/Representative

06/16/2025
Date

Egundoyin Ajini Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

Egunt
Signature of Applicant/Representative

06/16/2025
Date

Egundoyin Ajini Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY PUBLIC GEORGIA DEKALB COUNTY EXPIRES 08/15/2028

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

06/16/2025
Date

Egundoyin
Applicant

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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Toyin Oni
Signature of Applicant/Representative

06/16/25
Date

Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY EXPIRES GEORGIA 08/15/2028 PUBLIC DEKALB COUNTY

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

Toyin Oni
Signature of Applicant/Representative

06/16/25
Date

Oluwatoyin Paul Oni
Printed Name of Applicant/Representative

ANDREA WILLIAMS NOTARY EXPIRES GEORGIA 08/15/2028 PUBLIC DEKALB COUNTY

Signed, sealed and delivered in the presence of:

Notary Public Signature

8/15/2028
Commission Expiration

A-2025-02 + Z-2025-03

Revised 3 2019

Application #_____ - _____

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

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

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

06/16/25
Date

Toyin Oni
Applicant

eFiled and eRecorded
DATE: 03/15/2024
TIME: 8:00 AM
DEED BOOK: 5058
PAGE: 456 - 457
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 2289565415
PARTICIPANT ID: 0848497841
PT61: 1102024001458
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

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

STATE OF GEORGIA
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

LIMITED WARRANTY DEED

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

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

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

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

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

See Exhibit A attached hereto and made a part hereof.

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

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

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

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Oluwatoyin Paul Oni

Notary Public
My Commission Expires:
[Attach Notary Seal]

EDWARD GOODGAME NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES SEPTEMBER 9, 2025

EXHIBIT "A"

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

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

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

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

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-052829	R0033 21	535 HOMER COCHRAN RD	$2,755.20	$0.00 Fees: $0.00	$0.00	$2,755.20	$0.00
		Totals:	**$2,755.20**	**$0.00**	**$0.00**	**$2,755.20**	**$0.00**

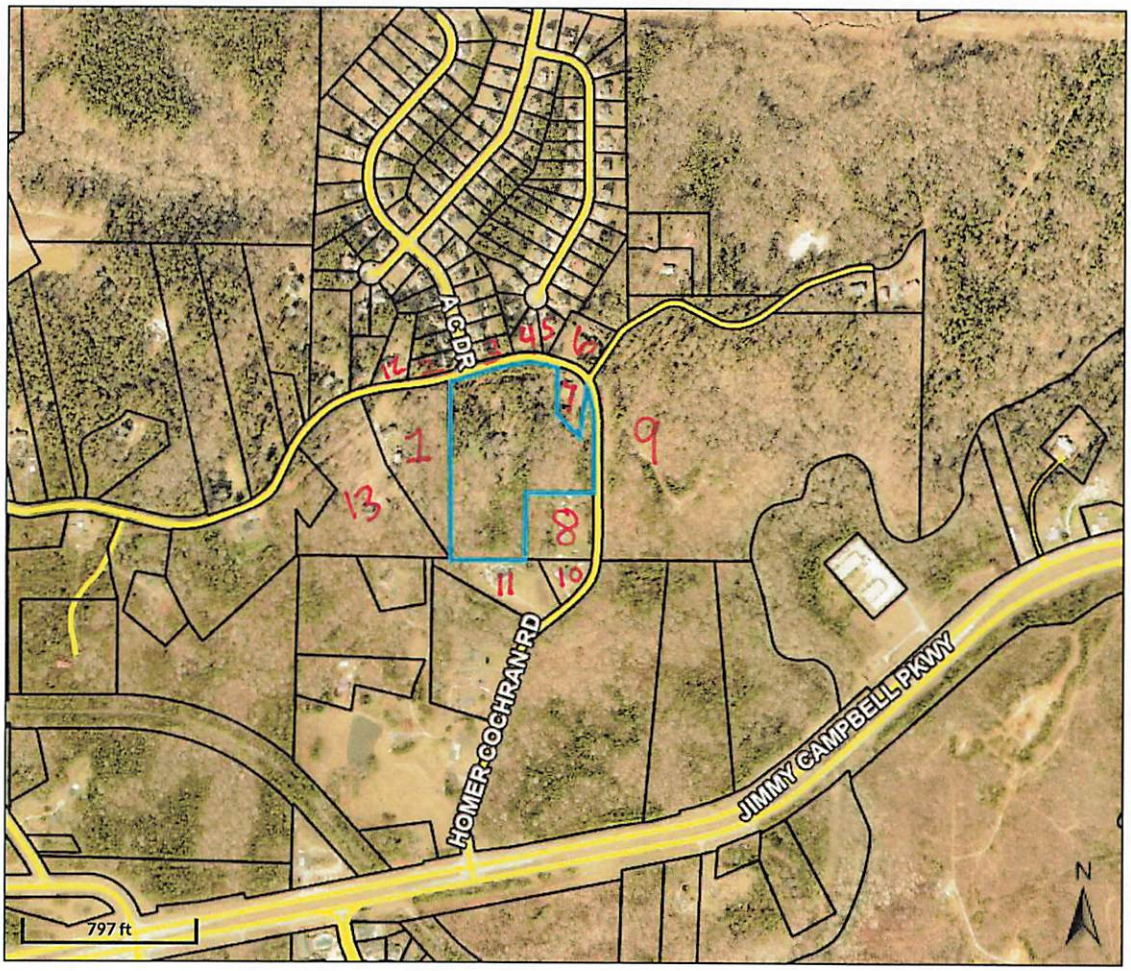
Paid Date: 12/02/2024 **Charge Amount:** $2,755.20

PRESLEY CYNTHIA KAY
535 HOMER COCHRAN RD
DALLAS, GA 30132

Scan this code with your mobile phone to view this bill

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

qPublic.net™ Paulding County, GA



Legend
- Parcels
- Subdivision Names
- Roads

Parcel ID	135.2.1.033.0000	**Alternate ID**	3321	**Owner Address**	ONI OLUWATOYIN PAUL ONI EGUNDOYIN AJINI 2928 GEORGE BUSBY PKWY 526 KENNESAW, GA 30144	**Last 2 Sales**			
Sec/Twp/Rng	n/a					**Date**	**Price**	**Reason**	**Qual**
Property Address	535 HOMER COCHRAN RD	**Class**	Residential			8/9/2024	0	U	U
		Acreage	9.29			3/14/2024	0	L	U
District	COUNTY								
Brief Tax Description	n/a (Note: Not to be used on legal documents)			**Assessed Value**	Value $285,000				

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

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

Developed by SCHNEIDER GEOSPATIAL

"ATTACHMENT B"

RECORDING INFORMATION

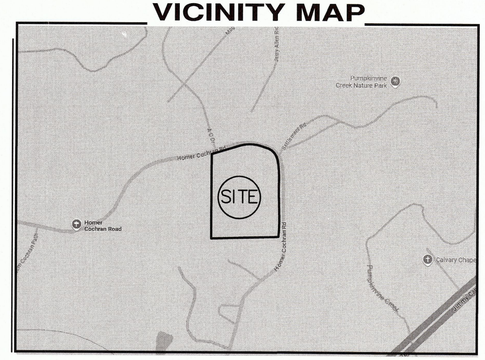
GRID
GA. WEST

Retracement Survey For
Ted Bricks And Mortar LLC

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

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

VICINITY MAP



SURVEY NOTES

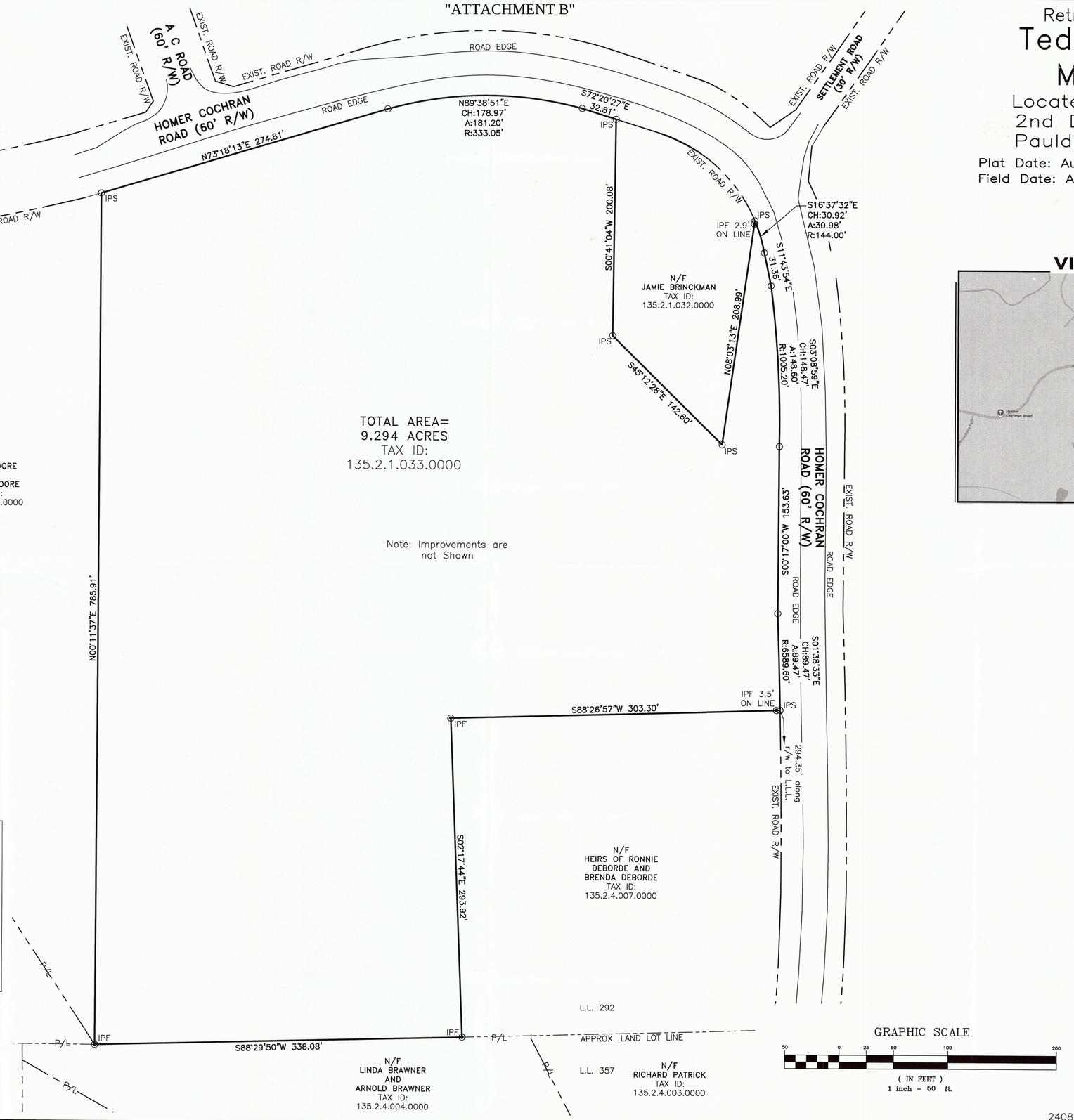
1. Total Area: 9.294 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 557,179 feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat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

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BENTLEY

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

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

NO.	DATE	DESCRIPTION	BY



GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

24086surv1.dwg

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

9.294 Acres
535 Homer Cochran Road

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

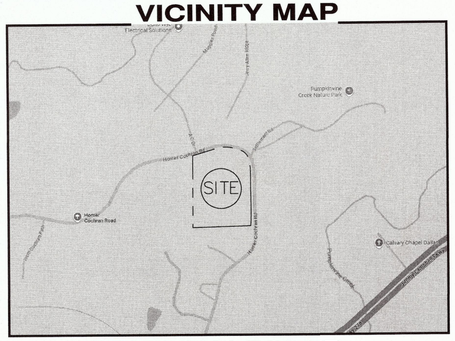
COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

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

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

"ATTACHMENT C"

VICINITY MAP



SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- PROP. LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING ROAD
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- OPEN SPACE AREA

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

1. BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC DECEMBER 12, 2024.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER :
   TED BRICKS & MORTAR LLC 2928 GEORGE BUSBEE PKWY, UNIT 526, KENNESAW GA 30144
   AMAKANJU@HOTMAIL.COM
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 W I PKWY, PO BOX 799, DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. CURRENT ZONING : R-2 COUNTY
   PROPOSED ZONING: R-2 CITY
   TOTAL SITE AREA = 9.294 ACRES
   TOTAL NUMBER OF LOTS = 24
   MAX. LOTS ALLOWED = 28 LOTS
   PROPOSED LOTS = 24 LOTS
   MAX. DENSITY = 3 U/AC
   PROP. DENSITY = 2.58 U/AC
   REQUIRED OPEN SPACE = 2.32 AC
   PROVIDED OPEN SPACE = 2.33 AC
   MAX. BUILDING HEIGHT = 35 FEET

SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 8,500 SF

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0043D DATED JUNE 7, 2019.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
10. WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
12. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
13. NO EXISTING EASEMENTS ARE PRESENT ON THIS SITE
14. NO EXISTING STREAMS OR CREEKS ARE PRESENT ON THIS SITE

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

N/F KATHY RENE GRAHAM TAX ID: 135.1.2.020.0000 ZONED: R-3
N/F HENRY FOSTER JR TAX ID: 135.2.1.034.0000 ZONED: R-3
N/F GREGORY B STEWART & MARQUITA V JONES TAX ID: 135.2.1.035.0000 ZONED: R-3
GINA CIANELLI TAX ID: 135.2.1.036.0000 ZONED: R-3
N/F MICHAEL A ROSS & YVONNE C ROSS TAX ID: 135.2.1.034.0000 ZONED: R-2
N/F JAMIE BRINCKMAN TAX ID: 135.2.1.032.0000 ZONED: R-2
N/F CLARA MOORE AND JOSEPH MOORE TAX ID: 135.1.2.007.0000 ZONED: R-2
N/F ANTHONY J VERIOTTO & CHRISTI J VERIOTTO TAX ID: 135.1.3.008.0000 ZONED: R-2
N/F HEIRS OF RONNIE DEBORDE AND BRENDA DEBORDE TAX ID: 135.2.4.007.0000 ZONED: R-2
N/F LINDA BRAWNER AND / ARNOLD BRAWNER TAX ID: 135.2.4.004.0000 ZONED: R-2
N/F RICHARD PATRICK TAX ID: 135.2.4.003.0000 ZONED: R-2

HOMER COCHRAN ROAD (60' R/W)
A C ROAD (60' R/W)
PAULDING
EXIST. ROAD R/W
ROAD EDGE
PROPOSED ROAD (50' R/W)
TRACE LANE (50 R/W)
OAKMONT DRIVE (60 R/W)
SETTLEMENT ROAD (30' R/W)
10' PERIMETER BUFFER
15' NO ACCESS EASEMENT
EXISTING OAKMONT SUBDIVISION ZONED R-2
MAIL KIOSK
SWP
EX ENTRANCE IS APPROX. 675' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 450' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 375' FROM PROP. ENTRANCE
EX DRIVEWAY IS APPROX. 328' FROM PROP. ENTRANCE
310' TO SETTLEMENT ROAD FROM PROP. ENTRANCE
2,325' TO JIMMY CAMPBELL PKWY (HWY 278) FROM PROP. ENTRANCE
294.35' along r/w to L.L.L.
L.L. 292
L.L. 357

LOT	AREA
1	9,830 sq.ft.
2	8,500 sq.ft.
3	8,566 sq.ft.
4	8,625 sq.ft.
5	8,990 sq.ft.
6	8,855 sq.ft.
7	8,504 sq.ft.
8	9,298 sq.ft.
9	9,250 sq.ft.
10	8,860 sq.ft.
11	8,517 sq.ft.
12	8,517 sq.ft.
13	8,517 sq.ft.
14	8,517 sq.ft.
15	9,667 sq.ft.
16	8,544 sq.ft.
17	8,698 sq.ft.
18	8,625 sq.ft.
19	8,519 sq.ft.
20	10,424 sq.ft.
21	10,651 sq.ft.
22	10,785 sq.ft.
23	11,679 sq.ft.
24	10,527 sq.ft.

CALL BEFORE YOU DIG

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

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

No.	REVISION	DATE:

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

GEORGIA REGISTERED NO. 27186 PROFESSIONAL ENGINEER JONATHAN F. JONES

PRELIMINARY PLANS FOR:

WOODLAND MANOR

LAND LOTS 292 2ND DISTRICT 3RD SECTION

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

THE CITY OF DALLAS GEORGIA
1854

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

July 9, 2025

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

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

Dear Mr. Estes:

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

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

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

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

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

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

THE CITY OF DALLAS GEORGIA
1854

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

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

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District
Enclosure

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

ORIGINAL

THE CITY OF DALLAS GEORGIA

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

July 9, 2025

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

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

Dear Mr. Barnette:

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

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

Respectfully,

Brandon Rakestraw
Community Development Director

Enclosures: Paulding County Board of Commissioners Notice

ORIGINAL

THE CITY OF DALLAS GEORGIA

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

July 8, 2025

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

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

Dear Mr. Jones:

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

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

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

THE CITY OF DALLAS GEORGIA
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Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
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Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

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

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

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

Sincerely,

Brandon Rakestraw
Community Development Director

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

enc: Surrounding Property Owner Notification Template - Exhibit A

ORIGINAL

THE CITY OF DALLAS GEORGIA
1854

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

August 26, 2025

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

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

Dear Mr. Jones:

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

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

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

THE CITY OF DALLAS GEORGIA
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Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
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Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

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

ORIGINAL

A-2025-02
Z-2025-03

CITY OF DALLAS
LEGAL NOTICE
ANNEXATION & ZONING/REZONING

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

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

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

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

This the *4th* day of *September*, *2025*

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

THE CITY OF DALLAS GEORGIA
1854

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

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

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

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

This the *4th* day of *September*, *2025*

Ted Bricks & Mortar, LLC (Applicant)

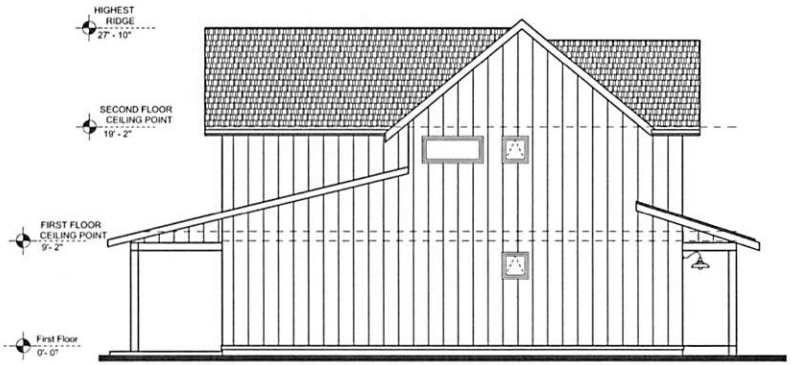
Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)

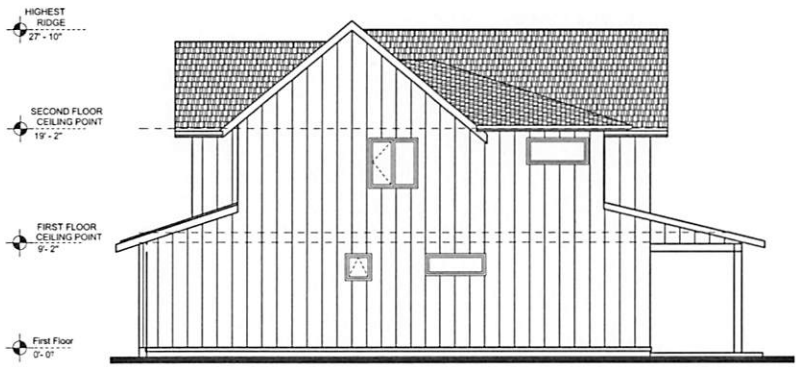
Sincerely,

Brandon Rakestraw
Community Development Director

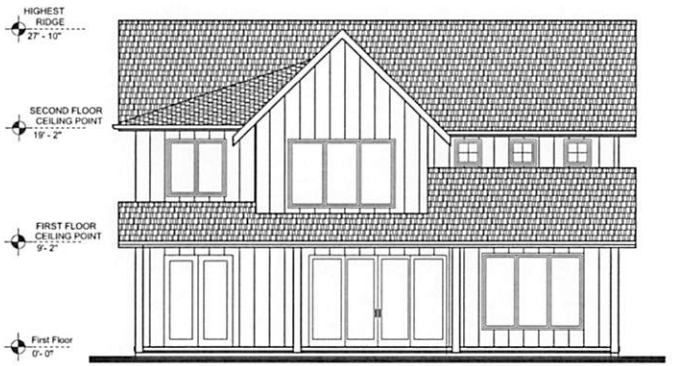
FRONT VIEW ELEVATION
1/8 " = 1-0"



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



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



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

RELEASE FOR CONSTRUCTION

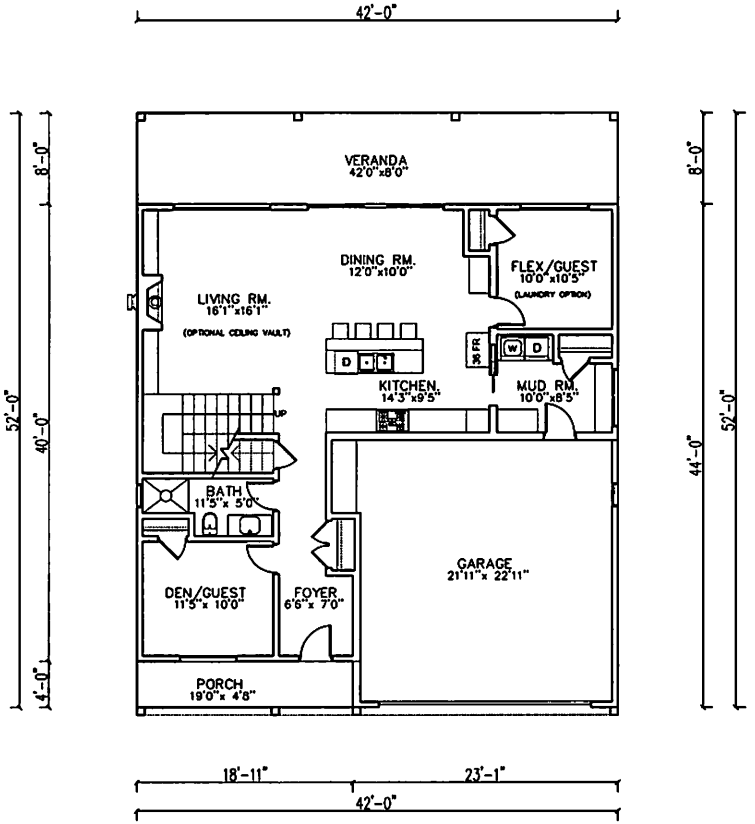
CHIMA NWOSU

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

Modern Farmhouse Plan with Two Flex Rooms

ELEVATIONS

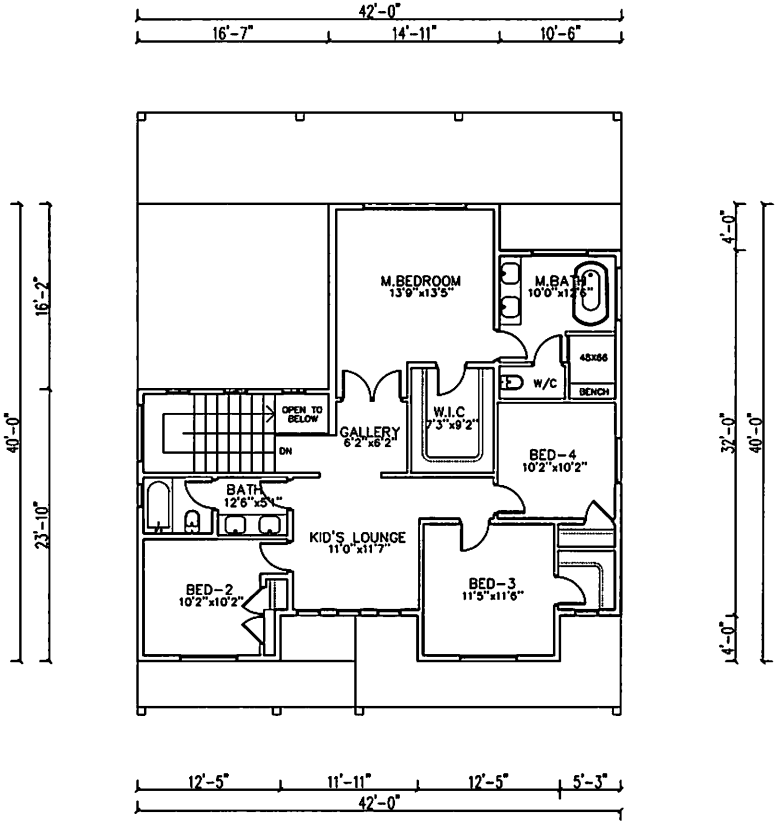
Project number
Date
Drawn by
Checked by



FIRST FLOOR PLAN

1229 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1301SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

BOLIGH DRAFT DATE	
PRE-FINALS DATE	
FINAL PLANS DATE	

Modern Farmhouse Plan with Two Flex Rooms

FLOOR PLANS

185

Project number	
Date	
Drawn by	
Checked by	

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

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

Modern Farmhouse Plan with Two Flex Rooms

3D RENDERINGS

186

Project number
Date
Drawn by
Checked by

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

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

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

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

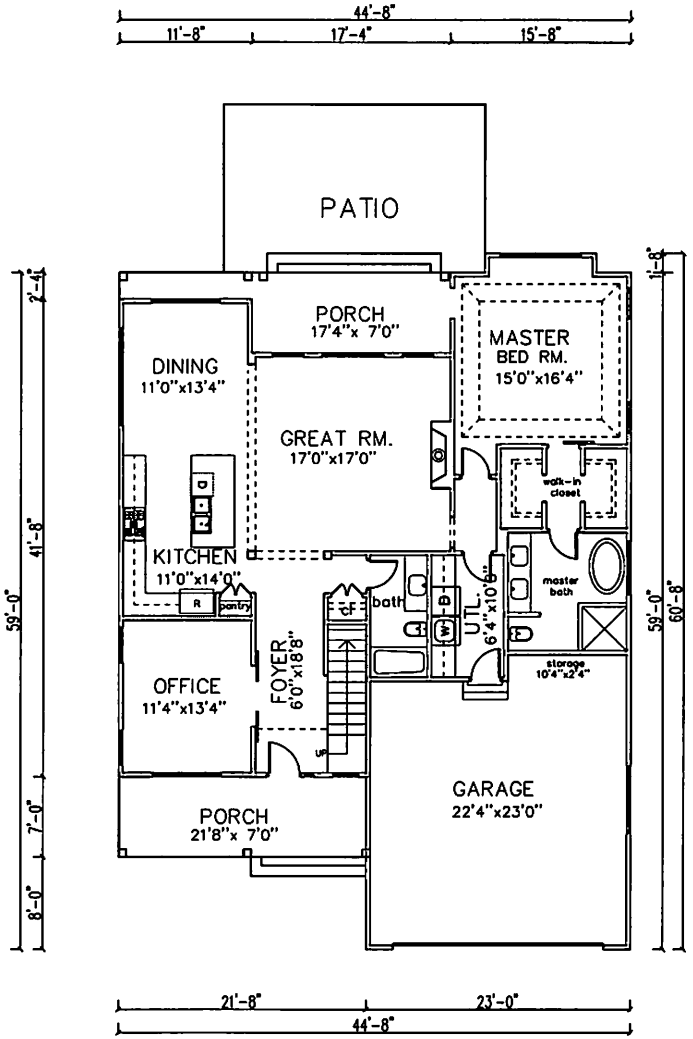
RELEASE FOR CONSTRUCTION

CHIMA NWOSU

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

New American Cottage with a Home Office
ELEVATIONS

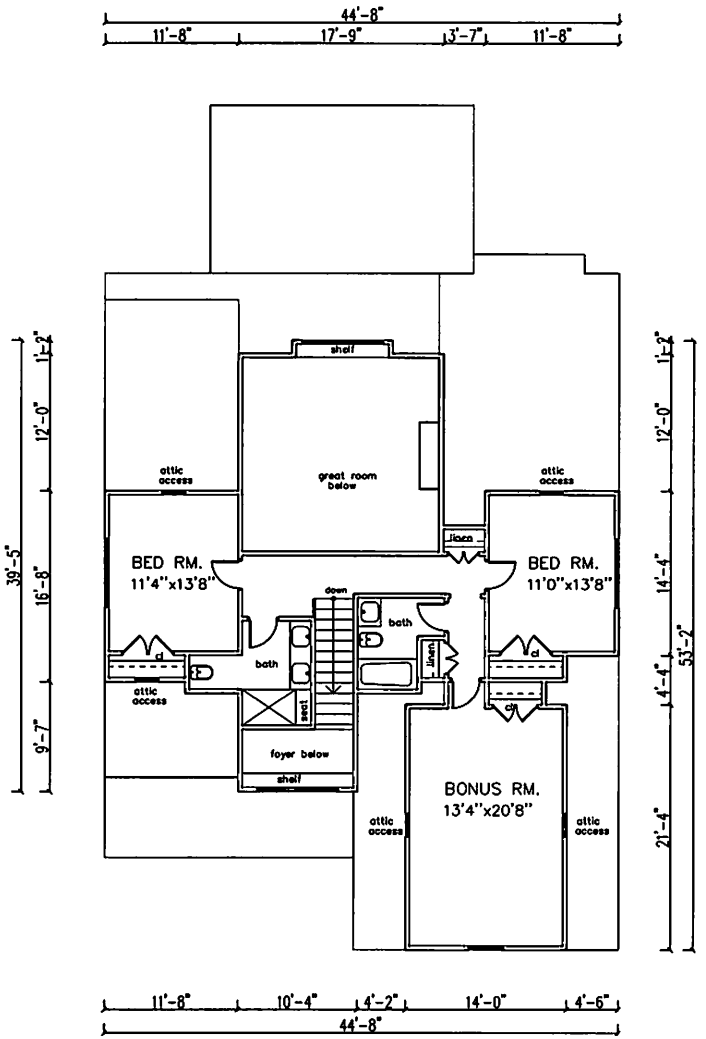
Project number
Date
Drawn by
Checked by



FIRST FLOOR PLAN

1619 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1057 SQFT

1/8 " = 1-0" @A2

RELEASE FOR CONSTRUCTION

CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

New American Cottage with a Home Office

FLOOR PLANS

Project number
Date
Drawn by
Checked by

1

CHIMA NWOSU

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

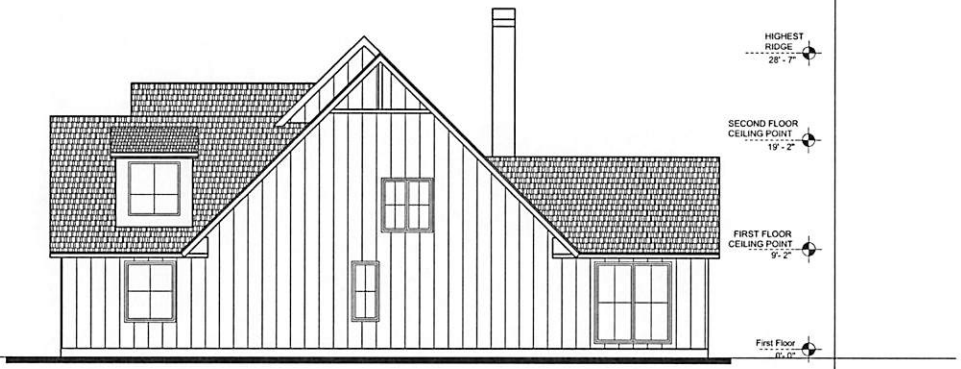
New American Cottage with a
Office
3D RENDERINGS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

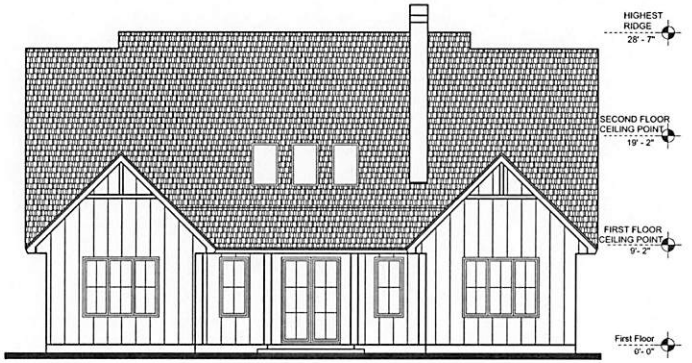
3

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



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

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



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

RELEASE FOR CONSTRUCTION

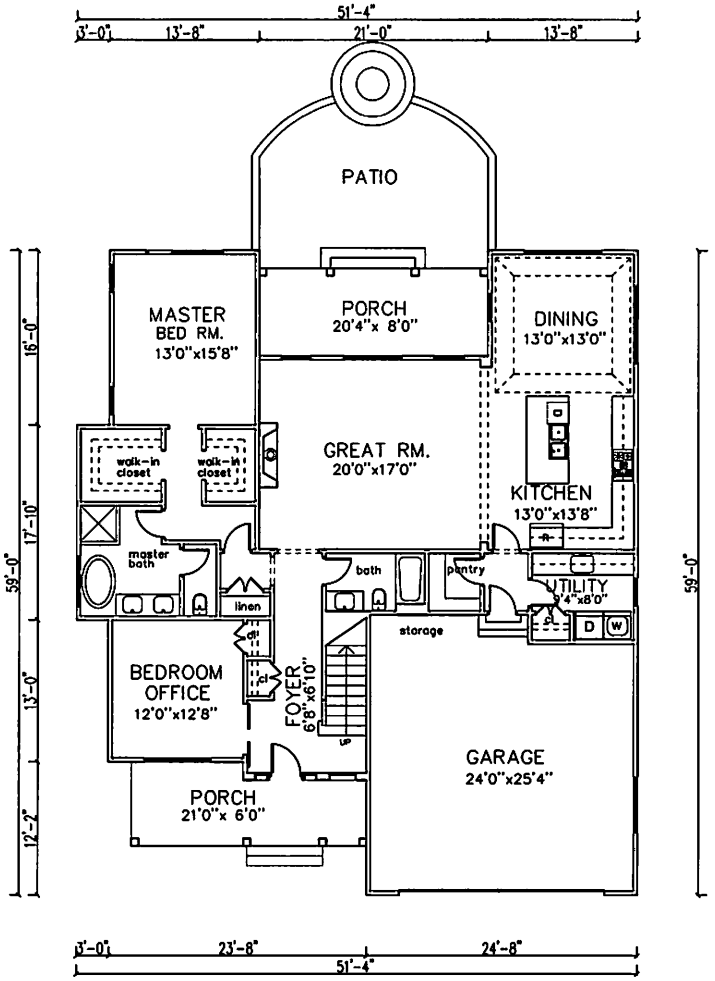
CHIMA NWOSU

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

Narrow Two-story Modern Farmhouse Plan with Front-entry Garage
ELEVATIONS

Project number
Date
Drawn by
Checked by

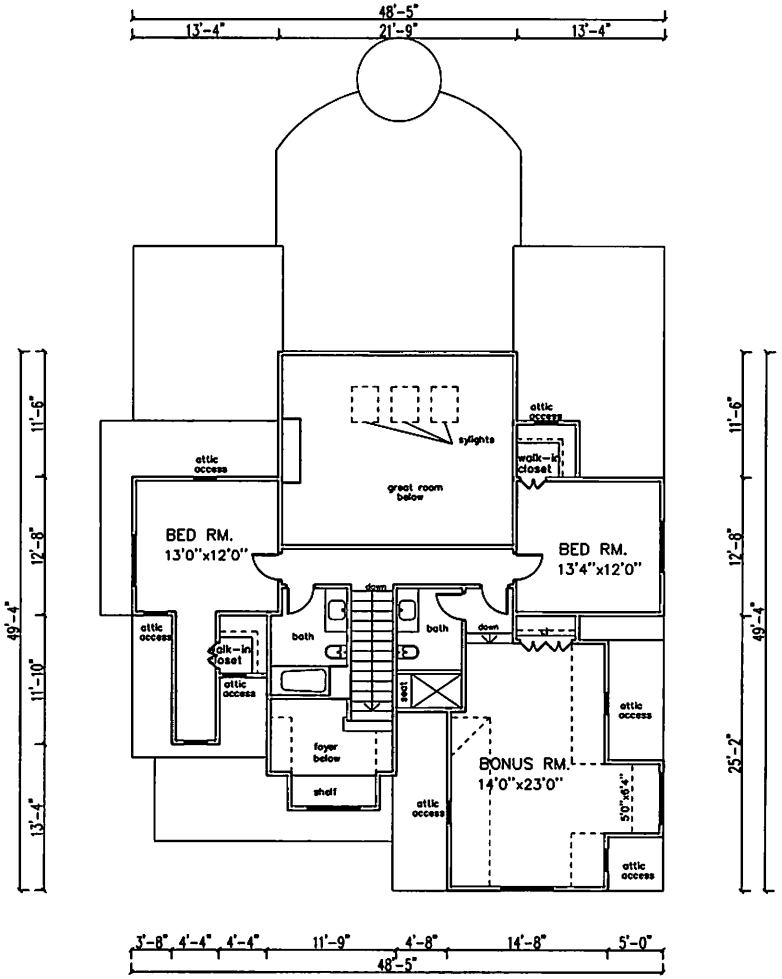
2



FIRST FLOOR PLAN

1832 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1228 SQFT

1/8 " = 1-0" @A2

CHIMA NWOSU

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

Narrow Two-story Modern Farmhouse Plan with Front-entry Garage

FLOOR PLANS

RELEASE FOR CONSTRUCTION

1

CHIMA NWOSU

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

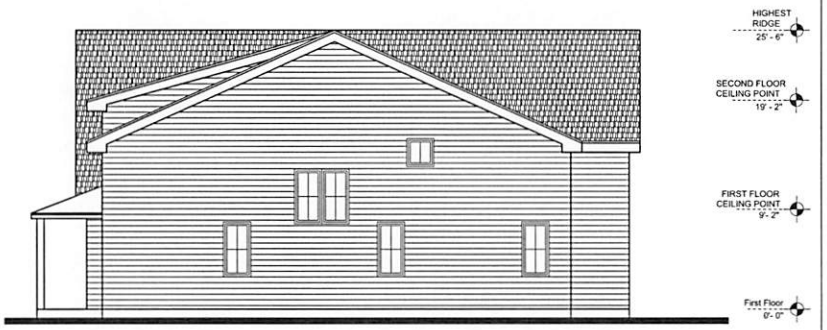
Narrow Two-story Modern Farmhouse
Plan with Front-entry Garage
3D RENDERINGS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

3

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



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

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

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

RELEASE FOR CONSTRUCTION

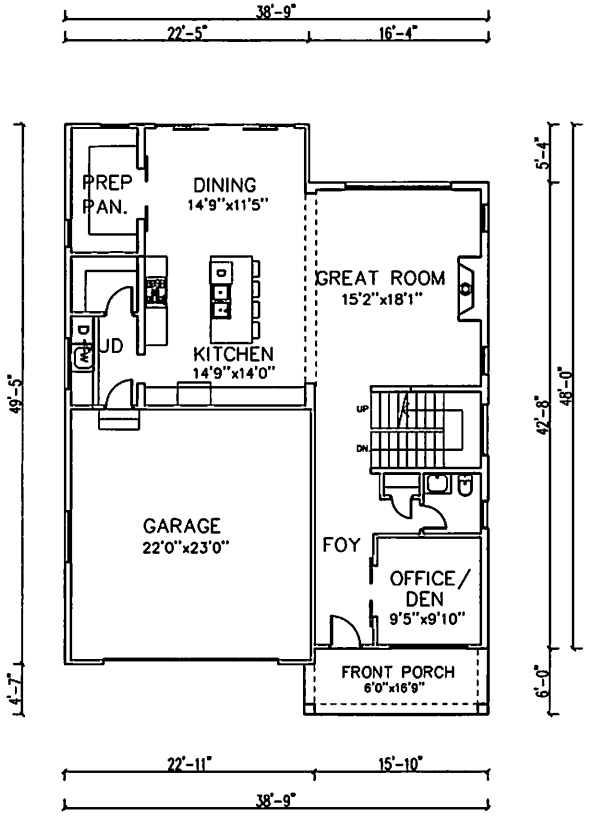
CHIMA NWOSU

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

4 Bed New American House Plan with Upstairs Beds and Laundry
ELEVATIONS

Project number
Date
Drawn by
Checked by

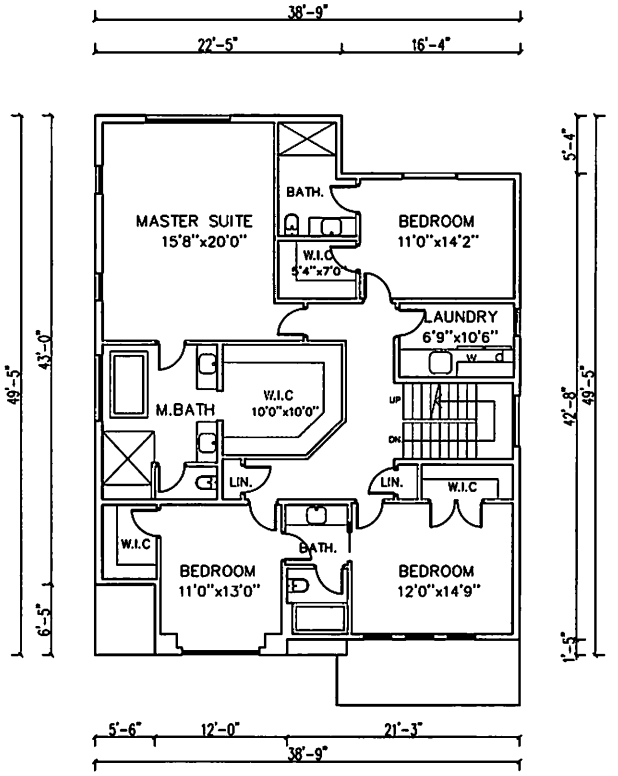
2



FIRST FLOOR PLAN

1278 SQFT

1/8 " = 1-0" @A2



SECOND FLOOR PLAN

1762 SQFT

1/8 " = 1-0" @A2

CHIMA NWOSU

ROUGH DRAFT DATE
PRE-FINALS DATE
FINAL PLANS DATE

4 Bed New American House Plan with Upstairs Beds and Laundry

FLOOR PLANS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

1

CHIMA NWOSU

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

4 Bed New American House Plan with Upstairs Beds and Laundry

3D RENDERINGS

Project number
Date
Drawn by
Checked by

RELEASE FOR CONSTRUCTION

****Staff Use Only****

Zoning/Rezoning Application No. Z- 2025-03

Hearing Dates:

Planning Commission: September 25, 2025

City Council: October 6, 2025

City of Dallas Planning Commission Recommendation:

__X__ **Approve** ____ **Disapprove** ____ **No recommendation** ____ **Table**

Conditions, reasons, stipulations:

At its regularly scheduled meeting, the Planning Commission reviewd and considered the annexation request submitted for 535 Homer Cochran Road, Dallas, GA 30132; Tax Parcel ID No. 135.2.1.033.0000. Upon thorough of the staff report and public input, the Commission made a motion to approve the zoning request with all thirteen (13) stipulations as outlined in the staff document.

The motion was unanimously approved, and is hereby forwarded the the City Council with a formal recommendation for approval under the specified conditions.

City Council Decision:

____**Approve** ____ **Approve (as different classification)** ____ **Disapprove** ____ **Table**

Conditions, reasons, stipulations:

Planning Commission Chairman: David R Hall (Signature) 25 Sept. 2025 (Date)

City Council – Mayor: _____ (Signature) _____ (Date)

Community Development Director: _____ (Signature) _____ (Date)

City Attorney: _____ (Signature) _____ (Date)

RESOLUTION
RES 2025 - 14

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA REGARDING TRAFFIC SAFETY AT DANGEROUS INTERSECTIONS AND REQUESTING PRIORITIZATION OF GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT 0013760

WHEREAS, the safety and welfare of citizens who live, work, and travel through the City of Dallas, Georgia is of paramount concern to the Mayor and City Council; and

WHEREAS, traffic safety is a fundamental responsibility of government at all levels and directly impacts the quality of life and economic vitality of our community; and

WHEREAS, the intersections of East Memorial Drive split with Merchants Drive, Legion Road and Merchants Drive, and East Memorial Drive and Legion Road have experienced an alarming 256 traffic accidents over the past five years; and

WHEREAS, this accident rate represents an unacceptable and dangerous condition that poses a significant threat to public safety and makes these intersections among the most dangerous in small town Georgia; and

WHEREAS, as far back as 2016, the Georgia Department of Transportation announced GDOT Project 0013760, which proposed to "install a hybrid roundabout with two right-turn bypasses and an exclusive left at the intersection of SR 6 BUSINESS and Legion Road. The adjacent intersection at SR 6 BUSINESS and East Memorial Drive is proposed to be realigned and converted to a right in right out. The existing left turn movements at East Memorial Drive are anticipated to be redirected through the proposed roundabout at Legion Road"; and

WHEREAS, despite this announcement and the critical safety need, the Georgia Department of Transportation has delayed implementation of Project 0013760 for nine consecutive years, placing the project "on the shelf" year after year; and

WHEREAS, it is estimated that over 400 traffic collisions could have been avoided during these nine years of delay if the proposed roundabout improvements had been constructed as originally planned in 2016; and

WHEREAS, these intersections are located on state routes (SR 6 Business), which places them under the jurisdiction and control of the Georgia Department of Transportation, limiting the City's ability to implement necessary safety improvements; and

WHEREAS, the continued delay of this critical safety project represents a failure to protect the lives and safety of citizens and visitors who must navigate these dangerous intersections daily; and

WHEREAS, State Representative Martin Momtahan (District 17), State Representative Joseph Gullett (District 19), State Representative Trey Kelley (District 16), State Representative Kimberly New (District 40), and State Senator and Majority Leader Jason Anavitarte (District 31) represent the citizens of Paulding County and have the authority to advocate for transportation safety improvements within their districts; and

WHEREAS, coordinated advocacy from local and state officials is essential to ensure that the Georgia Department of Transportation prioritizes this long-overdue safety project; and

WHEREAS, the City of Dallas has a duty to advocate for the safety of all persons who travel through our community, regardless of jurisdictional boundaries;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Dallas, Georgia:

Section I. The Mayor and City Council hereby find and declare that the traffic safety conditions at the intersections of East Memorial Drive split with Merchants Drive, Legion Road and Merchants Drive, and East Memorial Drive and Legion Road constitute a clear and present danger to public safety.

Section II. The Mayor and City Council hereby find that the 256 traffic accidents recorded at these intersections over the past five years represent an unacceptable level of risk that demands immediate action from the Georgia Department of Transportation.

Section III. The Mayor and City Council hereby call upon State Representative Martin Momtahan (District 17), State Representative Joseph Gullett (District 19), State Representative Trey Kelley (District 16), State Representative Kimberly New (District 40), and State Senator and Majority Leader Jason Anavitarte (District 31) to echo our grave concerns regarding the safety of all citizens of Paulding County who travel through these dangerous intersections.

Section IV. The Mayor and City Council respectfully request that our state legislative delegation join us in formally requesting that the Georgia Department of Transportation immediately prioritize and fund GDOT Project 0013760 for construction in the upcoming fiscal year.

Section V. The Mayor and City Council urge the Georgia Department of Transportation to recognize that nine years of delay on this critical safety project is unacceptable and has likely contributed to preventable injuries, deaths, and property damage.

Section VI. The City Clerk is hereby directed to transmit certified copies of this resolution to:

- The Georgia Department of Transportation Commissioner
- State Representative Martin Momtahan
- State Representative Joseph Gullett
- State Representative Trey Kelley
- State Representative Kimberly New
- State Senator Jason Anavitarte
- The Paulding County Board of Commissioners
- Governor Brian P. Kemp

Section VII. This resolution shall take effect immediately upon its adoption.

RESOLVED this _____ day of October, 2025

_____
L. James Kelly, Mayor

_____ _____
James Henson, Councilmember Christopher B. Carter, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Leah Alls, Councilmember

_____ _____
Cooper Cochran, Councilmember Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

RESOLUTION
RES 2025-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA, TO ADOPT A POLICY GOVERNING ATTENDANCE AT EXECUTIVE (CLOSED) SESSIONS; TO PROVIDE FOR COMPLIANCE WITH THE GEORGIA OPEN MEETINGS ACT; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of Dallas, Georgia, is subject to the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 et seq.); and

WHEREAS, the Act permits executive (closed) sessions only for limited purposes, including discussion of personnel matters, pending or potential litigation, and real estate transactions; and

WHEREAS, the Mayor and Council desire to adopt and reaffirm a formal policy limiting attendance at executive sessions in order to protect confidentiality and ensure compliance with state law;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dallas, Georgia, that the attached "Policy on Attendance at Executive (Closed) Sessions" is hereby adopted and shall remain in full force and effect until amended or repealed by further action of the Council.

BE IT FURTHER RESOLVED that this resolution shall be effective upon its adoption.

RESOLVED this _____ day of October, 2025

_____
L. James Kelly, Mayor

_____ _____
James Henson, Councilmember Christopher B. Carter, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Leah Alls, Councilmember

_____ _____
Cooper Cochran, Councilmember Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

City of Dallas, Georgia

Policy on Attendance at Executive (Closed) Sessions

(Adopted by City Council on: _____)

Section 1 - Executive Session Procedures

1. Purpose
The purpose of this policy is to ensure that executive (closed) sessions of the Dallas City Council are conducted in compliance with the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 et seq.) and that confidentiality of discussions is protected.

2. Authority
This policy is adopted pursuant to the Georgia Open Meetings Act, which permits closed sessions only for specific purposes, including:

- Personnel matters
- Pending or potential litigation
- Real estate acquisition or disposal

3. Scope
This policy applies to all executive sessions of the City Council of Dallas, Georgia.

4. Authorized Attendance
Attendance at executive sessions shall be strictly limited to the following individuals:

- Mayor – Presiding officer of the City Council.
- City Councilmembers – Voting members of the governing body.
- City Attorney – To provide legal advice and ensure compliance with applicable laws.
- City Manager – Always authorized to attend executive sessions in his official capacity.
- City Clerk – To record and safeguard the required affidavit and certifications regarding the closed session.

5. Additional Attendees

- Other staff members or consultants may only attend by formal motion and majority vote of the City Council.
- The motion must identify the individual(s) and the specific purpose for their attendance.
- Once their purpose has been fulfilled, they must leave the executive session immediately.

6. Prohibited Attendance
The following individuals shall not attend executive sessions:

- Members of the public
- Friends or family of elected officials
- Staff not directly involved in the matter under consideration
- Members of the media

7. Confidentiality
All discussions in executive session are confidential. Disclosure of information discussed in closed session, except as required by law (e.g., formal votes must occur in open session), is prohibited. Unauthorized disclosure may result in disciplinary or legal consequences.

8. Procedure

- Prior to each executive session, the City Attorney shall confirm the lawful basis for entering into closed session.
- At the outset of the session, the City Attorney shall advise which individuals are permitted to remain present.
- The Mayor shall ensure this policy is enforced consistently.

Approved and adopted by the City Council of Dallas, Georgia on: October 6, 2025.

Signed: _____ (Mayor)

Attest: _____ (City Clerk)

CITY OF DALLAS
Schedule of Special Purpose Local Option Sales Tax Expenditures
As of June 30, 2025

323 SPLOST 2017	Estimated Cost			Expenditures		
	Original			Prior Years	Current Year	Total
Roads and Streets 27%	**2,660,998**	**15%**		**1,460,553**	**0**	**1,460,553**
	(1,200,445)					
Other Projects:						
Public Safety 21%	**14%**					
Facilities				29,427	-	29,427
Vehicles (Police & Marshal)				399,663	0	399,663
Equipment				945,627		945,627
Total Public Safety	**2,069,665**			**1,374,717**	**0**	**1,374,717**
	(694,948)					
Recreation 25%	**41%**					
Facilities				5,050	-	5,050
Land & Improvements				3,716,656	-	3,716,656
Athletic Fields				13,050	-	13,050
Vehicles				152,279	-	152,279
Equipment				120,070	-	120,070
Total Recreation	**2,463,887**			**4,007,105**	**0**	**4,007,105**
	1,543,218					
Administration 27%	**31%**					
Buildings	**2,660,998**			**3,013,172**	**-**	**3,013,172**
	352,174					
Total For All Projects	**9,855,548**			**9,855,548**	**0**	**9,855,548**

Collections	
2017	290,526.38
2018	1,226,487.98
2019	1,343,731.79
2020	1,456,717.10
2021	1,881,572.60
2022	2,034,753.89
2023	1,621,757.99
TOTAL	9,855,547.73

RESOLUTION
RES 2025-16

RESOLUTION AUTHORIZING REALLOCATION OF THE 2017 SPECIAL LOCAL OPTION SALES TAX (SPLOST) PROCEEDS, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

WHEREAS, the 2017 Special Purpose Local Option Sales Tax ("SPLOST") was approved by the voters, and the City of Dallas ("City") received a share for voter-approved City capital outlay projects as set forth in the ballot and the SPLOST intergovernmental agreement; and

WHEREAS, O.C.G.A. § 48-8-121(a) requires that SPLOST proceeds be used exclusively for the purposes specified in the calling resolution/ballot and be separately accounted for; and

WHEREAS, as recognized in Georgia law and guidance, when one approved project is completed under budget, proceeds may be applied to another approved project experiencing cost overruns, and such transfers are not "excess proceeds," provided all voter-approved projects are completed. See O.C.G.A. § 48-8-121(g)(1)(B); and

WHEREAS, The Finance Director has identified final close-out variances within the City's 2017 SPLOST projects requiring reallocation from underspent projects to overspent projects to balance the ledger while remaining within the voter-approved purposes;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dallas, Georgia:

1. **Findings; Compliance**. The 2017 SPLOST reallocations set forth in Exhibit A are within the voter-approved City project purposes and are necessary to cover cost overruns and finalize close-out. No project deemed "infeasible" is included in this action; if any such project is later identified, the City will proceed under O.C.G.A. § 48-8-123.

2. **Authorization to Reallocate**. The City hereby authorizes the Finance Director to reallocate 2017 SPLOST proceeds among the approved City projects as shown on Exhibit A, moving funds from underspent projects to overspent projects, with no change in total City SPLOST proceeds. The City Manager and Finance Director shall meet with Paulding County officials to explain and justify the reallocation.

3. **Accounting & Reporting**. The Finance Director shall update the City's SPLOST project schedules and the annual report required by O.C.G.A. § 48-8-122 to reflect original and current estimated costs and actual expenditures and maintain separate accounts as required by O.C.G.A. § 48-8-121(a).

4. **Transmittal**. The City Clerk is directed to transmit this Resolution and Exhibit A to Paulding County's SPLOST/Finance office and to retain the same in the City's records.

5. **Effective Date**. This Resolution is effective upon adoption.

SO RESOLVED this ___ day of _____, 2025.

RESOLVED this _____ day of October, 2025

_____
L. James Kelly, Mayor

_____ _____
James Henson, Councilmember Christopher B. Carter, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Leah Alls, Councilmember

_____ _____
Cooper Cochran, Councilmember Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

EXHIBIT A

Exhibit A – 2017 SPLOST City Project Reallocations (Close-Out)

Project	Ballot/IGA Ma re	Ca teg ory	Original	Current Est.	Actu	Reallocatio

STAFF ACTION ITEM

MEETING DATE: 10/06/2025

TITLE: RES 2025-17 Main Street Bylaws update

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration of Resolution 2025-17 Main Street Bylaws update

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Consideration of Resolution 2025-17 Main Street Bylaws update regarding meeting date and times.

RESOLUTION
RES 2025-17

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, APPROVING A NEW SET OF BYLAWS FOR THE CITY OF DALLAS, GEORGIA MAIN STREET PROGRAM AND ADVISORY BOARD.

WHEREAS, the Charter of the City of Dallas, Georgia allows the Mayor and Council to adopt Resolutions; and

WHEREAS, the City of Dallas, Georgia supports the revitalization and economic re-development of its historic commercial core and desires to maintain an economically vital and vibrant downtown for its residents, visitors and tourists; and

WHEREAS, the City of Dallas wishes to maintain a livable, walkable downtown with opportunities to shop, work, live and discover recreational, cultural and heritage opportunities; and

WHEREAS, by Resolution 2021-11, the City of Dallas created the City of Dallas Main Street Program and Advisory Board for the purpose of enhancing the quality of downtown and to help establish a livable, walkable downtown where people can live, work and play; and

WHEREAS, the Dallas Main Street Program has advanced downtown revitalization initiatives and has been recognized within the Georgia Main Street framework for implementing the Main Street Approach in support of an active and vibrant downtown; and

WHEREAS, the Main Street Advisory Board meets regularly and conducts business in open, noticed meetings consistent with City practice, including meetings and appointments reflected on recent public agendas and board pages; and

WHEREAS, the membership of the City of Dallas Main Street Program and Advisory Board has duly adopted and ratified a new set of Bylaws, including a new schedule of meetings, during a regular meeting of the Board; and

WHEREAS, the City of Dallas, the Mayor and City Council find that approving and adopting the newly adopted bylaws will promote effective governance of the Main Street Program and further the City's downtown revitalization objectives;

NOW, THEREFORE, BE IT RESOLVED:

Section I. Approval and adoption of bylaws.

The City of Dallas hereby approves and adopts the newly adopted bylaws of the City of Dallas, Georgia Main Street Program and Advisory Board, including the new schedule of meetings, as the official governing bylaws of the Program and Advisory Board.

Section II. Incorporation by reference; custody and publication.
The bylaws approved in Section 1, including the meeting schedule, are incorporated by reference into this Resolution as if set forth fully herein, shall be kept on file in the office of the City Clerk, and shall be made available for public inspection and publication consistent with City records practices.

Section III. Supersession of prior provisions.
All prior bylaws, rules, or provisions previously adopted for the City of Dallas, Georgia Main Street Program and Advisory Board that are inconsistent with the bylaws approved herein are hereby repealed or superseded to the extent of any conflict.

Section IV. Implementation and administrative actions.
The Main Street Manager, City Manager, City Attorney, and City Clerk are authorized and directed to take all actions necessary to implement this Resolution, to post and maintain the approved bylaws and meeting schedule on appropriate City and program webpages, and to update City records accordingly.

Section V. Effective date.
This Resolution shall be effective immediately upon its adoption.

APPROVED, PASSED AND ADOPTED this 6th day of October, 2025, by the Mayor and Council of the City of Dallas, Georgia.

_____
L. James Kelly, Mayor

_____	_____
James Henson, Councilmember	Christopher B. Carter, Councilmember
_____	_____
Nancy R. Arnold, Councilmember	Leah Alls, Councilmember
_____	_____
Cooper Cochran, Councilmember	Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

City of Dallas
Main Street Advisory Board Bylaws

Created: 04/05/2021

ARTICLE I Name

The name of the organization shall be the City of Dallas Main Street Advisory Board (hereinafter the "Advisory Board" or the "Board").

ARTICLE II Purposes

Section 2.1 Advisory Board Purpose

The Advisory Board and its committees (the "Main Street Committees" or "Committee") work with the Main Street Manager (the "Manager") to carry out the goals of the Main Street Program (the "Program"). The Advisory Board does not handle the day-to-day affairs of the Program, but provides additional insights, input strategy recommendations, and policy to support the Program. The Advisory Board will assist the Main Street Manager in a number of ways including the following: (1) promote and market downtown as a desirable location for businesses and aim to achieve full use and occupancy of the Downtown Central Business District; (2) fund raising for the Program and for special projects, including identifying and utilizing local, state, federal and private sources including grants and contributions (3) make policy recommendations and assist in strategic planning and goal setting for the Program; (4) encourage appropriate high-quality design in the maintenance, renovation and re-use of buildings in the City of Dallas Downtown Central Business District (as defined herein); (5) sponsor events and promotional activities in the City of Dallas Downtown Central Business District that foster a sense of community, encourage tourism, and promotes business development; (6) recruiting dedicated volunteers and board members; (7) advocate for the Program and ensure that the Program is carrying out its mission and vision; and such other assistance as the Advisory Board and the Main Street Manger deem necessary.

Section 2.2 Scope of Power

The Advisory Board shall have no right, power or authority to obligate or bind the City of Dallas (the "City") in any manner whatsoever. The Advisory Board is not a governing board but is advisory in nature with no power of authority over day-to-day operations of the Program or the Main Street Manager.

Section 2.3 Main Street Program Purpose

The Program is sponsored and governed by the City, and is a division of the City's Business Development Department. The Program works to maintain a strong, viable, and broad-based downtown revitalization program that embraces the implementation of the best downtown development practices in accordance to the Georgia Main Street Program and the National Main Street Center's guiding principles and Main Street Approach.

ARTICLE III Boundaries

The map below (Attachment A) indicates the boundaries of the City of Dallas Downtown Central Business District.

ARTICLE IV Advisory Board Members

Section 4.1 Members

The Advisory Board shall consist of seven (7) members ("Board Members") solicited by current Board Members and the Main Street Manger, with official appointment made by City Council. Initial creation of Board Members shall constitute staggered terms and Board Members shall be appointed for one-, two, and three-year terms respectively. After inaugural Board selection and time served, Advisory Board members shall serve a 3 year term. No Board Member shall serve more than two consecutive three-year terms without stepping down from serving for at least one year. Appointments to the Board for the upcoming calendar year shall be made at the November meeting, as approved by a majority vote of the Board, to ensure that official appointment by City Council has been made by the Board's first meeting of the next calendar year. All Board Members shall commit to working, volunteering, or participating, on behalf of the Program, in at least two of the Program's sponsored events.

Section 4.2 Qualifications of Advisory Board Members

Persons selected for appointment to the Advisory Board by current Board Members and/or the Main Street Manager shall have interests and/or experience in economic development for the Downtown Central Business District area or in historic preservation, and be willing to actively participate. The make-up of the Advisory Board should strive for diversity, seeking representation from public and private groups. There will not be a majority of any occupation on the Advisory Board. Board Members must be of sound mind and of legal age to serve. The composition of the background, experiences, and occupations of the Board Members comprising the Advisory Board shall be consistent with the Georgia Main Street Annual Standards of Accreditation.

Section 4.3 Resignation

A Board Member wishing to resign from the Advisory Board shall submit a letter of resignation to the Main Street Manager, Board President, or Vice President. Upon Receipt of a Board Member's resignation, the Main Street Manager, Board President, or Vice President must present the Board Member's resignation to the entire Advisory Board. A Board Member resigning from the Board must expressly state whether the resignation in with immediate effect or provide a date the resignation will take effect. If a Board member submits his/her resignation, whether to be effective immediately or at a future date, a vacancy occurs on the tenth day after the date of its receipt by the Advisory Board. The Advisory Board may not refuse to accept a resignation, however during the 10-day waiting period; the resigning Board Member may rescind his/her resignation with a majority vote of the Board Members. The Board Member who initially sought resignation shall not be permitted to participate in the vote, or the discussion preceding the vote, considering whether that Board Member's desire to rescind his/her resignation will be permitted.

Section 4.4 Vacancies

If a vacancy occurs on the Advisory Board because of death, resignation, refusal to serve, or for a reason other than the normal expiration of a term of office; the Board shall propose a new candidate to fill the vacancy by majority vote of the remaining Board Members. The candidate shall become a Board Member with the approval of the City Council. The Board Member filling such vacancy shall fill the unexpired term of his/her predecessor.

ARTICLE V Officers

Section 5.1 Officers and Elections

The officers of the Advisory Board ("Board Officers") shall consist of a President, Vice-President, Treasurer, and Secretary. Board Officers shall be elected by a majority vote of the Advisory Board at the first regular meeting after the annual City Council Advisory Board appointment process.

Section 5.2 Terms of Office

Board Officers shall serve for a term of one year.

Section 5.3 Board Officer Vacancies

In the event of a vacancy in the office of a President, the Vice President shall serve as President.

In the event of a vacancy in the offices of Vice President, Treasurer, or Secretary the Advisory Board shall elect a replacement and successor Board Officer by majority vote of Board Members at the next regularly scheduled meeting, or as soon as reasonably practical for the unexpired term.

If possible, the Board Officer creating the vacancy shall continue to serve until the vacancy is filled.

Section 5.4 Duties

A. President, whose duties include chairing all meetings of the Board, acting as a representative of the Board in functions requiring such representation, and acting as the Board liaison to support the Main Street Manager in facilitating the goals of the Program.
B. Vice-President, who shall assume all duties outlined for the President in his/her absence
C. Treasurer, who shall keep record of all income and expenses for the Main Street budget and the Main Street fundraising account. At the Annual Meeting, and at the regular Advisory Board meetings, the Treasurer will provide a report and summary statement on the financial affairs of the Program.
D. Secretary, whose duties include recording the minutes at meetings of the Board, presenting said minutes to the Board for review and acceptance by the board, and maintaining Program records that result from Board meetings. The Secretary shall send copies of the Minutes of each membership meeting to all members electronically within 15 days from the conclusion of each meeting.
E. Temporary Officers; in cases of absence or disability of an Officer of the Program, the remaining Officers may vote to delegate the powers and duties of such Officer to any other Officer or Member of the Board.
F. Removal; Officers who fail to fulfill their duties and have three consecutive unexcused absences from regular Board meetings may be removed from office by a vote of the Board.

ARTICLE VI Meetings

Section 6.1 Regular Meetings

Regular meetings of the Board shall be held no less than ten (10) times during a calendar year, unless the Main Street Manager, in conjunction with the Board President, deems necessary by any or all parties. Meetings of the Advisory Board shall be held in the City Hall Council Chambers, located at 129 E. Memorial Dr., Dallas, GA, 30132, or such other place as designated by the Advisory Board. Regular meetings shall be held on the ~~second Wednesday of the month~~ first Tuesday of the month following the city council meeting at 9am, unless such day falls on a city observed holiday, in which event the regular meeting from that month shall be postponed to the following month at the same hour and place.

Section 6.2 Agenda

Items may be placed on the agenda by the Main Street Manager, Board President, or at the request of a Board Member. The party (or individual) requesting the agenda item will be responsible for the initial presentation at the meeting. Item included on the agenda must be submitted to the Main Street Manager no later than one week before the Advisory Board meeting at which the agenda item will be considered. Agenda packets for regular meetings will be provided to the Members in advance of the scheduled Board meeting. Agenda packets will contain the posted agenda, typed minutes of the last meeting, and any other necessary documents.

Section 6.3 Special Called Meetings

The Board President, Main Street Manager, or at least a quorum of the Advisory Board may, when deemed necessary, call special meetings of the Advisory Board.

Section 6.4 Quorum

A quorum is required for the purpose of transacting all business of the Board at any regularly scheduled meeting of the Main Street Advisory Board. No action of the Advisory Board or any individual Board Member shall be an official action of the Program unless approved by a majority of Board Members present at an official board meeting. A quorum shall consist of four (4) voting Board Members. If a quorum is not present or represented at any meeting of the Advisory Board, a majority of the Board Members entitled to vote thereat, present in person, may adjourn the meeting, until a quorum shall be present or represented. At such adjourned meeting at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally notified.

Section 6.5 Call to Order

Advisory Board meetings will be called to order by the Board President, or if absent, by the VicePresident. In the absence of both the President and Vice-President, the meeting shall be called to order by the Secretary, and a temporary President shall be elected to preside over the meeting.

Section 6.6 Notice

Written or electronic notice of every meeting of the Board stating the place, date, and hour of the meeting, shall be given either personally or by e-mail to each member not less than five (5) days before the date of the meeting.

Section 6.7 Attendance

Board members are required to attend Board meetings and be prepared to discuss the issues on the agenda. A Member shall notify the Main Street Manager or Board President if the Member is unable to attend a meeting. Any Board Member missing three regularly scheduled meetings shall be contacted by the President, or his/her designee, regarding the absentee Board Member's desire to continue to serve. In the event a Board Member misses more than four regularly scheduled meetings during a calendar year, they shall be automatically removed from the Board and his/her position shall be filled pursuant to Section 4.4 of these Bylaws.

Section 6.8 Voting

When a quorum is present at any meeting, the vote of a majority of the Board Members present in person decides any question brought before such meeting, unless the question is one upon which the express provisions of law or these Bylaws require a different vote, in which case such express provisions shall govern and control the decision of the question. Each Board Member shall at every meeting of the Advisory Board be entitled to one vote. No Board Member may vote by proxy.

The Main Street Manager shall be a non-voting member of the Advisory Board and the Manager, or his/her designee, shall be present at all meetings of the Advisory Board.

Section 6.9 Electronic Voting

Board Members, by providing an e-mail address to receive electronic transmission, consent to electronic transmission of information (including meeting notices) and to conduct votes via electronic transmission. Such votes are considered final action on the matter if there is unanimous consent of the Advisory Board. After two successive failed attempts to contact a Board Member by electronic means, consent by that Board Member will be considered to be revoked.

Section 6.10 Public Participation

In accordance with City Policy, the public is welcome and invited to attend Board meetings and to speak on any item on the agenda. A person wishing to address the Board must sign up to speak in accordance with the policy of the City Council concerning participation and general public meetings. Sign-up sheets will be available and should be submitted to the Main Street Manager prior to the start of the meeting. If any written materials are to be provided to the Board, a copy shall also be provided to the Main Street Manager for inclusion in the minutes of the meeting. Speakers shall be allowed a maximum of three (3) minutes to speak, but may take up to six (6) minutes if another individual who signs up to speak yields the time to the speaker. A person who disrupts the meeting may be asked to leave and be removed.

Section 6.11 Open Meetings

Public notice of Board meetings shall be provided in accordance with the provisions of the Georgia Open Meetings Act. All Board meetings and deliberation shall be open to public, except for properly noticed closed session matters, and shall be conducted in accordance with the provisions of the Georgia Open Meetings Act.

Section 6.12 Closed Sessions

The Board may conduct closed sessions as allowed by law, on properly noticed closed session matters, such as consultation with attorney on legal matters, deliberation regarding the value of real property, competitive utility matters, and economic development negotiations. A certified agenda shall be made of all closed sessions of Board meetings.

Section 6.13 Board Orientation

All new members of the Main Street Advisory Board shall participate in an orientation program familiarizing themselves with the goals and objectives of the program and with their responsibilities.

Section 6.14 Annual Meeting

An annual meeting of the Board shall be held at the first regular meeting of the new calendar year for the purposes of electing officers and transacting such other business.

ARTICLE VII Reports to City Council

The Advisory Board shall meet with the City Council, as requested, to provide reports and to determine how the Board may best serve the City of Dallas. Board reports will be made at regular scheduled Council meetings. The Board must submit an annual report to the City Council each year.

ARTICLE VIII Committees

Section 8.1 Structure

In an effort to revitalize the City of Dallas Downtown Central Business District through historic preservation-based economic development, the Program will utilize the Main Street Four-Point Approach, and other applicable guiding principles and the Main Street Approach of the National Main Street Center and Georgia Main Street Program, to leverage success. The Program will have the following standing Main Street Committees:

A. Organization Committee. The Organization Committee plays a key role in keeping the board, committees, and program-of-work in good shape by attracting people and money to the organization. The City of Dallas Main Street Advisory Board will function as the Organization Committee
B. Economic Development Committee. The Economic Development Committee promotes the interests of downtown businesses and assists the Main Street Manager in recruiting desirable businesses to the Downtown Central Business District.
C. Design Committee. The City of Dallas Historic Preservation Commission will function as the Design Committee to protect and improve Dallas' built and natural environment through historic preservation.
D. Promotion Committee. The Promotion Committee fosters good will among residents and attracts tourist by participation in and coordination special events and promotional activities. The Committee also assists in the implementation of marketing initiatives for the district.

The Program shall also have other committees and ad hoc bodies as the Advisory Board and Main Street Manager may from time to time establish in accordance with the Georgia Main Street Program and the National Main Street Center's guiding principles and Main Street Approach. Main Street Committees must submit a written report to the Main Street Manager one week prior to each regularly scheduled Board meeting. Main Street Committees must also submit minutes of each meeting to the Main Street Manager.

Section 8.2 Committee Members

Main Street Committees shall consist of not less than three (3) members, and shall have a chairperson who shall be responsible for directing and coordination the affairs of the Main Street Committee. At least one Board member must be represented on each Main Street Committee. The terms of the Main Street Committees shall be for one year.

Main Street Committees will be appointed by the Main Street Manager and Board President with the approval of the Advisory Board. Mains Street Committees need not be limited to the Program's downtown businesses, but can have representatives from other relevant areas of the community.

ARTICLE IX Main Street Program Manager

The Main Street Manager is an employee of the City that reports directly to the City Manager. The Main Street Manager shall manage the daily operations of the Program and shall be responsible for the coordination and the implementation of the Program's policies and projects and such other duties as may be required. The Main Street Manager shall serve as a liaison between the Advisory Board and the Main Street Committees. The office of the Main Street Manager shall be located within the Downtown Central Business District in accordance to Georgia Department of Community Affairs guidelines. The Manager will maintain information regarding the revitalization in the Downtown Central Business District.

ARTICLE X Finances and General Provisions

Section 10.1 Fiscal Year

The fiscal year of the Program will begin on the first day of July, and end on the last day of June the following year. On the first year of creation, the fiscal year will begin upon creation and end on the last day of June.

Section 10.2 Funds

The Advisory Board and the Board Members have no authority to expend funds or to incur or make an obligation on behalf of the City unless authorized and approved by City Council. Board Members may be reimbursed for expenses authorized and approved by City Council and the Advisory Board. The Advisory Board shall have the authority to administer the monies from the Main Street Fundraising Account with the support of the City. The Advisory Board is required to submit a report of all fundraising incoming and spending to the Main Street Manager and the City Council in a timely manner.

Section 10.3 Year-End Financial Statement

Within two months after the close of the fiscal year, the Treasurer will prepare a year-end financial statement showing, in reasonable detail, the source and application of the previous year's funds and the financial condition of the Program. This statement will be presented to the Advisory Board at a regular Board meeting. All finances, accounts, and monies of the Program will be audited by, and in coordination, with the City.

ARTICLE XI Book and Records

Correct books of account of the activities and transactions of the Program shall be kept at the office of the Program. These shall include a minute book, which shall contain a copy of these Bylaws and all minutes of meetings of the Advisory Board, work plans, and vision and mission statements.

ARTICLE XII Conflict of Interest

Any Board Member who has a financial, personal, or official interest in, or conflict (or appearance of a conflict) with any matter pending before the Advisory Board, of such nature that it prevents or may prevent that Board Member from acting on the matter in an impartial manner, shall disclose such conflict and the Board shall abide by the following protocol:

A. Abstinence from Vote. When any conflict of interest is relevant to a matter requiring action by the Advisory Board, the interested person shall call it to the attention of the Board or its appropriate Committee and such person shall not vote on the matter; provided however, any Board Member disclosing a possible conflict of interest may be counted in determining the presence of a quorum at a meeting of the Advisory Board or a Committee thereof.
B. Absence from Discussion. Unless requested to remain present during the meeting, the person having the conflict shall retire from the room in which the Advisory Board or its Committee is meeting and shall not participate in the final deliberation or decision regarding the matter under consideration. However, that person shall provide the Board or Committee with any and all relevant information.
C. Minutes. The minutes of the meeting of the Advisory Board or one of its Committees shall reflect that the conflict of interest was disclosed and that the interested person was not present during the final discussion or vote, and did not vote. When there is doubt as to whether a conflict of interest exists, the matter shall be resolved by a vote if the Advisory Board or its Committee, excluding the person concerning whose situation the doubt has arisen.

Section 12.1 Annual Review.

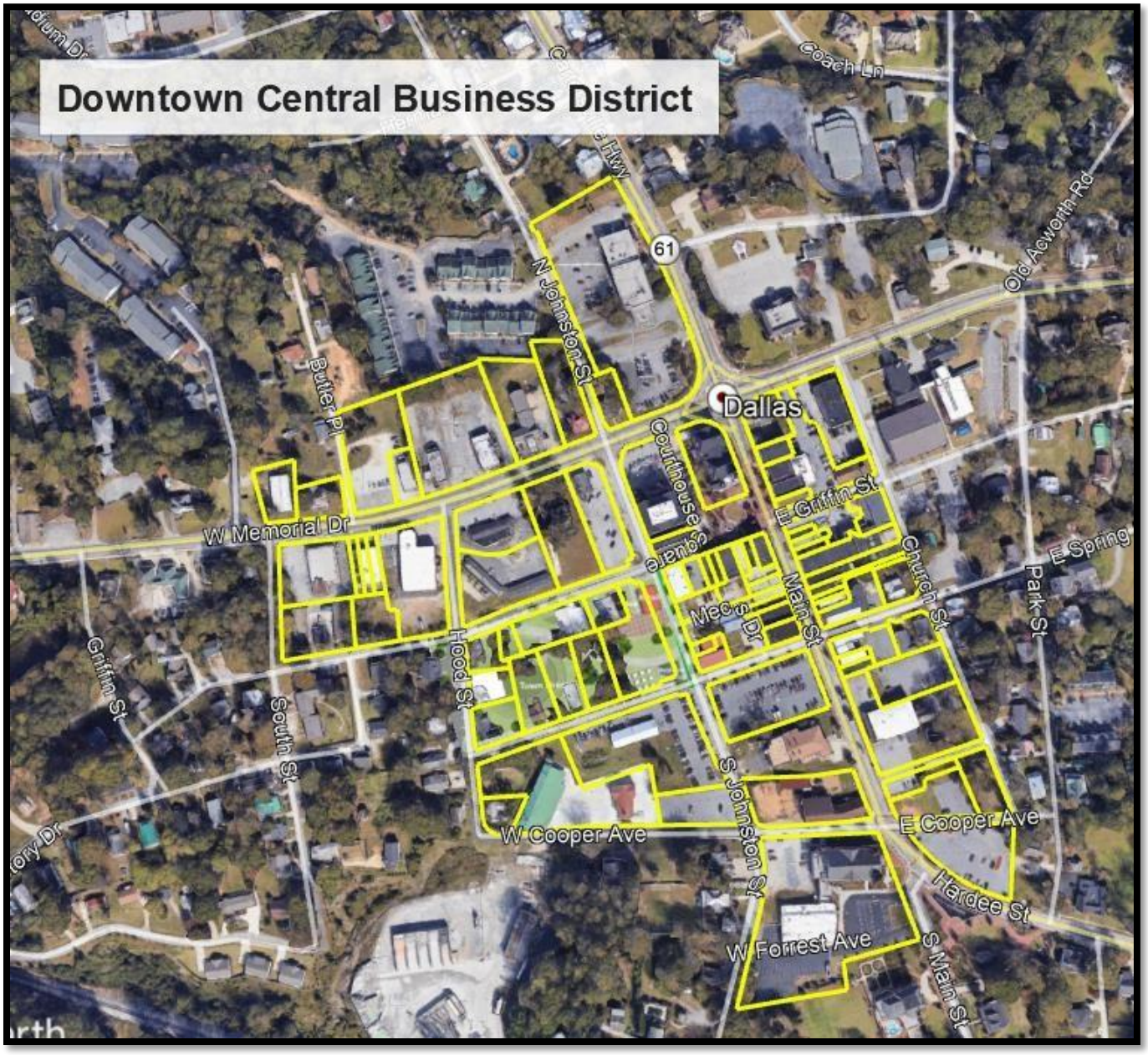
A copy of this conflict of interest bylaw shall be furnished to each Board Member and Officer who is presently serving the Program, or who may hereafter become associated with the Program. This policy shall be reviewed annually for the information and guidance of Board Members, Officers, and staff members. Any new Board Members of Officers shall be advised of this policy upon undertaking the duties of such office.

ARTICLE XIII Amendments

The Advisory Board shall have the power to alter, amend, or repeal the Bylaws or adopt new Bylaws by a quorum vote at a duly called meeting of the Board. However, the Board's proposed amendments to the Bylaws must be approved by City Council. Bylaw amendments are not effective until approved by City Council.

Appendix A

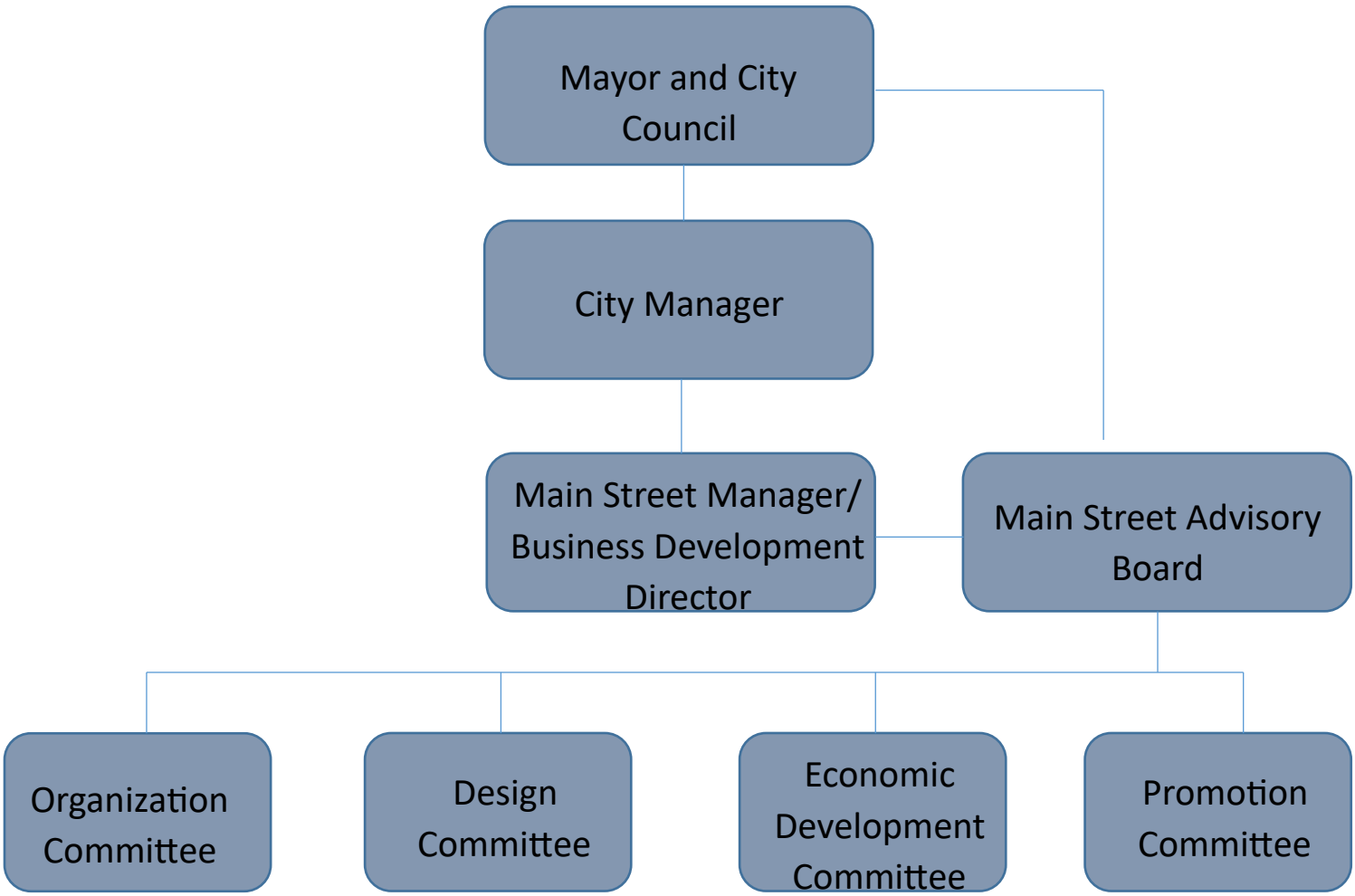
City of Dallas Main Street Downtown Central Business District



Appendix B

Main Street Dallas Organizational Chart

City Sponsored Program



STAFF ACTION ITEM

MEETING DATE: 10/06/2025

TITLE: Georgia Department of Natural Resources – Environmental Protection Division; Consent Order (ORDER) Unpermitted Discharge of Untreated Sewage

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Georgia Department of Natural Resources – Environmental Protection Division; Consent Order (ORDER) Unpermitted Discharge of Untreated Sewage

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$48,855.00

INFORMATION:

Request approval to enter into and execute EPD issued Consent Order Agreement dated September 22, 2025.

Unpermitted Discharge of Untreated Sewage:

1- May 11, 2022 – Major Spill 198,000 gallons; Griffin Creek; Collection System

2- May 12, 2022 – Notification of fish kill; Griffin and Lawrence Creek; May 11 major spill; Collection System

3- December 6,2022 – Minor Spill 1,500 gallons Weaver Creek; Collection System

4- April 5, 2023 – Minor Spill 3,600 gallons Lawrence Creek; Collection System

5- April 9, 2023 – Minor Spill 2,300 gallons Bone Creek; Collection System

6- November 14, 2023 – Minor Spill 3,600 gallons Bone Creek; Collection System

7- December 20, 2023 – Minor Spill 2,400 gallons Griffin Creek; Collection System

8- January 5, 2024 – Minor Spill 1,200 gallons Weaver Creek; Collection System

9- April 22, 2024 – Minor Spill 1,000 gallons Unnamed tributary of Pumpkinvine Creek; Collection System

10- September 3, 2024 – Minor Spill 6,600 gallons Unnamed tributary of Pumpkinvine Creek; Collection System

11- September 4, 2024 – Minor Spill 5,400 gallons Weaver Creek; Collection System

12- January 15, 2025 – Minor Spill 6,000 gallons Unnamed tributary of Pumpkinvine Creek; Collection System

13- February 26, 2025 – Minor Spill 600 gallons Griffin Creek; Collection System

14- April 13, 2025 – Minor Spill 3,600 gallons Lawrence Creek; Collection System

15- May 9, 2025 – Major Spill 29,000 gallons Bone Creek; Collection System

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

EPD Director's Office
2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

09/22/2025

Mr. Brandon Rakestraw, Director
City of Dallas Public Works
brakestraw@dallas-ga.gov

RE: Proposed Consent Order (Order)
Pumpkinvine Creek WPCP
NPDES Permit No. GA0039241
Paulding County

Dear Mr. Rakestraw:

Representatives of the Environmental Protection Division (EPD) have documented noncompliance with the Georgia Water Quality Control Act and the Department of Natural Resources Rules for Water Quality Control, Chapter 391-3-6. The enclosed proposed Order is to provide an amicable disposition of the alleged violations. Please return the signed Order within fifteen (15) days of receipt to:

Environmental Protection Division
Mountain District Office
16 Center Road
Cartersville, Georgia 30121

In accordance with Chapter 391-1-3 of the Public Participation in Enforcement of Environmental Statutes Rule, the EPD plans to issue public notice on this Order once you have signed and returned it. After consideration of any comments received during the 30-day comment period, EPD will present to you an executed Order or an Order with modifications based upon comments received pursuant to the public notice. In the event that no changes are made to the proposed Order previously forwarded to you, you will then be responsible for returning the settlement amount to the EPD in the form of a check made payable to the Georgia Department of Natural Resources within 15 days of the execution date of the Order.

If there are any questions concerning the proposed Order, please contact Maggie Buffington at (770) 387-4900.

Sincerely,
Jeffrey W. Cown
Jeffrey W. Cown
Director

Enclosure: Proposed Order

ENVIRONMENTAL PROTECTION DIVISION
DEPARTMENT OF NATURAL RESOURCES
STATE OF GEORGIA

RE:	Pumpkinvine Creek WPCP City of Dallas, Georgia Attn: Mr. Brandon Rakestraw 129 East Memorial Dr. Dallas, GA 30132 Respondent	)))))))	ORDER NO. EPD-WP-

CONSENT ORDER

Authority

WHEREAS, the City of Dallas, Georgia, (hereinafter "Respondent") owns and operates the Pumpkinvine Creek Water Pollution Control Plant located at 1753 Old Cartersville Road, Dallas, Paulding County, Georgia (hereinafter "Facility"); and

WHEREAS, the Director (the "Director") of the Environmental Protection Division of the Georgia Department of Natural Resources ("EPD") administers and enforces the Georgia Water Quality Control Act of 1964, O.C.G.A. § 12-5-20 et seq. (the "Act"); and

WHEREAS, EPD administers and enforces the Rules for Water Quality Control, GA. COMP. R. AND REGS. 391-3-6 (the "Rules"), which were promulgated and are in effect pursuant to § 12-5-23 of the Water Quality Act; and

WHEREAS, O.C.G.A. § 12-5-29(a) of the Act makes it unlawful to use any waters of the state to dispose of sewage or other waste, except in such a manner as to comply with the Code and the rules, regulations, orders and permits established under the Code; and

WHEREAS, Section 391-3-6-.03(5)(c) of the Rules requires that all waters be free from material related to municipal, industrial or other discharges which produce turbidity, color, odor or other objectionable conditions which interfere with legitimate water uses; and

WHEREAS, Section 391-3-6-.03(5)(e) of the Rules requires that all waters be free from toxic, corrosive, acidic and caustic substances discharged from municipalities, industries or other sources, such as non-point sources, in amounts, concentrations or combinations which are harmful to humans, animals or aquatic life; and

WHEREAS, Section 391-3-6-.06(3) of the Rules requires that any person discharging or proposing to discharge any pollutant from a point discharge into waters of the state shall obtain a Permit from the Director to make such discharge; and

Civil Penalties

WHEREAS, O.C.G.A. § 12-5-52 provides that any person violating any provision of the Act or any permit condition or limitation established pursuant to the Act or, negligently or intentionally, failing or refusing to comply with any final order of the Director shall be liable for a civil penalty of not more than $50,000.00 per day for each day during which such violation continues, provided, however, that a separate and later incident creating a violation within a 12 month period shall be liable for a civil penalty not to exceed $100,000.00 per day for each day during which such violation continues; and

Background

WHEREAS, authorization to discharge under the National Pollutant Discharge Elimination System (hereinafter "NPDES") Permit No. GA0039241 (hereinafter "Permit") was issued to the Respondent on March 3, 2020, became effective on April 1, 2020, and is currently administratively extended; and

WHEREAS, Between July 29, 2021 and February 13, 2022, the Division was notified by the Respondent of four (4) spills from the collection system belonging to the Facility which were addressed by EECO EPD-WP-9224 executed on June 9, 2022; and

Alleged Violations

WHEREAS, On May 11, 2022, the Division was notified by the Respondent of a discharge of approximately one hundred, ninety-eight thousand (198,000) gallons of untreated wastewater into Griffin Creek, a 303(d)-water body, from the collection system of the Facility; and

WHEREAS, On May 12, 2022, the Division was notified by the Respondent of a fish kill in Griffin Creek and Lawrence Creek, 303(d)-water bodies, as a result of the discharge that occurred on May 11, 2022; and

WHEREAS, On December 6, 2022, the Division was notified by the Respondent of a discharge of approximately one thousand, five hundred (1,500) gallons of untreated wastewater into Weaver Creek, a 303(d)-water body, from the collection system of the Facility; and

WHEREAS, On April 5, 2023, the Division was notified by the Respondent of a discharge of approximately three thousand, six hundred (3,600) gallons of untreated wastewater into an unnamed tributary to Lawrence Creek from the collection system of the Facility; and

WHEREAS, On April 9, 2023, the Division was notified by the Respondent of a discharge of approximately two thousand, three hundred (2,300) gallons of untreated wastewater into an unnamed tributary to Bone Creek from the collection system of the Facility; and

WHEREAS, On November 14, 2023, the Division was notified by the Respondent of a discharge of approximately three thousand, six hundred (3,600) gallons of untreated wastewater into Bone Creek from the collection system of the Facility; and

WHEREAS, On December 20, 2023, the Division was notified by the Respondent of a discharge of approximately two thousand, four hundred (2,400) gallons of untreated wastewater into Griffin Creek, a 303(d)-water body, from the collection system of the Facility; and

WHEREAS, On January 5, 2024, the Division was notified by the Respondent of a discharge of approximately one thousand, two hundred (1,200) gallons of untreated wastewater

into Weaver Creek, a 303(d)-water body, from the collection system of the Facility; and

WHEREAS, On April 22, 2024, the Division was notified by the Respondent of a discharge of approximately one thousand (1,000) gallons of untreated wastewater into an unnamed tributary of Pumpkinvine Creek from the collection system of the Facility; and

WHEREAS, On September 3, 2024, the Division was notified by the Respondent of a discharge of approximately six thousand, six hundred (6,600) gallons of untreated wastewater into an unnamed tributary of Pumpkinvine Creek from the collection system of the Facility; and

WHEREAS, On September 4, 2024, the Division was notified by the Respondent of a discharge of approximately five thousand, four hundred (5,400) gallons of untreated wastewater into Weaver Creek, a 303(d)-water body, from the collection system of the Facility; and

WHEREAS, On January 15, 2025, the Division was notified by the Respondent of a discharge of approximately six thousand (6,000) gallons of untreated wastewater into an unnamed tributary to Pumpkinvine Creek from the collection system of the Facility; and

WHEREAS, On February 26, 2025, the Division was notified by the Respondent of a discharge of approximately six hundred (600) gallons of untreated wastewater into Griffin Creek, a 303(d)-water body, from the collection system of the Facility; and

WHEREAS, On April 13, 2025, the Division was notified by the Respondent of a discharge of approximately three thousand, six hundred (3,600) gallons of untreated wastewater into Lawrence Creek, a 303(d)-water body, from the collection system of the Facility; and

WHEREAS, On May 9, 2025, the Division was notified by the Respondent of a discharge of approximately twenty-nine thousand (29,000) gallons of untreated wastewater into Bone Creek from the collection system of the Facility; and

Conditions

WHEREAS, the Director has determined that an amicable disposition of the alleged violations set forth herein is in the best interest of the citizens of the State of Georgia.

NOW THEREFORE, before the taking of any testimony and without adjudicating the merits of the parties' positions, the parties hereby resolve the allegations in this matter upon order of the Director and consent of Respondent as follows:

1. Within thirty (30) days of the execution date of this Order, the Respondent shall submit, for EPD review and approval, a Corrective Action Plan (hereinafter "CAP") and an associated timeline for completion that will be implemented for the Facility to address the compliance issues documented in the VIOLATIONS section of this Order. The timeline for completion of the approved CAP shall not exceed 36 months from the date of execution of this Order. The CAP must also include interim milestones to allow the Division to monitor progress toward full completion with the CAP. Upon receipt of the CAP, the Division shall have thirty (30) days to review the CAP and either approve it or return it for revision. The CAP, when approved by the Division, will become part of this Order and must be executed per the timeline established in the CAP.

2. If the Respondent implements the approved CAP, then any expenditures made directly by the Respondent towards completing the CAP may be used to offset, in partial or in full, the stipulated penalty of fourty-eight thousand, eight hundred, fifty-five dollars ($48,855.00). If by completion of the CAP, expenditures have only partly offset the stipulated penalty, then the remaining penalty amount will be due within thirty (30) days of completion of the CAP.

Deadlines

Time is of the essence in this Consent Order. Compliance with any deadline that falls on a Saturday, Sunday or state-recognized holiday shall be by the next business day.

Addresses

All notices, correspondence, etc., from the Director and EPD to Respondent relating to this Consent Order shall be sent to:

Mr. Brandon Rakestraw, Director
City of Dallas Public Works
129 East Memorial Dr.
Dallas, GA 30132
brakestraw@dallas-ga.gov

Respondent shall submit address changes to EPD in written notice sent by certified mail; such notice shall include this Order number.

All correspondence from Respondent to EPD relating to this Consent Order shall be sent to:

Mr. Brian Boutelle, District Manager
Environmental Protection Division
Mountain District- Cartersville Office
16 Center Road
Cartersville, GA 30121
brian.boutelle@dnr.ga.gov

Public Notice

This Consent Order may be subject to public notice and comment.

Required Submissions

Upon the submission of any reports, plans, schedules or other information required by any Condition(s) of this Consent Order, EPD shall review the submission to determine its completeness. If EPD determines that the submission is complete, EPD shall notify Respondent in writing that the submission is approved.

If EPD determines that the submission is incomplete, it shall provide Respondent with a written notice of the deficiencies. Respondent shall have fifteen (15) days from the date of EPD's issuance of EPD's notice of deficiency to submit a revised submission. If Respondent disputes

EPD's disapproval, Respondent shall submit the grounds for its objection(s) to EPD in writing within fifteen (15) days from the date of EPD's notice of deficiency. The parties may confer in an attempt to resolve the disagreement(s). If resolution is not reached within forty-five (45) days from the date of EPD's notice of deficiency, Respondent shall modify its submission as required by EPD and resubmit it in accordance with a schedule specified by EPD.

All submissions required by this Consent Order are, upon approval by EPD, incorporated by reference into, and made part of, this Consent Order. Any noncompliance with an approved submission shall be deemed noncompliance with this Consent Order.

Approval by EPD of any submission required by this Consent Order is not an agency determination that compliance with any state laws, regulations and/or permits, licenses, etc., will thereby be achieved, but is strictly limited to the completeness of the technical aspects of the submission with regards to the requirements of this Consent Order.

Force Majeure

Failure of Respondent to complete the requirement(s) of any Condition(s), other than payment obligations, by the deadline(s) specified therein may be excused by EPD if 1) Respondent's failure was caused by a force majeure event, and 2) Respondent complies with all notification requirements in this section. Respondent shall have the burden of proving to EPD that it was rendered unable, in whole or part, by the force majeure event to meet the deadline(s).

The term "force majeure event" as used herein shall be limited to the following: an act of war (whether declared or not), including an invasion, act of foreign enemies, or terrorism; a strike, lockout, or other labor or industrial blockade or embargo which is not attributable to any unreasonable action or inaction on the part of Respondent; public riot; specific incidents of exceptional adverse weather conditions or natural disasters such as a hurricane, flood, or earthquake; a fire or explosion affecting the Respondent's operations; failure to secure timely and necessary federal, state, or local approvals or permits, provided approvals or permits have been timely and diligently sought; and any other occurrence caused by unforeseeable circumstances beyond the reasonable control of Respondent, as determined by EPD in its sole discretion.

Within two (2) business days of learning of any force majeure event that may reasonably be expected to cause a deadline to be missed, Respondent shall notify EPD verbally or in writing. Within seven (7) business days of learning of any force majeure event that may reasonably be expected to cause a deadline to be missed, Respondent shall submit written notice to EPD of the force majeure event, the possible effects and the anticipated length (if known) of any delay. EPD shall review the submission and negotiate with Respondent regarding the length of the proposed extension of deadlines, if any. The Respondent shall exercise due diligence and adopt all reasonable measures to avoid or minimize any delay.

Effect of Order

Respondent consents and the Director executes this Consent Order solely for the purpose of addressing the alleged violations set forth herein. This Consent Order does not relieve Respondent of any obligations or requirements of any statute, rules, permit, or other matter administered by EPD except as specifically authorized herein, which authorization shall be strictly construed. This Consent Order is not a finding, determination, or adjudication of a violation of any

state laws, rules, standards and/or requirements, nor does Respondent by consenting to this Consent Order make any admission with respect to any factual allegation contained in this Consent Order or to any liability to any third party.

Unless modified or terminated by a subsequent order, or otherwise specified in writing by the Director, this Order shall be deemed satisfied and terminated upon full, complete, and timely performance of each and every condition set forth herein.

Further Enforcement

Failure by Respondent to comply with any provision of this Consent Order may result in further enforcement action. Issuance of this Consent Order does not waive the Director's right to use the violation(s) alleged herein, upon sufficient evidence, to show past violations in any subsequent enforcement proceeding.

Finality

For the purpose of enforcement, this Consent Order constitutes a final order of the Director in accordance with applicable Georgia law. By agreement of the parties, this Consent Order shall be final and effective immediately upon execution by the Director, shall not be appealable, and Respondent does hereby waive all administrative proceedings and judicial hearings on the terms and conditions of this Consent Order.

Electronic Signatures

The parties agree that any electronic signatures on this Consent Order constitute original, valid signatures pursuant to the Uniform Electronic Transactions Act, O.C.G.A. § 10-12-1 *et seq.*

It is so ORDERED and CONSENTED TO on the following date _____.

For the Georgia Environmental Protection Division:

By: _____
Jeffrey W. Cown, Director

For Respondent: *City of Dallas, Georgia*

By: _____

Printed
Name: _____

Title: _____

Date: _____

STAFF ACTION ITEM

MEETING DATE: *10/06/2025*

TITLE: Peoples Baptist Church: 201 Buchanan Street: Special Use Sign Permit Approval

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Peoples Baptist Church: 201 Buchanan Street: Special Use Sign Permit - Approval

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

N/A

INFORMATION:

Request Council Approval:

Approval and Issuance: Special Use Sign Permit - Animated Sign

Property Owner: Peoples Baptist Church: 201 Buchanan Street

Request Approval: Special use sign permit; animated sign

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

SIGN PERMIT APPLICATION

A. LOCATION AND SIZE OF SIGN(S): Permit No.: _____

Property Address: 201 Buchanan Street Dallas, GA 30132

Aggregate Area of All Freestanding Signs on Property _____ Square Feet

Parcel Size: _____ Zoning District: _____

Distance from Closest Adjacent Sign(s) In All Directions:

_____

(Example - North: 55 Feet; West: 125 Feet; Etc.)

B. PROPERTY OWNER(S):

1. Name of Property Owner: Peoples Baptist Church
2. Property Owner Address: 201 Buchanan Street
   Dallas, GA 30132
3. Telephone Number: 404-313-6251
4. Certification: I, Dennis E. Bellamy, Paster, (Owner or Agent)
   Do Hereby Consent to the Placement of This Sign(S) Upon My Property.

Dennis E. Bellamy — 9-16-2025

SIGNATURE — DATE

C. SIGN OWNER (If Not the Same as Property Owner)

1. Name of Property Owner: same
2. Address of Property Owner: _____
3. Telephone Number: same
4. Business License/Occupation Tax Number: 5192-3

D. SIGN CONTRACTOR (If Not Same as Sign Owner)

1. Name of Sign Contractor: FL Graphix Inc
2. Sign Contractor Address: 3270 Cedartown Hwy
   Rockmart, GA. 30153

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

City Of Dallas, Georgia

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

SIGN PERMIT APPLICATION

A. LOCATION AND SIZE OF SIGN(S): Permit No.: _____

Property Address: _____

Aggregate Area of All Freestanding Signs on Property _____ Square Feet

Parcel Size: _____ Zoning District: _____

Distance from Closest Adjacent Sign(s) In All Directions:

_____

(Example - North: 55 Feet; West: 125 Feet; Etc.)

B. PROPERTY OWNER(S): See attached

1. Name of Property Owner: _____
2. Property Owner Address: _____
   _____
3. Telephone Number: _____
4. Certification: I, _____, (Owner or Agent)
   Do Hereby Consent to the Placement of This Sign(S) Upon My Property.

_____ _____
SIGNATURE DATE

C. SIGN OWNER (If Not the Same as Property Owner)

1. Name of Property Owner: _____
2. Address of Property Owner: _____
   _____
3. Telephone Number: _____
4. Business License/Occupation Tax Number: _____

D. SIGN CONTRACTOR (If Not Same as Sign Owner)

1. Name of Sign Contractor: FL GRAPHIX INC
2. Sign Contractor Address: 3270 CEDARTOWN HWY
   ROCKMART, GA. 30153
3. Telephone Number: 770-443-1111
4. Business License/Occupation Tax Number: 20240015

THE CITY OF DALLAS GEORGIA COMMUNITY DEVELOPMENT

City of Dallas, Georgia

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

E. TYPE SIGN(S):

✓ Permanent Roof, Canopy, Wall, Projecting, Free Standing, Etc. LED

_____ Outdoor Advertising (Billboards)

_____ Temporary: _____ Yard _____ Political _____ Promotional _____ Display

F. DESCRIPTION OF SIGN

1. Provide a Brief Description of the Sign: ADDING 3'X7' LED BOARD REMOVE EXISTING READER BOARD 4'X8', LOWER PEOPLE'S BAPTIST SIGN + ADD LED TO EXISTING POLE.
2. Area of the Sign(S) Sq. ft: 24 SF. PEOPLES SIGN 21 SF LED BOARD
3. Number of Sides: 2
4. Height of the Sign(S): 10FT.
5. Shape of the Sign(S): RECTANGLE
6. Method Used for Mounting or Erecting the Sign(S): BOLTED TO EXISTING POLE.

G. LOCATION

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

Polk County

Board of Commissioners

OCCUPATIONAL TAX CERTIFICATE

License Type & No.: Occupational Tax License – No. 20240015

Issue Date: 01/01/2025 **Expiration Date:** 12/31/2025

Business Address: 3270 Cedartown Hwy Rockmart Ga 30153

Business Name: FL Graphix,Inc

Owner: Dean Morgan

State License No. (If applicable):

POST THIS LICENSE IN A CONSPICUOUS PLACE IN YOUR BUSINESS LOCATION

NOT TRANSFERRABLE FROM LOCATION SHOWN ABOVE

Deanna R Cook

Authorized Signature

Dean Morgan

From: Dean Morgan
Sent: Monday, September 15, 2025 2:55 PM
To: signs@FLgraphix
Subject: People's Baptist

Thank you,
Dean Morgan

Letter of Authorization for sign installation permission-

I am the property owner and hereby give permission to FLgraphix to access my property install sign(s) for this specific permit application. For the business of Peoples Baptist Church
At the Address of 201 Buchanan Street Dallas, GA 30132

Location: 201 Buchanan Street Dallas, GA 30132

Property Owner: **(Print)** Pastor Dennis E. Bellamy Peoples Baptist Church

(Signature) D E Bell

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

City of Dallas, Georgia

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

H. PLANS AND SPECIFICATIONS

Attached Plans and Specifications if required By City Manager or His Representative

- ☐ REQUIRED
- ☐ NOT REQUIRED

I. FEES

Sign Permit Fee
$40.00 per Side

# of Sides	Fee per side	Total Fee
	$40.00	$

Banner Permit Fees	Fee Each	# of Banners	Extended
Banner Permit (Short-Term 90 Day Permit)	$30.00		
Banner Permit (Long-Term 180 Day Permit)	$60.00		
	Totals		

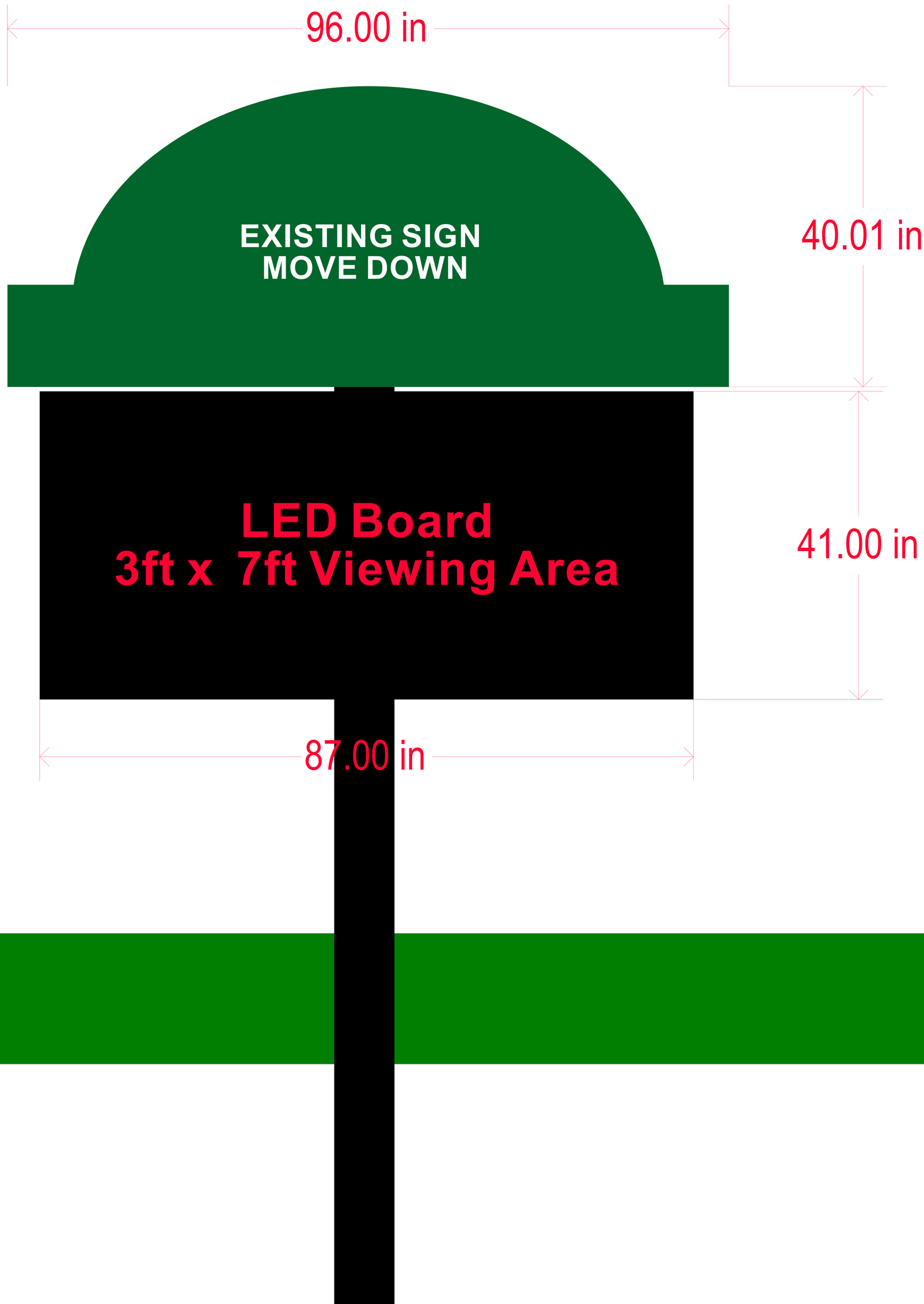
Total Amount Due $ _____

10/17/25
Date

Dean Morgan
Signature of Applicant

President
Title

PURPOSED SIGN



EXISTING SIGN

STAFF ACTION ITEM

MEETING DATE: *10/06/2025*

TITLE: ***Warranty Bond Release Bond No. 2023-08 Oakwood Subdivision (Sewer Only)***

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Warranty Bond Release Bond No. 2023-08 Oakwood Subdivision (Sewer Only)

HISTORY/PAST ACTION:

Development Final Plat & Warranty Bond: August 1, 2023

FINANCIAL IMPACT:

$76,720.86

INFORMATION:

Request Council Review/Approval:

Warranty Bond Release

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

A final inspection fee of *$50.00* per lot with a minimum fee of *$2,500.00*, as specified in the bond, for 63 lots totaling *$3,150.00* shall be deducted from the bond amount. Amount returned to Riverwood Residential LLC., shall be *$73,570.86*.

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

WARRANTY BOND
DEVELOPMENT IMPROVEMENTS
(Oakwood Development – Sewer Only)

Warranty Bond No. **2023-08**

KNOW ALL MEN BY THESE PRESENTS: That on this 25 day of July, 20 **23**, we **Riverwood Residential, LLC** of **Paulding** county, State of **Georgia** as Principal, are held and bound unto the City of Dallas, Georgia in the sum of **$76,720.86 (Seventy-Six Thousand Seven Hundred Twenty Dollars and Eighty-Six Cents)** lawful money of the United States of America, for the payment whereof well and truly to be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents. The condition of the foregoing obligations is such that,

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

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

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

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

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

NOW THEREFORE, the principal has submitted a statement enumerating the cost of construction and installation of all required improvements for a total of **$511,472.39 (Five Hundred Eleven Thousand Four Hundred Seventy-Two Dollars and Thirty-Nine Cents)**, a copy of such is attached hereto and marked as "EXHIBIT A" and made a part hereof by reference. The total cost shown in "EXHIBIT A" is for all phases of the development. The Principal shall be liable in payment to the City of Dallas of a sum not to exceed **$76,720.86 (Seventy-Six Thousand Seven Hundred Twenty Dollars and Eighty-Six Cents)**, which is calculated as 15% of the costs of construction and installation of the required improvements for Oakwood Development. If the Principal shall well and truly perform the terms and conditions of said contract, then this obligation shall be void, otherwise, to remain in full force and effect. Upon failure of the Principal in the performance of the terms and conditions of said contract, then the cash bond value is to be used to cover the cost of completing the terms and conditions set forth under the contract entered by the Principal with the City of Dallas. The cash bond shall remain in full force and effect until the required improvements have been accepted by the City by resolution of the Mayor and Council of the City of Dallas, Georgia.

SO AGREED this 25 day of July, 20 **23**

Name of Business: **Riverwood Residential, LLC**, a Georgia Limited Liability Company

Printed or Typed Name

By: _____
Signature

Walter Hudson
Typed or Printed Name

Title: Manager
(President or Vice President)

Attest: _____
Signature of Witness

Beverly Combs
Typed or Printed Name

Title: _____
(Secretary or Secretary Assistant)

(CORPORATE SEAL)

DALLAS, GEORGIA

Attest: _____
City Clerk

By: _____
City Manager

(CITY SEAL)

CITY OF DALLAS SEAL GEORGIA

Attachments:

Exhibit A: Principal's Contractor Installation Cost Estimate for Required Improvements.

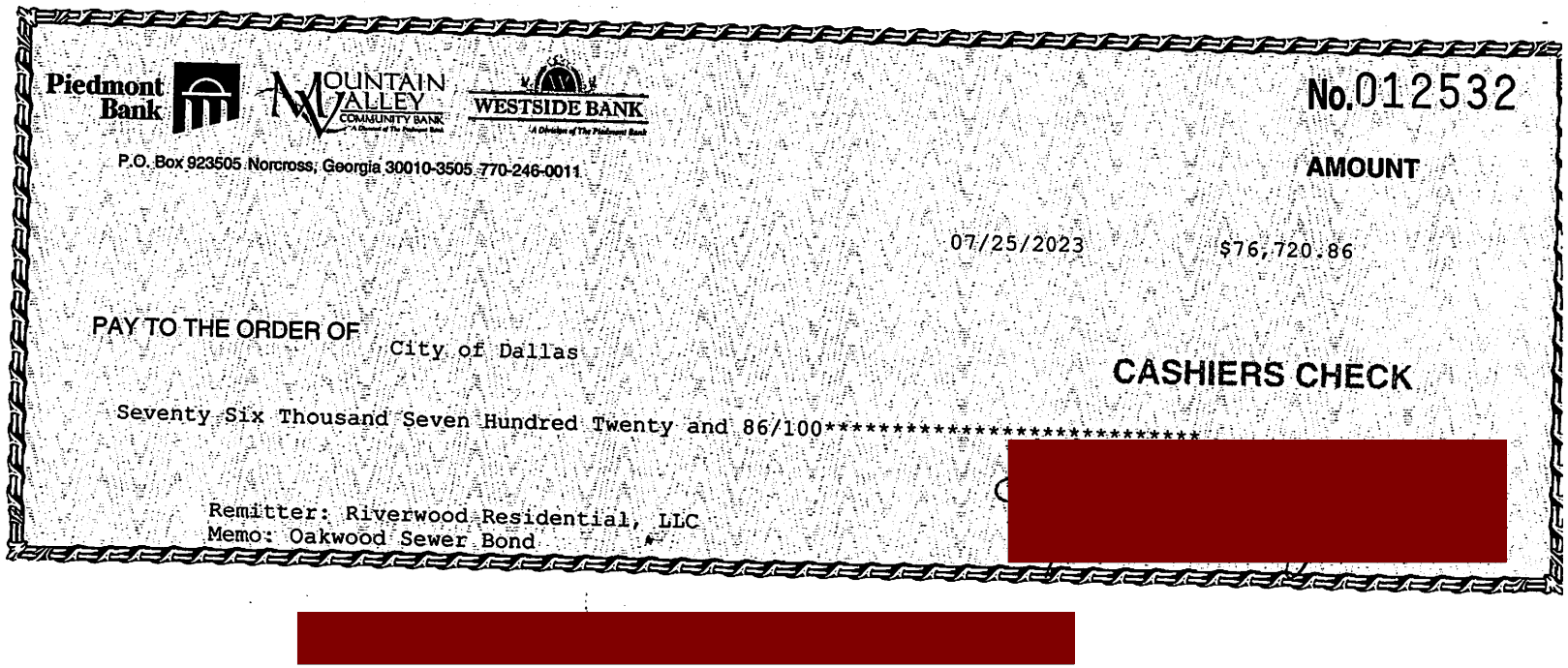
"EXHIBIT A"

SAVANNAH EXCAVATION
COATESVILLE - GEORGIA
Grading and Pipe Contractors

Project: Oakwood

Sanitary Sewer

Item Description	Quantity	Unit Rate	Unit	Total
Dog-House Manhole	2	$ 3,500.00	EA	$ 7,000.00
Aerial crossing	100	$ 300.00	LF	$ 30,000.00
8" PVC (0' - 10' Deep). SDR26	1290	$ 30.17	LF	$ 38,919.30
8" PVC (10' - 12' Deep). SDR26	1367	$ 32.17	LF	$ 43,976.39
8" DIP Class 51 (0' - 10' Deep)	1261	$ 63.50	LF	$ 80,073.50
8" DIP Class 350 (10' - 12' Deep)	220	$ 65.50	LF	$ 14,410.00
6" PVC SDR26	2205	$ 25.60	LF	$ 56,448.00
6" PVC Cleanout	63	$ 905.00	LF	$ 57,015.00
Outside Drop @ Manhole	2	$ 3,250.00	EA	$ 6,500.00
Manhole Vertical Footage	210	$ 265.00	VF	$ 55,650.00
Manhole Bases	25	$ 250.00	EA	$ 6,250.00
Ring and Covers	25	$ 650.00	EA	$ 16,250.00
Manhole Boots	35	$ 95.00	EA	$ 3,325.00
Adjust to Grade	25	$ 550.00	EA	$ 13,750.00
48" Inverts	25	$ 550.00	EA	$ 13,750.00
Trans Gasket Hardco	5	$ 200.00	EA	$ 1,000.00
Bedding Stone	1323	$ 44.00	TN	$ 58,212.00
Tracer Wire	5992	$ 0.35	LF	$ 2,097.20
"Low-Pressure" Air Testing/Mandrel	4564	$ 1.50	LF	$ 6,846.00
Sewer Total				$ 511,472.39



Piedmont Bank
MOUNTAIN VALLEY COMMUNITY BANK
WESTSIDE BANK
A Division of The Piedmont Bank

P.O. Box 923505 Norcross, Georgia 30010-3505 770-246-0011

No. 012532

AMOUNT

07/25/2023

$76,720.86

PAY TO THE ORDER OF City of Dallas

CASHIERS CHECK

Seventy Six Thousand Seven Hundred Twenty and 86/100**********

[redacted]

Remitter: Riverwood Residential, LLC
Memo: Oakwood Sewer Bond

[redacted]

eFiled and eRecorded
DATE: 08/01/2023
TIME: 3:03 PM
PLAT BOOK: 77
PAGE: 99 - 100
FILING FEES: $20.00
PART ID: 5760990854
RECORDED BY: TS
Sheila Butler
RECORDING INFORMATION
Paulding County, GA

STREET LIGHT REQUIREMENTS:

1.) IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 12/12/17), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
2.) THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
3.) THE DEVELOPER SHALL SUBMIT PAYMENT TO THE PAULDING COUNTY DOT FOR BOTH 12 MONTHS ENERGY COST PLUS 10% ADMINISTRATIVE FEE AND INSTALLATION COST OF STREET LIGHTS, INCLUDING POLES, FIXTURES AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
4.) THE FINAL PLAN SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
5.) THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

PAULDING DOT NOTES

A) Ensure curb cuts in driveways are installed via cut method
B) Driveways are to be installed to slope toward the street (should meet the Roadway Typical Section)
C) Garage floor and first floor to be at a minimum of 1 foot above the adjacent top of curb.
D) ADA requirements shall be met within the development (ie: Handicap Ramps, detectable working pads, etc.)

All detention ponds to be county owned and existing lakes to be owned and maintained by H.O.A.

House location plans shall be submited to Paulding County Engineering Division prior to obtaining building permits

2021-05-Z
Approved January 26, 2021

1. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Plan Review Process.
2. Owner/Developer agrees to increase the required 25 ft. undisturbed/planted buffer along the perimeter of the development to 40 ft. where the development adjoins industrial zoned properties.
3. Owner/Developer acknowledges all amenity areas, detention area lots, lift station lots, easements, parking areas, and buildings may not be accounted for as greenspace areas.
4. Owner/Developer agrees to provide an archaeological investigational study for historical and archaeological significance of the site that will be prepared by and archaeological consultant which meets the secretary of the Interior's Professional Qualification Standards.
5. Owner/Developer agrees access to the development shall be determined during the plan review process.
6. Owner/Developer agrees to a donation of property to accommodate a 120ft R.O.W., which would be 60 feet from the centerline of Dallas-Acworth Hwy.
7. Owner/Developer shall provide 10' of additional permanent easement along Dallas-Acworth Highway.
8. Owner/Developer agrees to provide a traffic impact study for this development. The traffic impact study will include existing and base year (fully built out year) build and no build analysis, and design year (base year plus 10 years) build and no build analysis. Study parameters and assumptions to be agreed on by Paulding County DOT.
9. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) manual for Traffic Calming.
10. Owner/Developer acknowledges sewer service is through the city of Dallas.
11. Owner/Developer agrees to relocate water mains outside acceleration/deceleration lanes, if required.
12. Owner/Developer agrees all dwelling units will meet the following design standards:
    A) Building Design.
    All dwelling units including attached two-car garages or carports architectural design elements described below as approved by the Planning and Zoning Division.
    B) Building materials. Dwellings constructed in the Low Density Quality Residential Development District shall be subject to the following requirements.
    1) Building materials for exterior walls are limited to the following: brick, stone, cement board siding, and glass. Vinyl components – not horizontal siding may be permitted for aesthetic purposes.
    2) Building materials for roofs may be one of the follow: Architecturally texture composition shingles, Slate shingles, Standing seam metal roof approved by the Director of Community Development.
    3) Flat roofs (pitch less than 1:12) shall not be permitted on any building roof consisting of more than 200 sq. ft. in area.

Area = 34.520 Acres
Area = 1,503,670 Sq.Ft.

STREET SPECIFICATIONS:
STREET RIGHT-OF-WAYS: 50 FEET
CUL-DE-SAC RADIUS: 55 FEET
CENTERLINE OF STREET: 25 FEET FROM R/W
STREET WIDTH (BOC/BOC) 24 FEET
PAVEMENT WIDTH: 20 FEET
PAVEMENT TYPE: ASPHALT

Sand/Gravel filter to be provided at 80% build-out or end of warranty.

Elevation Certificate required for indicated lots prior to Rough-In Inspection

Owner/Developer to execute Maintenance Agreement for commercial or private ponds.

LOTS WITH NO ADDRESSES SHOWN WILL BE ADDRESSED WHEN PERMITTED.

ABBREVIATIONS LEGEND	
D.E	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
IPF	IRON PIN FOUND
N.A.E.	NO ACCESS EASEMENT
U.E.	UTILITY EASEMENT
P.D.E	PRIVATE DRAINAGE EASEMENT

DEVELOPER/24 HOUR CONTACT:
Summerlyn Homes, LLC
P.O. Box 1858
Douglasville, GA, 30133
PHONE: 770-380-1323
CONTACT PERSON: Walter Hudson

Density: 1.83 Lots per Acre

GENERAL INFORMATION:

1.) THIS PROPERTY IS CURRENTLY ZONED: R-3
2.) TOTAL AREA OF THIS PROJECT: 34.520 ACRES
3.) TOTAL NUMBER OF LOTS DEVELOPED: 63 LOTS
4.) MINIMUM LOT SIZE: 15,000 S.F.
5.) MINIMUM FRONT SETBACK: 30 FEET
MINIMUM SIDE SETBACK : 10 FEET
MINIMUM REAR SETBACK : 25 FEET
6.) FIELD TRAVERSE PRECISION: 1' IN 90,943'
7.) PLAT CLOSURE PRECISION: EXCEEDS 1/960,326'
8.) LENGTH OF NEW STREETS : 3,460 FEET
9.) ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
10.) ZIP CODE(POST OFFICE): CITY OF DALLAS (30132)

GENERAL NOTES

All proposed S2 Class Streets are to consist of 1" Type F asphaltic topping, 2" binder course, and 6" compacted graded aggregate base (GAB). All S3 Class Streets are to consist of 1-1/2" Type E asphaltic topping, 2" Type "B" binder, and 8" compacted graded aggregate base (GAB).

Minimum F.F. Elevations shall be no less than 4 feet above the 100 Year Headwater Pool or 100 Year Flood Elevations for lots upstream of Storm Drain crossings. For low points in roads the minimum F.F. Elevations shall be no less than 1 foot above the Top of Curb at the Low Point.

In all such lots requiring a House Location Plan pursuant to subsection, an asbuilt survey of the dwelling, building or structure shall be provided to the Community Development Department prior to final inspections and the issuance of a certificate of occupancy. In the event the as-built survey shows the dwelling does not have proper setbacks, flood standards set forth herein in Article 10, floor elevations or other discrepancies, the Community Development Department may deny the issuance of the certificate of occupancy.

Builder/Developer to ensure that all lots discharge storm water to the street and/or drainage easements and not onto adjacent lots.

A 20 foot Drainage Easement (10 feet each side of centerline) is reserved along all creeks and natural ditches.

A 10 foot Drainage/Utility (5 feet each side of property line) is reserved along front, side, and rear property lines.

No permanent structures shall be constructed inside any permanent water or sewer easements.

Subject property lies within areas designated as Zone "X" (Low Risk) on Community Panel 13223C0129D of the Flood Insurance Rate Maps of Paulding prepared by F.E.M.A. dated June 7, 2019.

Note: The dimensions, bearings, distances, and area calculations of the residential subdivision shown hereon were prepared by and are the responsibility of Elite Surveying, LLC.

The Civil Engineering of this development was prepared by Elite Engineering, LLC as shown on Construction Plans for Oakwood dated March 31, 2021 and revised April 14, 2021.

Boundary information shown hereon is based on on a Survey prepared by Elite Surveying, LLC for Summerlyn Homes dated February 1, 2021.

All corners are 1/2 inch re-bar unless otherwise noted.

Common areas, Open Space, amenities, signs, fence & landscape easements shall be owned and maintained by the Home Owners Association.

Handicap ramps required at all intersection, driveway, and curb encroachments, wherever sidewalks are constructed.

Lot owner is responsible for all surface water drainage maintenance and repair for each lot and may not make any changes to surface water runoff without written approval from the homeowners association. Any surface water drainage concerns relation to a lot or adjacent lot or common area shall be reported in writing to the Homeowners Association for administration.

Prior to final dedication of roads, Paulding County Water and Sewer Authority shall be granted an access easement to all water and sewer infrastructure within the road right of way.

All water and sewer construction shall conform to the standards of the Paulding County water system.

Handicap ramps shall be installed per current ADA requirements.

All wall maintenance will be either the responsibility of the HOA or the individual home owner's. County accepts no responsibility for maintenance of the walls.

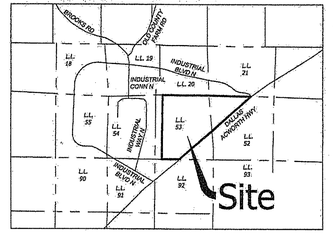
Contractor will be responsible for sidewalk installation within greenspace and openspace.

Site Distance of all streets have been measured and meets minimum requirements.

Table of Dedication	
ROAD NAMES	LENGTH
OAK LEAF ROAD	1,142'
OAKWOOD HEIGHTS ROAD	1,766'
OAKTREE STREET	552'

STRUCTURES LEGEND	
	HEADWALL
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	JUNCTION BOX
	RAISED LID INLET
	FIRE HYRANT
	WATER VALVES
	WATER LINE
S	SANITARY SEWER MAN HOLE
	SANITARY SEWER LINE
	STORM SEWER LINE

VICINITY MAP NOT TO SCALE



Paulding County Development Certification

This plat, having been submitted to Paulding County and having been found to comply with the Paulding County Development Regulations and the Paulding County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Details and the posting of an 18-month maintenance bond.

7/31/23 — Community Development Department
7/7/23 — Water, Sewer & Environmental Services
7/28/23 — Department of Transportation
7/31/2023 — Paulding County Board of Commissioners

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED_____ WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK_____, PAGE_____, PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

Owner's Acknowledgment

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to Paulding County and further dedicate to the use of the public forever all alleys, parks, water courses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of development plan and other valuable considerations, the owner further releases and holds harmless Paulding County from any claims, damages or demands arising: on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Paulding county shall not be liable to him, his heirs, successors for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, street, culverts, curbs of sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matte whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

Signature — 6/12/23 Date

City of Dallas Certification

It is hereby certified that the Sanitary Sewer System, Easements, and other required improvements in this subdivision, have been installed in a acceptable manner or surety has been provided in an amount to ensure their installation, and that this plat meets all the requirements of the City of Dallas, water and sewer regulations and specification.

City Manager, City of Dallas — 7-25-23 Date
City Clerk, City of Dallas — 7-25-23 Date

Surveyors Acknowledgment

I hereby certify that the plan shown and described hereon is a true correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Paulding County Development Standards.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Bentley, Registered Land Surveyor #2535 — 7/6/23 Date

BENCHMARK: TOP OF FH
ELEV.= 968.83
LOCATED ON OAK LEAF ROAD AT LOT 63

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
3660 Cedarcrest Road, Suite 220
Acworth, GA 30101
(678)324-8291

No.	REVISION	DATE:

FINAL PLAT OF
OAKWOOD
LAND LOTS 52 AND 53
2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA

PREPARED FOR:
Summerlyn Homes, LLC
24 HOUR CONTACT:
Walter Hudson
770-380-1323

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BENTLEY

PROJECT No.	20166
DRAWING SCALE:	N/A
DESIGNED BY:	
DRAWN BY:	LBA
CHECKED BY:	
DATE:	07/13/2023
SHEET	1 OF 2

VICINITY MAP NOT TO SCALE

RECORDING INFORMATION

CURVE NO.	RADIUS	ARC LENGTH	BEARING	CHORD
C1	125.00'	18.14'	N44°47'44"E	18.13'
C2	125.00'	41.71'	N31°06'41"E	41.52'
C3	125.00'	1.53'	N21°10'12"E	1.52'
C4	75.00'	113.58'	N64°12'27"E	103.04'
C5	55.00'	88.72'	S67°17'52"E	79.41'
C6	55.00'	88.35'	N20°31'35"E	79.08'
C7	55.00'	35.62'	N43°59'35"E	35.00'
C8	55.00'	58.73'	S86°51'53"W	55.98'
C9	125.00'	56.76'	N85°24'51"W	56.27'
C10	125.00'	71.45'	S65°12'11"W	70.48'
C11	125.00'	61.10'	S34°49'29"W	60.49'
C12	75.00'	36.82'	S34°53'15"W	36.46'
C13	250.00'	42.06'	N46°11'01"W	42.01'
C14	250.00'	70.01'	N59°01'33"W	69.78'
C15	250.00'	55.53'	N77°59'41"W	94.95'
C16	55.00'	66.40'	N72°12'31"W	62.44'
C17	55.00'	45.90'	S49°18'03"W	44.58'
C18	55.00'	48.32'	S00°13'59"W	46.78'
C19	55.00'	40.15'	S45°51'04"E	39.26'
C20	55.00'	37.59'	S86°20'33"E	36.87'
C21	55.00'	32.96'	N56°54'32"E	32.47'
C22	200.00'	71.12'	S78°45'17"E	70.74'
C23	200.00'	97.96'	S54°57'38"E	94.07'
C24	100.00'	7.84'	S51°11'55"W	7.84'
C25	100.00'	23.14'	S60°04'20"W	23.09'
C26	55.00'	71.46'	N32°54'03"E	65.54'
C27	75.00'	31.46'	N11°05'52"W	32.98'
C28	125.00'	143.69'	N33°39'44"E	135.91'
C29	55.00'	30.07'	S77°44'58"E	29.69'
C30	55.00'	51.79'	N59°37'00"E	49.89'
C31	55.00'	37.79'	N12°57'29"E	37.05'
C32	55.00'	55.31'	N35°32'09"W	53.01'
C33	51.41'	76.76'	S62°24'54"E	69.83'
C34	55.00'	49.77'	S89°43'54"W	48.09'
C35	25.61'	36.36'	S87°08'00"E	33.39'
C36	55.00'	46.59'	S39°23'31"W	45.21'
C37	175.00'	28.21'	S61°58'31"W	28.18'
C38	175.00'	66.90'	S46°24'18"W	66.50'
C39	175.00'	25.09'	S31°20'46"W	25.06'
C40	175.00'	68.01'	S16°06'20"W	67.59'
C41	175.00'	12.95'	S02°51'04"W	12.95'
C42	125.00'	52.43'	S11°17'04"E	52.04'
C43	55.00'	20.18'	S56°11'18"W	20.07'
C44	55.00'	57.25'	S15°51'20"W	54.70'
C45	55.00'	45.84'	S37°50'23"E	44.52'
C46	55.00'	50.71'	S88°07'39"E	48.93'
C47	55.00'	71.31'	N28°19'07"E	66.42'
C48	150.00'	20.43'	N62°47'53"E	20.42'
C49	150.00'	26.03'	N53°55'29"E	26.00'
C50	225.00'	186.94'	N65°09'09"W	181.51'
C51	150.00'	172.43'	S33°39'44"W	163.09'
C52	100.00'	41.94'	S11°17'04"E	41.63'
C53	125.00'	38.72'	N57°49'37"E	38.56'
C54	100.00'	49.10'	N34°53'15"E	48.61'
C55	100.00'	151.45'	N64°12'27"E	137.38'

CALL	BEARING	DISTANCE
L1	N86°02'48"W	13.98'
L2	N03°47'41"E	35.45'
L3	S80°22'56"E	67.53'
L4	S61°23'50"E	31.28'
L5	S79°07'40"E	84.71'
L6	S73°27'12"E	66.11'
L7	N62°34'15"W	32.78'
L8	N79°14'02"W	28.73'
L9	S46°44'51"E	21.65'
L10	S23°30'25"E	68.11'
L11	S81°56'05"W	21.65'
L12	N00°12'04"E	26.72'
L13	S89°42'12"W	32.98'
L14	N63°16'56"W	21.65'
L15	N42°22'22"W	41.92'
L16	S85°26'36"W	29.58'
L17	S61°54'28"W	34.16'
L18	N65°23'59"W	21.65'
L19	S08°58'14"W	35.76'
L20	S12°45'14"W	36.69'
L21	S44°23'32"W	74.41'
L22	S50°12'58"W	70.50'
L23	S41°21'50"E	32.79'
L24	S03°47'43"W	35.45'
L25	S66°42'01"W	113.62'
L26	N16°08'51"W	51.44'
L27	N66°35'37"E	8.70'
L28	S87°44'51"E	21.65'
L29	S69°09'36"E	40.27'
L30	S86°00'44"E	31.37'
L31	S13°03'48"E	48.61'
L32	S46°14'26"E	20.28'
L33	N89°04'42"E	40.72'
L34	S49°53'43"E	20.77'
L35	S40°56'05"W	21.65'
L36	S66°35'37"W	8.70'
L37	N79°59'58"E	21.12'
L38	N62°44'38"W	110.70'
L39	N07°39'29"E	137.98'
L40	S57°32'55"E	31.94'
L41	S82°31'04"E	30.49'
L42	N77°36'06"E	27.49'
L43	N57°71'32"E	28.71'
L44	S66°42'01"W	33.10'
L45	S41°02'48"E	190.00'
L46	S86°12'19"E	35.26'
L47	S03°47'45"W	14.10'
L48	S28°56'21"W	30.62'
L49	N19°43'22"E	36.64'
L50	N68°17'59"W	35.36'
L51	N41°21'50"W	657.50'
L52	N88°56'28"W	297.61'
L53	S66°35'37"W	71.15'
L54	S00°43'51"W	214.36'
L55	S23°17'59"E	51.79'
L56	N23°17'58"W	30.00'
L57	N66°42'01"E	246.72'
L58	N48°57'12"E	867.92'
L59	N20°49'17"E	190.92'
L60	S72°24'23"E	191.24'
L62	N62°45'38"W	95.68'
L61	S88°28'59"E	77.55'
L62	N48°51'43"E	69.84'
L63	S88°39'43"E	14.83'
L64	N20°49'17"E	66.93'
L65	S67°25'28"E	35.44'
L66	N22°34'32"E	18.27'
L67	N22°34'32"E	16.73'
L68	N67°25'28"W	36.52'
L69	N20°49'17"E	88.98'
L70	S20°49'17"W	87.45'
L71	N67°25'28"W	45.15'
L72	S22°34'32"W	35.00'
L73	S22°25'28"E	46.22'
L74	S20°49'17"W	68.46'
L75	N21°43'30"E	18.88'
L76	N68°16'30"W	20.00'
L77	S21°43'30"W	26.43'
L78	S21°43'30"W	21.23'
L79	S65°58'08"E	29.52'
L80	N28°32'00"E	35.34'
L81	S88°56'28"E	63.95'

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
3660 Cedarcrest Road, Suite J20
Acworth, GA 30101
(678)324-8291

No.	REVISION	DATE:
1.	Sidewalk width (6')	7/29/23

FINAL PLAT OF
OAKWOOD
LAND LOTS 52 AND 53
2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA

PREPARED FOR:
Summerlyn Homes, LLC
24 HOUR CONTACT:
Walter Hudson
770-380-1323

GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR LLOYD R. BEVILLE

PROJECT No.	20166
DRAWING SCALE:	
DESIGNED BY:	
DRAWN BY:	LBA
CHECKED BY:	
DATE:	07/13/2023
SHEET	2 OF 2

ORDINANCE
AMENDMENT
NO. OA - 2025 - 06

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF DALLAS, GEORGIA, TO REPEAL AND REPLACE SECTION 24-7 ("DISORDERLY CONDUCT"); TO PROVIDE FOR MODERNIZED DEFINITIONS AND PROHIBITIONS; TO PROVIDE PENALTIES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for the health welfare and safety of the Citizens of Dallas and those people within the City of Dallas, Georgia; AND

WHEREAS, The Constitution of the State of Georgia and the Charter of the City of Dallas, Georgia does allow the Mayor and the City Council, by ordinance, to exercise their police powers by defining violations and providing for penalties for violation of same; AND

WHEREAS, The Mayor and the City Council of Dallas, Georgia considered the proposed changes to the general offense of 24-7 Disorderly Conduct; AND

WHEREAS, The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City's residents and for their safety, health and welfare and the public good; AND

THEREFORE, be it ordained by the Mayor and the City Council of Dallas, Georgia:

SECTION I. REPEAL OF EXISTING ORDINANCE - Chapter 24 - OFFENSES AND MUNICIPAL COURT, ARTICLE I. – IN GENERAL, Sec. 24-7. – Disorderly Conduct

The existing Section 24-7 of Chapter 24, Article I of the Code of Ordinances of the City of Dallas, Georgia, entitled "Disorderly Conduct," and all amendments thereto, are hereby repealed in their entirety.

SECTION II. ADOPTION OF NEW SECTION 24-7

Section 24-7 of the Code of Ordinances is hereby replaced with the following:

Sec. 24-7. Disorderly Conduct.

(a) Purpose. This section is enacted to preserve the peace, safety, and good order of the City of Dallas by prohibiting conduct that unreasonably disturbs or endangers the public or obstructs lawful governmental functions.

(b) Prohibited Acts. It shall be unlawful for any person within the city to engage in disorderly conduct, including but not limited to the following:

1. *Fraudulent or Deceptive Schemes*. To assemble or conspire to engage in any fraudulent scheme, device, or trick intended to obtain anything of value from any person or place, or to aid or abet such conduct.
2. *Forcible or Offensive Physical Contact*. To accost or attempt to force physical contact upon another without consent, or to engage in conduct intended to harass or intimidate another.
3. *Violent or Threatening Behavior*. To engage in fighting, physically threatening conduct, or violent or tumultuous behavior that disturbs the peace or interferes with another person's lawful occupation or activity.
4. *Unreasonably Loud or Disturbing Noise*. To create unreasonably loud, disturbing, or unnecessary noise which annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.
5. *Public Urination or Defecation*. To urinate or defecate on streets, sidewalks, or public places, or in view of the public, except in appropriate sanitary facilities.
6. *Public Indecency*. To appear in any public place not properly clothed so that the genitals, buttocks, or, in the case of females, the breast below the top of the areola, are not completely covered by an opaque garment, consistent with O.C.G.A. § 16-6-8.
7. *Property Damage or Vandalism*. To intentionally or recklessly damage, deface, disturb, or destroy the property of another, including but not limited to holiday decorations, or to throw or hurl objects at athletic contests, exhibitions, or other public events that may cause injury or damage.
8. *Careless Fire Creation*. To carelessly cause or risk causing a fire by smoking or the improper use of lighted materials.
9. *Obstruction of Public Ways or Events*. To congregate, stand, or loiter upon sidewalks, streets, alleys, or other public ways so as to impede the free flow of vehicular or pedestrian traffic or to invade the playing area of any athletic contest or exhibition, and to fail or refuse to disperse or clear such area when lawfully ordered to do so.
10. *Failure to Obey Lawful Order*. To knowingly fail or refuse to comply with any lawful order, signal, or direction of a law enforcement officer or other city official acting within the scope of their lawful authority.
11. *Unreasonable Resistance or Interference*. To unreasonably resist, obstruct, hinder, or delay any law enforcement officer or other city official in the lawful discharge of their duties.
12. *Disorderly or Offensive Conduct.* To act in an indecent, boisterous, or disorderly manner in a public place, or to use abusive or obscene language or gestures that constitute "fighting words" or a true threat likely to provoke an immediate breach of the peace.
13. *Firearm Discharge*. To discharge a firearm within the city limits without lawful authority or legal justification.

(c) Penalty. Any person violating this section shall, upon conviction in the municipal court, be punished by a fine not to exceed $1,000.00, by imprisonment not to exceed six (6) months, or by both, in the discretion of the court. Each act of violation and each day on which a violation continues shall constitute a separate offense.

SECTION III. SEVERABILITY CLAUSE

If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION IV. CODIFICATION AND EFFECTIVE DATE

The City Clerk is directed to cause this ordinance to be codified in the Code of Ordinances of the City of Dallas, Georgia. This ordinance shall become effective immediately upon adoption.

First read_____

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE _____ DAY OF _____, 2025.

_____
L. James Kelly, Mayor

_____ _____
James R. Henson, Councilmember Cooper Cochran, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Christopher B. Carter, Councilmember

_____ _____
Leah Alls, Councilmember Candace Callaway, Councilmember

ATTEST:

_____ _____
Tina Clark, City Clerk Date
City of Dallas, Georgia

ORDINANCE 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA ENACTING A TEMPORARY MORATORIUM ON ALL APPLICATIONS FOR THRIFT STORES, CONVENIENCE STORES, AND VAPE SHOPS; CALLING FOR A STUDY COMMISSION; PROVIDING FOR RELATED MATTERS

WHEREAS, the City of Dallas, Georgia ("City") is charged with protecting the public health, safety, morals, aesthetics, general welfare, economic well-being, character, and property values within the City; and

WHEREAS, the City has adopted a Comprehensive Plan, including Downtown Development objectives and the Livable Cities Initiative (LCI), to guide future growth, land uses, urban design, zoning, and business development in a manner consistent with its vision; and

WHEREAS, there has been recent and/or increasing interest in establishment of new thrift stores, convenience stores, and vape shops within the City limits; and the City Council believes that a temporary pause on accepting and deciding new applications of those types is necessary to evaluate whether the existing zoning, density, permitted uses, and locational restrictions for those businesses are adequate to further the goals of the Comprehensive Plan, Downtown Development theme, and LCI; and

WHEREAS, Georgia law permits local governments to impose reasonable moratoria on certain land use, zoning, permit, or development applications when exigent or pressing public purposes exist, provided that such moratoria are of limited duration, clearly defined, not unduly oppressive to affected property owners, give proper notice, and include specific findings of public purpose. (See, e.g., DeKalb County v. Townsend, 243 Ga. 80 (1979); Davidson Mineral Properties, Inc. v. Monroe County, 257 Ga. 215, 357 S.E.2d 95 (1987); and City of Roswell v. Outdoor Systems, Inc., 274 Ga. 130 (2001).)

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Dallas, Georgia, and it is hereby ordained and enacted as follows:

SECTION I. Short Title

This ordinance shall be known and may be cited as the "Dallas City Moratorium on Thrift, Convenience & Vape Uses Ordinance."

SECTION II. Purpose; Findings; Public Interest

1. Findings. The Mayor and City Council find:
    a. That there is a need to ensure that the location, density, zoning, and development standards for thrift stores, convenience stores, and vape shops are compatible with and supportive of the Downtown Development theme, the Comprehensive Plan, and the Livable Cities Initiative (LCI).
    b. That without a moratorium, additional new applications could be approved under existing regulations which may permit concentrations

or placements contrary to the City's long-term planning goals, harming aesthetics, pedestrian-oriented streetscape, traffic, public safety, property values, and general welfare.

c. That a moratorium lasting twelve (12) months is reasonably necessary to allow the City to evaluate, update, and adopt zoning amendments, overlay districts, standards, or other regulatory mechanisms to guide these types of businesses in accordance with the above goals.

d. That this moratorium is consistent with the City's authority under its police powers and zoning powers, in compliance with the Georgia Zoning Procedures Law (O.C.G.A. Title 36, Chapter 66) and relevant case law governing due process, reasonable duration, and specificity of regulation.

2. Purpose. The purpose of this ordinance is to temporarily pause new approvals for thrift stores, convenience stores, and vape shops, and to establish a commission to study and make recommendations concerning the regulation of such uses (including but not limited to density, zoning placement, permitted uses, design standards), for eventual adoption of ordinances that will ensure these uses enhance development consistent with the City's Downtown theme and Comprehensive Plan.

SECTION III. Moratorium Imposed; Scope; Exceptions

1. Moratorium Declared. Effective immediately upon passage of this ordinance, the City shall not accept, process, review, approve, or issue any new applications or permits for thrift stores, convenience stores, or vape shops anywhere within the corporate limits of the City of Dallas, Georgia.
2. Scope. This moratorium applies to all new applications or permits of the types listed above, including zoning approvals, conditional use permits, special use permits, business licenses, certificate of occupancy, or similar regulatory approvals, for businesses that are classified or used as thrift stores, convenience stores, or vape shops.
3. Exemptions / Pending Applications.
    a. Any application that has been fully submitted, reviewed, and deemed complete by the City's Planning & Zoning Department or other applicable department prior to the effective date of this ordinance shall be exempt from the moratorium and may proceed under the existing regulations.
4. Existing businesses lawfully operating as thrift stores, convenience stores, or vape shops prior to the effective date shall not be affected in terms of existing use.
5. The following procedures shall be put in place immediately. Under Cannon v. Clayton County, 255 Ga. 63, 335 S.E.2d 294 (1985); Meeks v. City of Buford, 275 Ga. 585, 571 S.E.2d 369 (2002); City of Duluth v. Riverbroke Props., 233 Ga. App. 46, 502 S.E.2d 806 (1998), the Supreme Court stated, "Where a landowner makes a substantial change in position by expenditures and reliance on the probability of the issuance of a building permit, based upon an existing zoning ordinance and the assurances of zoning officials, he acquires vested rights and is entitled to have the permit issued despite a change in the zoning ordinance which would otherwise preclude the issuance of a permit."
        i. Pursuant to this case, the City of Dallas recognizes that, unknown to the City, de facto vesting may have occurred. The following procedures are established to provide exemptions from the moratorium where vesting has occurred:

1. A written application, submitted to the City Clerk, including verified supporting data, documents and facts, may be made requesting a review by the Mayor and Council at a scheduled Council meeting of any facts or circumstances which the applicant feels substantiates a claim for vesting and the grant of an exemption.
2. The Mayor and Council, upon a majority vote, shall approve or deny the application for an exemption after consideration of the evidence and consultation with City officials and the City Attorney.

SECTION IV. Duration

This moratorium shall remain in effect for a period of twelve (12) months from the effective date of this ordinance, unless earlier terminated or modified by further action of the City Council upon finding that sufficient regulatory changes have been adopted, or upon good cause shown consistent with the purposes herein.

SECTION V. Commission; Study; Membership; Duties

1. The Mayor is authorized and directed to establish a Dallas City Commission on Thrift-Convenience-Vape Uses ("Commission") to study the issues described in Section 2 and make recommendations to the City Council.
    a. Membership. The Commission shall consist of:
        i. Two (2) members of the Dallas City Council (appointed by the Mayor, or by Council as may be required);
        ii. Three (3) members of City staff (e.g., Planning & Zoning, Economic Development, Code Enforcement or other relevant departments), serving in an advisory capacity;
        iii. One (1) member of the Dallas Development Authority (DDA);
        iv. Two (2) members from the local business community who own businesses within the City limits of Dallas;
    b. All commission members shall serve without compensation
    c. The commission shall select a chairperson from among its members
    d. The Mayor shall make appointments within thirty (30) days of the effective date of this ordinance
    e. Staff members shall serve in an advisory capacity and shall not vote on commission recommendations
2. Duties. The Commission shall:
    a. Review existing regulations, permitting practices, zoning classifications, density and locational distribution of thrift stores, convenience stores, and vape shops;
    b. Assess impacts on traffic, pedestrian and vehicular safety, aesthetics, downtown character, economic impact, compatibility with adjacent uses;
    c. Evaluate zoning districts in which these uses should or should not be permitted; consider buffer, setback, design, signage, parking, hours of operation, and other relevant standards;
    d. Review best practices and ordinances from other Georgia cities and jurisdictions related to these kinds of businesses;
3. Report.
    a. The Commission shall prepare and deliver a written report to the City Council no later than two hundred seventy (270) days from the effective date of this ordinance. The report shall include recommendations for any zoning or ordinance amendments, overlay

districts, or other regulatory changes to govern thrift stores, convenience stores, and vape shops.

SECTION VI. Severability; Validity; Compliance

1. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
2. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Chapter is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
4. The validity of this ordinance shall not be affected by any prior lack of knowledge or notice; however, notice shall be given consistent with law as soon as practicable.
5. This ordinance is intended to comply with all applicable provisions of the Georgia Zoning Procedures Law (O.C.G.A. Title 36, Chapter 66), case law on moratoria and land use, due process, vested rights, and other constitutional requirements.

SECTION VII. Effective Date; Notice

This ordinance shall become effective immediately upon its adoption by the City Council.

The City shall cause notice of this ordinance to be published and/or posted in accordance with state law and the City’s standard procedures, including posting a copy on the City’s website, within thirty (30) days of adoption.

SECTION VIII. Termination; Modifications

The City Council may shorten, extend (only once, and only for good cause shown), modify, or terminate this moratorium by ordinance or resolution, but any extension beyond the initial twelve (12) months must include specific findings showing that the regulatory changes contemplated have not yet been adopted and that the public purpose still justifies the moratorium.

SECTION IX. Enforcement

1. Neither the City nor any of its departments shall accept, process, or approve any applications for thrift stores, convenience stores, or vape shops in violation of this moratorium.
2. Any person, firm, or entity who proceeds to establish, build, or operate one of the above uses in violation of this moratorium shall be subject to whatever penalties or remedies are available under City code (including revocation of permit or business license, injunctions, civil penalties) as allowed by law.

FIRST READ _____

SO SHALL IT BE RESOLVED, PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA THIS THE _____ day of _____, 2025.

_____
L. James Kelly, Mayor

_____ _____
James R. Henson, Councilmember Cooper Cochran, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Christopher B. Carter, Councilmember

_____ _____
Leah Alls, Councilmember Candace Callaway, Councilmember

ATTEST:

_____ _____
Tina Clark, City Clerk
City of Dallas, GA Date