



Dallas Planning Commission - Public Hearing

Thursday, November 20, 2025

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

AGENDA

CALL TO ORDER

MINUTES APPROVAL

- [1.](#) Consideration to approve the 10/23/2025 Meeting Minutes.

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

- [2.](#) 337 E Foster Ave sign application - Special Use
- [3.](#) Zoning Application Z-2025-04, Steeden Preferred Properties, LL (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at 142 Braswell St., Dallas, GA 30132, from R-1 (City of Dallas) to TH (City of Dallas) for a residential, townhome community. The subject property is located and legally known by Tax Parcel ID No.138.1.4.004.0000 in Land Lot 304, 2nd District, 3rd Section, of Paulding County.

ADJOURNMENT



Dallas Planning Commission - Public Hearing

Thursday, October 23, 2025

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

MINUTES

CALL TO ORDER

PRESENT

David Holt
Terry Johnson
Ryan Ayers
Sammy Callahan

Daniel Lumpkin- arrived late

MINUTES APPROVAL

1. Consideration to approve the 9/25/2025 Meeting Minutes.

Motion to approve the 9/25/2025 Meeting Minutes

Motion made by Johnson, Seconded by Callahan.

Voting Yea: Holt, Johnson, Ayers, Callahan

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

2. Consideration to approve the 5/22/2025 Meeting Minutes corrected as presented.

Motion to approve the 5/22/2025 Meeting Minutes corrected as presented.

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

NEW BUSINESS

3. Advisory review of the 2024 Unified Development Code text and map amendment.

Recommend Council to approve the text amendment for the Unified Development Code per the provided red line document and summary of changes.

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

Recommend Council to approve the provided revised City of Dallas Zoning Map based on City Attorney recommendation.

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

ADJOURNMENT

Motion to adjourn

Motion made by Lumpkin, Seconded by Callahan.
Voting Yea: Holt, Johnson, Ayers, Callahan, Lumpkin

Secretary

Date



City Of Dallas, Georgia

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

SIGN PERMIT APPLICATION

A. LOCATION AND SIZE OF SIGN(S):

Permit No.: _____

Property Address: 337 E Foster Avenue, Dallas, GA 30132

Aggregate Area of All Freestanding Signs on Property 24 Square Feet

Parcel Size: _____ Zoning District: _____

Distance from Closest Adjacent Sign(s) In All Directions:

West 1

(Example - North: 55 Feet; West: 125 Feet; Etc.)

B. PROPERTY OWNER(S):

1. Name of Property Owner: Woodward Management Partners

2. Property Owner Address: 3495 Piedmont Road, Bldg 12, Suite 100
Atlanta, GA 30305

3. Telephone Number: 470-558-1903

4. Certification: I, Kenya Wiley, (Owner or Agent)

Do Hereby Consent to the Placement of This Sign(S) Upon My Property.

Kenya Wiley
SIGNATURE

10/21/25
DATE

C. SIGN OWNER (If Not the Same as Property Owner)

1. Name of Property Owner: N/A

2. Address of Property Owner: N/A

3. Telephone Number: _____

4. Business License/Occupation Tax Number: _____

D. SIGN CONTRACTOR (If Not Same as Sign Owner)

1. Name of Sign Contractor: N/A

2. Sign Contractor Address: N/A

3. Telephone Number: _____

4. Business License/Occupation Tax Number: _____



City of Dallas, Georgia

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

E. TYPE SIGN(S):

_____ Permanent Roof, Canopy, Wall, Projecting, Free Standing, Etc.

_____ Outdoor Advertising (Billboards)

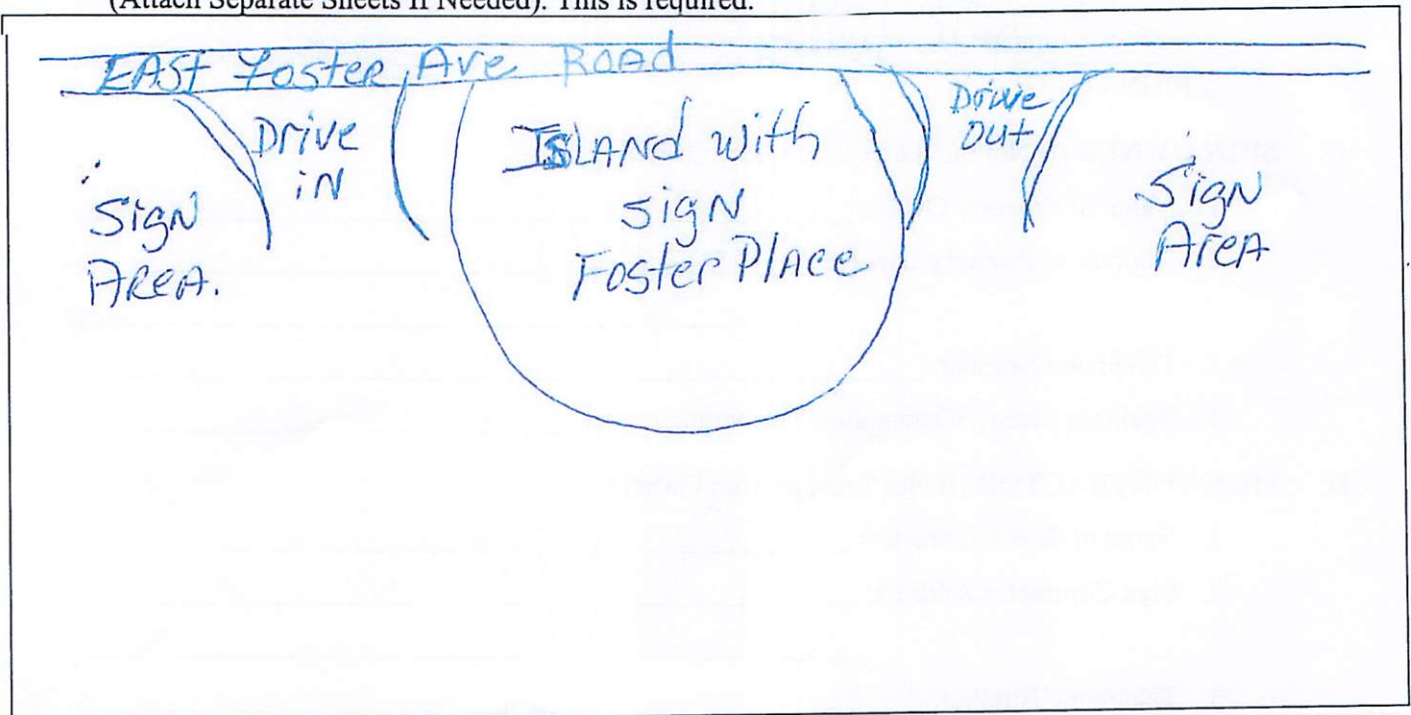
☒ Temporary: _____ Yard _____ Political ☒ Promotional _____ Display

F. DESCRIPTION OF SIGN

1. Provide a Brief Description of the Sign: 3 Small Bottle Signs
and Three Plaz
2. Area of the Sign(S) Sq. ft: 15X10
3. Number of Sides: 2
4. Height of the Sign(S): 2' 5" W X 10" 6" H
5. Shape of the Sign(S): Bottles are Square / Plaz are Vertical
6. Method Used for Mounting or Erecting the Sign(S): Signs and bottles
are placed into dirt in the grassy area.

G. LOCATION

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





City of Dallas, Georgia

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

H. PLANS AND SPECIFICATIONS

Attached Plans and Specifications if required By City Manager or His Representative

☐ REQUIRED
☒ NOT REQUIRED

I. FEES

Sign Permit Fee
 \$40.00 per Side

# of Sides	Fee per side	Total Fee
2	\$40.00	\$ 240.00

Banner Permit Fees

Banner Permit (Short-Term 90 Day Permit)

Fee Each

\$30.00

of Banners

3

Extended

Banner Permit (Long-Term 180 Day Permit)

\$60.00

Totals

\$180.00

Total Amount Due \$

420.00

10/21/23

Date

Signature of Applicant

Title

Community Director

Total: **\$199.00**

Add to Cart

Save with Volume Discounts

Qty	Price Each	YOU SAVE
1	\$199.00	
10	\$189.00	5%
20	\$169.00	15%

Want to stand out? Property managers love our Ocean Wave 3D Dynamic Wave Flags. The exclusively designed 3D flags catch the wind in a way that will instantly draw prospects to your community. Each edge of the 3D flag is laser cut with the latest technology - creating an interesting and colorful 3D look! Choose from 5 messages including: Specials, Leasing, Office, Renovated, or Welcome to line your drive, mark your entrance or leasing office. Each 3D Wave Flag Kit includes a designer flag, a specially designed flagpole, and a heavy-duty, galvanized ground spike perfect for grass, dirt and sand. All 3D leasing flags are in stock and ship today exclusively Great American Property!

- Flag Size 2' 5" w x 10' 6" h
- Material Polyester
- Kit Laser cut flag, 14' Flagpole and Ground Spike
- Ships Today!
- [Download instructions for easy assembly](#)



Abstract Drops Gold: Yard Signs

Size:

12x18

Message:

Welcome Home

Change





Zoning/Rezoning Application

Application No. Z - 2025 - 04

(PAGE 1 of 15)

HEARING DATE

Item 3.

Planning Commission:
11-20-25 6:00 PM
City Council:
12-1-25 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Steeden Preferred Properties, LLC

Address: PO Box 330

City: Taylorville, **State:** Georgia **Zip:** 30178

Phone: (678) 255 - 5372 **E-mail address** sdnunley96@gmail.com

Steeden Preferred Properties, LLC

Steeden Preferred Properties, LLC

BY: *Denise Nunley*
Applicant's Signature

BY: Denise Nunley
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Ashley B. Fowler
Notary Public Signature

Notary Commission Expires:

The 22 day of January, 2028.

SEAL:

ASHLEY B FOWLER
Notary Public - State of Georgia
Bartow County
My Commission Expires Jan 22, 2028

Representative: Steve Nunley and/ or Denise Nunley

Address: PO Box 330

City: Taylorville, **State:** Georgia **Zip:** 30178

Phone: (678) 255 - 5372 **E-mail address:** sdnunley96@gmail.com

678-713-0320 / Denise Nunley

Denise Nunley
Applicant's Signature
Denise Nunley / Steve Nunley

Denise Nunley Steve Nunley

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Ashley B. Fowler
Notary Public Signature

Notary Commission Expires:

The 22 day of January, 2028.

SEAL:

ASHLEY B FOWLER
Notary Public - State of Georgia
Bartow County
My Commission Expires Jan 22, 2028

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: SEPTEMBER 19, 2025

APPLICATION ACCEPTANCE DATE: OCTOBER 16, 2025

DIRECTOR:

[Signature]
(SIGNATURE)

10/16/2025
(DATE)



Zoning/Rezoning Application

Application No. Z - 2025 - 04

(PAGE 2 of 15)

Item 3.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Steeden Preferred Properties, LLC

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

Address: PO Box 330

City: Tailorsville

State: Georgia

Zip: 30178

Phone: (678) 255 - 5372

E-mail address: sdnunley96@gmail.com

678-713-0320 / Denise Nunley - Office

Steeden Preferred Properties, LLC

BY:

Denise Nunley
Applicant's Signature

Steeden Preferred Properties, LLC

By: Denise Nunley

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Ashley B. Fowler

Notary Public Signature

Notary Commission Expires:

The 22 day of January, 2028.

SEAL:

ASHLEY B FOWLER
Notary Public - State of Georgia
Bartow County
My Commission Expires Jan 22, 2028

Property Information

Present Zoning Classification: R1 Requested Zoning Classification: TH

Total Acreage of Zoning Application: 2.05 Acreage of Titleholder: 2.05

Land Lot(s): 304 District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 138.1.4.004.0000

Location of Property: 142 Braswell St. Dallas, Ga

(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 land use (including maximum number of lots, if residential, or number of units):

Proposed Use: We are requesting approval for the rezoning the 2.05 Acres which adjoins our existing TH zoned property located on East Foster Ave.

Our Conceptual Site Plan indicates that we should be able to expand the development by adding an additional 14 townhomes on this adjoining property.

Proposed Lot Count: 14 Proposed Density: 6.8 Proposed Lot Size: .05 acres

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☒ NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A

Annexation Application No. Z - N/A



****Staff Use Only****

Zoning/Rezoning Application No. Z- 2025-04

Hearing Dates:

Planning Commission: 11-20-2025

City Council: 12-01-2025

City of Dallas Planning Commission Recommendation:

 Approve Disapprove No recommendation Table

Conditions, reasons, stipulations:

City Council Decision:

 Approve Approve (as different classification) Disapprove Table

Conditions, reasons, stipulations:

Planning Commission Chairman: _____
(Signature) (Date)

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

Community Development Director: _____
(Signature) (Date)

City Attorney: _____
(Signature) (Date)



A Residential Redevelopment Company

PO Box 330
Taylorsville, GA 30178
sdnunley96@gmail.com
678-713-0320

July 10, 2025

City of Dallas
Planning and Zoning
320 East Foster Ave.
Dallas, GA 30132

Dear City of Dallas,

This letter is to confirm and authenticate by the presence of our attached corporate seal that Denise Nunley is the Manager of Steeden Preferred Properties, LLC and duly authorized to execute all documents on behalf of the Corporation and that the signature below is hereto genuine.

This letter is to also certify that the rezoning application submitted on behalf of Steeden Preferred Properties, LLC is hereby duly authorized.

Sincerely,

Steve Nunley
Member



RECEIVED
 Recpt:006941
 RECORDED: 04/21/2025 4:34 PM
 QUIT CLAIM DEED
 DEED BOOK 5232 PAGES 280 - 281
 FILING FEES: \$26.00
 TRANSFER TAX: \$40.00
 PT61: 110-2025-001989
 Sheila Butler, Superior Court Clerk
 Paulding County, GA

Return Recorded Document to:
 F. LEE PERKINS, P.C.,
 327 E. MAIN ST.
 CARTERSVILLE, GA 30120
 File #L25177

STATE OF GEORGIA, COUNTY OF PAULDING

QUITCLAIM DEED

THIS INDENTURE, Made the 14th day of April, 2025, between **TAREK PROPERTY, LLC** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **STEEDEN PREFERRED PROPERTIES, LLC** of the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Dallas, and in Land Lot 304 of the 2nd District, 3rd Section, Paulding County, Georgia, and being 2.05 acres as shown by survey for Steeden Preferred Properties, LLC as shown by plat prepared by S&S Land Surveying, GRLS, plat dated April 8, 2025 and recorded in Plat Book 82 page 122, Clerk's Office Superior Court of Paulding County GA, which plat by reference is incorporated herein.

THIS BEING THE SAME PROPERTY conveyed to Grantor herein at Tax Sale Deed dated December 1, 2020, filed for record January 6, 2021 and recorded in Deed Book 4403 page 810, aforesaid records.

FOR INFORMATIONAL PURPOSES ONLY:

Street Address:142 Braswell Street, Dallas, Georgia 30132
Tax Reference: Parcel Number 138.1.4.004.0000; Map Reference Number R0104 77

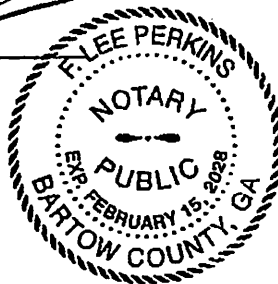
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence

Heathur Ellington
(Unofficial witness)

(Notary Public)



TAREK PROPERTY, LLC - Seller

[Signature] (Seal)
Name/Title:

Issam Eid, Member

Paulding County, GA - Property Tax

[Back](#)[View Cart \(0\)](#)

Online Payments - Property Tax

[Change Address](#)[View Receipt](#)[E-ALERTS](#)[Print Receipt](#)[Print Bill](#)[Email Bill](#)

2024 Property Tax Statement

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

TAREK PROPERTY LLC
1651 CANNONBALL CT
LAWRENCEVILLE, GA 30044

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-066556	12/04/2024	\$0.00	\$456.71	\$0.00	Paid 10/02/2024

[View Tax Assessment](#)

Printed: 07/08/2025

Map: R0104 77

Location: 142 BRASWELL ST

Account No: 010477R

Message:

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2025 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Paulding County Board of Tax Assessors
240 Constitution Blvd. Room #3082
Dallas, GA 30132

If you believe that the fair market value placed upon your property by the Board of Tax Assessors is higher than it should be and if you can provide supporting evidence (mortgage appraisal, sales of comparable properties, etc.), then it may be in your best interest to file a property tax return with the Board of Tax Assessors requesting a review of your property appraisal. This must be done not later than April 1, 2025. Information on how to file a property tax return can be obtained from the address above.

Kayla Amos Paulding County Tax Commissioner 240 Constitution Blvd. Room# 3006 Dallas, GA 30132-4614 (770) 443-7581		Tax Payer: TAREK PROPERTY LLC Map Code: R0104 77 Property Description: 142 BRASWELL ST Location: 142 BRASWELL ST Bill No: 2024-066556 District: 02
--	---	---

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BND	\$45,900	\$18,360	\$0	\$18,360	1.000	\$18.36	\$0.00	\$18.36
COUNTY M&O	\$45,900	\$18,360	\$0	\$18,360	4.100	\$75.28	\$0.00	\$75.28
FIRE DIST	\$45,900	\$18,360	\$0	\$18,360	2.100	\$38.56	\$0.00	\$38.56
SCHOOL M&O	\$45,900	\$18,360	\$0	\$18,360	17.675	\$324.51	\$0.00	\$324.51
TOTALS					24.875	\$456.71	\$0.00	\$456.71

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

Current Due	\$456.71
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$456.71
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/02/2024

☐ Translate

Online Payments - Property Taxes

Property Tax Search Results


[Back](#)
[View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart.
Click on a Bill # to view the bill.

Filter:

Status: Any (10) ▾

Type: Any (10) ▾

Year: Any (10) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	066556	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	12/04/2024	\$456.71	\$0.00	Paid 10/02/20
2023	064970	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	11/15/2023	\$462.19	\$0.00	Paid 02/09/20
2022	064155	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	11/15/2022	\$487.19	\$0.00	Paid 06/14/20
2021	063177	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	11/15/2021	\$433.50	\$0.00	Paid 03/24/20
2020	045645	Property	ODEN ANTHONY WAYNE SR	142 BRASWELL ST	R0104 77	11/15/2020	\$407.48	\$0.00	Paid 12/01/20
2019	045381	Property	ODEN ANTHONY WAYNE SR	142 BRASWELL ST	R0104 77	11/15/2019	\$931.94	\$0.00	Paid 12/01/20
2018	051343	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2018	\$1,260.58	\$0.00	Paid 12/01/20
2017	050197	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2017	\$312.82	\$0.00	Paid 11/08/20
2016	049715	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2016	\$309.63	\$0.00	Paid 09/30/20
2015	049406	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2015	\$315.15	\$0.00	Paid 10/1



770-443-7581

Item 3.

[GovtWindow Help](#)

877-575-7233

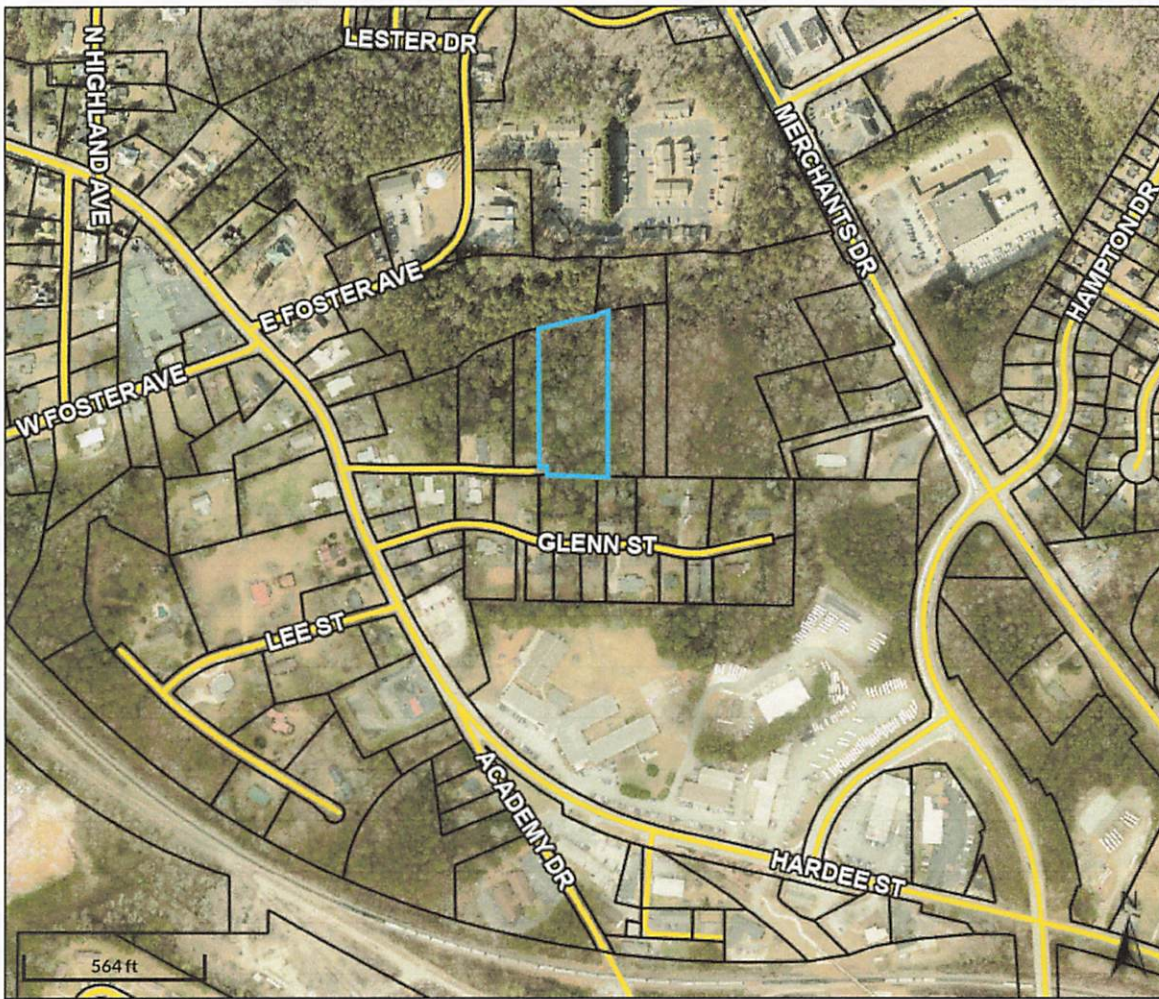
or [Send Email](#)

or [Read FAQ](#)

* = Required



Customer Service: 1-877-575-7233 | [Terms & Conditions](#)
Government Window, LLC. All Rights Reserved.



Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

Parcel ID	138.1.4.004.0000	Alternate ID	10477	Owner Address	STEEDEN PREFERRED PROPERTIES LLC	Last 2 Sales			
Sec/Twp/Rng	n/a				PO BOX 330	Date	Price	Reason	Qual
Property	142 BRASWELL	Class	Residential		TAYLORSVILLE, GA 30178	4/14/2025	\$40000	Z	U
Address	ST	Acreage	2.05			4/8/2025	0	U	U
District	DALLAS								
Brief	n/a								
Tax Description					Assessed Value		Value \$41,200		

(Note: Not to be used on legal documents)

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

Date created: 6/20/2025

Last Data Uploaded: 6/19/2025 6:41:01 PM

Developed by  SCHNEIDER
GEOSPATIAL



AUTHORIZATION OF TITLEHOLDER

I, Denise Nunley of Steeden Preferred Properties, LLC, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Steeden Preferred Properties, LLC

Address PO Box 330

City Talorsville State Georgia Zip 30178

Email sdnunley96@gmail.com

Phone 678-255-5372 / 678-713-0320 - Office

Name(s) of Titleholder(s) Steeden Preferred Properties, LLC

Address PO Box 330

City Talorsville State Georgia Zip 30178

Email sdnunley96@gmail.com Phone 678-255-5372 / 678-713-0320 - Office

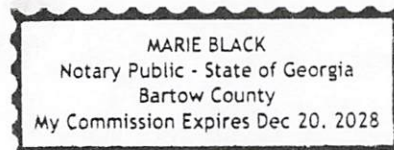
Steeden Preferred Properties, LLC

By: *Denise Nunley*
Signature of Titleholder(s)

Signed, sealed and delivered in the presence of:

Marie Black My Commission Expires *Dec. 20, 2028*
Notary Public Signature

Seal:



***A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED
TO BE COMPLETED BY EACH TITLEHOLDER***



City of Dallas
Community Development Department
Zoning/Rezoning Application
Last Updated 6/2025
(Page 10 of 15)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT AND/OR AUTHORIZED AGENT

Applicant(s) Name¹: Steeden Preferred Properties, LLC

Reference: Application filed on July 11, , 20 25

to annex real property described as follows: no annexation, rezoning request of 2.05 acres known as 142 142 Braswell St. Dallas, Ga from R1 to TH.

All Individuals and business entities² have a property interest³ in said properties are as follows:
Steeden Preferred Properties, LLC, Steve Nunley, Denise Nunley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 11th day of July, 20 25.
Steeden Preferred Properties, LLC

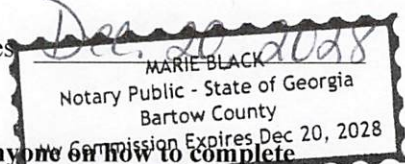
By: Denise Nunley
Applicant's Signature

Steeden Preferred Properties, LLC
By: Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Maria Black
Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name¹: Steeden Preferred Properties, LLC / Denise Nunley

Reference: Application filed on July 11, , 20 25

to annex real property described as follows: no annexation, rezoning request of 2.05 acres known as 142
142 Braswell St. Dallas, Ga from R1 to TH.

All Individuals and business entities² have a property interest³ in said properties are as follows:
Steeden Preferred Properties, LLC, Steve Nunley, Denise Nunley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 11th day of July, 20 25.

By: Denise Nunley
Applicant's Signature

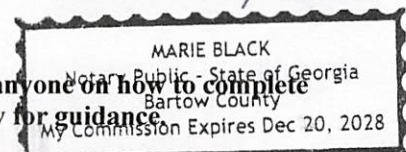
Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Marie Black
Notary Public Signature

My Commission Expires Dec. 20, 2028

**City of Dallas - Community Development Department cannot advise anyone on how to complete
this form. Applicants may want to confer with an attorney for guidance.**



***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH
APPLICANT AND/OR AUTHORIZED AGENT***

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name¹: Steeden Preferred Properties, LLC / Steve Nunley

Reference: Application filed on July 11, , 20 25

to annex real property described as follows: no annexation, rezoning request of 2.05 acres known as 142 142 Braswell St. Dallas, Ga from R1 to TH.

All Individuals and business entities² have a property interest³ in said properties are as follows:
Steeden Preferred Properties, LLC, Steve Nunley, Denise Nunley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 11th day of July, 20 25.

By: [Signature]

Applicant's Signature

Steve Nunley

Applicant's Name Printed BARTOW COUNTY, GEORGIA

GAVIN CHAPMAN
Notary Public

My Commission Expires
02/06/2026

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires 02-06-2026

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

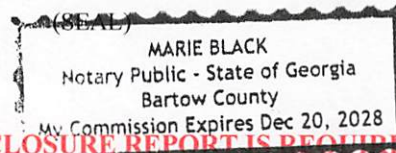
If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 10th day of July, 2025.
Steeden Preferred Properties, LLC
By: Denise Nunley Steeden Preferred Properties, LLC
Applicant's Signature By: Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Marie Black
Notary Public Signature

My Commission Expires Dec 20, 2028



A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 11th day of July, 2025.

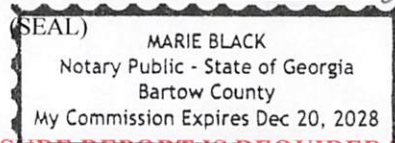
Denise Nunley
Applicant's Signature

Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Marie Black
Notary Public Signature

My Commission Expires Dec. 20, 2028



A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

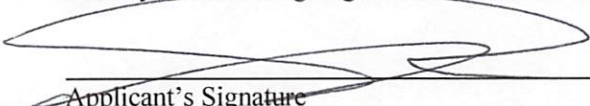
If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

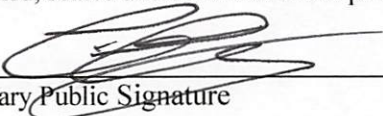
I certify that the foregoing information is true and correct, this 11th day of July, 2025.


Applicant's Signature

Steve Nunley

Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature

My Commission Expires 02-06-2026

(SEAL)

GAVIN CHAPMAN
Notary Public
BARTOW COUNTY, GEORGIA

My Commission Expires
02/06/2026

A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) N/A

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: By: Steeden Preferred Properties, LLC
Denise Nunkley

Date: 7-11-25

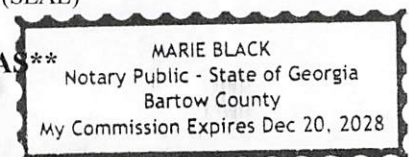
Signed, sealed and delivered in the presence of:

My Commission Expires Dec. 20, 2028

Notary Public Signature: Marie Black

(SEAL)

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****





Item 3.

This plot is a retrocession 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, plans, or other instruments which created the parcel or parcels is being incorporated into this deed. THE RECORDING OF THIS DEED DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR OCCUPANCY. THE FURNISHING OF THIS DEED BY THE LAND SURVEYOR CERTIFIES THAT THIS PLOT 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 SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. Section 15-6-67.

William Sims

Registered Georgia Land Surveyor No. 2996
Address: 540 West Peachtree Street, Georgia, GA 30125
Telephone Number: 678-573-3119
Date: APRIL 6, 2023

Field work performed: APRIL 1, 2025
Equipment used to obtain linear and angular measurements used in the preparation of this plot: TRIMBLE S5

This plot has been calculated for closure and is found to be accurate within one foot in 197,676.8 feet.
By: William B. Sims

BOUNDARY SURVEY FOR
**STEEDEN PREFERRED
PROPERTIES LLC**
LAND LOT 304, 2nd DISTRICT, 3rd SECTION
CITY OF DALLAS, PAULDING COUNTY, GEORGIA
DATE: 8 APRIL 2025 SCALE: 1"=30'

N/F
STEEDEN
PARCEL #138.1.4.044.0000
P.B. 60 PG. 7
P.B. 8 PG. 84

S 01°18'26" E
I.P.F. 1.98'
1/2" R.B.

N/F
PARIS FAMILY LLLP
PARCEL #138.1.4.006.0000
D.B. 2055 PG. 689

2.05 ACRES
PARCEL #138.1.4.004.0000
ZONED R-1
D.B. 4403 PG. 810
D.B. 3853 PG. 349
D.B. 3614 PG. 935-936
D.B. 3558 PG. 183
D.B. 3221 PG. 740
D.B. 2901 PG. 469
D.B. 2550 PG. 967-968
D.B. 956 PG. 768-771
D.B. 65 PG. 345
D.B. 7L PG. 18

N/F
MCCOMMON
PARCEL #138.1.4.043.0000
P.B. 76 PG. 39

L.L. 304

±545.62' ALONG R/W TO
R/W OF HARDEE STREET

BRASWELL STREET (VARIED R/W)

L.L. 345

N/F
FAST IMPACT REAL ESTATE LLC
PARCEL #138.1.4.029.0000
D.B. 3F PG. 566

S 88°56'23" W
 9.35'
 N/F
 ABUJABER
 PARCEL #138.1.4.030.0000
 D.B. 3F PG. 566

"EXHIBIT A"

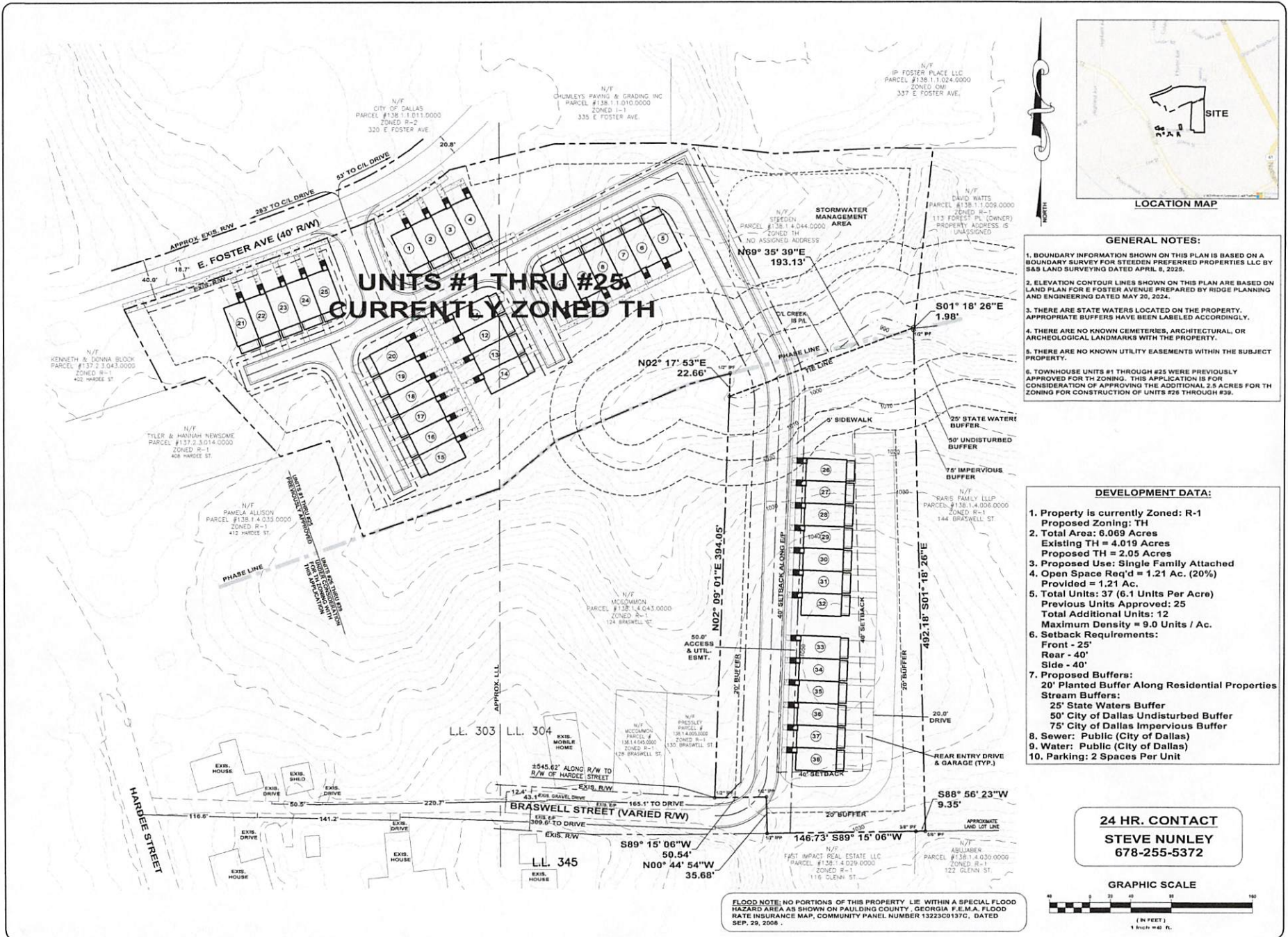
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 304, 2nd District, 3rd Section City of Dallas, Paulding County Georgia, and being 2.05 acres as shown by plat dated April 8, 2025, prepared for Steeden Preferred Properties, LLC, as recorded in Plat Book 82 page 122, Paulding County GA records. Property more particularly described as follows:

BEGINNING at an iron pin found located 545.62 feet west of the intersection of the North right of way of Braswell Street and the East right of way of Hardee Street as measured along the North right of way of Braswell Street; thence North 02 degrees 09 minutes 01 seconds East 394.05 feet to a point located 22.59 feet South 02 degrees 09 minutes 01 seconds west of an iron pin found; thence along the centerline of a creek in a Northeasterly, southeasterly direction to an iron pin found, which iron pin is located north 69 degrees 35 minutes 39 seconds east 193.13 feet from the previous point; thence from said iron pin found South 01 degree, 18 minutes 26 seconds 492.18 feet east to and iron pin found; thence South 88 degrees 56 minutes 23 seconds West 9.35 feet; thence South 89 degrees 15 minutes 06 seconds West 146.73 feet to an iron pin placed; thence North 00 degrees 44 minutes 54 seconds West 35.68 feet to an iron pin placed; thence South 89 degrees 15 minutes 06 seconds West 50.54 feet to an iron pin found and the True Point of Beginning.

For informational purposes only:

Street Address: 142 Braswell Street, Dallas, GA 30132

Parcel Number: 138.1.4.004.0000; Map Reference Number: R0104 77



PERSPECTIVE ENGINEERING
4255 White Oak Road, #225
Kennesaw, Georgia 30144
(770) 967-7703
CA SCS Eng. Firm Lic. #PE000352

PROJECT NAME
EAST FOSTER AVENUE
LAND LOTS 303 & 304, 3RD DISTRICT, 3RD SECTION
CITY OF DALLAS, PAULDING COUNTY, GEORGIA
CLIENT NAME
STEEDEN PREFERRED PROPERTIES LLC
16 ADAMS DRIVE
TAYLORSVILLE, GEORGIA 30178

SEAL
09/10/25

REZONING
SITE PLAN



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

Item 3.

October 16, 2025

Steve Nunley
Steeden Preferred Properties, LLC.
P.O. Box 330
Taylorville, Georgia 30178
(via email ONLY sdnunley96@gmail.com)

Re: Steeden Preferred Properties, LLC.: 142 Braswell Street, Dallas, GA 30132; Tax Parcel I.D. No. 138.1.4.004.0000; Z-2025-04 Zoning/Rezoning Application

Dear Mr. Nunley:

I am writing to inform you that we have carefully reviewed your application for Rezoning for property located at and formally known as 142 Braswell Street, Dallas, GA 30132; Tax Parcel I.D. No. 138.1.4.004.0000, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, November 20, 2025, at 6:00 PM, while the City Council public hearing will take place on Monday, December 1, 2025, at 5:15 PM. Your application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date(s). A copy of the legal notice is attached as “Exhibit A” for your records.

Applications are evaluated based on Chapter XI; Sec. 11.05 - Zoning and Future Development Map and Text Amendments, within the city’s Unified Development Code, by the Planning Commission and City Council. In no case shall any zoning or future development map and/or text amendment be authorized without the approval of the City Council.



The city will supply written notice to all surrounding property owners in accordance with O.C.G.A. §36-66-4(g), via certified mail prior to your hearing date. A template copy of the written notice is attached as “Exhibit B” for your records. Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one sign at the property on October 23, 2025. To ensure compliance, please make a payment of \$50.00 to the City of Dallas at the Community Development Department office no later than October 22, 2025.

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

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

Sincerely,

Brandon Rakestraw
Community Development Director

cc: Darrin Keaton – City Attorney
Bryce Atcheson– Assistant Director
Steeden Preferred Properties, LLC. – Titleholder (*via email only:* sdmunley96@gmail.com)

enc: Exhibit A: Z-2025-04_Legal Notice_.2025
Exhibit B: Z-2025-04_Surrounding Property Owner Letter_.2025

Z-2025-04

CITY OF DALLAS LEGAL NOTICE ZONING/REZONING

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at 142 Braswell St., Dallas, GA 30132, from R-1 (City of Dallas) to TH (City of Dallas) for a residential, townhome community. The subject property is located and legally known by Tax Parcel ID No.138.1.4.004.0000 in Land Lot 304, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on November 20, 2025 at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on December 1, 2025 at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 23rd day of October, 2025

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder)



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

Item 3.

Z-2025-04
CITY OF DALLAS
LEGAL NOTICE
ZONING/REZONING

Dear Surrounding Property Owners,

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at *142 Braswell St., Dallas, GA 30132*, from *R-1* (City of Dallas) to *TH* (City of Dallas) for a residential, townhome community. The subject property is located and legally known by *Tax Parcel ID No.138.1.4.004.0000* in Land Lot *304, 2nd District, 3rd Section*, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *November 20, 2025* at *6:00pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *December 1, 2025* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 23rd day of October, 2025

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder)

Sincerely yours,

Brandon Rakestraw
Community Development Director



PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

RE-ZONING APPLICATION AND DOCUMENTS:

Attachment A – Re-Zoning Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D – Z-2025-04_ Steeden Preferred Properties, LLC Steve/Denise Nunley Notification Letter
Attachment E - Z-2025-04_ Steeden Preferred Properties, LLC LEGAL NOTICE
Attachment F - Z-2025-04_ Steeden Preferred Properties, LLC Surrounding Property Owners Letter
Attachment G – Z-2025-04_ Planning and Zoning Staff Document

RE-ZONING APPLICATION REQUEST:

APPLICATION No.: Z-2025-04

Applicant: ***Steeden Preferred Properties, LLC.***

Applicant Address: ***PO Box 330***

City: ***Talorsville*** State: ***Georgia*** Zip: ***30178***

Titleholder: ***Steeden Preferred Properties, LLC.***

Titleholder Address: ***PO Box 330***

City: ***Talorsville*** State: ***Georgia*** Zip: ***30178***

Location of Property: ***142 Braswell Street***

Tax Parcel ID No.: ***138.1.4.004.0000***

Land Lot(s): ***304*** District: ***2nd*** Section: ***3rd***

Intended Use of Property: ***Town Home Residential Development/Subdivision***

Proposed Unit Count: ***14 (Subject Property) Owner plans to combine said property with adjacent property under same ownership. Adjacent property present zoning is TH.***

Proposed Zoning District: ***TH (City)*** Present Zoning District: ***R-1 (City)***

STAFF COMMENTS:

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at ***142 Braswell St., Dallas, GA 30132***, from ***R-1*** (City of Dallas) to ***TH*** (City of Dallas) for a residential, townhome community. The subject property is located and legally known by ***Tax Parcel ID No. 138.1.4.004.0000*** in Land Lot ***304***, ***2nd*** District, ***3rd*** Section, of Paulding County.



PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

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

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

ADJACENT ZONING

ADJACENT RESIDENTIAL PROPERTY

NORTH: R-1 City

NORTH: Single-Family Residential (City)

EAST: R-1 City

EAST: Single-Family Residential (City)

SOUTH: R-1 City

SOUTH: Single-Family Residential (City)

WEST: TH City

WEST: Proposed Townhome Development (City)

B. Permitted Use impact on adjacent properties

- *Proposed development density of 6.83 units per acre.*
- *Minimum lot size 1:2,500sf – 10,000sf.*
- *Total unit count of 14.*
- *Adjacent lot sizes:*
 - *West – 4.02 acres (1:2,500sf – 10,000sf minimum lot size) Proposed Town Home Development*
 - *East - 0.67 acres (29,185.2sf) – Single-Family Residential Property*
 - *South - 0.61 acres (26,571.6sf) – Single-Family Residential Property*
 - *North – 1.00 acres (43,560) – Un-developed Single-Family Residential Property*

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

- *None*

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

- *As part of the development plan approval by the city. A Fiscal Impact Analysis shall be provided. Written letters of concurrence from all entities specified in zoning stipulation # 7 shall be provided noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on E. Foster Avenue and Braswell Street, along with other nearby collector roads.*
 - *May increase student population of nearby schools.*
 - *Possible increase in call volume for city police services due to distance.*
 - *Increase daily demand on City Water System.*



PLANNING & ZONING STAFF DOCUMENT

ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

- *Decrease available sanitary sewer capacity – City of Dallas.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Adjacent property to the west is zoned TH. Said property is under the same ownership as proposed property for re-zoning.*
- *Property owner plans to combine proposed property with adjacent property to provide a larger tract of property of future development.*
- *Property is connected to public city street. Street improvements are subject to development.*
- *Property has the ability to be serviced by city public water and sewer service. Connection and extension of the city's sanitary sewer system shall be required to service.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Residential area, per the future development map shown on page 99; City of Dallas city limits.

STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will be acceptable if the necessary easements cannot be obtained by Owner/Developer. Owner/Developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
2. Owner/Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
3. Development shall be constructed in full conformity to the city's Unified Development Code and Code of Ordinances.



PLANNING & ZONING STAFF DOCUMENT

ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by the city for access.
5. Owner/developer shall comply, design, and construct all off-site/on-site water system improvements and/or upgrades required by the city for service.
6. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
7. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis; including but not limited to Paulding County School System, City of Dallas Police Department, GA Power, Southern Company Gas, and Telecommunication(s) Companies.
8. Owner/developer shall agree rental properties shall not exceed 10% of the overall unit count for the proposed Townhome Development. This includes the combination of adjacent properties to yield additional unit counts as part of an overall master development.

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

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



Zoning/Rezoning Application

Application No. Z - 2025 - 04

(PAGE 1 of 15)

HEARING DATE

Item 3.

Planning Commission:

11-20-25 6:00 PM

City Council:

12-1-25 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Steeden Preferred Properties, LLC

Address: PO Box 330

City: Tailorsville, **State:** Georgia **Zip:** 30178

Phone: (678) 255 - 5372 **E-mail address** sdnunley96@gmail.com

Steeden Preferred Properties, LLC

Steeden Preferred Properties, LLC

BY: *Denise Nunley*
Applicant's Signature

BY: Denise Nunley
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Ashley B. Fowler
Notary Public Signature

Notary Commission Expires:

The 22 day of January, 2028.

SEAL:

ASHLEY B FOWLER
Notary Public - State of Georgia
Bartow County
My Commission Expires Jan 22, 2028

Representative: Steve Nunley and/ or Denise Nunley

Address: PO Box 330

City: Tailorsville, **State:** Georgia **Zip:** 30178

Phone: (678) 255 - 5372 **E-mail address:** sdnunley96@gmail.com

678-713-0320 / Denise Nunley

Denise Nunley
Applicant's Signature
Denise Nunley / Steve Nunley

Denise Nunley Steve Nunley

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Ashley B. Fowler
Notary Public Signature

Notary Commission Expires:

The 22 day of January, 2028.

SEAL:

ASHLEY B FOWLER
Notary Public - State of Georgia
Bartow County
My Commission Expires Jan 22, 2028

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: SEPTEMBER 19, 20225

APPLICATION ACCEPTANCE DATE: OCTOBER 16, 20225

DIRECTOR: *[Signature]*
(SIGNATURE)

10/16/2025
(DATE)



Zoning/Rezoning Application

Application No. Z - 2025 - 04

(PAGE 2 of 15)

Item 3.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Steeden Preferred Properties, LLC

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

Address: PO Box 330

City: Tailorsville

State: Georgia

Zip: 30178

Phone: (678) 255 - 5372

E-mail address: sdnunley96@gmail.com

678-713-0320 / Denise Nunley - Office

Steeden Preferred Properties, LLC

BY:

Denise Nunley
Applicant's Signature

Steeden Preferred Properties, LLC

By: Denise Nunley

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Ashley B. Fowler

Notary Public Signature

Notary Commission Expires:

The 22 day of January, 2028.

SEAL:

ASHLEY B FOWLER
Notary Public - State of Georgia
Bartow County
My Commission Expires Jan 22, 2028

Property Information

Present Zoning Classification: R1

Requested Zoning Classification: TH

Total Acreage of Zoning Application: 2.05

Acreage of Titleholder: 2.05

Land Lot(s): 304

District(s): 2nd

Section(s): 3rd

Tax Parcel I.D. Number(s): 138.1.4.004.0000

Location of Property: 142 Braswell St. Dallas, Ga

(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 land use (including maximum number of lots, if residential, or number of units):

Proposed Use: We are requesting approval for the rezoning the 2.05 Acres which adjoins our existing TH zoned property located on East Foster Ave.

Our Conceptual Site Plan indicates that we should be able to expand the development by adding an additional 14 townhomes on this adjoining property.

Proposed Lot Count: 14

Proposed Density: 6.8

Proposed Lot Size: .05 acres

Compliant with 2022-2027 Joint Comprehensive Plan:

YES ☒

NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A

Annexation Application No. Z - N/A



****Staff Use Only****

Zoning/Rezoning Application No. Z- 2025-04

Hearing Dates:

Planning Commission: 11-20-2025

City Council: 12-01-2025

City of Dallas Planning Commission Recommendation:

 Approve Disapprove No recommendation Table

Conditions, reasons, stipulations:

City Council Decision:

 Approve Approve (as different classification) Disapprove Table

Conditions, reasons, stipulations:

Planning Commission Chairman: _____
(Signature) (Date)

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

Community Development Director: _____
(Signature) (Date)

City Attorney: _____
(Signature) (Date)



A Residential Redevelopment Company

PO Box 330
Taylorsville, GA 30178
sdnunley96@gmail.com
678-713-0320

July 10, 2025

City of Dallas
Planning and Zoning
320 East Foster Ave.
Dallas, GA 30132

Dear City of Dallas,

This letter is to confirm and authenticate by the presence of our attached corporate seal that Denise Nunley is the Manager of Steeden Preferred Properties, LLC and duly authorized to execute all documents on behalf of the Corporation and that the signature below is hereto genuine.

This letter is to also certify that the rezoning application submitted on behalf of Steeden Preferred Properties, LLC is hereby duly authorized.

Sincerely,

Steve Nunley
Member



RECEIVED: 04/21/2025 4:34 PM
 RECORDED: 04/21/2025 4:34 PM
 QUIT CLAIM DEED
 DEED BOOK 5232 PAGES 280 - 281
 FILING FEES: \$26.00
 TRANSFER TAX: \$40.00
 PT61: 110-2025-001889
 Sheila Butler, Superior Court Clerk
 Paulding County, GA

Return Recorded Document to:
 F. LEE PERKINS, P.C.,
 327 E. MAIN ST.
 CARTERSVILLE, GA 30120
 File #L25177

STATE OF GEORGIA, COUNTY OF PAULDING

QUITCLAIM DEED

THIS INDENTURE, Made the 14th day of April, 2025, between **TAREK PROPERTY, LLC** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **STEEDEN PREFERRED PROPERTIES, LLC** of the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Dallas, and in Land Lot 304 of the 2nd District, 3rd Section, Paulding County, Georgia, and being 2.05 acres as shown by survey for Steeden Preferred Properties, LLC as shown by plat prepared by S&S Land Surveying, GRLS, plat dated April 8, 2025 and recorded in Plat Book 82 page 122, Clerk's Office Superior Court of Paulding County GA, which plat by reference is incorporated herein.

THIS BEING THE SAME PROPERTY conveyed to Grantor herein at Tax Sale Deed dated December 1, 2020, filed for record January 6, 2021 and recorded in Deed Book 4403 page 810, aforesaid records.

FOR INFORMATIONAL PURPOSES ONLY:

Street Address: 142 Braswell Street, Dallas, Georgia 30132
Tax Reference: Parcel Number 138.1.4.004.0000; Map Reference Number R0104 77

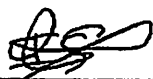
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

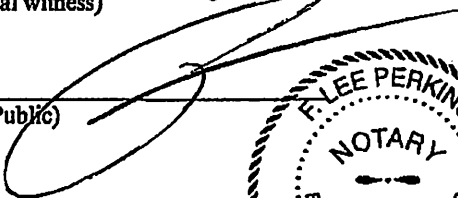
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

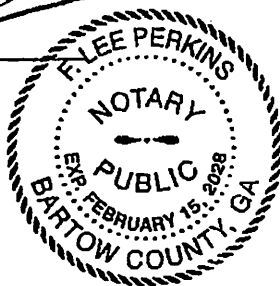
TAREK PROPERTY, LLC - Seller

Signed, sealed and delivered in the presence

Heathur Ellington
(Unofficial witness)

 (Seal)
Name/Title:
Issam Eid, Member


(Notary Public)



Paulding County, GA - Property Tax

[Back](#)[View Cart \(0\)](#)

Online Payments - Property Tax

[Change Address](#)[View Receipt](#)[E-ALERTS](#)[Print Receipt](#)[Print Bill](#)[Email Bill](#)

2024 Property Tax Statement

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

TAREK PROPERTY LLC
1651 CANNONBALL CT
LAWRENCEVILLE, GA 30044

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-066556	12/04/2024	\$0.00	\$456.71	\$0.00	Paid 10/02/2024

[View Tax Assessment](#)

Printed: 07/08/2025

Map: R0104 77

Location: 142 BRASWELL ST

Account No: 010477R

Message:

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2025 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Paulding County Board of Tax Assessors
240 Constitution Blvd. Room #3082
Dallas, GA 30132

If you believe that the fair market value placed upon your property by the Board of Tax Assessors is higher than it should be and if you can provide supporting evidence (mortgage appraisal, sales of comparable properties, etc.), then it may be in your best interest to file a property tax return with the Board of Tax Assessors requesting a review of your property appraisal. This must be done not later than April 1, 2025. Information on how to file a property tax return can be obtained from the address above.

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



Tax Payer: TAREK PROPERTY LLC
Map Code: R0104 77 Property
Description: 142 BRASWELL ST
Location: 142 BRASWELL ST
Bill No: 2024-066556
District: 02

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BND	\$45,900	\$18,360	\$0	\$18,360	1.000	\$18.36	\$0.00	\$18.36
COUNTY M&O	\$45,900	\$18,360	\$0	\$18,360	4.100	\$75.28	\$0.00	\$75.28
FIRE DIST	\$45,900	\$18,360	\$0	\$18,360	2.100	\$38.56	\$0.00	\$38.56
SCHOOL M&O	\$45,900	\$18,360	\$0	\$18,360	17.675	\$324.51	\$0.00	\$324.51
TOTALS					24.875	\$456.71	\$0.00	\$456.71

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

Current Due	\$456.71
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$456.71
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/02/2024

☐ Translate

Online Payments - Property Taxes

Property Tax Search Results


[Back](#)
[View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart.
Click on a Bill # to view the bill.

Filter:

Status: Any (10) ▾

Type: Any (10) ▾

Year: Any (10) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	066556	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	12/04/2024	\$456.71	\$0.00	Paid 10/02/20
2023	064970	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	11/15/2023	\$462.19	\$0.00	Paid 02/09/20
2022	064155	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	11/15/2022	\$487.19	\$0.00	Paid 06/14/20
2021	063177	Property	TAREK PROPERTY LLC	142 BRASWELL ST	R0104 77	11/15/2021	\$433.50	\$0.00	Paid 03/24/20
2020	045645	Property	ODEN ANTHONY WAYNE SR	142 BRASWELL ST	R0104 77	11/15/2020	\$407.48	\$0.00	Paid 12/01/20
2019	045381	Property	ODEN ANTHONY WAYNE SR	142 BRASWELL ST	R0104 77	11/15/2019	\$931.94	\$0.00	Paid 12/01/20
2018	051343	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2018	\$1,260.58	\$0.00	Paid 12/01/20
2017	050197	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2017	\$312.82	\$0.00	Paid 11/08/20
2016	049715	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2016	\$309.63	\$0.00	Paid 09/30/20
2015	049406	Property	RAGSDALE BRIAN TODD	142 BRASWELL ST	R0104 77	11/15/2015	\$315.15	\$0.00	Paid 10/1



770-443-7581

[GovtWindow Help](#)

877-575-7233

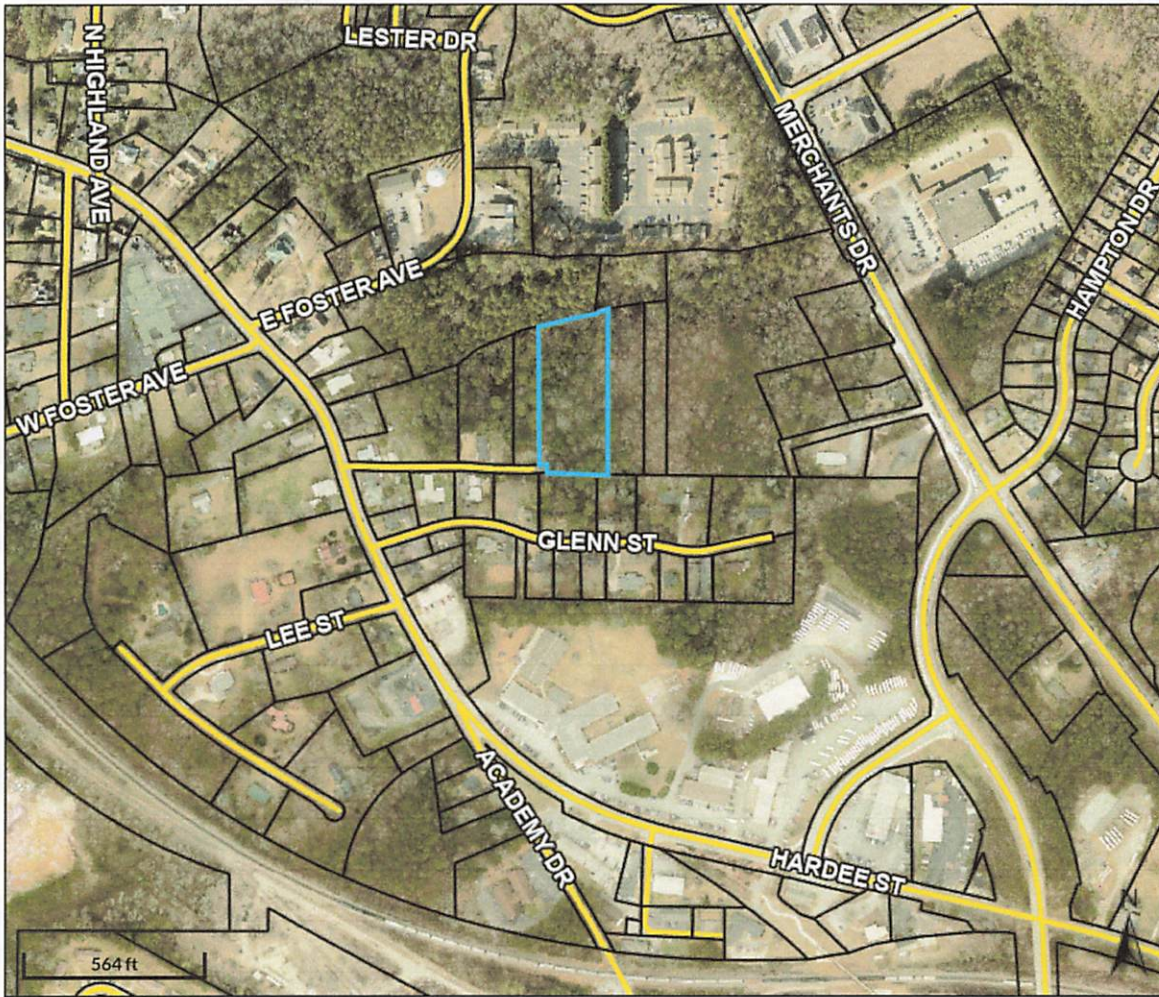
or [Send Email](#)

or [Read FAQ](#)

* = Required



Customer Service: 1-877-575-7233 | [Terms & Conditions](#)
Government Window, LLC. All Rights Reserved.



Overview



Legend

-  Parcels
-  Subdivision Names
-  Roads

Parcel ID	138.1.4.004.0000	Alternate ID	10477	Owner Address	STEEDEN PREFERRED PROPERTIES LLC	Last 2 Sales			
Sec/Twp/Rng	n/a				PO BOX 330	Date	Price	Reason	Qual
Property	142 BRASWELL	Class	Residential		TAYLORSVILLE, GA 30178	4/14/2025	\$40000	Z	U
Address	ST	Acreage	2.05			4/8/2025	0	U	U
District	DALLAS								
Brief	n/a								
Tax Description					Assessed Value		Value \$41,200		

(Note: Not to be used on legal documents)

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

Date created: 6/20/2025

Last Data Uploaded: 6/19/2025 6:41:01 PM

Developed by  SCHNEIDER
GEOSPATIAL



AUTHORIZATION OF TITLEHOLDER

I, Denise Nunley of Steeden Preferred Properties, LLC, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Steeden Preferred Properties, LLC

Address PO Box 330

City Talorsville State Georgia Zip 30178

Email sdnunley96@gmail.com

Phone 678-255-5372 / 678-713-0320 - Office

Name(s) of Titleholder(s) Steeden Preferred Properties, LLC

Address PO Box 330

City Talorsville State Georgia Zip 30178

Email sdnunley96@gmail.com Phone 678-255-5372 / 678-713-0320 - Office

Steeden Preferred Properties, LLC

By: Denise Nunley

Signature of Titleholder(s)

Signed, sealed and delivered in the presence of:

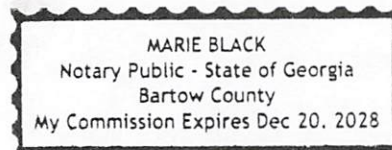
Marie Black

Notary Public Signature

My Commission Expires

Dec. 20, 2028

Seal:



***A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED
TO BE COMPLETED BY EACH TITLEHOLDER***



City of Dallas
Community Development Department
Zoning/Rezoning Application
Last Updated 6/2025
(Page 10 of 15)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT AND/OR AUTHORIZED AGENT

Applicant(s) Name¹: Steeden Preferred Properties, LLC

Reference: Application filed on July 11, , 20 25

to annex real property described as follows: no annexation, rezoning request of 2.05 acres known as 142 142 Braswell St. Dallas, Ga from R1 to TH.

All Individuals and business entities² have a property interest³ in said properties are as follows:
Steeden Preferred Properties, LLC, Steve Nunley, Denise Nunley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 11th day of July, 20 25.
Steeden Preferred Properties, LLC

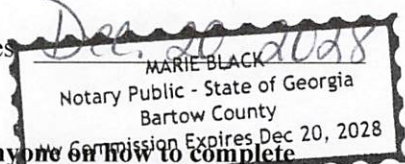
By: Denise Nunley
Applicant's Signature

Steeden Preferred Properties, LLC
By: Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Maria Black
Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



City of Dallas
Community Development Department
Zoning/Rezoning Application
Last Updated 6/2025
(Page 10 of 15)

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT AND/OR AUTHORIZED AGENT

Applicant(s) Name¹: Steeden Preferred Properties, LLC / Denise Nunley

Reference: Application filed on July 11, , 20 25

to annex real property described as follows: no annexation, rezoning request of 2.05 acres known as 142 142 Braswell St. Dallas, Ga from R1 to TH.

All Individuals and business entities² have a property interest³ in said properties are as follows:
Steeden Preferred Properties, LLC, Steve Nunley, Denise Nunley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 11th day of July, 20 25.

By: Denise Nunley
Applicant's Signature

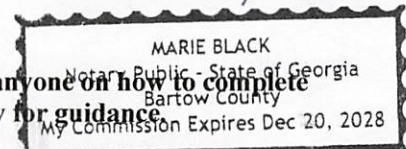
Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Marie Black
Notary Public Signature

My Commission Expires Dec. 20, 2028

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.



A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name¹: Steeden Preferred Properties, LLC / Steve Nunley

Reference: Application filed on July 11, , 20 25

to annex real property described as follows: no annexation, rezoning request of 2.05 acres known as 142 142 Braswell St. Dallas, Ga from R1 to TH.

All Individuals and business entities² have a property interest³ in said properties are as follows:
Steeden Preferred Properties, LLC, Steve Nunley, Denise Nunley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 11th day of July, 20 25.

By: [Signature]

Applicant's Signature

Steve Nunley

Applicant's Name Printed BARTOW COUNTY, GEORGIA

GAVIN CHAPMAN
Notary Public

My Commission Expires
02/06/2026

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires 02-06-2026

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT AND/OR AUTHORIZED AGENT

¹Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

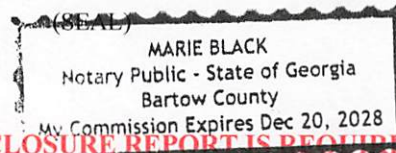
If the answer to any of the above is "Yes", as required by [O.C.G.A. §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 10th day of July, 2025.
Steeden Preferred Properties, LLC
By: Denise Nunley Steeden Preferred Properties, LLC
Applicant's Signature By: Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Marie Black
Notary Public Signature

My Commission Expires Dec 20, 2028



A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 11th day of July, 2025.

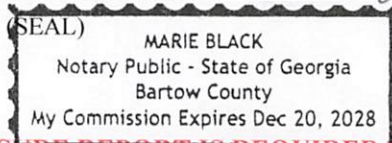
Denise Nunley
Applicant's Signature

Denise Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Marie Black
Notary Public Signature

My Commission Expires Dec. 20, 2028



A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT¹ AND/OR AUTHORIZED AGENT

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

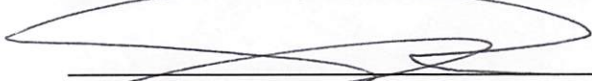
If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

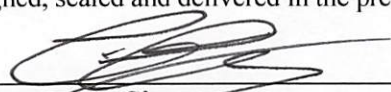
If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 11th day of July, 2025.


Applicant's Signature

Steve Nunley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature

My Commission Expires 02-06-2026
(SEAL)

GAVIN CHAPMAN
Notary Public
BARTOW COUNTY, GEORGIA
My Commission Expires
02/06/2026

A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT

¹ Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) N/A

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: By: Steeden Preferred Properties, LLC
Denise Nunkley

Date: 7-11-25

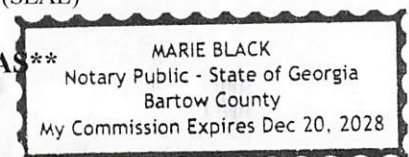
Signed, sealed and delivered in the presence of:

My Commission Expires Dec. 20, 2028

Notary Public Signature: Marie Black

(SEAL)

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****



eFiled and eRecorded

DATE: 04/09/2025

TIME: 7:54 AM

PLAT BOOK: 82

PAGE: 122 - 122

FILING FEES: \$10.00

RECORDED BY: EM

Sheila Butler

Paulding County, GA

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 herein. 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.G.S.A. Section 13-6-67.

William Sims

Registered Georgia Land Surveyor No. 2996
Address: 540 West Avenue, Cedartown, GA 30125
Telephone Number: 678-673-3119
Date: APRIL 8, 2025

Field work performed: APRIL 1, 2025
Equipment used to obtain linear and angular measurements used in the preparation of this plat: TRIMBLE SS

This plat has been calculated for closure and is found to be accurate within one foot in 197,676.8 feet.
By: William B. Sims



S&S LAND SURV
GEORGIA LICENSED
(678) 873-3119
SANDSLANDSURVEYING.COM

Item 3.

LEGEND:
I.P.F. --- IRON PIN FOUND
I.P.P. --- IRON PIN PLACED
B.S. --- RE-BAR
O.T. --- OPEN TOP PIPE
C.T. --- CRAMPED TOP PIPE
A.I. --- ANGLE IRON
T.P. --- T-POST
STK. --- STAKE
ESM.T. --- EASEMENT
N/F --- NOW OR FORMERLY
R/W --- RIGHT OF WAY
B/L --- BUILDING LINE
MH. --- MANHOLE
S.S.M.H. --- SANITARY SEWER MH.
C.B. --- CATCH BASIN
D.I. --- DRAIN INLET
G.I. --- GRADE INLET
W.M. --- WATER METER
W.V. --- WATER VALVE
P.P. --- POWER POLE
L.P. --- LIGHT POLE
G.W. --- GUY WIRE
G.M. --- GAS METER
P.B. --- POWER BOX
P.M. --- POWER METER
F.H. --- FIRE HYDRANT
F.O. --- FIBER OPTICS ACCESS
A/C --- AIR CONDITIONING
C.O. --- CLEAN OUT
S.S. --- STOP SIGN
INV. --- INVERT
L.L. --- LAND LOT
L.L.L. --- L.L. LINE
L.L.C. --- L.L. CORNER
P.O.B. --- POINT OF BEGINNING
P.O.C. --- P.O. COMMENCEMENT
CONC. --- CONCRETE
± 880.0' --- SPOT ELEVATION
± 880' --- ELEVATION CONTOUR
X-X-X --- FENCE
W-W-W --- POWERLINE
G-G-G --- GAS LINE
W-W-W --- WATER LINE
F-F-F --- FIBER OPTIC LINE
S-S-S --- SANITARY SEWER LINE
D-D-D --- STORM DRAINAGE LINE

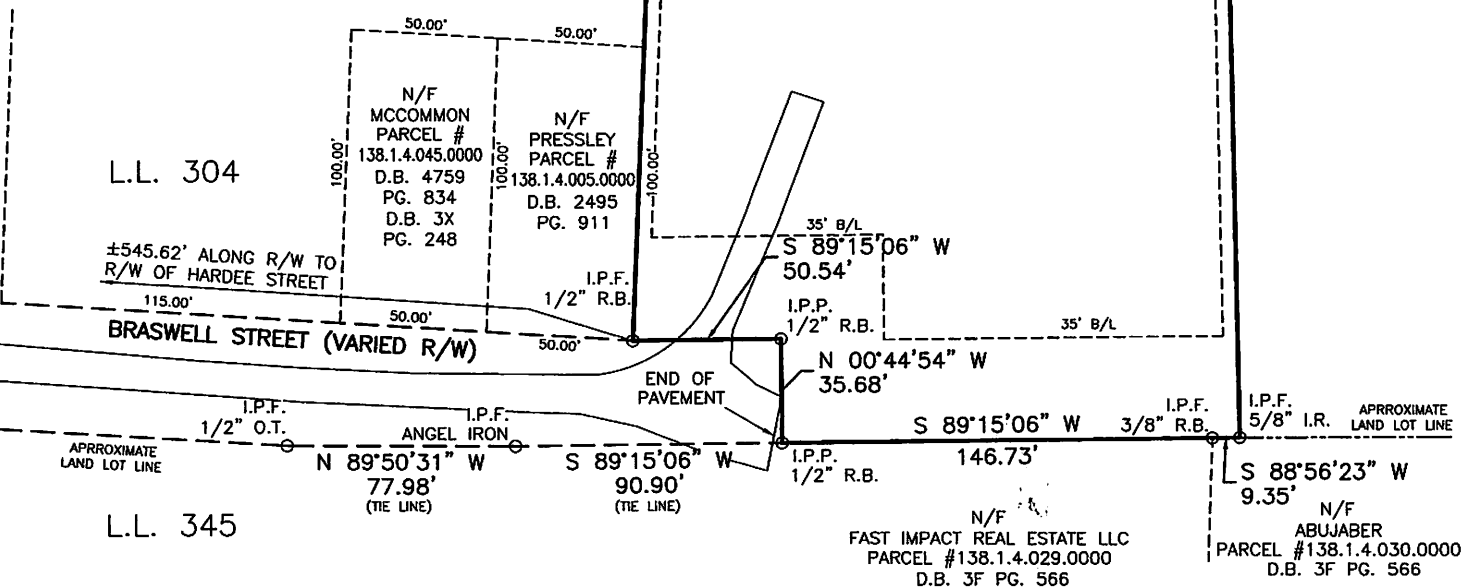
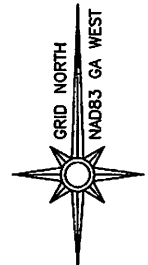
**BOUNDARY SURVEY FOR
STEEDEN PREFERRED
PROPERTIES LLC**

LAND LOT 304, 2nd DISTRICT, 3rd SECTION
CITY OF DALLAS, PAULDING COUNTY, GEORGIA
DATE: 8 APRIL 2025 SCALE: 1"=30'

2.05 ACRES
PARCEL #138.1.4.004.0000
ZONED R-1
D.B. 4403 PG. 810
D.B. 3853 PG. 349
D.B. 3614 PG. 935-936
D.B. 3558 PG. 183
D.B. 3221 PG. 740
D.B. 2901 PG. 469
D.B. 2550 PG. 967-968
D.B. 956 PG. 768-771
D.B. 65 PG. 345
D.B. 7L PG. 18

N/F
MCCOMMON
PARCEL #138.1.4.043.0000
P.B. 76 PG. 39

N/F
PARIS FAMILY LLLP
PARCEL #138.1.4.006.0000
D.B. 2055 PG. 689



"EXHIBIT A"

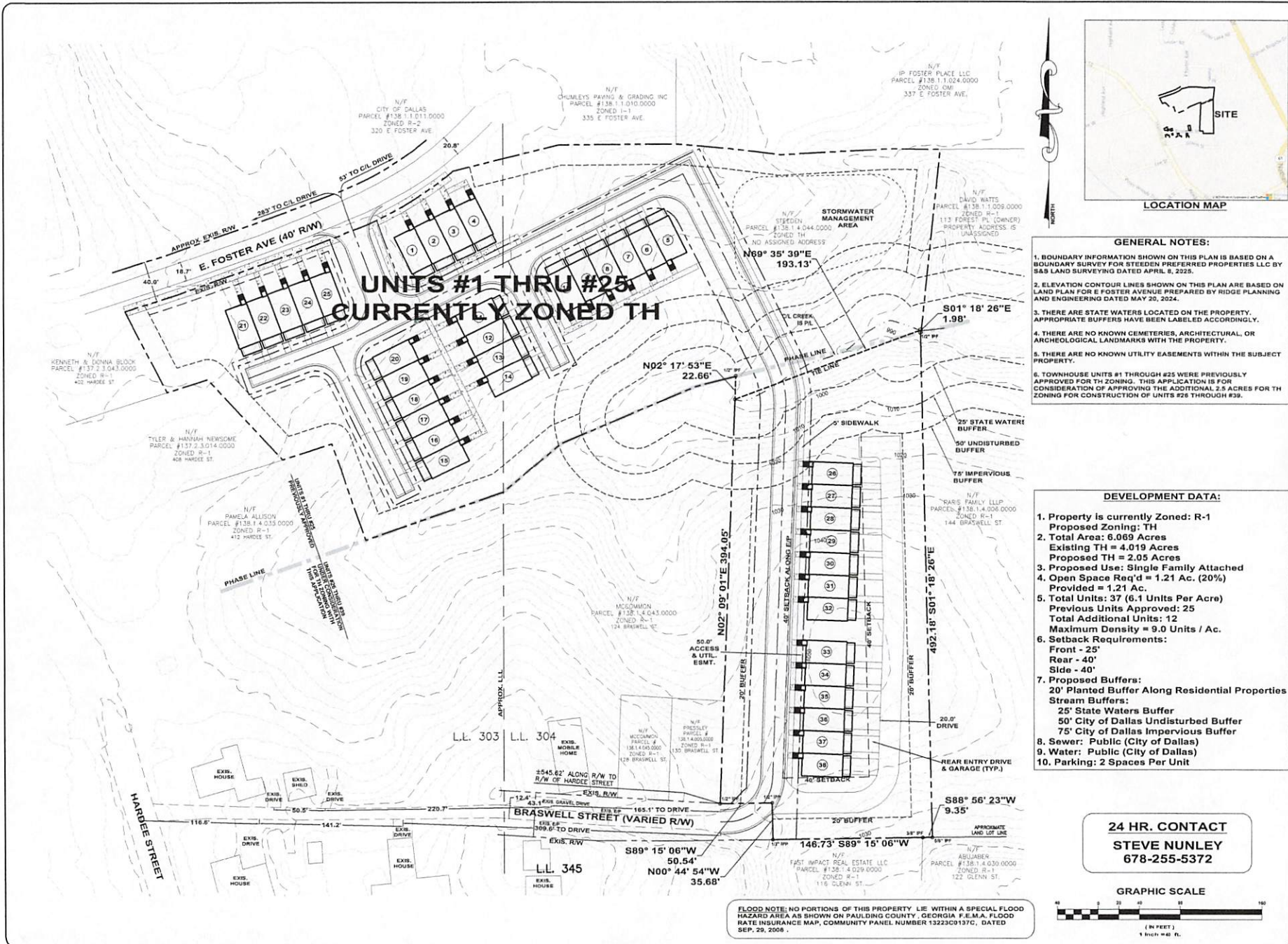
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 304, 2nd District, 3rd Section City of Dallas, Paulding County Georgia, and being 2.05 acres as shown by plat dated April 8, 2025, prepared for Steeden Preferred Properties, LLC, as recorded in Plat Book 82 page 122, Paulding County GA records. Property more particularly described as follows:

BEGINNING at an iron pin found located 545.62 feet west of the intersection of the North right of way of Braswell Street and the East right of way of Hardee Street as measured along the North right of way of Braswell Street; thence North 02 degrees 09 minutes 01 seconds East 394.05 feet to a point located 22.59 feet South 02 degrees 09 minutes 01 seconds west of an iron pin found; thence along the centerline of a creek in a Northeasterly, southeasterly direction to an iron pin found, which iron pin is located north 69 degrees 35 minutes 39 seconds east 193.13 feet from the previous point; thence from said iron pin found South 01 degree, 18 minutes 26 seconds 492.18 feet east to and iron pin found; thence South 88 degrees 56 minutes 23 seconds West 9.35 feet; thence South 89 degrees 15 minutes 06 seconds West 146.73 feet to an iron pin placed; thence North 00 degrees 44 minutes 54 seconds West 35.68 feet to an iron pin placed; thence South 89 degrees 15 minutes 06 seconds West 50.54 feet to an iron pin found and the True Point of Beginning.

For informational purposes only:

Street Address: 142 Braswell Street, Dallas, GA 30132

Parcel Number: 138.1.4.004.0000; Map Reference Number: R0104 77



www.perspectiveng.com
PERSPECTIVE ENGINEERING
4255 White Oak Road, #225
Kennesaw, Georgia 30144
(770) 967-7703
CA SCS Eng. Firm Lic. #PE000352

PROJECT NAME
EAST FOSTER AVENUE
LAND LOTS 303 & 304, 3RD DISTRICT, 3RD SECTION
CITY OF DALLAS, PAULDING COUNTY, GEORGIA
CLIENT NAME
STEEDEN PREFERRED PROPERTIES LLC
16 ADAMS DRIVE
TAYLORSVILLE, GEORGIA 30178

SEAL
PAULDING COUNTY, GEORGIA
STEVE NUNLEY
09/10/25

**REZONING
SITE PLAN**



October 16, 2025

Steve Nunley
Steeden Preferred Properties, LLC.
P.O. Box 330
Taylorville, Georgia 30178
(via email ONLY sdnunley96@gmail.com)

Re: Steeden Preferred Properties, LLC.: 142 Braswell Street, Dallas, GA 30132; Tax Parcel I.D. No. 138.1.4.004.0000; Z-2025-04 Zoning/Rezoning Application

Dear Mr. Nunley:

I am writing to inform you that we have carefully reviewed your application for Rezoning for property located at and formally known as 142 Braswell Street, Dallas, GA 30132; Tax Parcel I.D. No. 138.1.4.004.0000, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, November 20, 2025, at 6:00 PM, while the City Council public hearing will take place on Monday, December 1, 2025, at 5:15 PM. Your application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date(s). A copy of the legal notice is attached as “Exhibit A” for your records.

Applications are evaluated based on Chapter XI; Sec. 11.05 - Zoning and Future Development Map and Text Amendments, within the city’s Unified Development Code, by the Planning Commission and City Council. In no case shall any zoning or future development map and/or text amendment be authorized without the approval of the City Council.



The city will supply written notice to all surrounding property owners in accordance with O.C.G.A. §36-66-4(g), via certified mail prior to your hearing date. A template copy of the written notice is attached as “Exhibit B” for your records. Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one sign at the property on October 23, 2025. To ensure compliance, please make a payment of \$50.00 to the City of Dallas at the Community Development Department office no later than October 22, 2025.

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

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

Sincerely,

Brandon Rakestraw
Community Development Director

cc: Darrin Keaton – City Attorney
Bryce Atcheson– Assistant Director
Steeden Preferred Properties, LLC. – Titleholder (*via email only:* sdmunley96@gmail.com)

enc: Exhibit A: Z-2025-04_Legal Notice_.2025
Exhibit B: Z-2025-04_Surrounding Property Owner Letter_.2025

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

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at 142 Braswell St., Dallas, GA 30132, from R-1 (City of Dallas) to TH (City of Dallas) for a residential, townhome community. The subject property is located and legally known by Tax Parcel ID No.138.1.4.004.0000 in Land Lot 304, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on November 20, 2025 at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on December 1, 2025 at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 23rd day of October, 2025

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder)



Z-2025-04
CITY OF DALLAS
LEGAL NOTICE
ZONING/REZONING

Dear Surrounding Property Owners,

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at *142 Braswell St., Dallas, GA 30132*, from *R-1* (City of Dallas) to *TH* (City of Dallas) for a residential, townhome community. The subject property is located and legally known by *Tax Parcel ID No.138.1.4.004.0000* in Land Lot *304, 2nd District, 3rd Section*, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *November 20, 2025* at *6:00pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *December 1, 2025* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

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

This the 23rd day of October, 2025

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder)

Sincerely yours,

Brandon Rakestraw
Community Development Director



PLANNING & ZONING STAFF DOCUMENT

ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

RE-ZONING APPLICATION AND DOCUMENTS:

Attachment A – Re-Zoning Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D – Z-2025-04_ Steeden Preferred Properties, LLC Steve/Denise Nunley Notification Letter
Attachment E - Z-2025-04_ Steeden Preferred Properties, LLC LEGAL NOTICE
Attachment F - Z-2025-04_ Steeden Preferred Properties, LLC Surrounding Property Owners Letter
Attachment G – Z-2025-04_ Planning and Zoning Staff Document

RE-ZONING APPLICATION REQUEST:

APPLICATION No.: Z-2025-04

Applicant: ***Steeden Preferred Properties, LLC.***

Applicant Address: ***PO Box 330***

City: ***Taylorsville*** State: ***Georgia*** Zip: ***30178***

Titleholder: ***Steeden Preferred Properties, LLC.***

Titleholder Address: ***PO Box 330***

City: ***Taylorsville*** State: ***Georgia*** Zip: ***30178***

Location of Property: ***142 Braswell Street***

Tax Parcel ID No.: ***138.1.4.004.0000***

Land Lot(s): ***304*** District: ***2nd*** Section: ***3rd***

Intended Use of Property: ***Town Home Residential Development/Subdivision***

Proposed Unit Count: ***14 (Subject Property) Owner plans to combine said property with adjacent property under same ownership. Adjacent property present zoning is TH.***

Proposed Zoning District: ***TH (City)*** Present Zoning District: ***R-1 (City)***

STAFF COMMENTS:

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at *142 Braswell St., Dallas, GA 30132*, from *R-1* (City of Dallas) to *TH* (City of Dallas) for a residential, townhome community. The subject property is located and legally known by *Tax Parcel ID No. 138.1.4.004.0000* in Land Lot *304*, *2nd* District, *3rd* Section, of Paulding County.



PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

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

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

ADJACENT ZONING

ADJACENT RESIDENTIAL PROPERTY

NORTH: R-1 City

NORTH: Single-Family Residential (City)

EAST: R-1 City

EAST: Single-Family Residential (City)

SOUTH: R-1 City

SOUTH: Single-Family Residential (City)

WEST: TH City

WEST: Proposed Townhome Development (City)

B. Permitted Use impact on adjacent properties

- *Proposed development density of 6.83 units per acre.*
- *Minimum lot size 1:2,500sf – 10,000sf.*
- *Total unit count of 14.*
- *Adjacent lot sizes:*
 - *West – 4.02 acres (1:2,500sf – 10,000sf minimum lot size) Proposed Town Home Development*
 - *East - 0.67 acres (29,185.2sf) – Single-Family Residential Property*
 - *South - 0.61 acres (26,571.6sf) – Single-Family Residential Property*
 - *North – 1.00 acres (43,560) – Un-developed Single-Family Residential Property*

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

- *None*

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

- *As part of the development plan approval by the city. A Fiscal Impact Analysis shall be provided. Written letters of concurrence from all entities specified in zoning stipulation # 7 shall be provided noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on E. Foster Avenue and Braswell Street, along with other nearby collector roads.*
 - *May increase student population of nearby schools.*
 - *Possible increase in call volume for city police services due to distance.*
 - *Increase daily demand on City Water System.*



PLANNING & ZONING STAFF DOCUMENT

ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

- *Decrease available sanitary sewer capacity – City of Dallas.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Adjacent property to the west is zoned TH. Said property is under the same ownership as proposed property for re-zoning.*
- *Property owner plans to combine proposed property with adjacent property to provide a larger tract of property of future development.*
- *Property is connected to public city street. Street improvements are subject to development.*
- *Property has the ability to be serviced by city public water and sewer service. Connection and extension of the city's sanitary sewer system shall be required to service.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Residential area, per the future development map shown on page 99; City of Dallas city limits.

STAFF RECOMMENDATIONS:

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

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will be acceptable if the necessary easements cannot be obtained by Owner/Developer. Owner/Developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
2. Owner/Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
3. Development shall be constructed in full conformity to the city's Unified Development Code and Code of Ordinances.



PLANNING & ZONING STAFF DOCUMENT

ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES	
Planning Commission	Item 3.
11/20/2025 at 6:00 PM	
City Council:	
12/01/2025 at 5:15 PM	

4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by the city for access.
5. Owner/developer shall comply, design, and construct all off-site/on-site water system improvements and/or upgrades required by the city for service.
6. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
7. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis; including but not limited to Paulding County School System, City of Dallas Police Department, GA Power, Southern Company Gas, and Telecommunication(s) Companies.
8. Owner/developer shall agree rental properties shall not exceed 10% of the overall unit count for the proposed Townhome Development. This includes the combination of adjacent properties to yield additional unit counts as part of an overall master development.

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

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