



# Dallas Planning Commission

Friday, April 29, 2022

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

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## AGENDA

### CALL TO ORDER

### MINUTES APPROVAL

- [1.](#) Minutes from the December 2nd, 2021 meeting

### RECOGNITION OF VISITORS

Debbie Parsons

### REPORTS

### OLD BUSINESS

### NEW BUSINESS

- [2.](#) Zoning Application Z-2022-01
- [3.](#) Zoning Application Z-2022-02
- [4.](#) De-annexation Application A-2022-01
5. Election of new Officers

### ADJOURNMENT



# Dallas Planning Commission

Thursday, December 02, 2021

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

## MINUTES

### CALL TO ORDER

#### PRESENT

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

#### ABSENT

Commissioner Debra Ewing

### MINUTES APPROVAL

1. Motion to approve the Minutes from the 6/24/2021 meeting.

Motion made by Commissioner Ayers, Seconded by Commissioner Johnson.

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

### RECOGNITION OF VISITORS

None

### REPORTS

None

### OLD BUSINESS

None

### NEW BUSINESS

2. Motion to approve Annexation Application A-2021-04

Motion made by Commissioner Johnson, Seconded by Commissioner Ayers.

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

Motion to approve Zoning Application Z-2021-05 g District of R-2 Residential

Motion made by Commissioner Ayers, Seconded by Commissioner Nesbit.

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

3. Motion to approve Annexation Application A-2021-03.

Motion made by Commissioner Johnson, Seconded by Commissioner Ayers.

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

Motion to approve Rezoning Application Z-2021-04. Lennar Georgia, annexation and to zone/rezone a portion of Land Lot(s) 55, 56, 57, 88, 89, 128, 129, 130 and 161 in the 2nd District and 3rd Section of Paulding County, located at NE Intersection of Croker Rd and Rich Osborne Rd, within Paulding County, Georgia, from a Zoning District of R-2 Residential in Paulding County, GA to a Zoning District of R-2 Residential with stipulations.

Motion made by Commissioner Johnson, Seconded by Commissioner Ayers.

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

4. Motion to approve Annexation Application A-2021-05 with stipulations.

Motion made by Commissioner Ayers, Seconded by Commissioner Nesbit.

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

Motion to approve Zoning Application Z-2021-06 Summerlyn Homes, LCC annexation and to zone/rezone a portion of Land Lot(s) 292 and 293 in the 2nd District and 3rd Section of Paulding County, Homer Cochran & Settlement Rd, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a Zoning District of R-2 Residential with stipulations.

Motion made by Commissioner Ayers, Seconded by Commissioner Nesbit.

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

5. Motion to approve Annexation Application A-2021-07 with stipulations.

Motion made by Commissioner Johnson, Seconded by Commissioner Ayers.

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

Motion to approve Zoning Application Z-2021-09 Adam Baker, annexation and to zone/rezone a portion of Land Lot(s) 520 in the 2nd District and 3rd Section of Paulding County, located at Hay Renfroe and Villa Rica Hwy, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a Zoning District of R-2 Residential with stipulations.

Motion made by Commissioner Johnson, Seconded by Commissioner Ayers.

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

## ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Ayers, Seconded by Commissioner Nesbit.

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

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**Board Secretary**

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**Date**





**ZONING / REZONING APPLICATION**  
City of Dallas, Georgia

Application # \_\_\_\_\_ - \_\_\_\_\_  
Hearing Dates: PC: \_\_\_\_\_ CC: \_\_\_\_\_

OFFICE USE  
Time/Date Stamp

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

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

Address: 475 East Main Street Suite #132 Home phone: \_\_\_\_\_

City: Cartersville State: GA Zip: 30121 Fax phone: \_\_\_\_\_

E-mail address: abaker@evergreendres.com

Applicant's Signature: [Signature]

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public

Date Notary Commission Expires



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

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

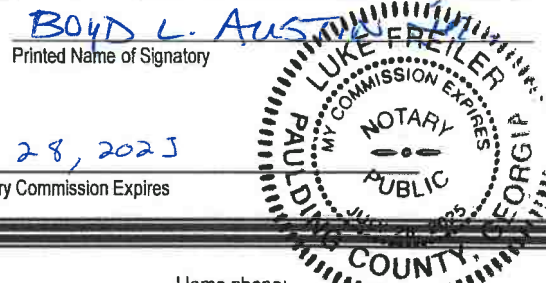
E-mail address: boyaustina@comcast.net Fax phone: \_\_\_\_\_

Representative's Signature: [Signature]

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public

Boyd L. Austin  
Printed Name of Signatory  
July 28, 2021  
Date Notary Commission Expires



Titleholder: Ronsard Mazile Business phone: \_\_\_\_\_ Home phone: \_\_\_\_\_

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

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

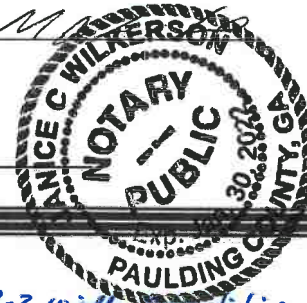
Signature: [Signature]

Printed Name of Signatory: Ronsard Mazile

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public

Date Notary Commission Expires



**Property Information**

Present Zoning Classification: G (General Industrial) Requested Zoning Classification: R-2 with conditions

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

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

Location of Property: 1032 Merchants Drive Dallas, GA 30132

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

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

Not to exceed 82 (eighty-two) lots

Filed with City: \_\_\_\_\_ (Date) \_\_\_\_\_ (Signature)

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

Conditions, reasons, stipulations: \_\_\_\_\_

City Council Decision:  Approve  Approve as different classification  Disapprove

Conditions, reasons, stipulations: \_\_\_\_\_



### Applicant / Representative Attendance Required

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

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

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

*Adam Baker*

Signature of Applicant/Representative

1/4/22

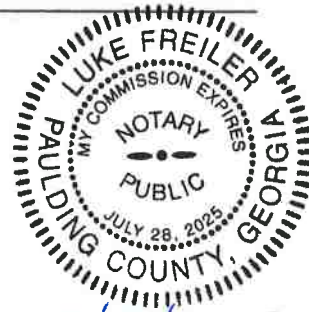
Date

Adam Baker  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

*Luke Freiler*

Notary Public Signature



7/28/2025

Commission Expiration

*Boyd Austin*

Signature of Applicant/Representative

3/11/22

Date

Boyd Austin  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

*Luke Freiler*

Notary Public Signature



Commission Expiration

# Disclosure Statement

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



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

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

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12-6-2021  
Date

Ronsard Mazile  
Applicant

# Disclosure Statement

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



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

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

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1/4/22  
Date

  
Applicant



# CITY OF DALLAS LEGAL NOTICE ZONING / REZONING



SA Land Group, LLC

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

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

THIS, THE 11 DAY OF MAR, 20 22.

Boyd Austin : Adam Baker  
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_



## CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

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

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

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

AD170693

STATE OF MINNESOTA  
 COUNTY OF HENNEPIN

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

### LIMITED WARRANTY DEED

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

#### WITNESSETH

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

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

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

AND

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



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

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of Grantee, subject to the matters described in Exhibit B to this deed, forever in FEE SIMPLE.

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

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

Signed, sealed and delivered  
in the presence of:

*Matthew D. Sullivan*

Unofficial Witness

GRANTOR

REO FUNDING SOLUTIONS II, LLC  
By Castielake I GP, L.P.  
Its Managing Member

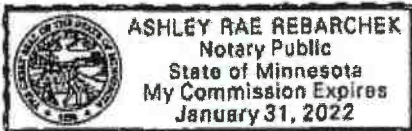
*Ashley Rae Rebarck*

Notary Public

My commission expires: 1/31/22

by *Rudy Newell* (Seal)  
Rudy Newell  
Its Vice President

[Affix Notarial Seal]





For City Use

# CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



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

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

APPROVED

DISAPPROVED

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

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\_\_\_\_\_  
DATE

\_\_\_\_\_  
SECRETARY TO THE PLANNING COMMISSION

\_\_\_\_\_  
PRINTED NAME



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

Tax ID #:10197

**2021**  
**Property Tax Bill**

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

Exemptions:

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

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

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

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

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

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

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

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



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

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

AMOUNT PAID

MAZILE RONSARD  
 460 LEE BONE RD  
 DALLAS, GA 30132

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

1032 Merchants Dr Surrounding Properties

Name

Mailing Address

Michael and Debra Parsons

1028 MERCHANTS DR  
DALLAS, GA 30132

Amleht Holdings LLC

1750 POWDER SPRINGS RD STE 290-341  
MARIETTA, GA 30064

Amleht Holdings LLC

1750 POWDER SPRINGS RD STE 290-341  
MARIETTA, GA 30064

Heritage Club Community Association INC.

PO BOX 2458  
ALPHARETTA, GA 30023

OLD FLOYD LEASING LLC

1038 MERCHANTS DR  
DALLAS, GA 30132

WINGAIN INC

4567 WORTHINGS DR  
POWDER SPRINGS, GA 30127

GRACE COVENANT CHURCH INC

36 COACH BOBBY DODD RD  
DALLAS, GA 30132

JURNEE ENTERPRISE HOLDINGS LLC

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

OVERTON EUGENE L

465 BOULDER RUN  
HIRAM, GA 30141

Tax Parcel ID

138.3.3.028.0000

139.4.4.037.0000

139.4.4.036.0000

139.4.4.038.0000

139.4.4.002.0000

139.4.4.010.0000

139.4.4.012.0000

148.1.1.036.0000

148.1.1.017.0000

## TRACT 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## TRACT 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## EVERGREEN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**Owner**

MAZILE RONSARD  
 460 LEE BONE RD  
 DALLAS, GA 30132

**Summary**

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

**Accessory Information**

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

**Rural Land**

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

**Residential Improvement Information**

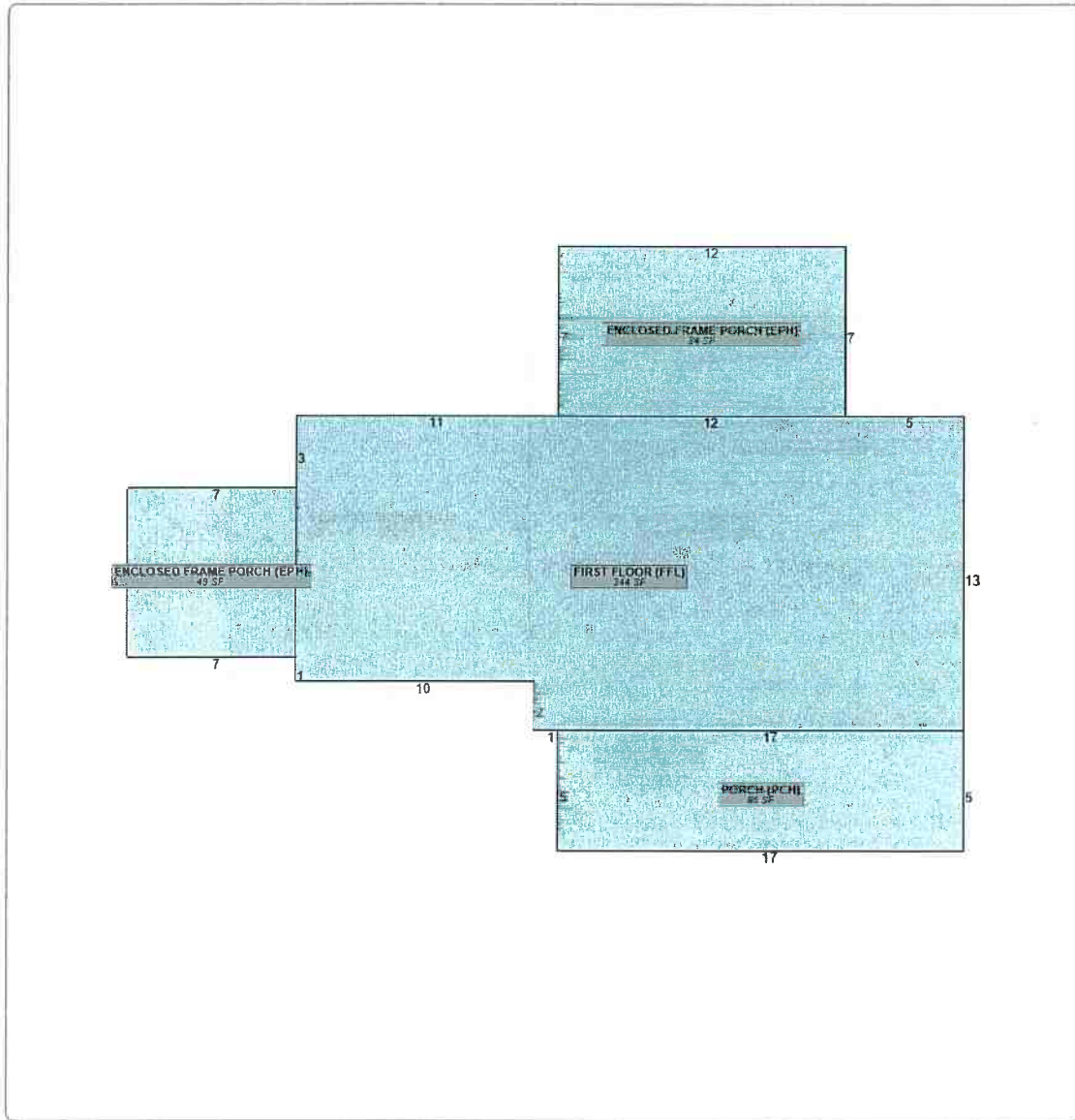
Style Salvage House  
 Heated Square Feet 988  
 Interior Walls Drywall  
 Exterior Walls Frame  
 Foundation Brick Foundation  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1946  
 Roof Type Composition Shng  
 Flooring Type Hardwood  
 Heating Type No Heat  
 Number Of Rooms 3  
 Number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

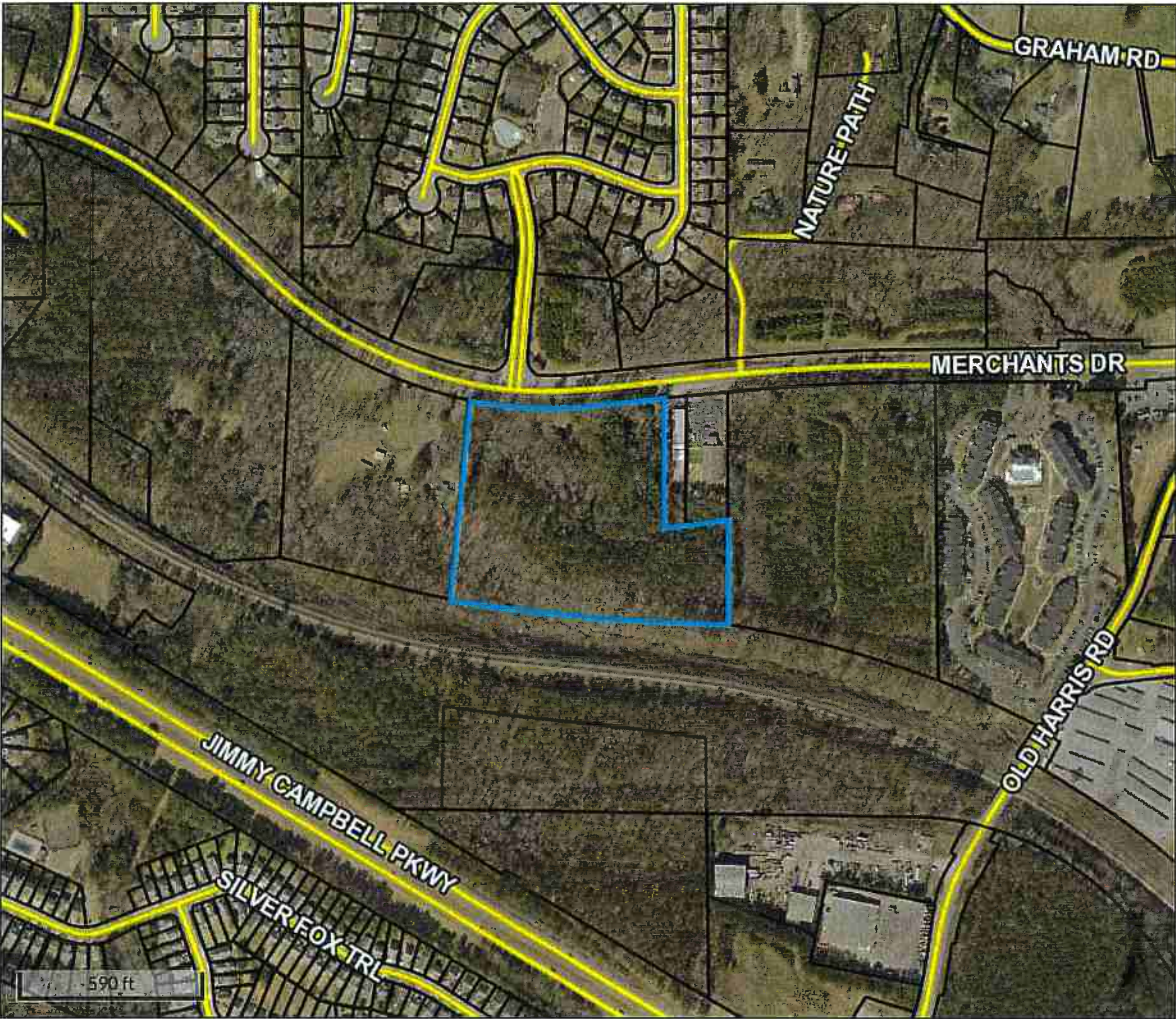
Style Salvage House  
 Heated Square Feet 344  
 Interior Walls Drywall  
 Exterior Walls Hardboard Siding  
 Foundation Brick Foundation  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1957  
 Roof Type Composition Shng  
 Flooring Type Carpet / Vinyl  
 Heating Type Space - Gas  
 Number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

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



Item 2.





Overview



Legend

- Parcels
- Subdivision Names
- Roads

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

(Note: Not to be used on legal documents)

Date created: 3/29/2022  
 Last Data Uploaded: 3/28/2022 7:28:35 PM

Developed by Schneider GEOSPATIAL

**1032 and 1052 Merchants Drive Rezoning Application  
NOI**

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











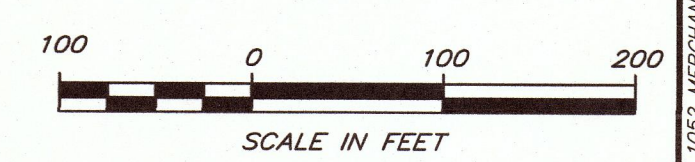
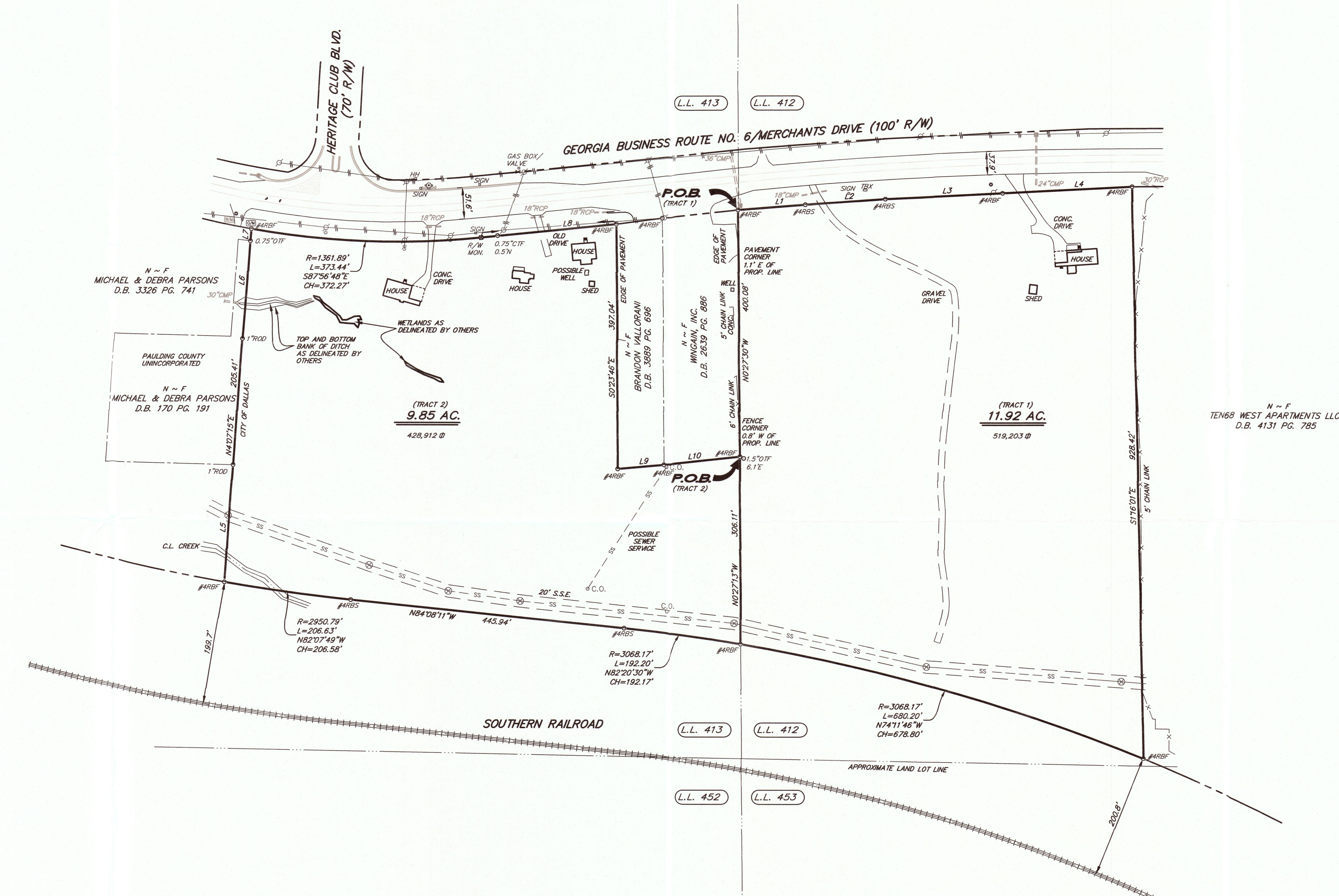
CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83.  
VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

**LEGEND**

⊙	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊙	W.M. - WATER METER
⊙	G.M. - GAS METER
⊙	RBS - REINFORCING BAR SET
⊙	RBF - REINFORCING BAR FOUND
⊙	CTF - CRIMP TOP PIPE FOUND
⊙	OTF - OPEN TOP PIPE FOUND
⊙	R/W MON. - RIGHT-OF-WAY MONUMENT
-X-	TYPE OF FENCE
⊙	J.B. - JUNCTION BOX
⊙	D.I. - DROP INLET / YARD INLET
⊙	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊙	WATER VALVE
⊙	C.O. SEWER CLEAN OUT
⊙	TELEPHONE MANHOLE
---	OVERHEAD POWER LINES
---	HW - HEADWALL
[PBX]	POWERBOX
[1234]	STREET ADDRESS
---	W-W - WATER LINE
---	T - UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130372, MAP NUMBER # 13223C0137C. DATED SEPTEMBER 29, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/21,320"; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/308,448". MATTERS OF TITLE ARE EXCEPTED.

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N85°41'36"E	109.50'
L2	N85°58'23"E	129.51'
L3	N87°16'09"E	190.28'
L4	N87°03'31"E	210.07'
L5	N4°05'47"E	192.41'
L6	N4°34'18"E	159.29'
L7	N4°45'22"E	19.40'
L8	N84°11'53"E	220.49'
L9	N84°55'24"E	75.17'
L10	N83°58'03"E	125.16'

**SURVEYOR REFERENCES**  
 D.B. 2628 PG. 947  
 D.B. 3736 PG. 587  
 D.B. 3326 PG. 741  
 D.B. 170 PG. 191  
 D.B. 4131 PG. 785  
 D.B. 2639 PG. 886  
 D.B. 3889 PG. 696  
 DEAN OLSON PLAT NO. 04301 REV 01

**CURRENT OWNER:**  
 TRACT 1  
 GRACE COVENANT CHURCH  
 D.B. 2628 PG. 947  
 PLAT FROM DEAN OLSON LAND SURVEYING-DRAWING NO. 04301 REV 01

TRACT 2  
 RONARD MAZILE  
 D.B. 3736 PG. 587

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS 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 DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY 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 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.

**GEORGIA PROFESSIONAL LAND SURVEYOR**  
 2806  
 DEAN C. OLSON  
 DATE 02-24-2022

**DRAWN BY:** TBS  
**CHECKED BY:** DCO  
**FILE:** S:END/PAUL/02\_412  
**FIELD DATE:** 02/15/2022  
**OFFICE DATE:** 02/22/2022  
**SCALE:** 1"=100'

**REVISIONS**  
 03/02/22 ADD WETLANDS

**Gaskins**  
 ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT  
 www.gaskinsurvey.com LSF# 789

**Marioneta Office**  
 1266 Powder Springs Rd  
 Marietta, GA 30064  
 Phone: (770) 424-7168

**Lawrenceville Office**  
 558 Old Norcross Rd Ste. 204  
 Lawrenceville, GA 30046  
 Phone: (770) 299-1005

**Canton Office**  
 147 Reinhardt College Pkwy  
 Ste. 3 Canton, GA 30114  
 Phone: (770) 479-9698

**Newnan Office**  
 4046 Ga. Hwy. 154, Ste. 109  
 Newnan, GA 30265  
 Phone: (770) 424-7168

**BOUNDARY RETRACEMENT SURVEY FOR:**  
**EVERGREEN**  
 1032 & 1052 MERCHANT DRIVE

LOCATED IN L.L. 412 & 413  
 2ND DISTRICT, 3RD SECTION  
 CITY OF DALLAS  
 PAULDING COUNTY, GA.

Drawing name: S:\Data\PAUL\02\_412\02\_412\_02\_22\MERCHANTS DR\02\_412\_02\_22\MERCHANTS DR.BND.dwg  
 Printed on: Mar 02, 2022 - 11:21am  
 XREFS:



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

Adam Baker, SA Land Group (Applicant), Boyd Austin (Representative), and Ronsard Mazile (Titleholder), have applied to rezone a portion of Land Lot 413 in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at 1032 Merchants Drive, Dallas, GA 30132, within Paulding County, Georgia, from a zoning District of G General Industrial in the City of Dallas, GA to a Zoning District of R-2 Residential with conditions, in the City of Dallas, GA subject to public hearings to be held on April 29, 2022 at 6:00 pm before the Dallas Planning & Zoning Commission; and May 2, 2022 at 5:00 pm before the Mayor and Council of the City of Dallas; public hearings will be held in Council Chambers of Dallas City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This the 11<sup>th</sup> day of April, 2022

Adam Baker, SA Land Group (Applicant)  
Boyd Austin (Representative)  
Ronsard Mazile (Titleholder)



# ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # \_\_\_\_\_ - \_\_\_\_\_

Hearing Dates: PC: \_\_\_\_\_ CC: \_\_\_\_\_

OFFICE USE

Item 3.

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

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

Address: 475 East Main Street Suite #132 Home phone: \_\_\_\_\_

City: Cartersville State: GA Zip: 30121 Fax phone: \_\_\_\_\_

E-mail address: abaker@evergreendres.com

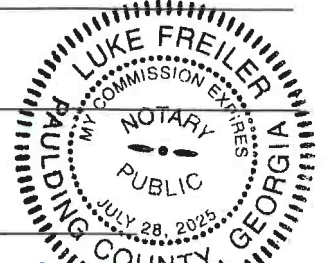
[Signature]  
Applicant's Signature

Adam Baker  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public

\_\_\_\_\_  
Date Notary Commission Expires



Representative: Boyd Austin Phone: \_\_\_\_\_ Cell: (404) 412-3539

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

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

[Signature]  
Representative's Signature

Boyd L. Austin  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public

July 28, 2025  
Date Notary Commission Expires



Titleholder: Grace Covenant Church, Inc Business phone: 770-527-6098 Home phone: 770-527-6098

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

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

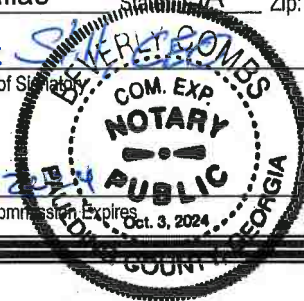
[Signature]  
Signature

Les [Signature]  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public

10/31/2024  
Date Notary Commission Expires



### Property Information

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

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

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

Location of Property: 1052 Merchants Drive Dallas, GA 30132

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

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

Filed with City: \_\_\_\_\_ (Date)

\_\_\_\_\_  
(Signature)

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

Conditions, reasons, stipulations: \_\_\_\_\_

City Council Decision:  Approve  Approve as different classification  Disapprove

Conditions, reasons, stipulations: \_\_\_\_\_





### Applicant / Representative Attendance Required

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

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

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

*Adam Baker*

Signature of Applicant/Representative

*1/4/22*

Date

Adam Baker

Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

*Luke Freiler*

Notary Public Signature

*7/28/2025*

Commission Expiration

*Boyd Austin*

Signature of Applicant/Representative

*3/1/22*

Date

Boyd Austin

Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

*Luke Freiler*

Notary Public Signature

*July 28, 2025*  
Commission Expiration

# Disclosure Statement

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



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

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

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12-6-2021  
Date

[Signature]  
Applicant

# Disclosure Statement

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



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

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1/4/22  
Date

[Signature]  
Applicant

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



SA Land Group, LLC

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

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

THIS, THE 11 DAY OF MAR, 20 22.

Boy d Austin : Adam Baker  
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_

**1032 and 1052 Merchants Drive Rezoning Application  
NOI**

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



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

AD170693

STATE OF MINNESOTA  
 COUNTY OF HENNEPIN

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

### LIMITED WARRANTY DEED

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

### WITNESSETH

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

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

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

**AND**

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

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

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of Grantee, subject to the matters described in Exhibit B to this deed, forever in FEE SIMPLE.

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

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

Signed, sealed and delivered in the presence of:

Matthew D. Sullivan  
Unofficial Witness

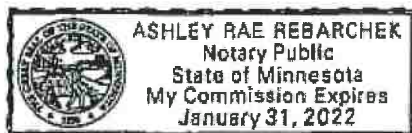
Ashley R. Rebarck  
Notary Public  
My commission expires: 1/31/22

GRANTOR

REO FUNDING SOLUTIONS II, LLC  
By Castlelake I GP, L.P.  
Its Managing Member

by Rudy Newell (Seal)  
Rudy Newell  
Its Vice President

[Affix Notarial Seal]



035107

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

2003 SEP -2 PM 4:13

PAULDING COUNTY COURTS

**EXECUTOR'S DEED**

STATE OF GEORGIA  
COUNTY OF PAULDING

THIS INDENTURE, Made this the 28<sup>th</sup> day of August, in the year of our Lord Two Thousand Three (2003), between **HARRY CURTIS BAULDING, as Executor of the Last Will and Testament of WILL ALFRED BAULDING**, late of the State of Georgia, County of Paulding, deceased, of the First Part, (hereinafter called "Grantor") and **GRACE COVENANT CHURCH, INC.** of the State of Georgia, County of Paulding of the Second Part, (hereinafter called "Grantee"), the words "Grantor and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Probate Court of Paulding County, Georgia), for and in consideration of the sum of FOUR HUNDRED EIGHTY-ONE THOUSAND ONE HUNDRED EIGHTY-SIX (\$481,186 00) in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee to following described property:

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

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

Heida Wheeler  
Witness

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

J.B.M.  
Notary Public



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



STATE OF GEORGIA  
COUNTY OF PAULDING

WARRANTY DEED

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

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

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

GRACE COVENANT CHURCH, INC. ,

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

*Casey Kincaid*

Witness

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

*Evelyn L. Baulding* (Seal)  
EVELYN L. BAULDING

*Jeff Bowers*  
Notary Public  
My commission expires



[Attach Notary Seal]

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

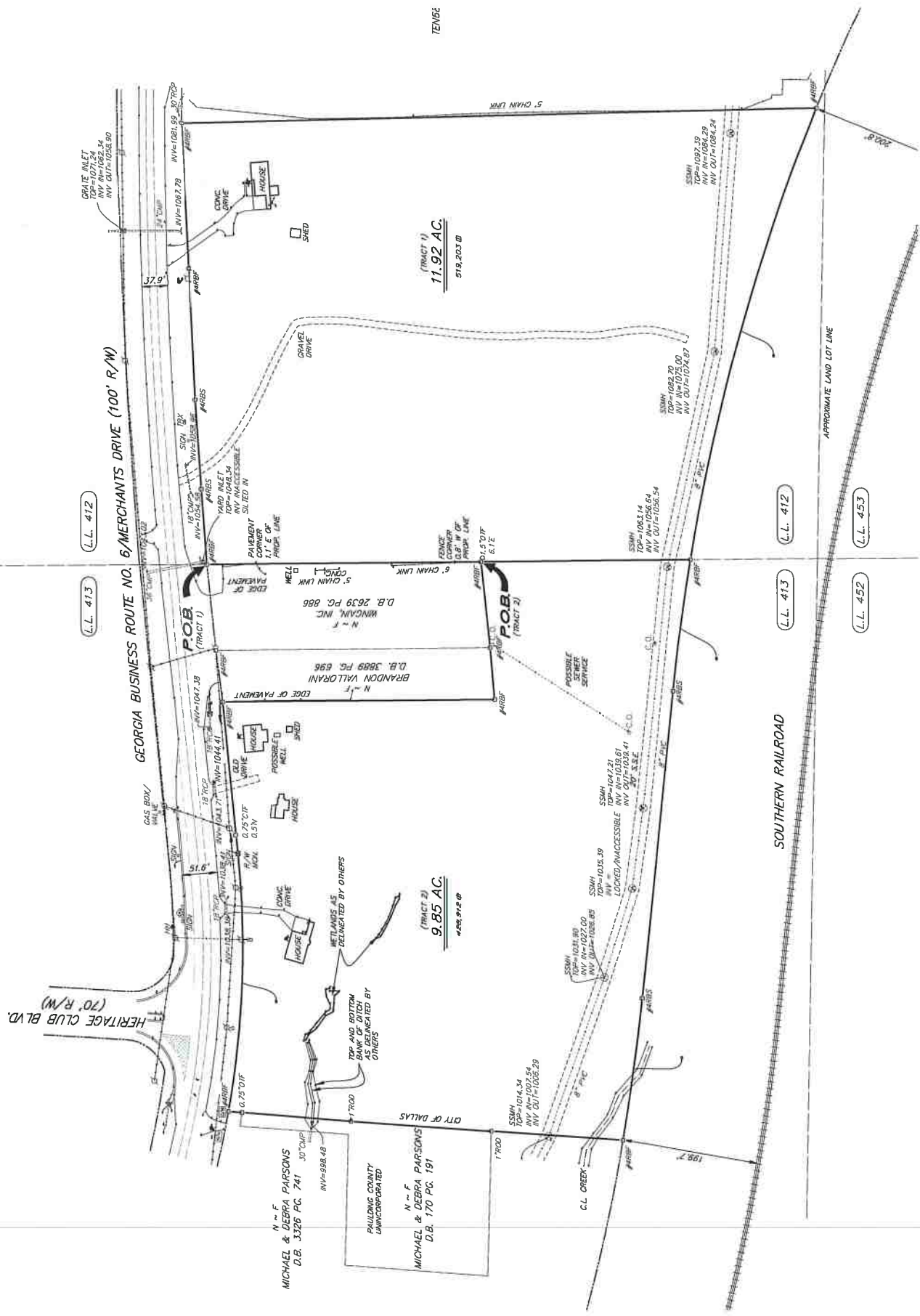
EXHIBIT "A"

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

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

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

BOOK 1477 PAGE 0591





STATE OF GEORGIA  
COUNTY OF PAULDING

**WARRANTY DEED**

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

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

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

**GRACE COVENANT CHURCH, INC. ,**

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

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

*Cathy Kinnard*  
Witness

*Thomas J. Bauldin, Jr.* (Seal)  
THOMAS J. BAULDING, JR.

*Evelyn L. Bauldin* (Seal)  
EVELYN L. BAULDING

*[Signature]*  
Notary Public  
My commission expires



[Attach Notary Seal]

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)



## CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

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

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

For City Use

# CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



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

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

- APPROVED
- DISAPPROVED

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

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\_\_\_\_\_  
DATE

\_\_\_\_\_  
SECRETARY TO THE PLANNING  
COMMISSION

\_\_\_\_\_  
PRINTED NAME



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

Tax ID #:969

Item 3.

# 2021 Property Tax Bill

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

Exemptions:

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

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



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

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

AMOUNT PAID

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

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







1052 Merchants Dr Surrounding Properties Name	Mailing Address
AOK PROPERTIES LLC	6685 PEACHTREE INDUSTRIAL BLVD DORAVILLE, GA 30360 4706 18TH AVE
TEN68 WEST APARTMENTS LLC	C/O READ PROPERTY GROUP LLC BROOKLYN, NY 11204 4567 WORTHINGS DR
WINGAIN INC	POWDER SPRINGS, GA 30127 460 LEE BONE RD
MAZILE RONSARD	DALLAS, GA 30132 PO BOX 2458
Heritage Club Community Association INC.	ALPHARETTA, GA 30023 4660 HIRAM LITHIA SPRINGS RD
JURNEE ENTERPRISE HOLDINGS LLC	POWDER SPRINGS, GA 30127-3117 465 BOULDER RUN
OVERTON EUGENE L	HIRAM, GA 30141

Tax Parcel ID

139.4.4.005.0000

139.4.3.017.0000

139.4.4.010.0000

139.4.4.009.0000

139.4.4.038.0000

148.1.1.036.0000

148.1.1.017.0000

## TRACT 1

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

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

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

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

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

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

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

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

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

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

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

## TRACT 1

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

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

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

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

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

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

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

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

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

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

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

## EVERGREEN

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

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

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

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

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

FOUND;

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

FOUND;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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





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

Tax ID #:969

**2021**  
**Property Tax Bill**

Parcel ID	Tax District	Bill #
139440120000	02 - CITY OF DALLAS	000037
Property Owner/Location/Description		Fair Market Value
GRACE COVENANT CHURCH INC 1052 MERCHANTS DR		127,300
		Taxable Value
		50,920
Levies	Taxable Value	- Exemptions = Net Assessment x Tax Rate = Net Tax
CITY TAX	50,920	0 = 50,920 4.170000000 = \$212.34

Exemptions:

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

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

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

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

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

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

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

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



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

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

AMOUNT PAID

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

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

**Owner**

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

**Summary**

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



**Accessory Information**

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

**Rural Land**

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

**Valuation**

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

**Photos**



Item 3.

Sales

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

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

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

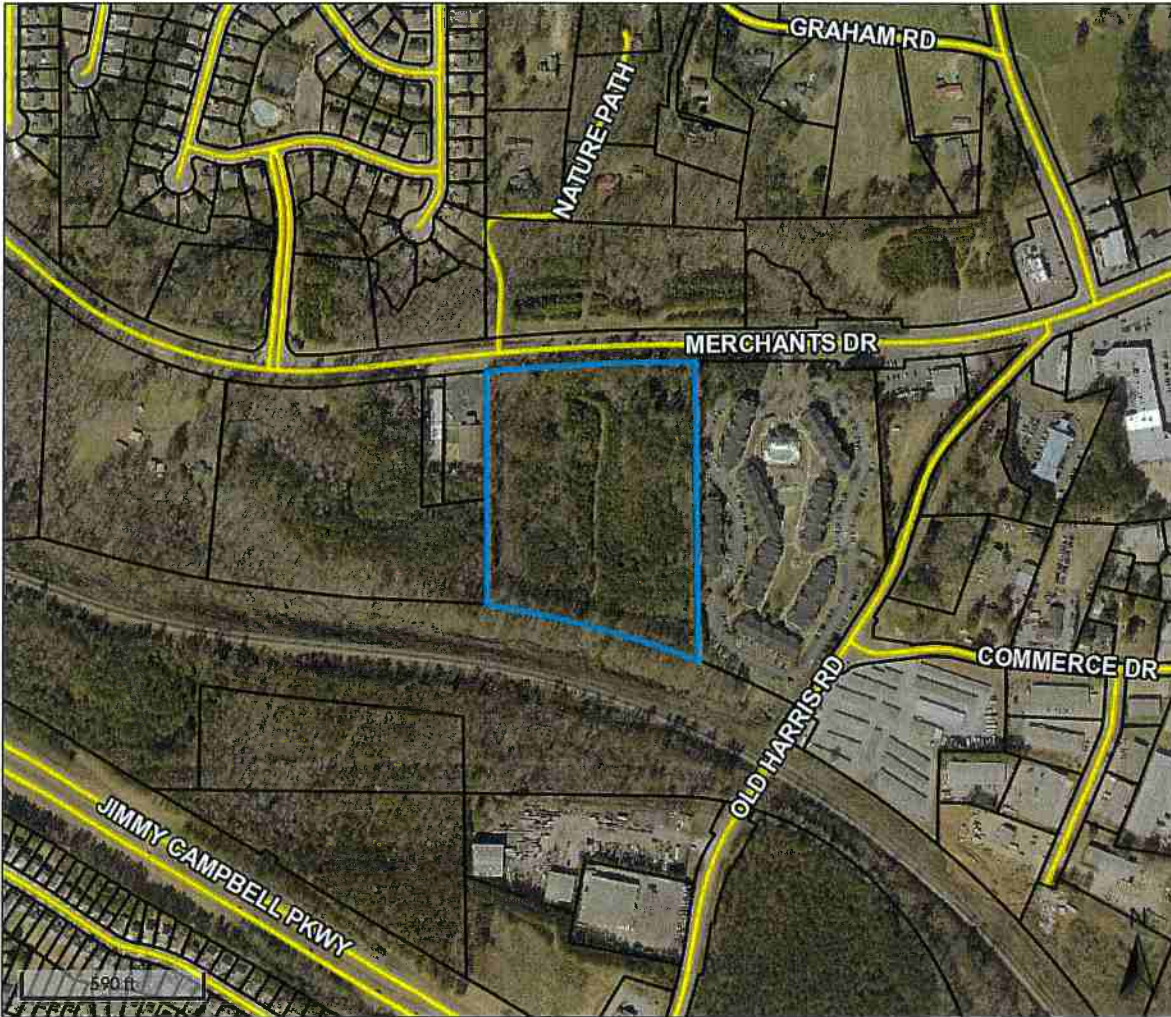
[User Privacy Policy](#)  
[GDPR Privacy Notice](#)



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

Version 2.3.181








Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

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

(Note: Not to be used on legal documents)

Date created: 3/29/2022  
Last Data Uploaded: 3/28/2022 7:28:35 PM

Developed by  Schneider GEOSPATIAL

**1032 and 1052 Merchants Drive Rezoning Application  
NOI**

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











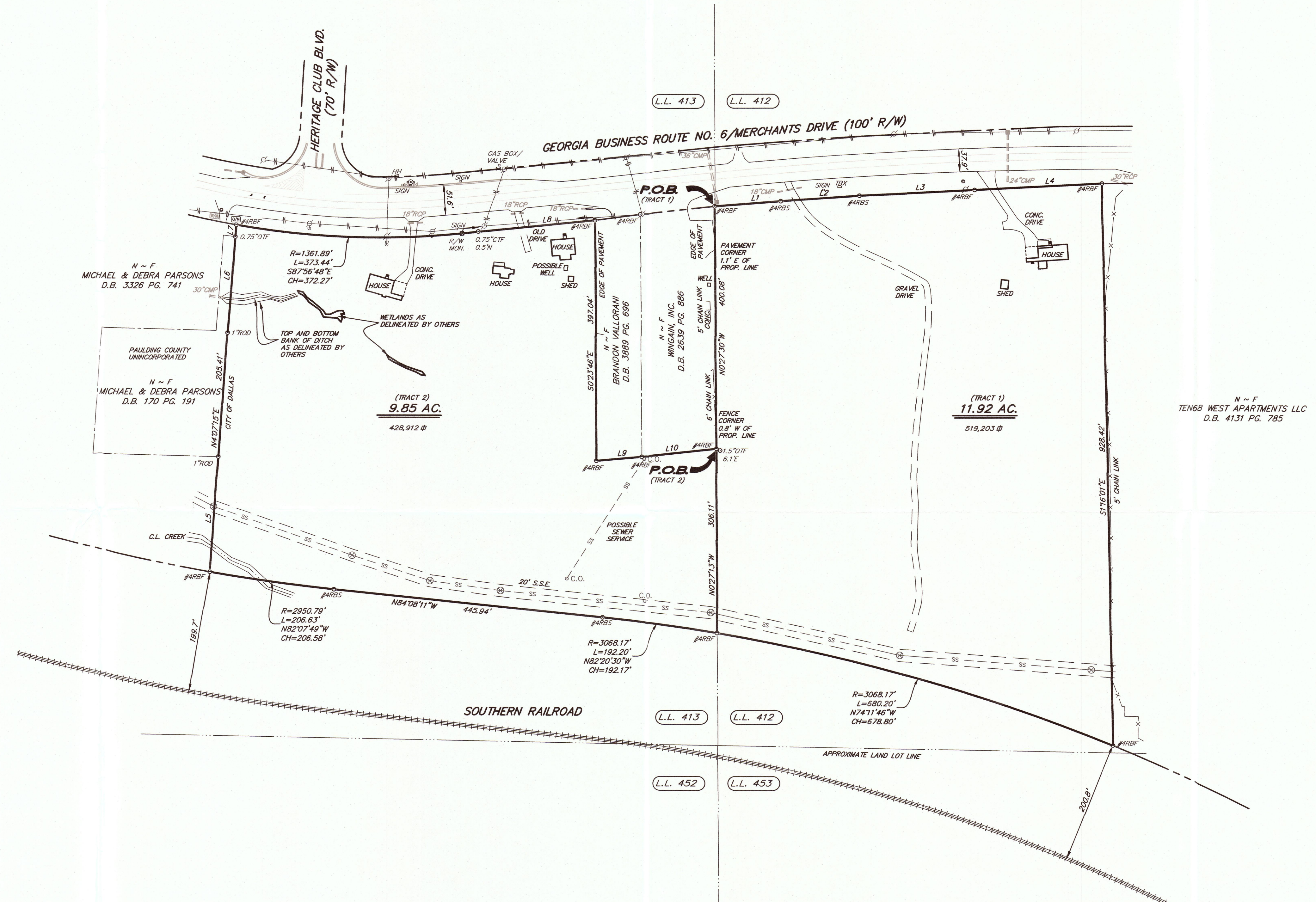
CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

GPS NOTES:

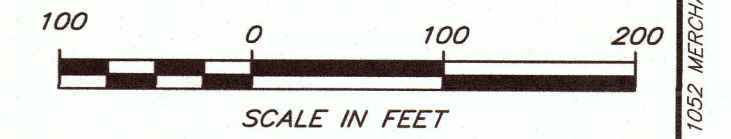
- 1.) HORIZONTAL DATUM IS NAD 83.  
VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

**LEGEND**

⊙	P.P. - POWER POLE
⊙	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊙	M.H. - SANITARY SEWER MANHOLE
⊙	W.M. - WATER METER
⊙	G.M. - GAS METER
⊙	RBS - REINFORCING BAR SET
⊙	RBF - REINFORCING BAR FOUND
⊙	CTF - CRIMP TOP PIPE FOUND
⊙	OTF - OPEN TOP PIPE FOUND
⊙	R/W MON. - RIGHT-OF-WAY MONUMENT
-X-	TYPE OF FENCE
⊙	J.B. - JUNCTION BOX
⊙	D.I. - DROP INLET / YARD INLET
⊙	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
---	F.F.E. - FINISHED FLOOR ELEVATION
⊙	WATER VALVE
⊙	C.O. SEWER CLEAN OUT
⊙	TELEPHONE MANHOLE
---	OVERHEAD POWER LINES
---	HW - HEADWALL
[PBX]	POWERBOX
[1234]	STREET ADDRESS
---	W-W - WATER LINE
---	T - UNDERGROUND TELEPHONE LINE
---	G - GAS LINE
---	E - UNDERGROUND ELECTRICAL LINE



GRID NORTH ~ GA. WEST ZONE



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130372, MAP NUMBER # 13223C0137C. DATED SEPTEMBER 29, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/21,320"; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/308,448". MATTERS OF TITLE ARE EXCEPTED.

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N85°41'36"E	109.50'
L2	N85°58'23"E	129.51'
L3	N87°16'09"E	190.28'
L4	N87°03'31"E	210.07'
L5	N4°05'47"E	192.41'
L6	N4°34'18"E	159.29'
L7	N4°45'22"E	19.40'
L8	N84°11'53"E	220.49'
L9	N84°55'24"E	75.17'
L10	N83°58'03"E	125.16'

**SURVEYOR REFERENCES**  
 D.B. 2628 PG. 947  
 D.B. 3736 PG. 587  
 D.B. 3326 PG. 741  
 D.B. 170 PG. 191  
 D.B. 4131 PG. 785  
 D.B. 2639 PG. 886  
 D.B. 3889 PG. 696  
 DEAN OLSON PLAT NO. 04301 REV 01

**CURRENT OWNER:**  
 TRACT 1  
 GRACE COVENANT CHURCH  
 D.B. 2628 PG. 947  
 PLAT FROM DEAN OLSON LAND SURVEYING-DRAWING NO. 04301 REV 01

TRACT 2  
 RONARD MAZILE  
 D.B. 3736 PG. 587

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS 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 DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY 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 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.

**GEORGIA PROFESSIONAL LAND SURVEYOR**  
 2806  
 DEAN C. OLSON  
 DATE 02-24-2022

**DRAWN BY:** TBS  
**CHECKED BY:** DCO  
**FILE:** S:END/PAUL/02\_412  
**FIELD DATE:** 02/15/2022  
**OFFICE DATE:** 02/22/2022  
**SCALE:** 1"=100'

**REVISIONS**  
 03/02/22 ADD WETLANDS

**Gaskins**  
 ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT  
 www.gaskinsurvey.com LSF# 789

**Marioneta Office**  
 1266 Powder Springs Rd  
 Marietta, GA 30064  
 Phone: (770) 424-7168

**Lawrenceville Office**  
 558 Old Norcross Rd Ste. 204  
 Lawrenceville, GA 30046  
 Phone: (770) 299-1065

**Canton Office**  
 147 Reinhardt College Pkwy  
 Ste. 3 Canton, GA 30114  
 Phone: (770) 479-9698

**Newnan Office**  
 4046 Ga. Hwy. 154, Ste. 109  
 Newnan, GA 30265  
 Phone: (770) 424-7168

**BOUNDARY RETRACEMENT SURVEY FOR:**  
**EVERGREEN**  
 1032 & 1052 MERCHANT DRIVE

LOCATED IN L.L. 412 & 413  
 2ND DISTRICT, 3RD SECTION  
 CITY OF DALLAS  
 PAULDING COUNTY, GA.

Drawing name: S:\0404\PAUL\0202\02\_412\02\_412.DWG  
 Plotted on: Mar 02, 2022 - 11:20am  
 Plotted By: Jay Haskins



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

Adam Baker, SA Land Group (Applicant), Boyd Austin (Representative), and Grace Covenant Church, Inc (Titleholder), have applied to rezone a portion of Land Lot 412 in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at 1052 Merchants Drive, Dallas, GA 30132, within Paulding County, Georgia, from a zoning District of R-2 Residential in the City of Dallas, GA to a Zoning District of R-2 Residential with conditions, in the City of Dallas, GA subject to public hearings to be held on April 29, 2022 at 6:00 pm before the Dallas Planning & Zoning Commission; and May 2, 2022 at 5:00 pm before the Mayor and Council of the City of Dallas; public hearings will be held in Council Chambers of Dallas City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This the 11<sup>th</sup> day of April, 2022

Adam Baker, SA Land Group (Applicant)  
Boyd Austin (Representative)  
Grace Covenant Church, Inc (Titleholder)

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

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

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

Applications will be time/date stamped.

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





**ZONING / REZONING APPLICATION**  
City of Dallas, Georgia

Application # \_\_\_\_\_  
Hearing Dates: PC: \_\_\_\_\_ CC: \_\_\_\_\_

Item 4.

(PLEASE PRINT OR TYPE ALL INFORMATION)

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

Address: 105 Village Walk Ste 180 Home phone: \_\_\_\_\_

City: Dallas State: GA Zip: 30132 Fax phone: \_\_\_\_\_

E-mail address: whitcreekbuilders@gmail.com

Applicant's Signature: \_\_\_\_\_  
Signed, sealed and delivered in the presence of: \_\_\_\_\_

Notary Public: \_\_\_\_\_  
Date Notary Commission Expires: 10/10/2024

Printed Name of Signatory: Brian Stover

Representative: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail address: \_\_\_\_\_ Fax phone: \_\_\_\_\_

Representative's Signature: \_\_\_\_\_  
Signed, sealed and delivered in the presence of: \_\_\_\_\_

Notary Public: \_\_\_\_\_  
Date Notary Commission Expires: \_\_\_\_\_

Printed Name of Signatory: \_\_\_\_\_

Titleholder: Brian Stover Business phone: 404-483-0991 Home phone: \_\_\_\_\_

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

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

Signature: \_\_\_\_\_  
Signed, sealed and delivered in the presence of: \_\_\_\_\_

Notary Public: \_\_\_\_\_  
Date Notary Commission Expires: 10/10/2024

Printed Name of Signatory: Brian Stover

**Property Information**

Present Zoning Classification: Industrial Requested Zoning Classification: Residential

Total Acreage of Zoning/Rezoning Application: 16.59 Acreage of Titleholder: \_\_\_\_\_

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

Location of Property: 310 Pumpkinvine Trl Dallas GA 30132  
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

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

Filed with City: \_\_\_\_\_ (Date) \_\_\_\_\_ (Signature)

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

Conditions, reasons, stipulations: \_\_\_\_\_

City Council Decision:  Approve  Approve as different classification  Disapprove

Conditions, reasons, stipulations: \_\_\_\_\_

CITY OF DALLAS  
LEGAL NOTICE  
ZONING / REZONING



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

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

THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

I / WE (Choose one),  
NAME APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S)  
Brian Stover

APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_  
AND THE WEEK OF: \_\_\_\_\_

For City Use

# CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



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

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

- APPROVED
- DISAPPROVED

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

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\_\_\_\_\_  
DATE

\_\_\_\_\_  
SECRETARY TO THE PLANNING  
COMMISSION

\_\_\_\_\_  
PRINTED NAME





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



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

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

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3/21/2022  
Date

[Signature]  
Applicant





## CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

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

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

03/23/2022

City of Dallas Georgia  
320 E Foster Ave  
Dallas GA 30132

Dear Mr. Kilgore,

This letter is to inform you of our intention to de-annexation of the 16.59 acres located at 310 Pumpkinvine Trail, Dallas GA 30132.

If there are any questions regarding our intentions, please contact Brian Stover at 404-483-0991 or Beth Taglieber at 770-560-5805.

Thank you for your time and consideration.

Sincerely,



Brian Stover

COMPILED PLAT OF TRACT TO BE DE-ANNEXED FROM THE CITY OF DALLAS, TEXAS, BY WEST DALLAS, LLC

LOCATED IN LAND LOT(S) - 207, 208, 209 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, PAULDING COUNTY, GA

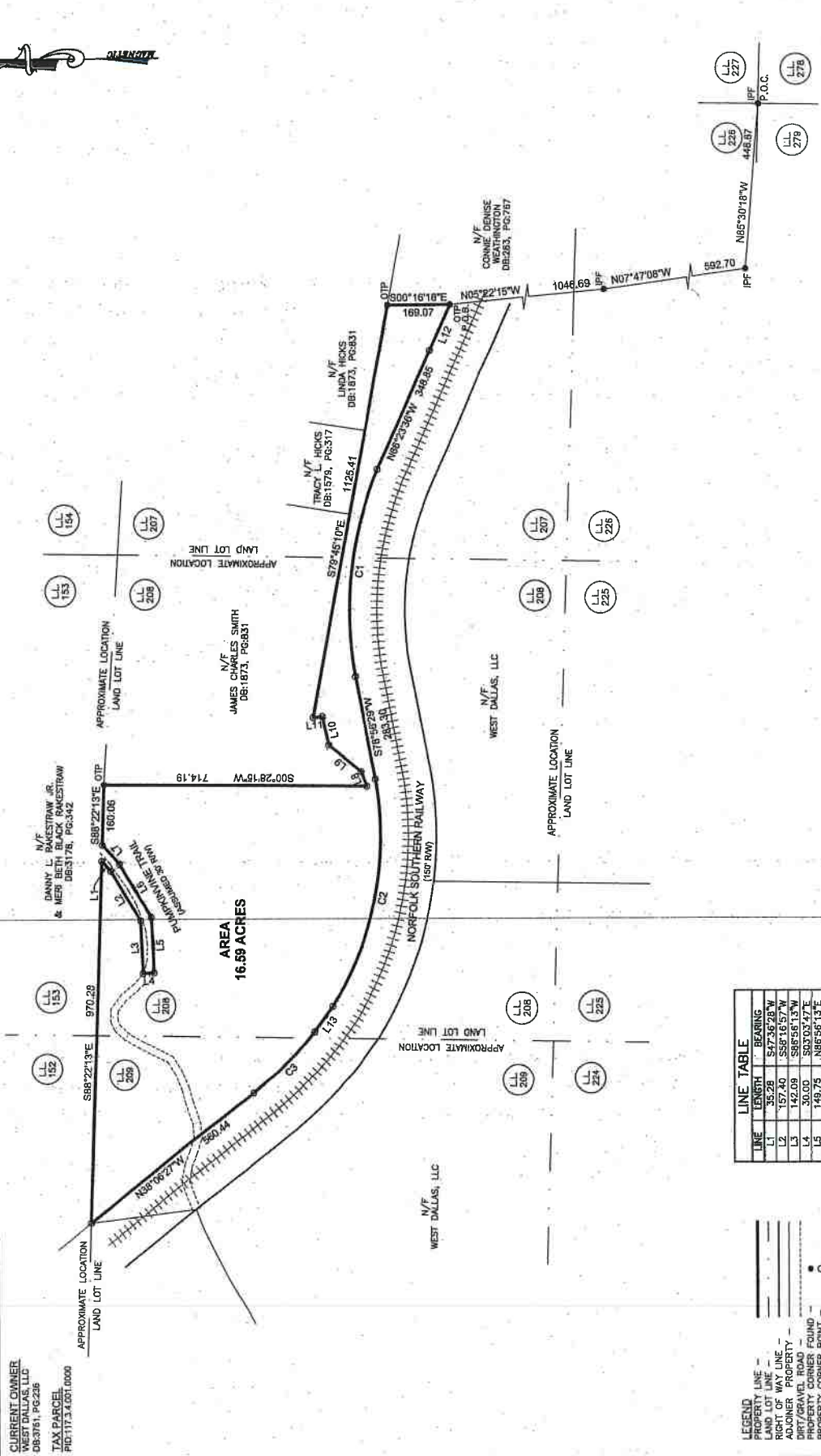
PROJECT NO. 08-045  
 DRAWN BY: J.P.B.  
 DATE: 1-11-22  
 PLOT FILE # 15087-ANNEX  
 APPROVED BY: [Signature]  
 REGISTERED LAND SURVEYOR & ASSOCIATES  
 2203 CHARLES HARDY PARKWAY DALLAS, GEORGIA 30157  
 PHONE: 770-443-2200 FAX: 770-443-2300  
 CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LS#900458



CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	566.09	993.73	540.36	N63°52'10"W
C2	933.34	866.44	619.33	S79°12'00"E
C3	234.05	985.00	233.50	S44°53'11"E

LINE	LENGTH	BEARING
L1	35.28	S47°35'28"W
L2	157.40	S59°16'57"W
L3	142.09	S85°55'15"W
L4	149.75	N86°59'41"E
L5	167.87	N58°16'57"E
L6	69.12	N47°36'28"E
L7	43.12	N67°33'31"E
L8	113.40	N40°11'50"E
L9	79.15	N77°30'14"E
L10	24.67	N65°30'19"W
L11	134.01	N65°28'43"W
L12	55.98	N54°10'58"W

LEGEND  
 PROPERTY LINE -   
 RIGHT OF WAY LINE -   
 ADJACENT PROPERTY -   
 DIRT/GRAVEL ROAD -   
 PROPERTY CORNER FOUND -   
 PROPERTY CORNER POINT -   
 L/W - LAND LOT  
 L/W - LOT  
 N/F - NOW AND FORMERLY  
 DE - DEED BOOK  
 PG - PAGE  
 DB - DEED BOOK  
 P.P. - PLAT FOUND  
 P.P. - OPEN TOP DEED  
 P.O.C. - POINT OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING



- GENERAL NOTES
1. THE PURPOSE OF THIS COMPILED PLAT IS TO DE-ANNEX THE SHOWN TRACT FROM THE CITY OF DALLAS, GEORGIA.
  2. THIS PLAT IS BASED ON A BOUNDARY SURVEY FOR CLEVELAND PROPERTY HOLDINGS, LLC BY GEORGIA & WEST, INC. DATED 12/17/2013 BEARING THE SIGNATURE OF DOUGLAS C. CRAWFORD, RLS 1833.
  3. NO FIELD WORK WAS PERFORMED BY CARLTON RAKESTRAW & ASSOCIATES IN THE PREPARATION OF THIS COMPILED PLAT.

CURRENT OWNER  
 WEST DALLAS, LLC  
 DB:3761, PG:236  
 TAX PARCEL  
 PLOT:171-3-4-001-0000



## LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 207, 208 and 209, 2<sup>nd</sup> District, 3<sup>rd</sup> Section, Paulding County, Georgia, within the City of Dallas, Georgia and being more particularly described as follows:

Commencing at a point, said point being an iron pin found at the corner common to Land Lots 226, 227, 278 and 279; Thence North 85 degrees 30 minutes 18 seconds West, a distance of 448.87 feet to an iron pin found; Thence North 07 degrees 47 minutes 08 seconds West, a distance of 592.70 feet to an iron pin found; Thence North 05 degrees 22 minutes 15 seconds West, a distance of 1046.69 feet to an open top pipe found on the northerly margin of the right-of-way of the Norfolk Southern Railway (150 foot right-of-way) and the TRUE POINT OF BEGINNING; Thence running along the northerly margin of the right-of-way of the Norfolk Southern Railway the following courses and distances: North 65 degrees 26 minutes 43 seconds West, a distance of 134.01 feet to a point; Thence North 66 degrees 23 minutes 36 seconds West, a distance of 348.85 feet to a point; Thence running along a curve to the left an arc distance of 568.09 feet (said arc being subtended by a chord with a bearing of North 83 degrees 52 minutes 10 seconds West, a chord distance of 560.39 feet and having a radius distance of 993.73 feet) to a point; Thence South 78 degrees 56 minutes 29 seconds West, a distance of 283.30 feet to a point; Thence running along a curve to the right an arc distance of 633.34 feet (said arc being subtended by a chord with a bearing of North 79 degrees 12 minutes 00 seconds West, a chord distance of 619.33 feet and having a radius distance of 866.44 feet) to a point; Thence North 54 degrees 10 minutes 56 seconds West, a distance of 83.38 feet to a point; Thence running along a curve to the right an arc distance of 234.05 feet (said arc being subtended by a chord with a bearing of North 44 degrees 53 minutes 11 seconds West, a chord distance of 233.50 feet and having a radius distance of 985.00 feet) to a point; Thence North 38 degrees 06 minutes 27 seconds West, a distance of 560.44 feet to a point on the northerly line of Land Lot 209; Thence running along the northerly line of Land Lot 209 and 208, South 88 degrees 22 minutes 13 seconds East, a distance of 970.28 feet to a point on the northwesterly margin of Pumpkinvine Trail; Thence running along the northwesterly margin of Pumpkinvine Trail the following courses and distances: South 47 degrees 36 minutes 28 seconds West, a distance of 35.28 feet to a point; Thence South 58 degrees 16 minutes 57 seconds West, a distance of 157.40 feet to a point; Thence South 86 degrees 56 minutes 13 seconds West, a distance of 142.09 feet to a point; Thence crossing over from the northwesterly margin of Pumpkinvine Trail to the southeasterly margin of Pumpkinvine Trail, South 03 degrees 03 minutes 47 seconds East, a distance of 30.00 feet to a point; Thence North 86 degrees 56 minutes 13 seconds East, a distance of 149.75 feet to a point; Thence North 58 degrees 16 minutes 57 seconds East, a distance of 167.87 feet to a point; Thence North 47 degrees 36 minutes 28 seconds East, a distance of 69.12 feet to a point on the northerly line of Land Lot 208; Thence running along the northerly line of Land Lot 208, South 88 degrees 22 minutes 13 seconds East, a distance of 160.06 feet to an open top pipe found; Thence leaving said northerly line of Land Lot 208 and running South 00 degrees 28 minutes 15 seconds West, a distance of 714.19 feet to a point; Thence North 67 degrees 33 minutes 31 seconds East, a distance of 43.12 feet to a point;

Continued

Thence North 40 degrees 11 minutes 50 seconds East, a distance of 113.40 feet to a point; Thence North 77 degrees 30 minutes 14 seconds East, a distance of 79.15 feet to a point; Thence North 05 degrees 30 minutes 19 seconds West, a distance of 24.57 feet to a point; Thence South 79 degrees 45 minutes 10 seconds East, a distance of 1125.41 feet to an open top pipe found; Thence South 00 degrees 16 minutes 18 seconds East, a distance of 169.07 feet to an open top pipe found on the northerly margin of the right-of-way of the Norfolk Southern Railway and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 16.59 Acres.



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

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

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF PAULDING

FILE #: 17-0442

THIS INDENTURE made this \_\_\_\_\_ day of August, 2017, between CLEVELAND PROPERTY HOLDINGS, LLC as party or parties of the first part, hereinafter called Grantor, and WEST DALLAS, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

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

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

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

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

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

Signed, sealed and delivered in presence of:

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

Gloria Davis  
Witness

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

S. Y. Mercer  
Notary Public

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

AUGUST 9, 2020





Hk 03754

Pg 0236

## Exhibit "A"

## Cleveland Property Holdings Legal Description

Tract 3

All that tract or parcel of land lying and being located in Land Lots 208, 209, 224, 225, 226, 279, 280 and 297 of the 2<sup>nd</sup> District 9<sup>th</sup> Section of Paulding County Georgia and being more particularly described as follows: Beginning at the Southeast corner of Land Lot 224; thence running North 89° 16' 03" West along the South line of Land Lot 224 for a distance of 1,191.01 feet to an Iron pin at the Southwest corner of Land Lot 224; thence running North 02° 07' 38" West along the West line of Land Lot 224 for a distance of 1,327.17 feet to a rock corner and the Northwest corner of Land Lot 224; thence running North 87° 29' 46" East for a distance of 175.55 feet to a point; thence running North 30° 06' 52" East for a distance of 367.43 feet to a 30" tree; thence running North 62° 23' 33" West for a distance of 97.37 feet to a point in an old abandon road bed; thence running South 50° 37' 38" West along the center line of an old road bed for a distance of 16.02 feet to a point; thence continuing along said road bed and running South 52° 44' 51" West for a distance of 15.25 feet to a point; thence continuing along said road bed and running North 84° 40' 59" West for a distance of 13.76 feet to a point; thence continuing along said road bed and running North 62° 16' 23" West for a distance of 17.02 feet to a point; thence continuing along said road bed and running North 33° 27' 10" West for a distance of 31.93 feet to a point; thence continuing along said road bed and running North 28° 42' 32" West for a distance of 45.45 feet to a point; thence continuing along said road bed and running North 23° 04' 09" West for a distance of 26.98 feet to a point; thence continuing along said road bed and running North 00° 15' 31" West for a distance of 53.78 feet to a point; thence continuing along said road bed and running North 11° 21' 54" East for a distance of 57.58 feet to a point; thence continuing along said road bed and running North 21° 28' 23" East for a distance of 32.97 feet to a point; thence continuing along said road bed and running North 38° 47' 17" East for a distance of 36.56 feet to a point; thence continuing along said road bed and

Hk 03751

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

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25" West for a distance of 127.84 feet to an iron pin; thence running South 87° 40' 50" West for a distance of 129.82 feet to an iron pin; thence running South 87° 26' 32" West for a distance of 79.85 feet to an iron pin; thence running North 02° 01' 18" West for a distance of 427.52 feet to an iron pin; thence running North 89° 37' 43" West for a distance of 947.56 feet to an iron pin; thence running South 00° 34' 10" West for a distance of 475.00 feet to an iron pin; thence running North 87° 58' 42" East for a distance of 175.00 feet to an open top pipe on the West line of Land Lot of 279; thence running South 00° 53' 19" West along the West line of Land Lot 279 for a distance of 507.91 feet to an iron pin; thence running North 86° 46' 04" West for a distance of 210.70 feet to an iron pin; thence running North 84° 17' 57" West for a distance of 358.67 feet to a point; thence running curvilinearly along a curve to the left having an arc of 19.86 feet and a chord running South 14° 40' 11" West for a distance of 19.86 feet; thence running South 10° 25' 45" West for a distance of 98.04 feet to a point; thence running South 10° 25' 45" West for a distance of 190.13 feet to a point; thence running curvilinearly along a curve to the right having an arc of 102.23 feet and a chord running South 19° 10' 15" West for a distance of 101.83 feet to a point; thence running South 27° 54' 45" West for a distance of 122.02 feet to a point on the North Right of Way of West Memorial Drive; thence running North 62° 36' 19" West along the North Right of Way of West Memorial Drive for a distance of 70.00 feet to a point; thence running North 27° 54' 45" East for a distance of 122.65 feet to a point; thence running curvilinearly along a curve to the left and having an arc of 20.42 feet and a chord running North 25° 42' 23" East for a distance of 20.41 feet to a point; thence running curvilinearly along a curve to the left having an arc of 60.45 feet and a chord running North 16° 57' 59" East for a distance of 60.32 feet to a point; thence running North 10° 25' 45" East for a distance of 181.10 feet to a point; thence running North 10° 25' 45" East for a distance of 20.32 feet to a point; thence running North 89° 48' 30" West for a distance of 199.99 feet to an iron pin; thence running North 02° 28' 24" East for a distance of 180.45 feet to an iron pin; thence running North 83° 03' 03" West for a distance of 161.21 feet to an iron pin; thence running North 02° 22' 57" East for a

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

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

#### Tract 2

All that tract or parcel of land lying and being located in Land Lots 208, 207 and 209 of the 2<sup>nd</sup> District 3<sup>rd</sup> Section of Paulding County Georgia and being more particularly described as follows: To reach the Point of Beginning commence at the Southeast corner of Land Lot 226; thence running North  $85^{\circ} 30' 18''$  West along the South line of Land Lot of 226 for a distance of 448.87 feet to an iron pin; thence running North  $07^{\circ} 47' 08''$  West for a distance of 592.70 feet to an iron pin; thence running North  $05^{\circ} 22' 15''$  West for a distance of 1,046.69 feet to an open top pipe on the North Right of Way of Norfolk and Southern Railroad and the True Point of Beginning; thence running North  $65^{\circ} 26' 43''$  West along the North Right of Way of Norfolk and Southern Railroad for a distance 134.01 feet to a point; thence running North  $66^{\circ} 23' 36''$  West along the North Right of Way of Norfolk and Southern Railroad for a distance of 348.85 feet to a point; thence continuing along said railroad Right of Way and running curvilinearly along a curve to the left having an arc of 568.09 feet and a chord running North  $83^{\circ} 52' 10''$  West for a distance of 560.39 feet to a point; thence continuing along said railroad Right of Way and running South  $78^{\circ} 56' 29''$  West for a distance of 283.30 feet to a point; thence continuing along said Right of Way and running curvilinearly along a curve to the right with an arc of 633.33 feet and a chord running North  $79^{\circ} 12' 00''$  West for a distance of 619.33 feet to a point; thence continuing along said

Hk 03751

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

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



SUBJECT TO A 70' WIDE EASEMENT described as follows:

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

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

**CITY OF DALLAS  
LEGAL NOTICE  
DEANNEXATION**

Brian Stover of West Dallas, LLC (Applicant and Titleholder), has applied to deannex a portion of Land Lots 207, 208, & 209 in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at 310 Pumpkinvine Trail, Dallas, GA 30132, within Paulding County, Georgia, subject to public hearings to be held on April 29, 2022 at 6:00 pm before the Dallas Planning & Zoning Commission; and May 2, 2022 at 5:00 pm before the Mayor and Council of the City of Dallas; public hearings will be held in Council Chambers of Dallas City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This the 11<sup>th</sup> day of April, 2022

Brian Stover (Applicant)