

A-2021-05

Z-2021-06



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # _____
Hearing Dates: PG: _____ CC: _____

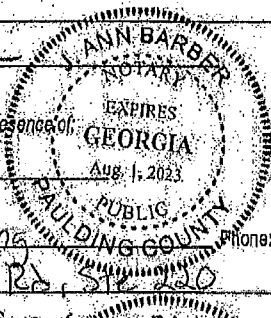
(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Summerlyn Homes LLC Business phone: 770-380-1323 Cell: _____
Address: P.O. Box 5574 Home phone: _____
City: Douglasville State: GA Zip: 30154 Fax phone: _____
E-mail address: _____

Walter Hudson
Applicant's Signature

Walter Hudson
Printed Name of Signatory

Signed, sealed and delivered in the presence of
John Barber
Notary Public



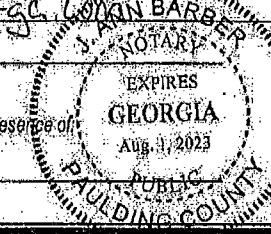
8/1/2023
Date Notary Commission Expires

Representative: Elite Engineering Phone: 678-324-8291 Cell: 678-215-2968
Address: 3660 Cedarcrest Rd, Ste 20 City: Acworth State: GA Zip: 30101
E-mail address: hones@eliteeng.com Fax phone: _____

[Signature]
Representative's Signature

Jonathan Song
Printed Name of Signatory

Signed, sealed and delivered in the presence of
John Barber
Notary Public

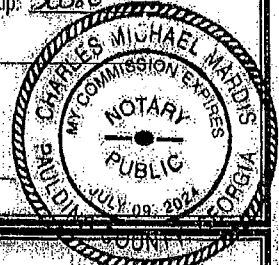


8/1/2023
Date Notary Commission Expires

Titleholder: Medhat Yassa Business phone: 770-616-8388 Home phone: 770-616-8388
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 1894 Cedar Cliff Dr City: Smarna State: GA Zip: 30080
[Signature] Signature
Medhat Yassa Printed Name of Signatory

Signed, sealed and delivered in the presence of
Charles Mordis
Notary Public



7-9-24
Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 Single Family (City)

Total Acreage of Zoning/Rezoning Application: 29.599 Acreage of Titleholder: 29.599

Land Lot(s): 293, 290 District(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 135.21.037.0000

Location of Property: East of Homer Cochran Rd West of Settlement Rd
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

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

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

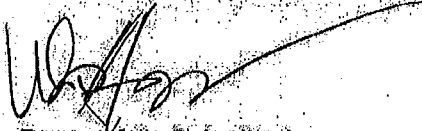
City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation
Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove
Conditions, reasons, stipulations: _____

Re: Rezoning of 29,599 Acres on Homer Cochran Road to R-2 zoning Class 3 Annexation of
29,599 Acres from Paulding County to City of Dallas.

To whom it may concern,

Jonathan Jones with Elite Engineering can represent Summerlyn Homes, LLC in the
event a representative with Summerlyn Homes, LLC cannot be present at any and all hearings.

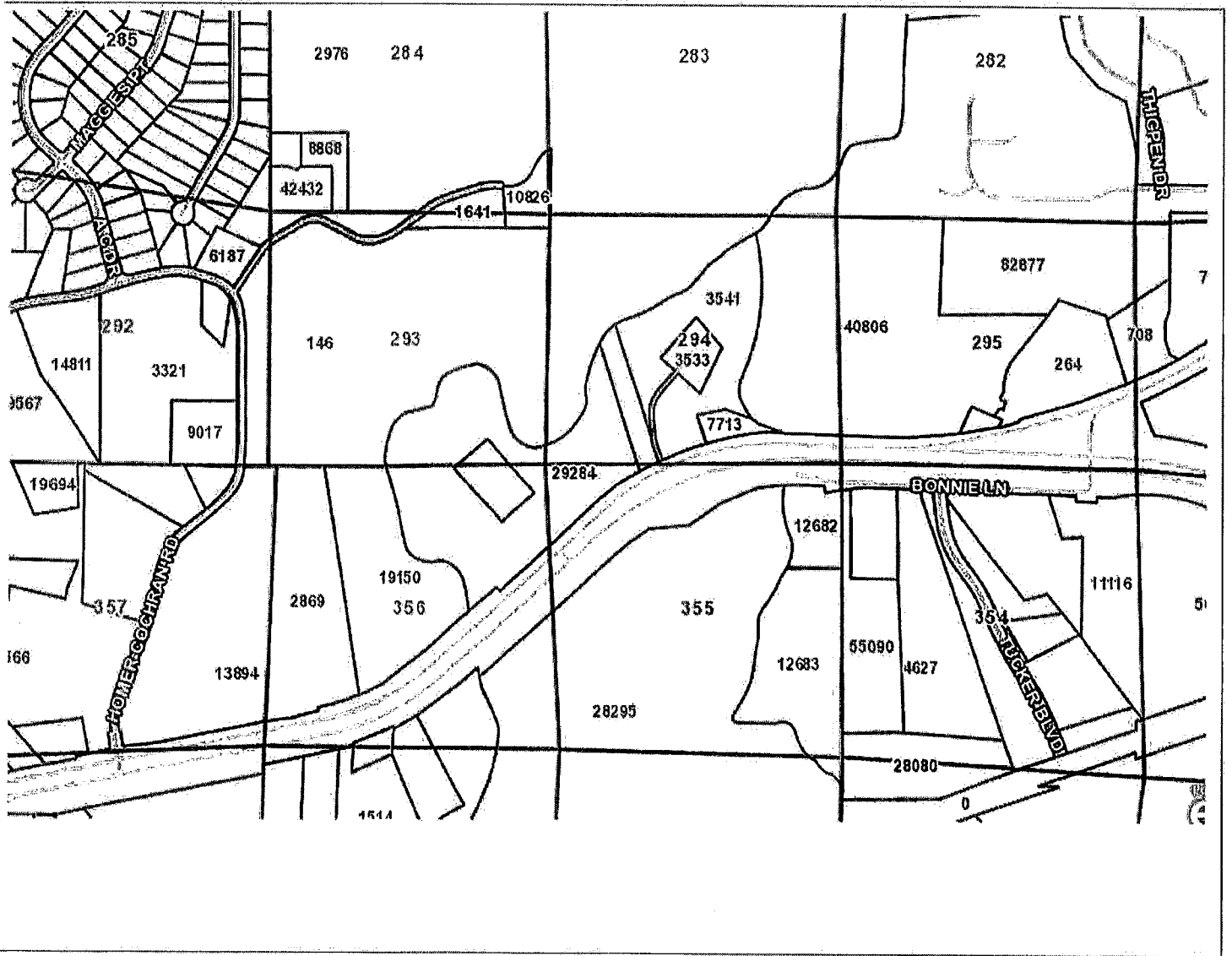


Respectfully Submitted,

ZONING SUMMARY

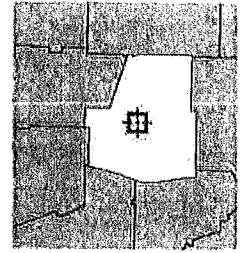
Applicant: Summerlyn Homes LLC
Title Holder: Medhat Yassa
Land Lot: 293, 292
Present Zoning: Paulding R-2 (Suburban Residential)

Date: 11/08/2021
District: 2
Section: 3
Requesting: to annex property into the City of Dallas and zone approx. 29.599 acres to Dallas R-2 Single-family





Overview



Legend

- Parcels
- Subdivision Names

Parcel ID	135.2.1.037.0000	Alternate ID	146	Owner Address	YASSA MEDHAT 1884 CEDAR CLIFF DR SMYRNA, GA 30080	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Residential			Date	Price	Reason	Qual
Property	HOMER COCHRAN	Acreage	30.66			5/26/2021	\$178000	Z	U
Address	RD					3/20/2018	0	Q	U
District	COUNTY								
Brief	n/a			Assessed Value	Value \$153,400				
Tax Description	(Note; Not to be used on legal documents)								

Date created: 11/8/2021
 Last Data Uploaded: 11/5/2021 7:11:48 PM

Developed by  **Schneider**
 GEOSPATIAL

TOTAL AREA =
30.657 ACRES

TRACT "II"
1.058 ACRE

TRACT "I"
29.599 ACRES

- NOTES:
1. LINES INDICATES IRON PIN SET
 2. LINES INDICATES IRON PIN FOUND
 3. TRAVERSE PRECISION: 1" IN 20,000'
 4. ANGULAR ERROR: .96" PER SET-UP
 5. TRAVERSE ADJUSTMENT: LEAST SQUARES
 6. PLAT PRECISION: 1" IN 228,000'
 7. EQUIPMENT USED: TOPCON TOTAL STATION
 8. THIS PLAT SUBJECT TO (IF APPLICABLE) THE MUNICIPAL PLANNING COMMISSION OF THE COUNTY PLANNING COMMISSION, THE HUNTERDON COUNTY PLANNING COMMISSION, OR IF NO SUCH PLANNING COMMISSION EXISTS, THE APPROPRIATE MUNICIPAL OR COUNTY GOVERNING AUTHORITY.

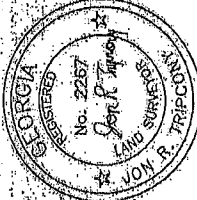
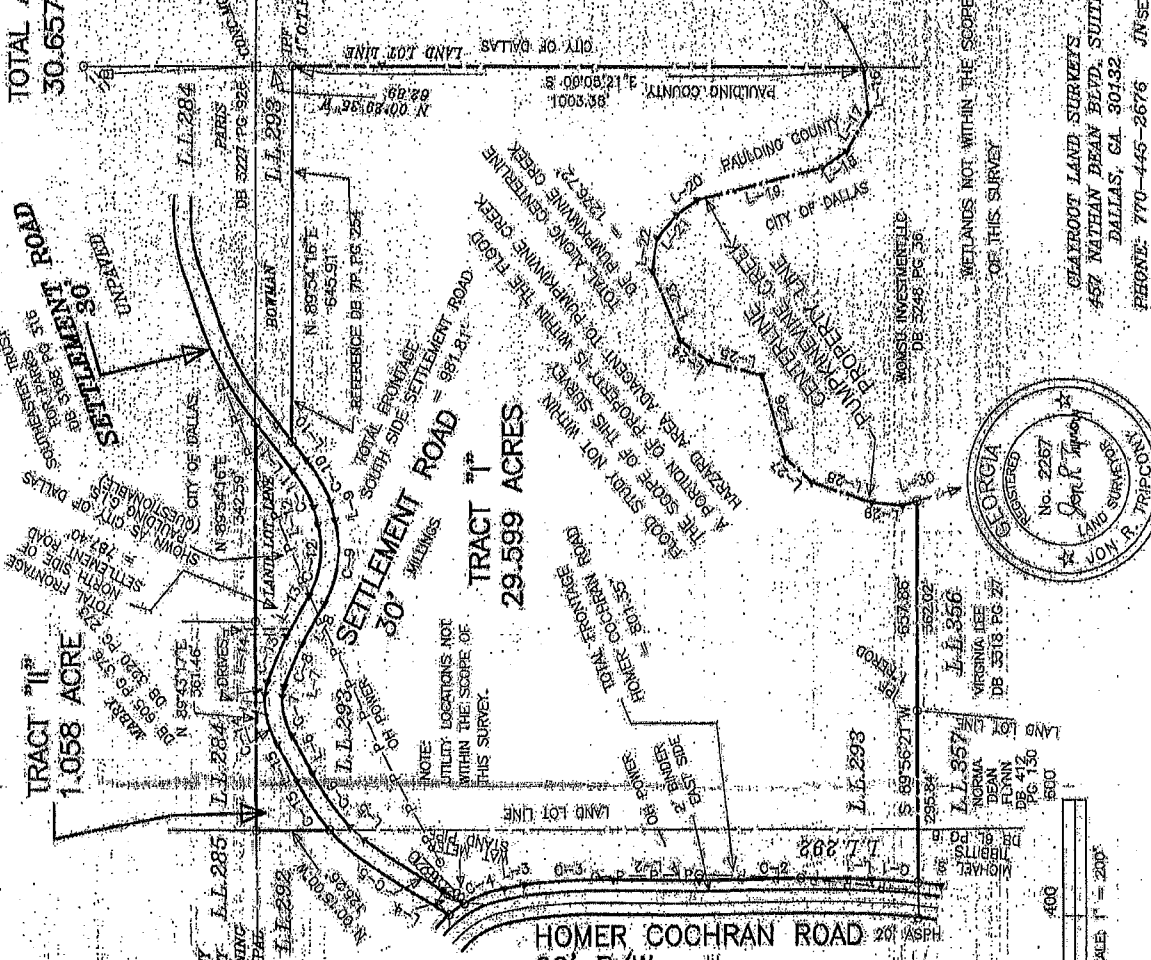
SURVEY FOR AND AUTHORIZED BY:
Y & T BUILDERS, INC.
PROPERTY LOCATED IN LAND LOTS
292 and 293

2nd DISTRICT 3rd SECTION
PAULDING COUNTY, GEORGIA
DATE: APRIL 14, 2003 (FIELD)
DATE: JULY 05, 2003 (PLAT)
DATE: MARCH 15, 2018 (FIELD/PLAT)

THIS PLAT IS A REPLACEMENT 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 WHICH CREATS THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY GOVERNING AUTHORITY APPROVAL/AVAILABILITY OF PERMITS, COMPLIANCE OR SUITABILITY FOR ANY USE OR PURPOSE OF LAND.
REFERENCE NOTES O.C.G.A. 15-6-87

VERIFIED BY: *John R. Murphy*

COURSE	BEARING	DISTANCE
L-1	N 81°40'17"E	43.87
L-2	N 0°17'32"W	150.37
L-3	N 11°28'12"W	34.26
L-4	N 30°28'15"E	42.38
L-5	N 40°26'58"E	32.32
L-6	N 51°56'39"E	74.43
L-7	S 80°00'41"E	16.80
L-8	N 69°58'45"E	79.50
L-9	N 76°24'49"E	32.24
L-10	N 51°59'54"E	30.40
L-11	S 52°00'38"W	104.35
L-12	S 76°24'49"W	30.45
L-13	N 60°58'45"W	80.45
L-14	N 80°00'41"W	21.16
L-15	S 61°56'39"W	73.44
L-16	S 85°51'17"E	361.46
L-17	N 85°51'17"E	361.46
L-18	N 89°54'16"E	342.58
L-19	N 89°54'16"E	342.58
L-20	N 89°54'16"E	342.58
L-21	N 89°54'16"E	342.58
L-22	N 89°54'16"E	342.58
L-23	N 89°54'16"E	342.58
L-24	N 89°54'16"E	342.58
L-25	N 89°54'16"E	342.58
L-26	N 89°54'16"E	342.58
L-27	N 89°54'16"E	342.58
L-28	N 89°54'16"E	342.58
L-29	N 89°54'16"E	342.58
L-30	N 89°54'16"E	342.58
L-31	N 89°54'16"E	342.58
L-32	N 89°54'16"E	342.58
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L-37	N 89°54'16"E	342.58
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L-39	N 89°54'16"E	342.58
L-40	N 89°54'16"E	342.58
L-41	N 89°54'16"E	342.58
L-42	N 89°54'16"E	342.58
L-43	N 89°54'16"E	342.58
L-44	N 89°54'16"E	342.58
L-45	N 89°54'16"E	342.58
L-46	N 89°54'16"E	342.58
L-47	N 89°54'16"E	342.58
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L-52	N 89°54'16"E	342.58
L-53	N 89°54'16"E	342.58
L-54	N 89°54'16"E	342.58
L-55	N 89°54'16"E	342.58
L-56	N 89°54'16"E	342.58
L-57	N 89°54'16"E	342.58
L-58	N 89°54'16"E	342.58
L-59	N 89°54'16"E	342.58
L-60	N 89°54'16"E	342.58
L-61	N 89°54'16"E	342.58
L-62	N 89°54'16"E	342.58
L-63	N 89°54'16"E	342.58
L-64	N 89°54'16"E	342.58
L-65	N 89°54'16"E	342.58
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L-68	N 89°54'16"E	342.58
L-69	N 89°54'16"E	342.58
L-70	N 89°54'16"E	342.58
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L-81	N 89°54'16"E	342.58
L-82	N 89°54'16"E	342.58
L-83	N 89°54'16"E	342.58
L-84	N 89°54'16"E	342.58
L-85	N 89°54'16"E	342.58
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L-88	N 89°54'16"E	342.58
L-89	N 89°54'16"E	342.58
L-90	N 89°54'16"E	342.58
L-91	N 89°54'16"E	342.58
L-92	N 89°54'16"E	342.58
L-93	N 89°54'16"E	342.58
L-94	N 89°54'16"E	342.58
L-95	N 89°54'16"E	342.58
L-96	N 89°54'16"E	342.58
L-97	N 89°54'16"E	342.58
L-98	N 89°54'16"E	342.58
L-99	N 89°54'16"E	342.58
L-100	N 89°54'16"E	342.58



GLAUBROTT LAND SURVEYS
457 NATHAN DEAN BEYD, SUITE 105-341
DALLAS, GA 30132
PHONE: 770-445-2676 JN-SEIR
SEIRZ



TOTAL AREA =
30.657 ACRES

TRACT "1"
1.058 ACRE

TRACT "2"
29.599 ACRES

NOTES:
1.3 IPS INDICATES IRON PIN SET
2.1 THE INDICATES IRON PIN FOUND.
3.3 TRAVERSE PRECISION: 1" IN 200,000
4.0 ANGULAR ERROR: 0.5" PER SET-UP
5.1 TRAVERSE ADJUSTMENT: LEAST SQUARES
6.1 PLAT PRECISION: 1" IN 220,000
7.3 EQUIPMENT USED: TOPCON TOTAL STATION
8.1 THIS PLAT SUBMIT TO (IF APPLICABLE) THE
MUNICIPAL PLANNING COMMISSION THE COUNTY
PLANNING COMMISSION OF THE MUNICIPAL-COUNTY
PLANNING COMMISSION OR IF NO SUCH PLANNING
COMMISSION EXISTS THE APPROPRIATE MUNICIPAL
OR COUNTY GOVERNING AUTHORITY

eFiled & eRecorded
DATE: 3/14/2018
TIME: 8:44 AM
PLAT BOOK: 00063
PAGE: 00132
RECORDING FEE: 8.00
PARTICIPANT ID: 3195296458

CLERK: Treva W. Shelton
Paulding County, GA

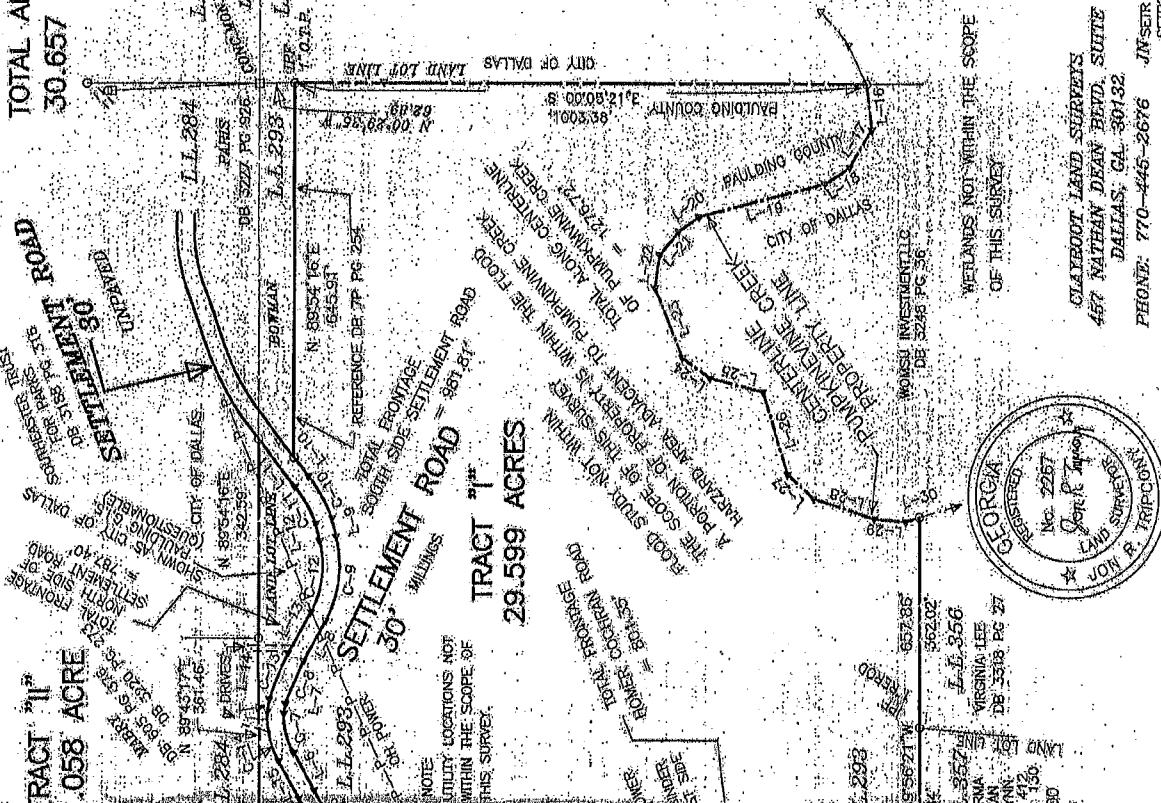
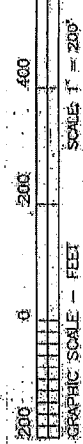
SURVEY FOR AND AUTHORIZED BY:
Y & T BUILDERS, INC.
PROPERTY LOCATED IN LAND LOTS
292 and 293

2nd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA
DATE: APRIL 14, 2008 (FIELD)
DATE: JULY 05, 2008 (DEMO)
DATE: MARCH 13, 2018 (FIELD)

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
WHICH CREATES THE PARCEL(S) ARE STATED HEREON.
RECORDING OF THIS PLAT DOES NOT IMPLY
CORRECTING AUTHORITY, APPROVAL, VALIDITY OF
PERMITS, COMPLIANCE OR SUBMITTAL FOR
ANY USE OR PURPOSE OF LAND.
REFERENCE NOTES O.C.G.A. 15-6-67
CERTIFIED BY: *Jon R. Traylor*

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
C-1	N 87°40'12"E	43.87	L-16	S 83°33'21"W	59.81
C-2	N 00°17'39"E	130.57	L-17	N 59°02'10"W	75.80
C-3	N 11°23'12"W	34.38	L-18	N 37°04'14"W	51.51
C-4	N 50°28'15"E	42.88	L-19	N 37°04'14"W	51.51
C-5	N 40°28'36"E	32.32	L-20	N 34°55'20"W	22.57
C-6	N 80°00'00"E	76.30	L-21	N 35°50'18"W	44.41
C-7	N 89°58'45"E	79.90	L-22	N 49°38'08"W	52.50
C-8	N 76°24'49"E	32.24	L-23	S 82°00'58"W	57.56
C-9	N 52°49'51"E	40.90	L-24	S 87°49'17"W	29.62
C-10	N 57°00'18"W	104.33	L-25	S 85°53'36"W	85.20
C-11	S 52°00'18"W	104.33	L-26	S 73°51'23"W	49.08
C-12	S 60°53'45"W	30.83	L-27	S 42°06'03"W	40.38
C-13	N 80°00'41"W	21.16	L-28	S 67°11'49"E	39.90
C-14	N 80°00'41"W	21.16	L-29	S 19°59'46"E	2.94
C-15	S 81°36'39"W	73.44	L-30		

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
C-1	N 03°36'21"E	82.84	L-16	S 83°33'21"W	59.81
C-2	N 83°50'00"W	233.57	L-17	N 59°02'10"W	75.80
C-3	N 9°06'58"W	15.83	L-18	N 37°04'14"W	51.51
C-4	N 27°08'03"W	165.48	L-19	N 37°04'14"W	51.51
C-5	N 55°26'48"E	173.00	L-20	N 34°55'20"W	22.57
C-6	N 79°52'18"E	69.59	L-21	N 35°50'18"W	44.41
C-7	N 67°11'55"E	80.50	L-22	N 49°38'08"W	52.50
C-8	N 53°00'56"E	145.18	L-23	S 82°00'58"W	57.56
C-9	N 60°13'29"E	83.97	L-24	S 87°49'17"W	29.62
C-10	N 67°03'44"W	73.16	L-25	S 85°53'36"W	85.20
C-11	N 83°04'46"W	123.10	L-26	S 73°51'23"W	49.08
C-12	N 87°14'55"W	86.78	L-27	S 42°06'03"W	40.38
C-13	N 76°23'19"W	88.12	L-28	S 67°11'49"E	39.90
C-14	N 56°25'36"W	101.42	L-29	S 19°59'46"E	2.94
C-15			L-30		



WETLANDS NOT WITHIN THE SCOPE OF THIS SURVEY

CLAYBORN LAND SURVEYS
467 NATHAN DEAN BLVD, SUITE 105-341
DALLAS, GA 75243
PHONE: 770-445-2676 JN-STR
SETRZ



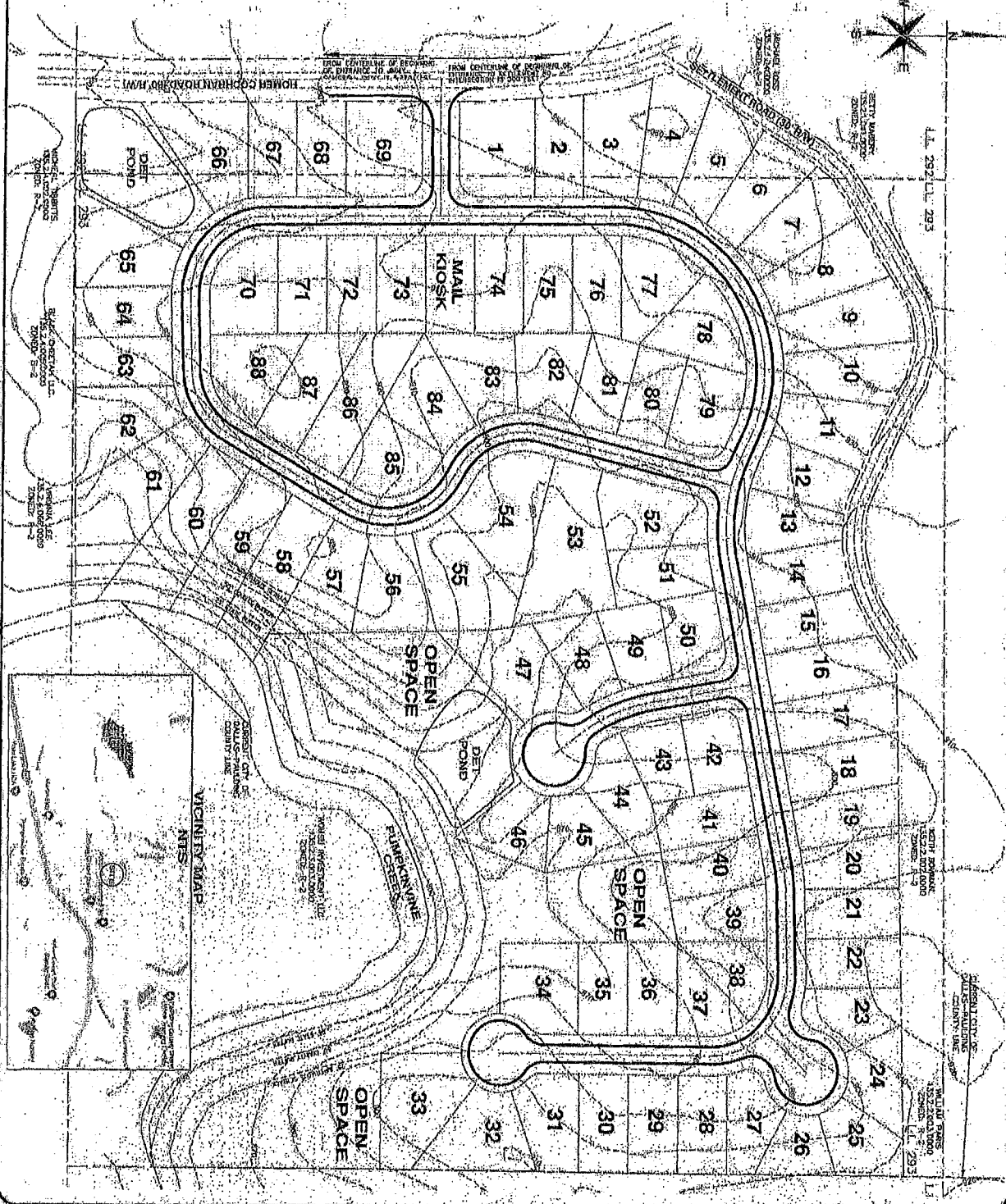

NOTES:
1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
2. THIS PLAN IS TO BE USED FOR THE PURPOSES SPECIFIED HEREON AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
4. THE ENGINEER HAS CONDUCTED SURVEYS OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
5. THE ENGINEER HAS CONDUCTED SURVEYS OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
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10. THE ENGINEER HAS CONDUCTED SURVEYS OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

REZONING PLAN LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING OPEN SPACE
(Symbol)	PROPOSED OPEN SPACE
(Symbol)	EXISTING DIET FOND
(Symbol)	PROPOSED DIET FOND
(Symbol)	EXISTING MAIL KIOSK
(Symbol)	PROPOSED MAIL KIOSK
(Symbol)	EXISTING OPEN SPACE
(Symbol)	PROPOSED OPEN SPACE
(Symbol)	EXISTING DIET FOND
(Symbol)	PROPOSED DIET FOND
(Symbol)	EXISTING MAIL KIOSK
(Symbol)	PROPOSED MAIL KIOSK
(Symbol)	EXISTING OPEN SPACE
(Symbol)	PROPOSED OPEN SPACE

GRAPHIC SCALE
1" = 100'
1" = 200'
1" = 300'

CALL BEFORE YOU DIG



DATE	2/20/20
SCALE	AS SHOWN
DRAWN BY	JL
CHECKED BY	MS
DATE	2/20/20



STANLEY W. WILLIAMS
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
LICENSE NO. 28005

REZONING PLAN FOR
SETTLERS RIDGE
LAND LOTS 202 & 203, 2ND DIST., 3RD SECTION, PAULDING COUNTY, GEORGIA

NO.	DATE	REVISION

Ellis Engineering
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
LICENSE NO. 28005

A-2021-05 Z-2021-06

STAFF COMMENTS:

The applicants (Summerlyn Homes LLC) are proposing to annex and zone approx. 29.599 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2 (Low-Density Multi-family) with conditions. The property is located east of Homer Cochran Rd and West of Settlement Road.

Properties that border the North, East, and South East are currently inside City limits.

All other adjacent properties are within Paulding County Zoning Jurisdiction

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

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: Dallas R-2

NORTH: Undeveloped

SOUTH: Dallas C-2

SOUTH: Undeveloped

EAST: Dallas R-2

EAST: Undeveloped

WEST: Paulding Zoning

WEST: Allen's Creek Subd.

B. Permitted Use impact on adjacent properties.

Properties to the North, East and West are all zoned residential. The parcel to the South is zoned Dallas C-2.

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

Increase of 88 additional Residential Homes

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

Increased traffic, Sewer upgrades and Water upgrades necessary

E. Supported by current conditions

Water and Sewer available within tie-on distance

F. 2017 Comp Plan

Matches with the 2017 Comp Plan Land use map in regards to residential.

Based on the preceding analysis, staff recommends the following stipulations;

- 1.** Proposed annexation falls in the West Dallas Special Utility District. \$1,843 per lot sewer impact fee will be required at time of final plat in addition to standard water and sewer fees imposed on each lot.
- 2.** Development agreement will be required before permit issuance to cover any additional stipulations agreed to upon review of final plat.
- 3.** Owner/Developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.
- 4.** Owner/Developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.

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

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

PLANNING AND ZONING DECISION

City of Dallas, Ga Planning and Zoning Commission Decision

Application # A-2021-05 Z-2021-06

The City of Dallas, Ga Planning and Zoning Commission APPROVES / DENIES application # A-2021-05 Z-2021-06 on this _____ day of _____, 2021 with city recommended stipulations as referenced below.

- 1. Proposed annexation falls in the West Dallas Special Utility District. \$1,843 per lot sewer impact fee will be required at time of final plat in addition to standard water and sewer fees imposed on each lot.**
- 2. Development agreement will be required before permit issuance to cover any additional stipulations agreed to upon review of final plat.**
- 3. Owner/Developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.**
- 4. Owner/Developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.**
- 5.**
- 6.**

Applicant Signature

Planning and Zoning Commissioner

The decision regarding this application made herein is the decision of the City of Dallas, Ga Planning and Zoning Commission and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

MAYOR AND COUNCIL FINAL DECISION

City of Dallas, Ga Mayor and Council Final Application Decision

Application # A-2021-05 Z-2021-06

The City of Dallas, GA Mayor and Council APPROVES / DENIES application # A-2021-05 Z-2021-06 on this _____ day of _____, 2021 with city recommended stipulations as referenced below.

1. Proposed annexation falls in the West Dallas Special Utility District. \$1,843 per lot sewer impact fee will be required at time of final plat in addition to standard water and sewer fees imposed on each lot.
2. Development agreement will be required before permit issuance to cover any additional stipulations agreed to upon review of final plat.
3. Owner/Developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.
4. Owner/Developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.
- 5.
- 6.

Applicant Signature

Mayor

City Clerk

*The decision regarding this application made herein is the decision of the City of Dallas, Ga Mayor and Councils **final decision**. The City of Dallas Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications. The above parties agree to decision and stipulations if applicable. Upon final annexation recording, recorded documents will be added to this packet.*