

**A-2021-03**

**Z-2021-04**



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

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

(PLEASE PRINT OR TYPE ALL INFORMATION)

**Applicant:** Lennar Georgia Business phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Address: 1000 Holcomb Woods Pkwy, Bldg 4, Suite 450 Home phone: \_\_\_\_\_  
City: Roswell State: GA Zip: 30076 Fax phone: \_\_\_\_\_  
E-mail address: Jeff.Anthony@lennar.com

Applicant's Signature: [Signature] Write text here

Signed, sealed and delivered in the presence of:  
[Signature]  
Notary Public

Jeff Anthony

Printed Name of Signatory: Dianne Pathammavong  
**NOTARY PUBLIC**  
**Gwinnett County**  
**State of Georgia**  
Date Notary Commission Expires: 4/21/24 My Comm. Expires 4/21/2024

**Representative:** Kenneth Wood, PEC+ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Address: 350 Research Court, Suite 200 City: Peachtree Corners State: GA Zip: 30308  
E-mail address: ken@pec.plus Fax phone: \_\_\_\_\_

Representative's Signature: [Signature]

Signed, sealed and delivered in the presence of:  
[Signature]  
Notary Public

Printed Name of Signatory: Kenneth Wood  
**Dianne Pathammavong**  
**NOTARY PUBLIC**  
**Gwinnett County**  
**State of Georgia**  
Date Notary Commission Expires: 4/21/24 My Comm. Expires 4/21/2024

**Titleholder:** See following pages for all titleholder information Business phone: \_\_\_\_\_ Home phone: \_\_\_\_\_  
(Each Titleholder must have a separate, complete form with notarized signatures)

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

Signature: \_\_\_\_\_

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

Signed, sealed and delivered in the presence of:

Notary Public

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

**Property Information**

Present Zoning Classification: R-2 (Paulding County) Requested Zoning Classification: R-2 with conditions (Dallas)

Total Acreage of Zoning/Rezoning Application: 242.542 acres Acreage of Titleholder: See following pages for all titleholder information

Land Lot(s): 55, 56, 57, 88, 89, E28, I29, 130, 161 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): See following pages for parcel numbers and owner information

Location of Property: Generally, NE intersection of Croker Road and Rich Osborne Road  
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): 611 detached single-family lots

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

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

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

City Council Decision:  Approve  Approve as different classification  Disapprove

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



# ZONING / REZONING APPLICATION

City of Dallas, Georgia

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

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

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: \_\_\_\_\_ Business phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: \_\_\_\_\_ Home phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

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

Signed, sealed and delivered in the presence of:

Notary Public \_\_\_\_\_

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

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

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

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

Representative's Signature \_\_\_\_\_

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

Signed, sealed and delivered in the presence of:

Notary Public \_\_\_\_\_

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

Titleholder: Elizabeth Osborne Williams Business phone: \_\_\_\_\_ Home phone: \_\_\_\_\_

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

Address: PO Box 2573 City: Dallas State: GA Zip: 30132

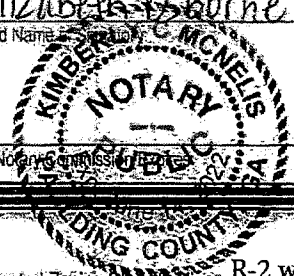
Signature: *Elizabeth Osborne Williams*

Printed Name: Elizabeth Osborne Williams

Signed, sealed and delivered in the presence of:

Notary Public Signature: \_\_\_\_\_

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



## Property Information

Present Zoning Classification: R-2 (Paulding County)

Requested Zoning Classification: R-2 with conditions (Dallas)

Total Acreage of Zoning/Rezoning Application: 242.542 acres

Acreage of Titleholder: 5.001 acres

Land Lot(s): 130, 161 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 115.1.2.004.0000

Location of Property: 215 Rich Osborne Road

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): 611 detached single-family lots

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

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

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

City Council Decision:  Approve  Approve as different classification  Disapprove

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



# ZONING / REZONING APPLICATION

City of Dallas, Georgia

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

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

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: \_\_\_\_\_ Business phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: \_\_\_\_\_ Home phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

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

Signed, sealed and delivered in the presence of:

Notary Public \_\_\_\_\_

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

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

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

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

Representative's Signature \_\_\_\_\_

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

Signed, sealed and delivered in the presence of:

Notary Public \_\_\_\_\_

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

Titleholder: Thomas Rhodes Williams Business phone: \_\_\_\_\_ Home phone: \_\_\_\_\_

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

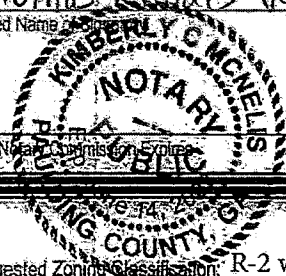
Address: P.O. Box 2573 City: Dallas State: GA Zip: 30132

Thomas Rhodes Williams  
Signature

Thomas Rhodes Williams  
Printed Name

Signed, sealed and delivered in the presence of:  
[Signature]  
Notary Public

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



## Property Information

Present Zoning Classification: R-2 (Paulding County)

Requested Zoning Classification: R-2 with conditions (Dallas)

Total Acreage of Zoning/Rezoning Application: 242.542 acres

Acreage of Titleholder: 5.001 acres

Land Lot(s): 128, 129, 130, 161 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 115.1.2.004.0000

Location of Property: 215 Rich Osborne Road  
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): 611 detached single-family lots

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

City of Dallas Planning Commission Recommendation:  Approve  Disapprove  No recommendation

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

City Council Decision:  Approve  Approve as different classification  Disapprove

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



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

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

(PLEASE PRINT OR TYPE ALL INFORMATION)

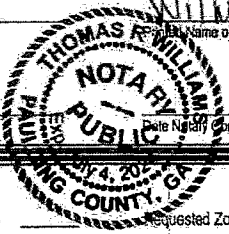
Applicant: SEE APPLICANT SIGNED PAGES Business phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ Home phone: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax phone: \_\_\_\_\_  
 E-mail address: \_\_\_\_\_

\_\_\_\_\_  
 Applicant's Signature Printed Name of Signatory  
 Signed, sealed and delivered in the presence of:  
 \_\_\_\_\_  
 Notary Public Date Notary Commission Expires \_\_\_\_\_

Representative: SEE APPLICANT SIGNED PAGES Home: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 E-mail address: \_\_\_\_\_ Fax phone: \_\_\_\_\_

\_\_\_\_\_  
 Representative's Signature Printed Name of Signatory  
 Signed, sealed and delivered in the presence of:  
 \_\_\_\_\_  
 Notary Public Date Notary Commission Expires \_\_\_\_\_

Titleholder: Wilma Laforest Osborne Business phone: \_\_\_\_\_ Home phone: \_\_\_\_\_  
 (Each Titleholder must have a separate, complete form with notarized signatures)  
 Address: PO Box 33 City: Dallas State: GA Zip: 30132  
 \_\_\_\_\_  
 Signature Printed Name of Signatory  
 Signed, sealed and delivered in the presence of:  
 \_\_\_\_\_  
 Notary Public Date Notary Commission Expires \_\_\_\_\_



**Property Information**

Present Zoning Classification: R-2 (Paulding County) Requested Zoning Classification: R-2 with conditions (Dallas)  
 Total Acreage of Zoning/Rezoning Application: 242.542 acres Acreage of Titleholder: 196.966 acres  
 Land Lot(s): 55, 56, 57, 88, 89, 128, 129, 130, 161 District(s): 2nd Section(s): 3rd Tax Parcel ID Number(s): 104.3.4.003.0000, 104.4.3.001.0000, 115.1.1.002.0000, 115.1.2.002.0000, 115.1.2.003.0000  
 Location of Property: 203 Rich Osborne Road and 696 Holder Road  
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): 611 detached single-family lots

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

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

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



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

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

OFFICE USE:  
Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: \_\_\_\_\_ Business phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address: \_\_\_\_\_ Home phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

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

Signed, sealed and delivered in the presence of:

Notary Public \_\_\_\_\_

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

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

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

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

Representative's Signature \_\_\_\_\_

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

Signed, sealed and delivered in the presence of:

Notary Public \_\_\_\_\_

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

Titleholder: James Osborne Richard JR Business phone: \_\_\_\_\_ Home phone: \_\_\_\_\_

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

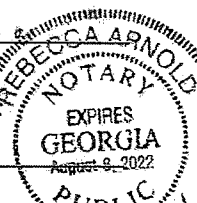
Address: PO Box 736 City: Dallas State: GA Zip: 30132

Signature \_\_\_\_\_

James R. Osborne Jr.  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public \_\_\_\_\_



8/8/2022  
Date Notary Commission Expires

**Property Information**

Present Zoning Classification: R-2 (Paulding County) Requested Zoning Classification: R-2 with conditions (Dallas)

Total Acreage of Zoning/Rezoning Application: 242.542 acres Acreage of Titleholder: 40.575 acres

Land Lot(s): 130, 161 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 104.4.1.001.0000

Location of Property: 349 Atcheon Woods Path

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): 611 detached single-family lots

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

City of Dallas Planning Commission Recommendation: \_\_\_ Approve \_\_\_ Disapprove \_\_\_ No recommendation

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

City Council Decision: \_\_\_ Approve \_\_\_ Approve as different classification \_\_\_ Disapprove

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

5/28/2021

City of Dallas  
Community Development Director  
200 Main St  
Dallas, GA 30132

Re: **Rezoning Letter of Intent**  
**Rich Osborne Road @ Croker Road, +/-242.54 acres**  
PEC+ Project No. 19248.00A

Dear Planning and Zoning officials,

This rezoning application is being submitted on behalf of Lennar Georgia, the developer, and is being filed concurrently with an annexation request that proposes to incorporate the property into the city limits of Dallas. This application proposes to rezone the approximately 242.54-acre property located at the northeastern intersection of Croker Road and Rich Osborne Road from R-2 – Paulding County to R-2 with Conditions – City of Dallas. This rezoning would facilitate the creation of a new single-family development comprised of 611 lots dispersed across six 'pods' of development.

The 242.54-acre property is comprised of seven parcels that are all largely undeveloped or very sparsely developed. The requested actions would consolidate the seven tracts to form a single site area, which would be annexed into the City of Dallas and subsequently rezoned to R-2 with Conditions.

**Existing Conditions:**

The uses surrounding the property include:

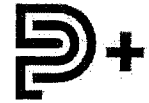
- North: vacant land and recreational land
- East: sparsely developed land; industrial uses (further east)
- South: sparsely developed land; recreational land (across E Memorial Drive)
- West: small subdivision Osborne Farms

As it currently exists, the property is largely undeveloped with the exception of some small, widely dispersed structures and private drives required for access.

**Proposed Development**

The proposed development is a master planned subdivision consisting of 611 lots across almost 250-acres of land that is presently located just outside of the City of Dallas city limits. The proposed overall site density for the 242.54-acre development is approximately 2.5 units per acre.

The proposed homes would be dispersed across six pods of development. Product types would include 30-, 40-, and 50-foot-wide detached homes. Some of the 30-foot-wide homes would be rear-loaded, or accessed from the back via an alley, but the remainder of the homes would be accessed from the front. The breakdown of these units is showcased in the development booklet that has been submitted with this application. The master plan for Woodland Creek takes a 'cluster planning' approach to keep the neighborhoods tight-knit and centrally located, while maintaining ample usable greenspace for the residents and plenty of area left in its natural, wooded state. The master amenity area and clubhouse would be located toward the center of the site to assure easy access for all residents, just after the second roundabout down the main parkway. Each home would have at least four spaces of parking—two in the garage and two in the driveway.



There are several stormwater management ponds located throughout the development that would collect runoff from the site, preventing flooding on- and off-site.

#### **Zoning Rationale**

The proposed development maintains the intent of the Paulding County/City of Dallas joint comprehensive Plan, by proposing new, high-quality, residential development in a desirable location off of a major roadway. The proposal is sensitive to existing and future development by providing extensive and copious buffers and natural areas to keep the neighborhoods insular and tight-knit.

The development is an excellent opportunity to expand the housing stock in the City of Dallas and Paulding County. The location is only a mile northeast of the Dallas Downtown area, the subject of the recent Livable Centers Initiative Study, and will certainly be attractive to a variety of buyers. It is anticipated that the market for these units will include a mix of buyers, including established families, young professional couples, or older, empty nesters looking to downsize from their current homes. It is not anticipated that this development will produce an excessive number of school-aged children that would overwhelm local schools. Other utilities will also not be overburdened by the proposed development; any insufficient utilities will be improved so as to accommodate additional users, including water and sewer. There is a force main not far from the northerly property line, so this is not anticipated to be an issue. The developer will be responsible for all improvements of this kind.

#### **Constitutional Objections**

The portions of the Code of Ordinances and Unified Development Ordinance for the City of Dallas (the "UDO") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for R-2 with Conditions as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by the City of Dallas, Mayor and Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Dallas, Mayor and Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

#### **Conclusion**

The applicant and owner respectfully request that the City of Dallas Mayor and Council, Planning Commission and Planning Staff approve and support the Applicant's annexation and rezoning request to allow for the rezoning of this property from R-2 (Paulding County) to R-2 with Conditions (Dallas). This would facilitate the development of a new,





single-family residential community that would contribute to the advancement of the purpose and intent of the Paulding County/City of Dallas comprehensive plan.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,  
**Planners and Engineers Collaborative, Inc.**

A handwritten signature in black ink, appearing to read 'Ken Wood', written over a horizontal line.

Kenneth J. Wood, P.E., LEED AP  
President

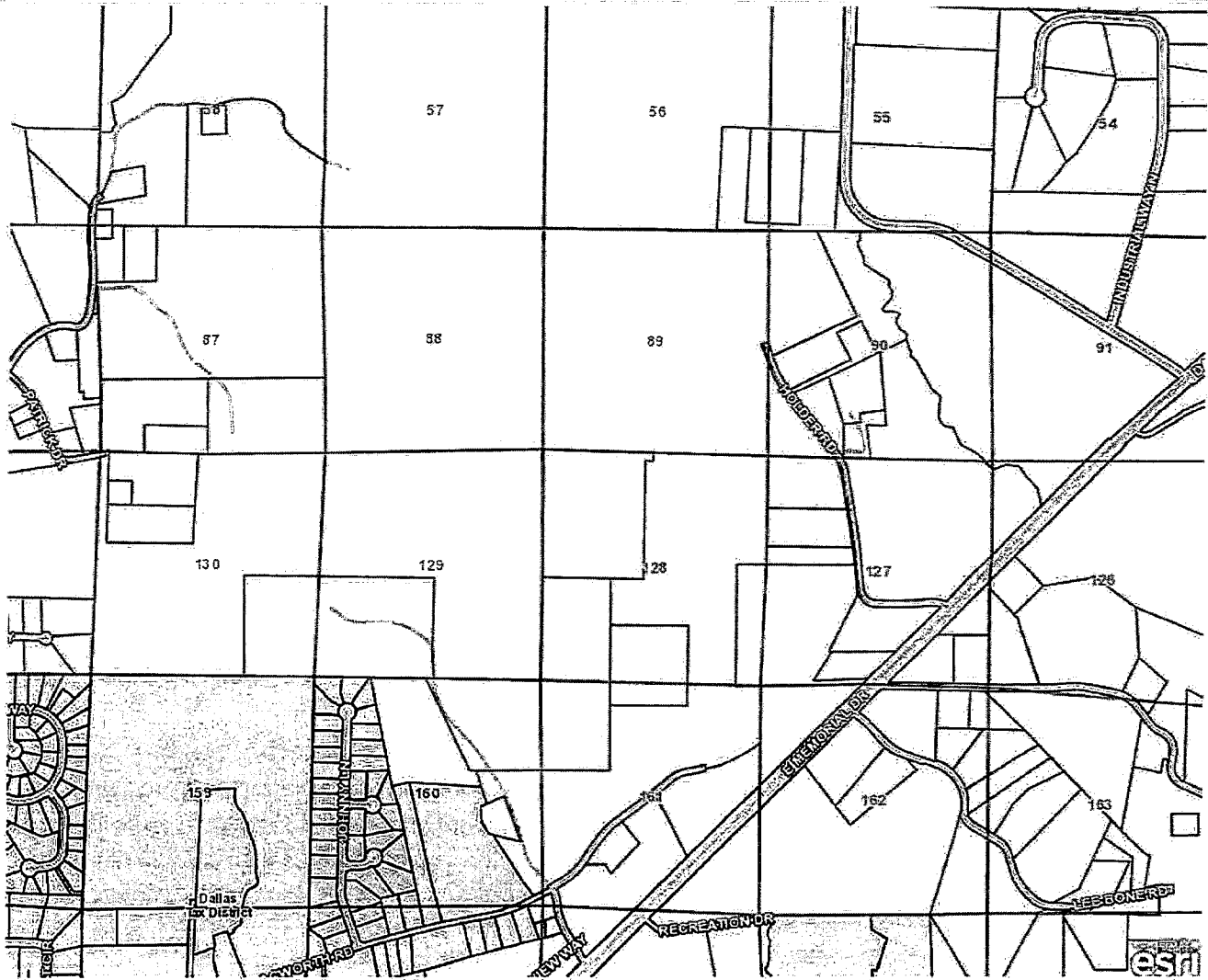
For the Firm

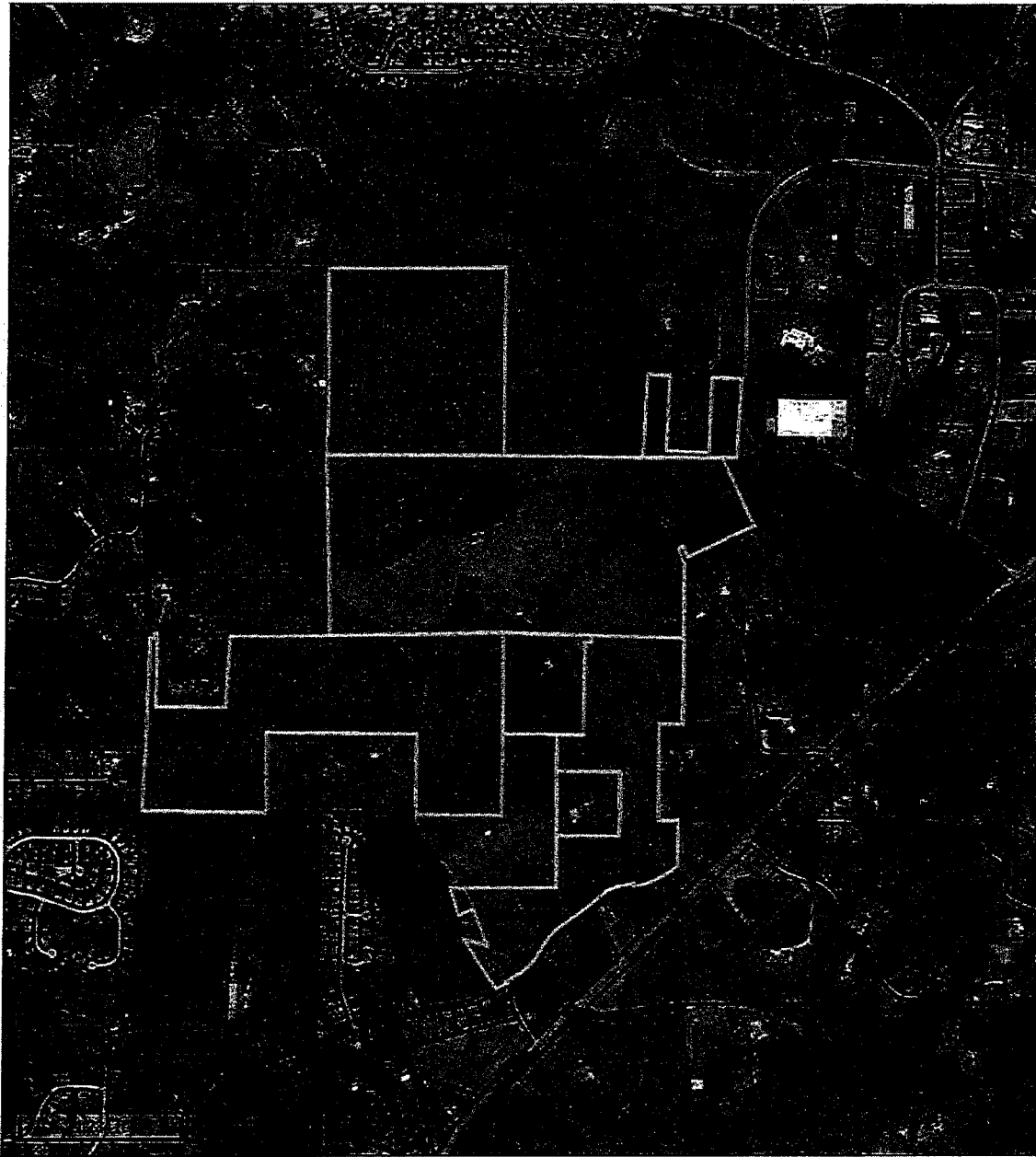
kjw/ht/dp

# ZONING SUMMARY

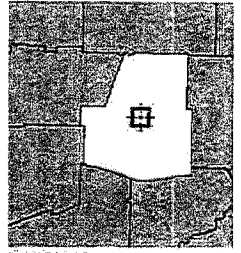
**Applicant:** Lennar Georgia  
**Title Holder:** Multiple Owners; see application  
**Land Lot:** 55, 56, 57, 88, 89, 128, 129, 130, 161  
**Present Zoning:** Paulding R-2 (Suburban Residential)

**Date:** 11/04/2021  
**District:** 2  
**Section:** 3  
**Requesting:** to annex properties into the City of Dallas and zone approx. 242.542 acres to Dallas R-2 with conditions.







Overview

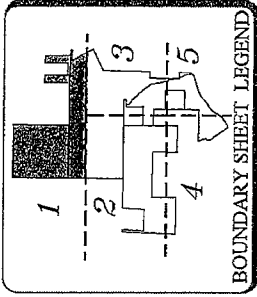
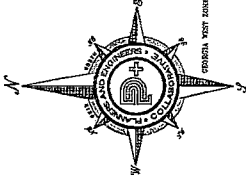


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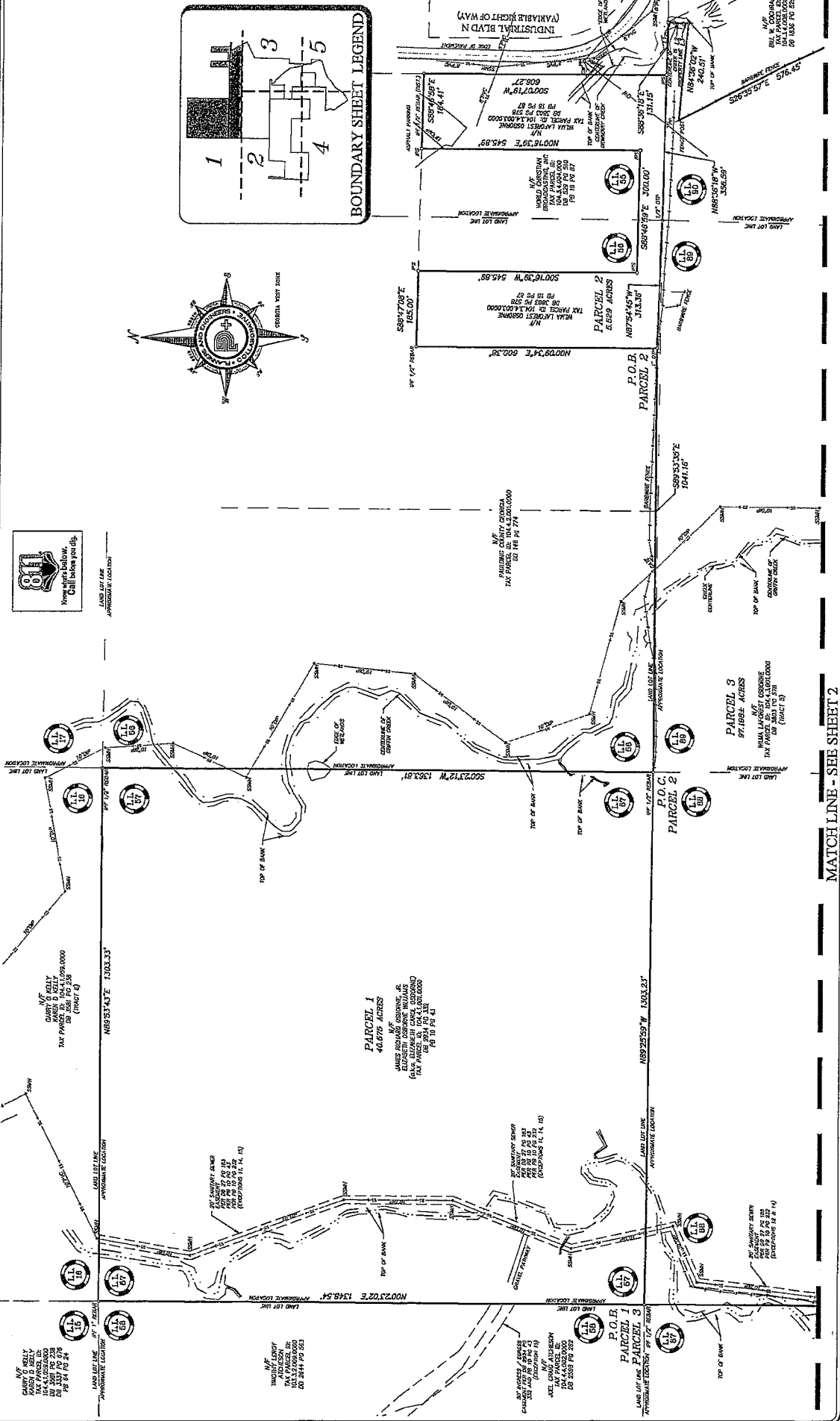
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-  Subdivision Names

Date created: 11/5/2021  
Last Data Uploaded: 11/4/2021 7:11:58 PM

Developed by  **Schneider**  
GEOSPATIAL



**BOUNDARY SHEET LEGEND**



**PLANNERS AND ENGINEERS COLLABORATIVE**  
"THE PROVIDENT SOLUTIONS"  
1000 W. BROADWAY, SUITE 1000  
ATLANTA, GEORGIA 30333  
WWW.PECCOLLABORATIVE.COM  
C.O.A. #00000000

**ALTA/NPS LAND TITLE SURVEY**  
FOR  
**LENAR GEORGIA, INC.**  
**CHICAGO TITLE INSURANCE COMPANY**

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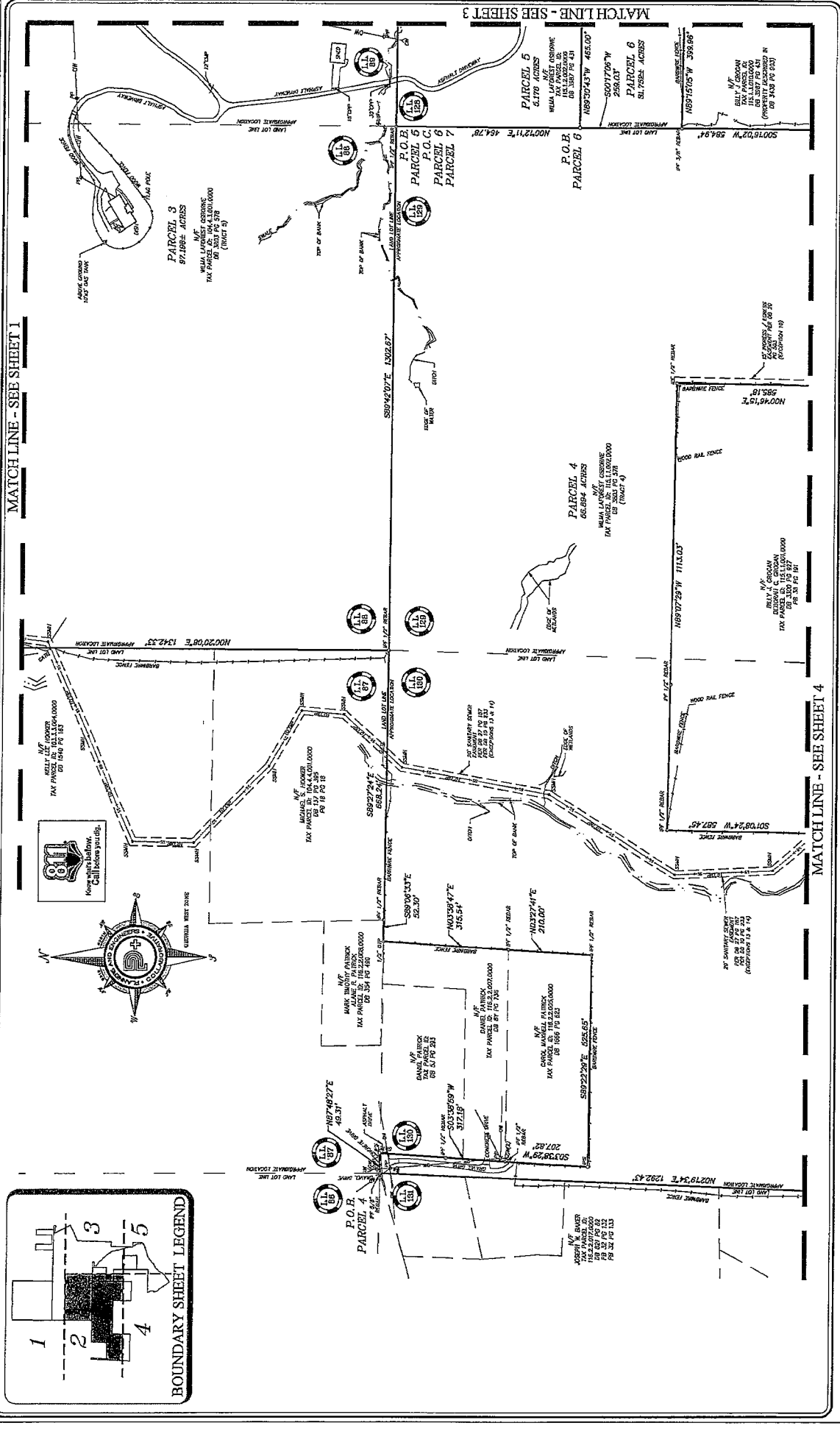
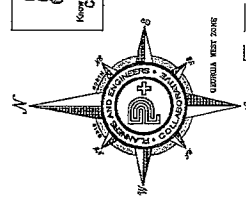
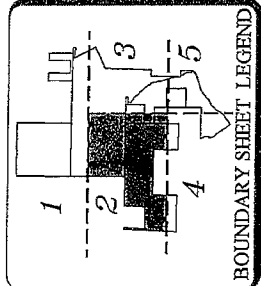
**LAND SURVEY**  
SECTION 16, T. 12 N., R. 10 E., S. 17  
PAULDING COUNTY, GEORGIA  
100-100, 100, 101

**DATE OF FIELD WORK:** JANUARY 2021  
**SHEET 1 OF 12**

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 4



**SHEET 2 OF 12**

DRAWN BY: MS  
CHECKED BY: WH  
DATE: 02/24/2021  
SCALE: 1" = 60'  
DATE OF FIELD WORK: JANUARY 2021



**ALTA/MSPS LAND TITLE SURVEY**  
LENAR GEORGIA, INC.  
CHICAGO TITLE INSURANCE COMPANY

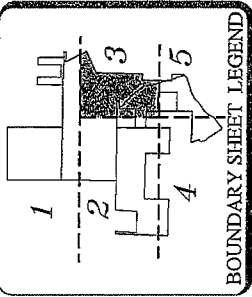
PAULDING COUNTY GEORGIA

LAND LOT(S) 45-74, 85-86, 128-129, 160, 161  
TRACT 214, 312 SECTION

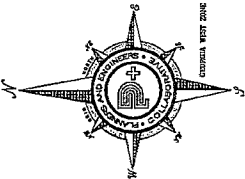
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**PLANNERS AND ENGINEERS COLLABORATIVE**  
"WE PROVIDE SOLUTIONS"

300 BROADWAY, SUITE 1000  
ATLANTA, GA 30303  
PH: 404.525.1000  
WWW.PECCOLLABORATIVE.COM



**BOUNDARY SHEET LEGEND**



DETERMINED WEST ZONE

**STRUCTURE LEGEND**

- GENERAL**
  - ADJACENT / TO**
    - Adm. Bldg.
    - Auto Wash
    - Car Wash
    - Car Wash / Detailing
    - Car Wash / Wash
    - Car Wash / Wash / Wash
    - Car Wash / Wash / Wash / Wash
    - Car Wash / Wash / Wash / Wash / Wash
    - Car Wash / Wash / Wash / Wash / Wash / Wash
  - ADJACENT / TO**
    - Adm. Bldg.
    - Auto Wash
    - Car Wash
    - Car Wash / Detailing
    - Car Wash / Wash
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    - Car Wash / Wash / Wash / Wash / Wash
    - Car Wash / Wash / Wash / Wash / Wash / Wash
- ADJACENT / TO**
  - Adm. Bldg.
  - Auto Wash
  - Car Wash
  - Car Wash / Detailing
  - Car Wash / Wash
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  - Car Wash / Wash / Wash / Wash
  - Car Wash / Wash / Wash / Wash / Wash
  - Car Wash / Wash / Wash / Wash / Wash / Wash



**SHEET 3 OF 12**

DATE OF FIELD WORK: JANUARY, 2021



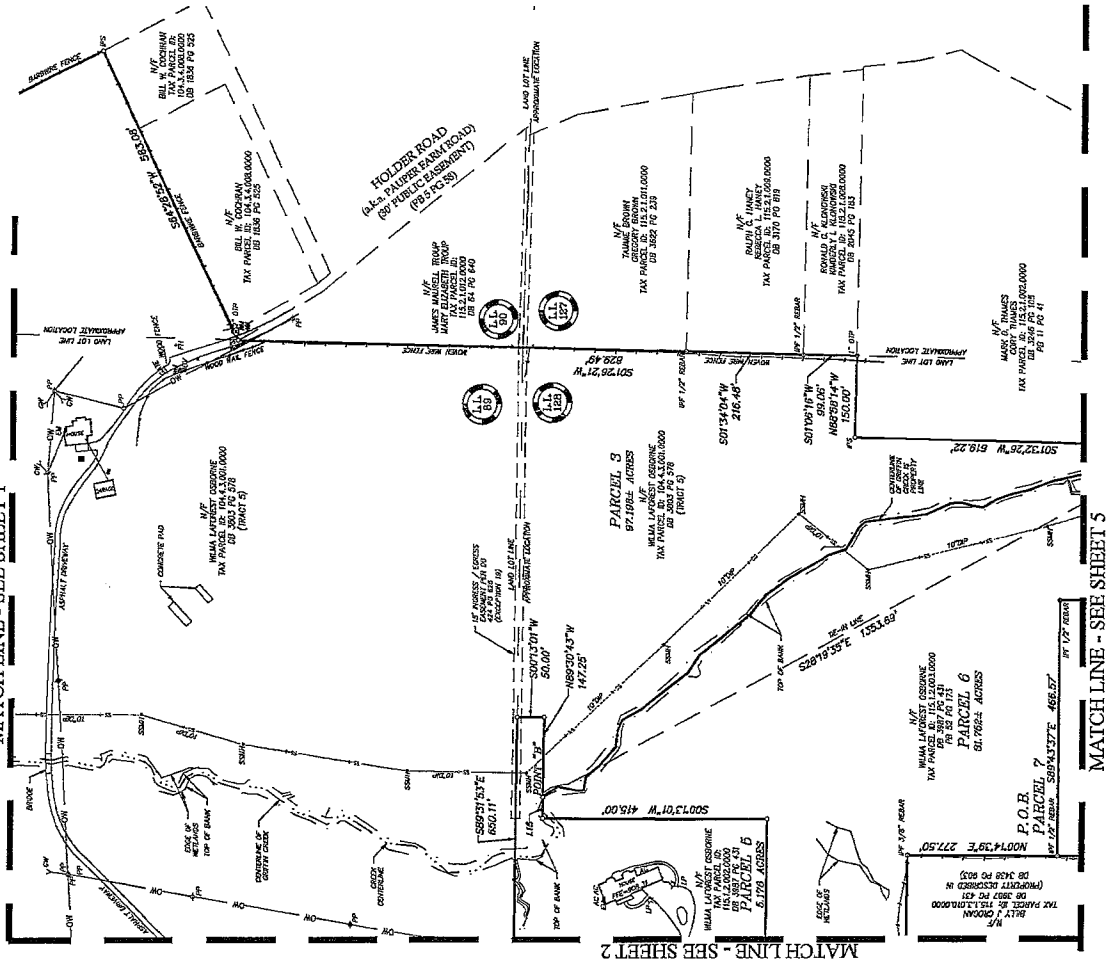
PLANNING COUNTY

**LINETYPES**

PROPERTY	EXISTING UNDERGROUND
Adm. Bldg.	Water
Auto Wash	Gas
Car Wash	Electric
Car Wash / Detailing	Phone
Car Wash / Wash	Sanitary Sewer
Car Wash / Wash / Wash	Sewer
Car Wash / Wash / Wash / Wash	Storm Sewer
Car Wash / Wash / Wash / Wash / Wash	

**ABBREVIATIONS**

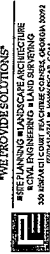
AD	Asphalt Driveway
ADP	Asphalt Driveway / Parking
ADP	Asphalt Driveway / Parking / Driveway
ADP	Asphalt Driveway / Parking / Driveway / Driveway
ADP	Asphalt Driveway / Parking / Driveway / Driveway / Driveway
ADP	Asphalt Driveway / Parking / Driveway / Driveway / Driveway / Driveway



MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 5

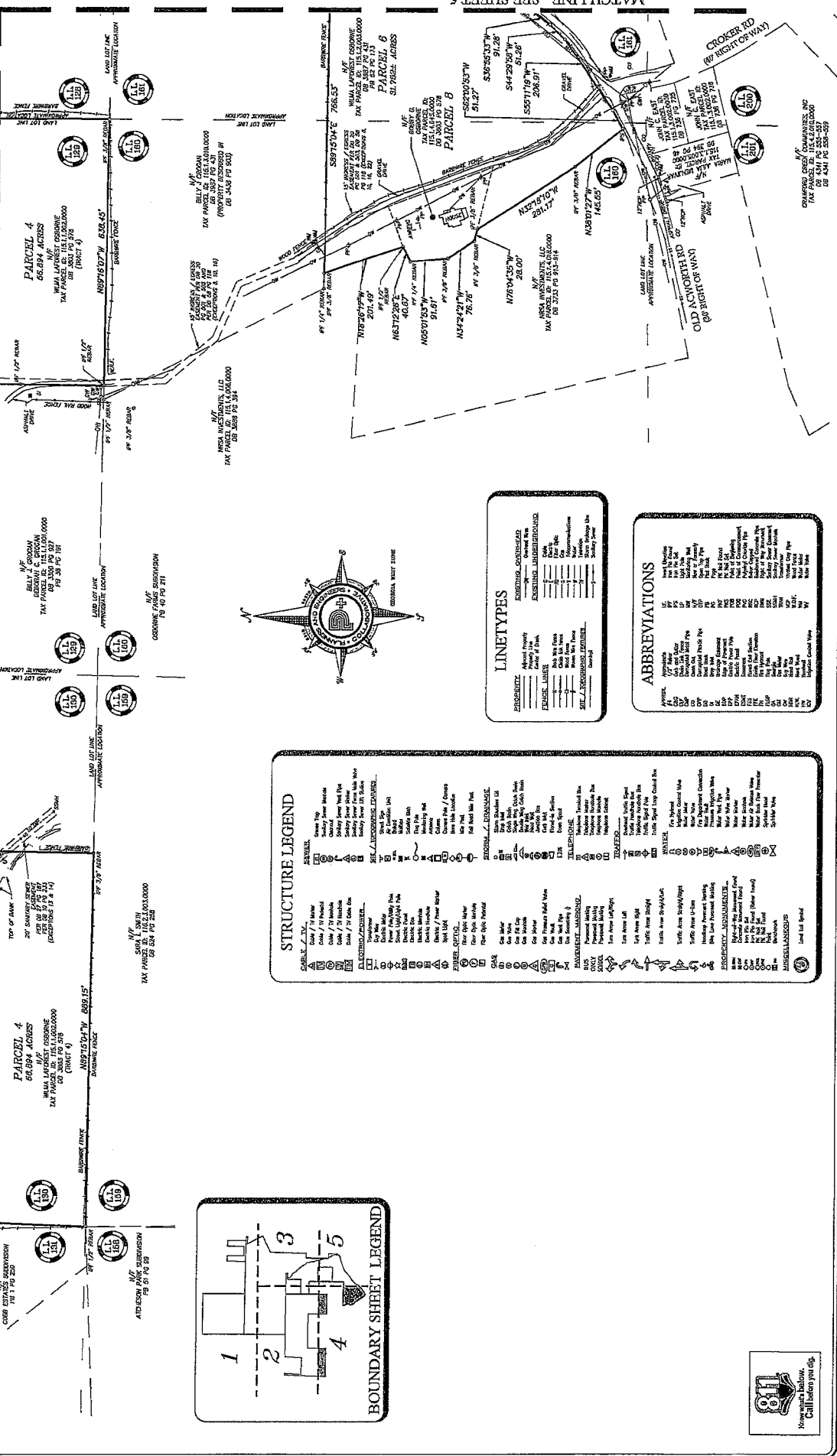
PLANNERS AND ENGINEERS COLLABORATIVE



LAND (ATTN) 564-6233-88-55, 12B-14A, 16B, 16I, 16J

**ALTA/MAPS LAND TITLE SURVEY**  
FOR  
**LEVAR GEORGIA, INC.**  
**CHICAGO TITLE INSURANCE COMPANY**

MATCH LINE - SEE SHEET 2



PARCEL 4  
56,894 ACRES  
WILMA LAFRANCIST COSSORNE  
TAX PARCEL ID: 116114, 001, 000, 000  
00 3000 PG 578  
(PROPERTY DESIGNATED IN PARCEL 4)

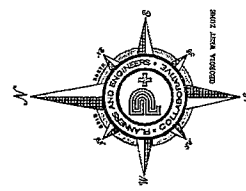
PARCEL 4  
56,894 ACRES  
WILMA LAFRANCIST COSSORNE  
TAX PARCEL ID: 116114, 001, 000, 000  
00 3000 PG 578  
(PROPERTY DESIGNATED IN PARCEL 4)

PARCEL 4  
56,894 ACRES  
WILMA LAFRANCIST COSSORNE  
TAX PARCEL ID: 116114, 001, 000, 000  
00 3000 PG 578  
(PROPERTY DESIGNATED IN PARCEL 4)

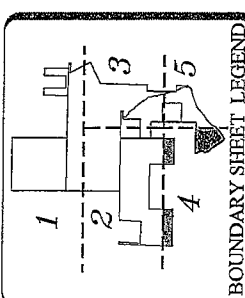
PARCEL 8  
56,894 ACRES  
WILMA LAFRANCIST COSSORNE  
TAX PARCEL ID: 116114, 001, 000, 000  
00 3000 PG 578  
(PROPERTY DESIGNATED IN PARCEL 8)

PARCEL 8  
56,894 ACRES  
WILMA LAFRANCIST COSSORNE  
TAX PARCEL ID: 116114, 001, 000, 000  
00 3000 PG 578  
(PROPERTY DESIGNATED IN PARCEL 8)

PARCEL 8  
56,894 ACRES  
WILMA LAFRANCIST COSSORNE  
TAX PARCEL ID: 116114, 001, 000, 000  
00 3000 PG 578  
(PROPERTY DESIGNATED IN PARCEL 8)



STRUCTURE LEGEND table with symbols for various building types and materials.



LINE TYPES table defining symbols for different line styles and colors.

ABBREVIATIONS table listing common survey abbreviations and their meanings.

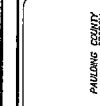


PLANNERS AND ENGINEERS COLLABORATIVE  
INS PROVIDER SOLUTIONS  
INSURANCE DESIGN AND CONSTRUCTION  
INSURANCE DESIGN AND CONSTRUCTION  
INSURANCE DESIGN AND CONSTRUCTION

Table with columns for REV, DATE, and DESCRIPTION.

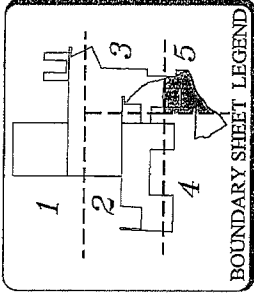
LAND SURVEYOR REG. NO. 56,894, 108-116, 160, 161  
DISTRICT 20, 5th SECTION

ALLEN/INS LAND TITLE SURVEY FOR LEMAR GEORGIA, INC. CHICAGO TITLE INSURANCE COMPANY



DATE OF FIELD WORK: JANUARY 2021  
SHEET 4 OF 12  
DRAWN BY: MS  
DATE: 02/24/2021  
SCALE: AS SHOWN  
DATE OF FIELD WORK: JANUARY 2021

Project information and title block containing sheet number, date, and scale.



BOUNDARY SHEET LEGEND



### STRUCTURE LEGEND

**GENERAL**

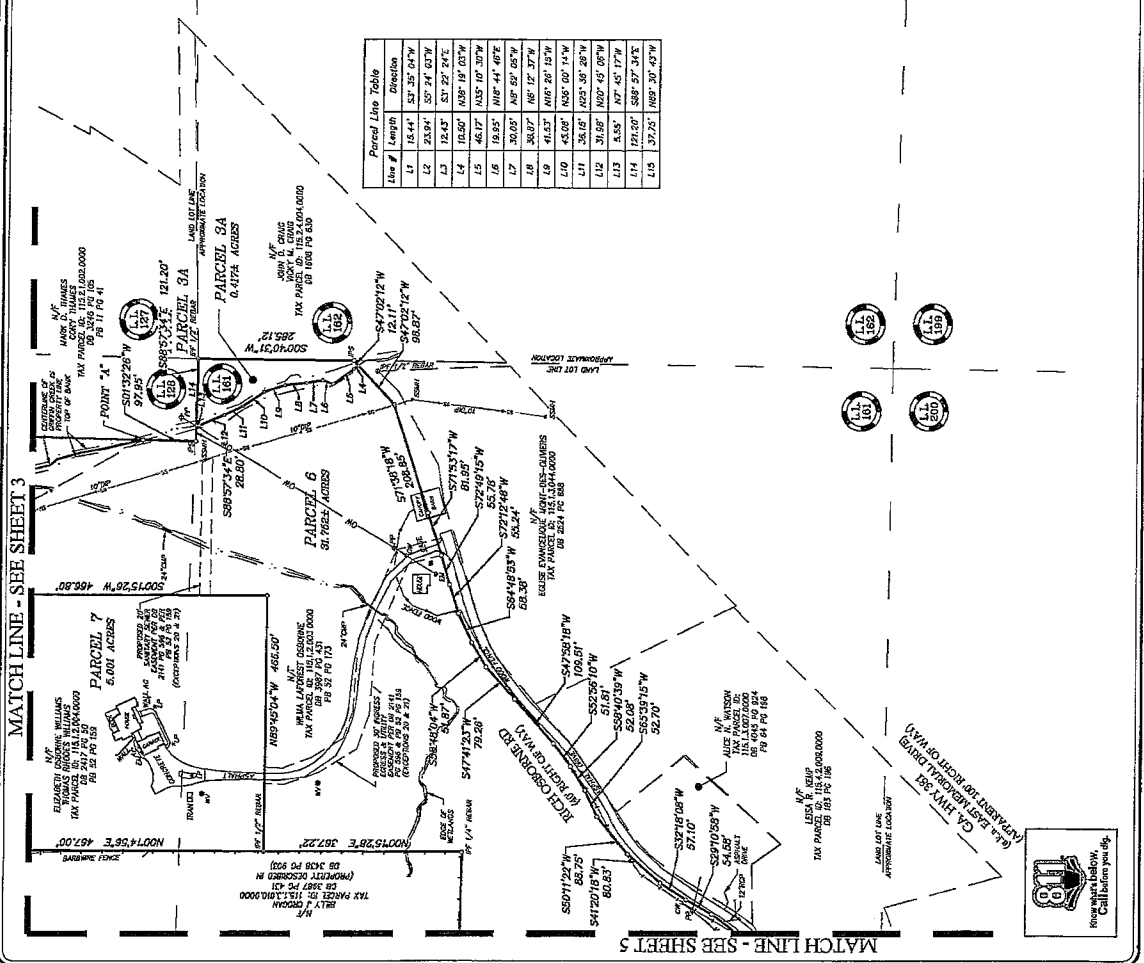
- 1. Structure Footprint
- 2. Structure Foundation
- 3. Structure Wall
- 4. Structure Roof
- 5. Structure Chimney
- 6. Structure Porch
- 7. Structure Deck
- 8. Structure Staircase
- 9. Structure Well
- 10. Structure Tower
- 11. Structure Mast
- 12. Structure Pole
- 13. Structure Tower
- 14. Structure Mast
- 15. Structure Pole
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- 92. Structure Mast
- 93. Structure Pole
- 94. Structure Tower
- 95. Structure Mast
- 96. Structure Pole
- 97. Structure Tower
- 98. Structure Mast
- 99. Structure Pole
- 100. Structure Tower

### ABBREVIATIONS

1	1st Class
2	2nd Class
3	3rd Class
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### LINE TYPES

1	1st Class
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100	100th Class



DRAWN BY: JMS  
 CHECKED BY: JMS  
 DATE: 02/24/2021  
 SCALE: 1" = 60'  
 DATE OF FIELD WORK: JANUARY 2021

SHEET 5 OF 12

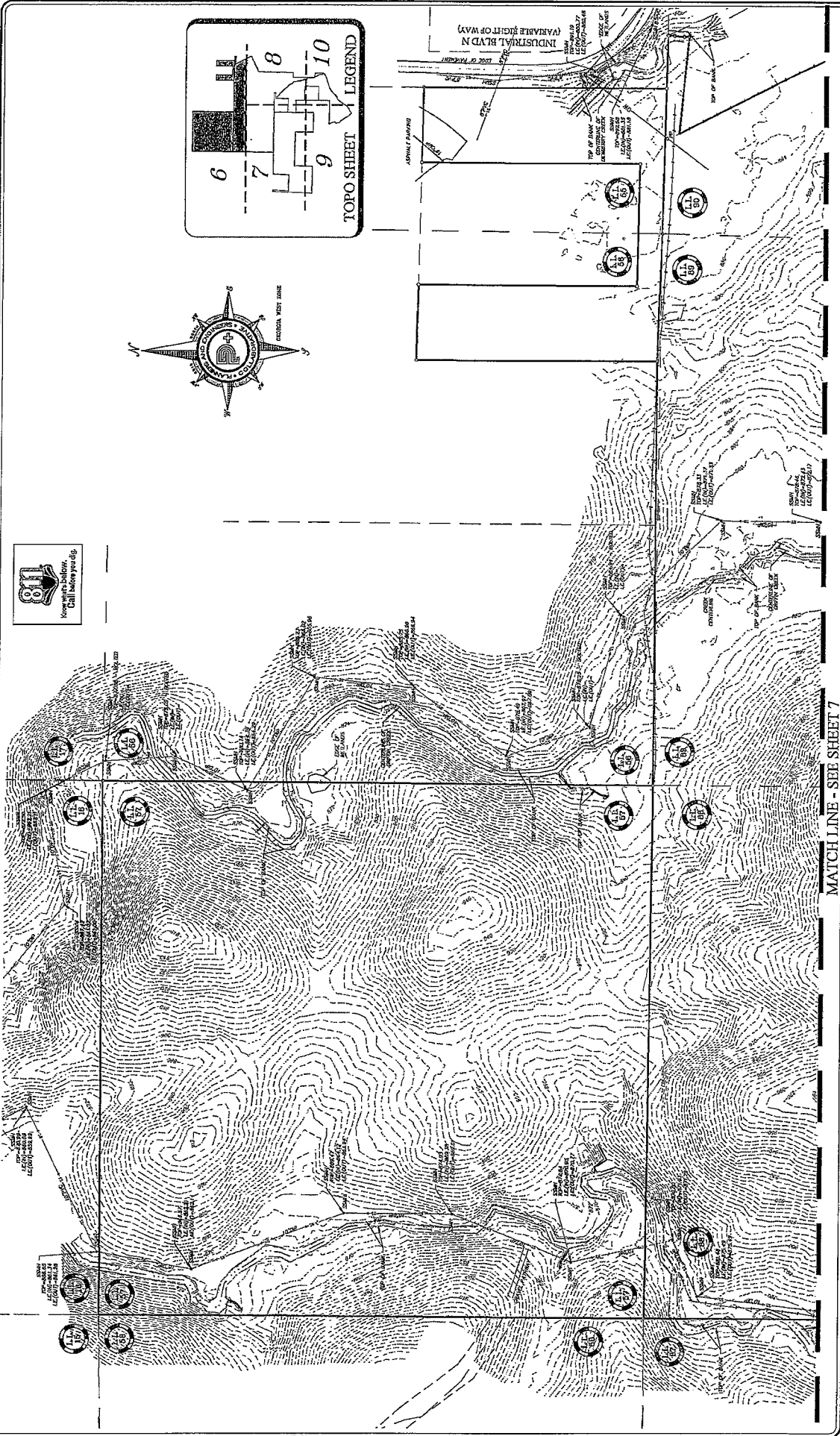
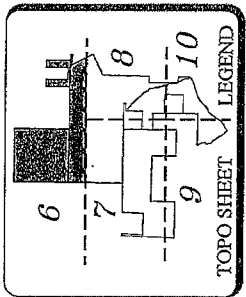
PAULDING COUNTY, GEORGIA

PLANNERS AND ENGINEERS COLLABORATIVE  
 "THE PROVIDER SOLUTIONS"  
 4815 WILSON ROAD, SUITE 100  
 ALLENDALE, GEORGIA 30511  
 PH: 404.444.1111  
 WWW.PACOLLAB.COM

LENAH GEORGIA, INC.  
 CHICAGO TITLE INSURANCE COMPANY

#	REV.	DATE	DESCRIPTION





DRAWN BY: AS  
 DESIGNED BY: JPH  
 DATE: 02/24/2021  
 SCALE: 1" = 60'  
 DATE OF FIELD WORK: JANUARY 2021



PALM BEACH COUNTY  
 FLORIDA

ALTA/INSPE LAND TITLE SURVEY  
 FOR  
 LENAR GEORGIA, INC.  
 CHICAGO TITLE INSURANCE COMPANY

ANSI Z39.18-2007  
 100-130, 160, 181

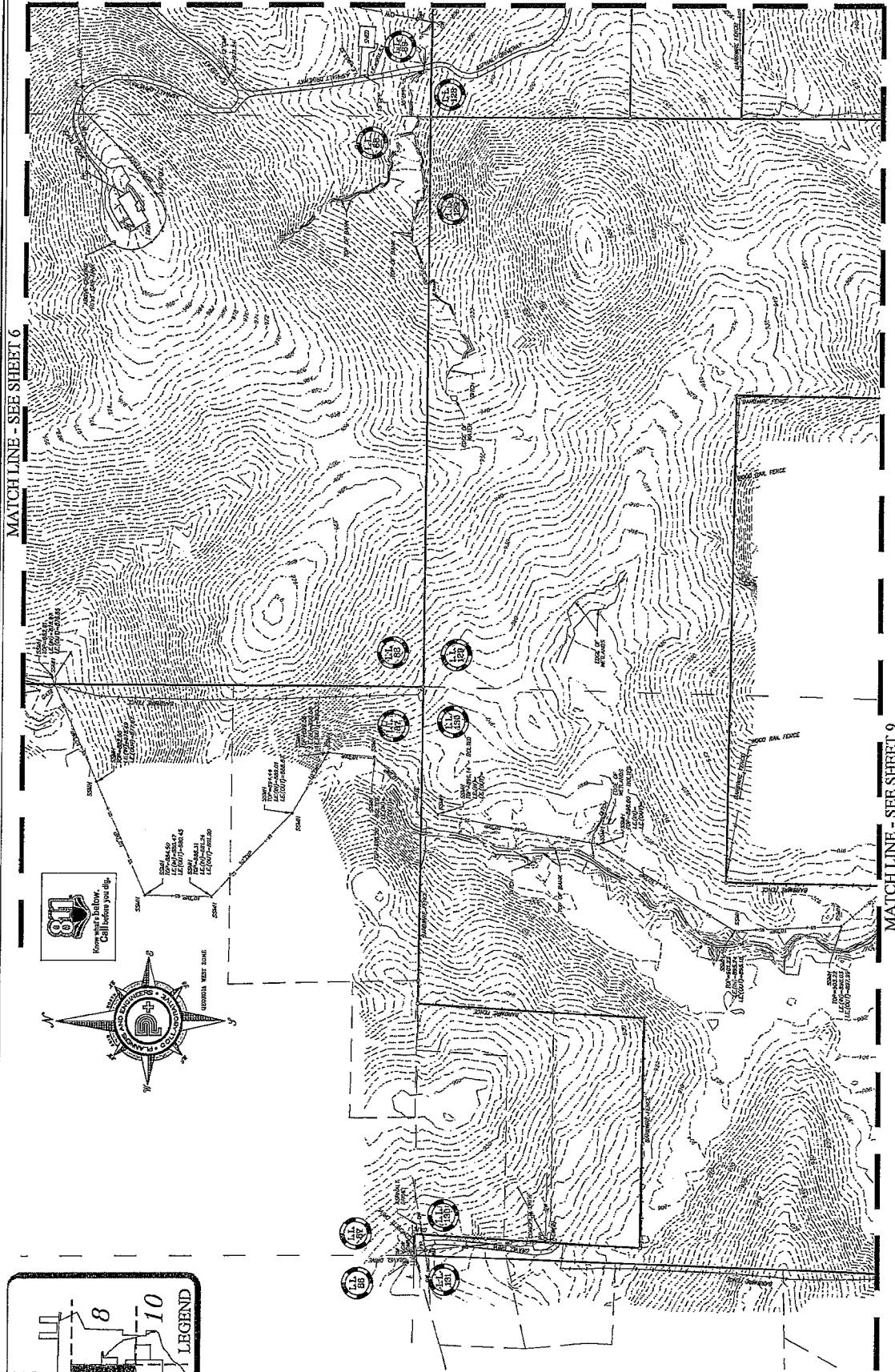
NO.	DATE	BY

PLANNERS AND ENGINEERS COLLABORATIVE  
 "THE PROVIDENTIALS"  
 REGISTERED PROFESSIONAL ENGINEERS  
 REGISTERED PROFESSIONAL SURVEYORS  
 100 HARRISON BLVD., SUITE 200  
 PALM BEACH, FLORIDA 33480  
 P.E. # 12000  
 C.E. # 12000

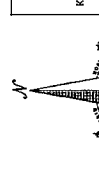
SHEET 6 OF 12

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 8



**TOPO SHEET LEGEND**



**PLANNERS AND ENGINEERS COLLABORATIVE**  
 "WE PROVIDE SOLUTIONS"  
 SITE PLANNING | LANDSCAPE ARCHITECTURE  
 SURVEYING | CIVIL ENGINEERING  
 ENVIRONMENTAL ENGINEERING  
 PROJECTS | WWW.PECCOLLAB.COM

REV	DATE	DESCRIPTION	BY

LAND LOTS 155-17, 158-19, 159-10, 160, 161  
 DISTRICT 2016 447 SECTION

**ALTA/NSPS LAND TITLE SURVEY**  
 FOR  
**LEVAR GEORGIA, INC.**  
 CHICAGO TITLE INSURANCE COMPANY

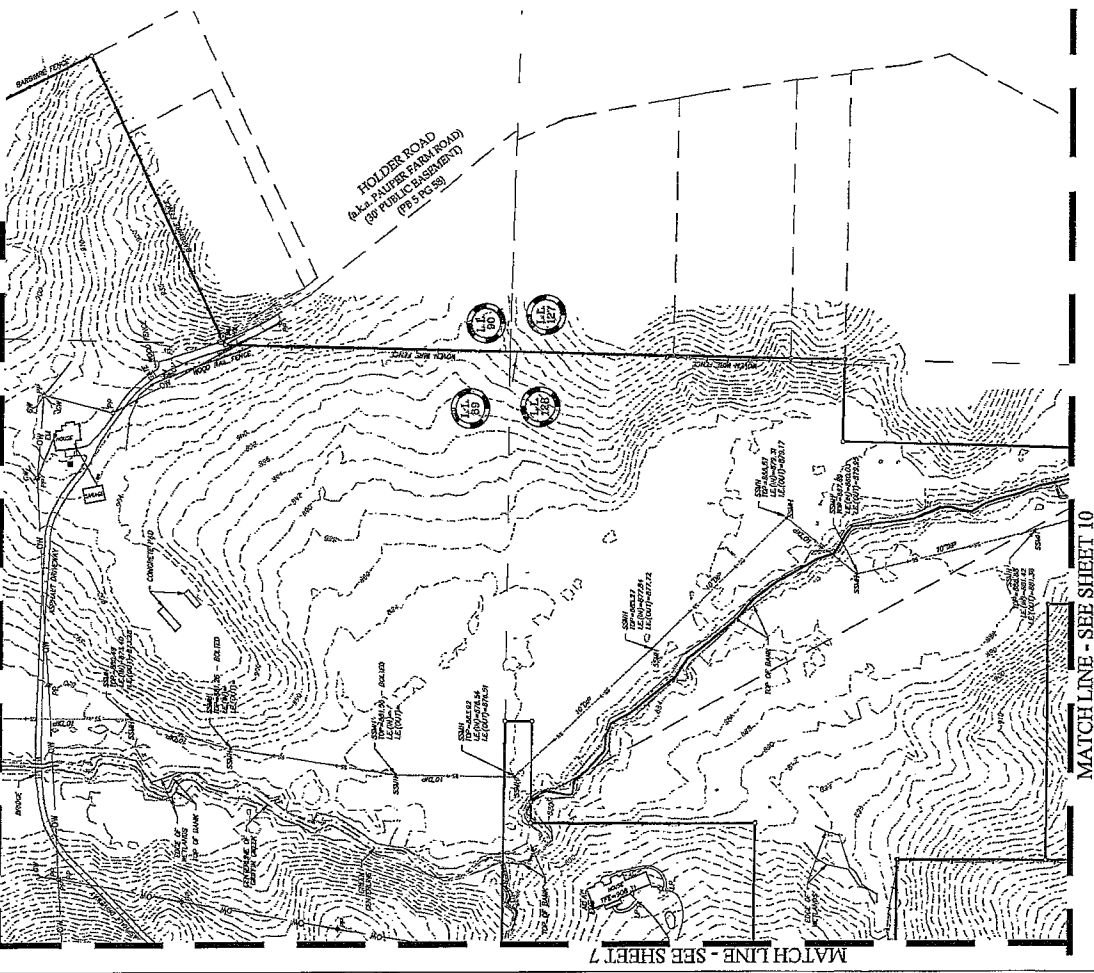
PAULDING COUNTY  
 GEORGIA



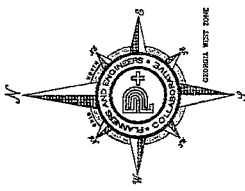
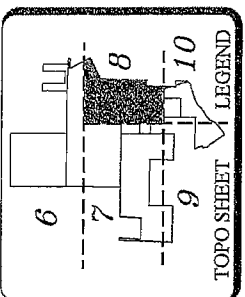
**SHEET 7 OF 12**

DRAWN BY: JAS  
 CHECKED BY: JMW  
 DATE: 10/24/2020  
 SCALE: 1" = 60'  
 DATE OF FIELD WORK: JANUARY 2021

MATCH LINE - SEE SHEET 1



MATCH LINE - SEE SHEET 10



### STRUCTURE LEGEND

GENERAL	CONCRETE	WOOD	STEEL	BRICK	GLASS	OTHER
<ul style="list-style-type: none"> <li>1. Single House</li> <li>2. Double House</li> <li>3. Farm House</li> <li>4. Barn</li> <li>5. Garage</li> <li>6. Shed</li> <li>7. Silo</li> <li>8. Well</li> <li>9. Cistern</li> <li>10. Tower</li> <li>11. Lighthouse</li> <li>12. Monument</li> <li>13. Tower</li> <li>14. Monument</li> <li>15. Monument</li> <li>16. Monument</li> <li>17. Monument</li> <li>18. Monument</li> <li>19. Monument</li> <li>20. Monument</li> <li>21. Monument</li> <li>22. Monument</li> <li>23. Monument</li> <li>24. Monument</li> <li>25. Monument</li> <li>26. Monument</li> <li>27. Monument</li> <li>28. Monument</li> <li>29. Monument</li> <li>30. Monument</li> <li>31. Monument</li> <li>32. Monument</li> <li>33. Monument</li> <li>34. Monument</li> <li>35. Monument</li> <li>36. Monument</li> <li>37. Monument</li> <li>38. Monument</li> <li>39. Monument</li> <li>40. Monument</li> <li>41. Monument</li> <li>42. Monument</li> <li>43. Monument</li> <li>44. Monument</li> <li>45. 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### ABBREVIATIONS

SYMBOL	DESCRIPTION
1	1. Acre
2	2. 1/2 Acre
3	3. 1/4 Acre
4	4. 1/8 Acre
5	5. 1/16 Acre
6	6. 1/32 Acre
7	7. 1/64 Acre
8	8. 1/128 Acre
9	9. 1/256 Acre
10	10. 1/512 Acre
11	11. 1/1024 Acre
12	12. 1/2048 Acre
13	13. 1/4096 Acre
14	14. 1/8192 Acre
15	15. 1/16384 Acre
16	16. 1/32768 Acre
17	17. 1/65536 Acre
18	18. 1/131072 Acre
19	19. 1/262144 Acre
20	20. 1/524288 Acre
21	21. 1/1048576 Acre
22	22. 1/2097152 Acre
23	23. 1/4194304 Acre
24	24. 1/8388608 Acre
25	25. 1/16777216 Acre
26	26. 1/33554432 Acre
27	27. 1/67108864 Acre
28	28. 1/134217728 Acre
29	29. 1/268435456 Acre
30	30. 1/536870912 Acre
31	31. 1/1073741824 Acre
32	32. 1/2147483648 Acre
33	33. 1/4294967296 Acre
34	34. 1/8589934592 Acre
35	35. 1/17179869184 Acre
36	36. 1/34359738368 Acre
37	37. 1/68719476736 Acre
38	38. 1/137438953472 Acre
39	39. 1/274877906944 Acre
40	40. 1/549755813888 Acre
41	41. 1/1099511627776 Acre
42	42. 1/2199023255552 Acre
43	43. 1/4398046511104 Acre
44	44. 1/8796093022208 Acre
45	45. 1/17592186044416 Acre
46	46. 1/35184372088832 Acre
47	47. 1/70368744177664 Acre
48	48. 1/140737488355328 Acre
49	49. 1/281474976710656 Acre
50	50. 1/562949953421312 Acre

### LINE TYPES

LINE TYPE	DESCRIPTION
1	1. Easement
2	2. Easement
3	3. Easement
4	4. Easement
5	5. Easement
6	6. Easement
7	7. Easement
8	8. Easement
9	9. Easement
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47	47. Easement
48	48. Easement
49	49. Easement
50	50. Easement

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 (312) 467-1000  
 WWW.PECCOLLABORATIVE.COM



PAULINE GORDON  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF ILLINOIS  
 NO. 123456789

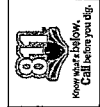
ALTA/NSPS LAND TITLE SURVEY  
 FOR  
 LENAR GEORGIA, INC.  
 CHICAGO TITLE INSURANCE COMPANY

LAND LOTS 85-87, 88-90, 100-103, 104, 105  
 DISTRICT 204, 205 SECTION 16

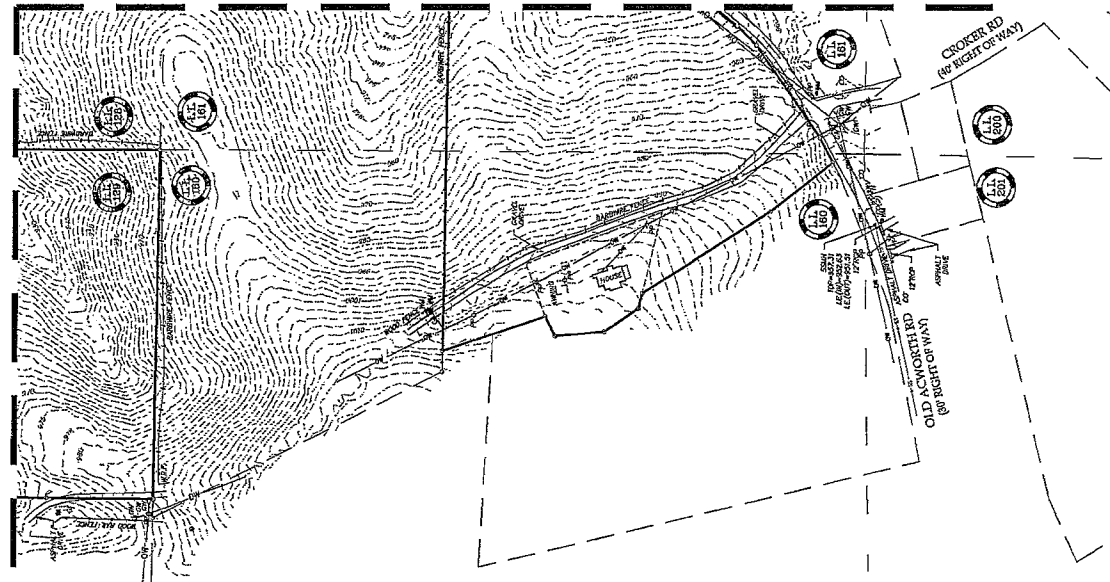
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2		
3		
4		

DATE OF FIELD WORK: JANUARY 2021  
 CHECKED BY: JAY  
 DRAWN BY: JAY  
 SCALE: 1" = 40'

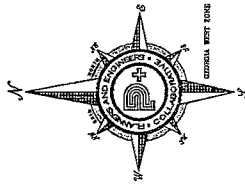
SHEET 8 OF 12



MATCH LINE - SEE SHEET 7



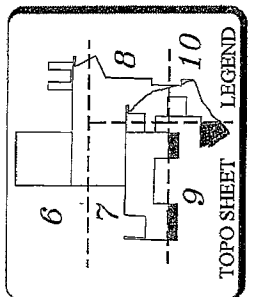
MATCH LINE - SEE SHEET 10



STRUCTURE LEGEND	
	Cable TV
	Gas
	Sewer
	Water
	Storm Sewer
	Electric Power
	Telephone
	Fire Alarm
	Security Alarm
	Flood Warning
	Fire Hydrant
	Manhole
	Catch Basin
	Valve
	Meter
	Transformer
	Pole
	Tower
	Tower Foundation
	Tower Base
	Tower Top
	Tower Spire
	Tower Mast
	Tower Guy Wire
	Tower Cross Arm
	Tower Insulator
	Tower Bolt
	Tower Nut
	Tower Washer
	Tower Splice
	Tower Joint
	Tower Flange
	Tower Gasket
	Tower Seal
	Tower Lubricant
	Tower Grease
	Tower Oil
	Tower Fuel
	Tower Air
	Tower Water
	Tower Steam
	Tower Gas
	Tower Dust
	Tower Noise
	Tower Vibration
	Tower Shock
	Tower Impact
	Tower Collision
	Tower Fire
	Tower Explosion
	Tower Bombing
	Tower Hijacking
	Tower Sabotage
	Tower Terrorism
	Tower Warfare
	Tower Conflict
	Tower Hostage
	Tower Kidnapping
	Tower Murder
	Tower Rape
	Tower Assault
	Tower Stalking
	Tower Harassment
	Tower Intimidation
	Tower Threat
	Tower Warning
	Tower Alert
	Tower Emergency
	Tower Disaster
	Tower Catastrophe
	Tower Tragedy
	Tower Tragedy Foundation
	Tower Tragedy Base
	Tower Tragedy Top
	Tower Tragedy Spire
	Tower Tragedy Mast
	Tower Tragedy Guy Wire
	Tower Tragedy Cross Arm
	Tower Tragedy Insulator
	Tower Tragedy Bolt
	Tower Tragedy Nut
	Tower Tragedy Washer
	Tower Tragedy Splice
	Tower Tragedy Joint
	Tower Tragedy Flange
	Tower Tragedy Gasket
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	Tower Tragedy Lubricant
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	Tower Tragedy Rape
	Tower Tragedy Assault
	Tower Tragedy Stalking
	Tower Tragedy Harassment
	Tower Tragedy Intimidation
	Tower Tragedy Threat
	Tower Tragedy Warning
	Tower Tragedy Alert
	Tower Tragedy Emergency
	Tower Tragedy Disaster
	Tower Tragedy Catastrophe
	Tower Tragedy Tragedy

LINE TYPES	
	EASEMENT
	RIGHT OF WAY
	BOUNDARY LINE
	SURVEY LINE
	SECTION LINE
	TOWNSHIP LINE
	RANGE LINE
	MERIDIAN LINE
	SECTION CORNER
	TOWNSHIP CORNER
	RANGE CORNER
	MERIDIAN CORNER
	SECTION MONUMENT
	TOWNSHIP MONUMENT
	RANGE MONUMENT
	MERIDIAN MONUMENT
	SECTION STAKE
	TOWNSHIP STAKE
	RANGE STAKE
	MERIDIAN STAKE
	SECTION NAIL
	TOWNSHIP NAIL
	RANGE NAIL
	MERIDIAN NAIL
	SECTION BOLT
	TOWNSHIP BOLT
	RANGE BOLT
	MERIDIAN BOLT
	SECTION RING
	TOWNSHIP RING
	RANGE RING
	MERIDIAN RING
	SECTION PIPE
	TOWNSHIP PIPE
	RANGE PIPE
	MERIDIAN PIPE
	SECTION FLAG
	TOWNSHIP FLAG
	RANGE FLAG
	MERIDIAN FLAG
	SECTION MARKER
	TOWNSHIP MARKER
	RANGE MARKER
	MERIDIAN MARKER
	SECTION MONUMENT
	TOWNSHIP MONUMENT
	RANGE MONUMENT
	MERIDIAN MONUMENT

ABBREVIATIONS	
	Survey Point
	Section Corner
	Township Corner
	Range Corner
	Meridian Corner
	Section Monument
	Township Monument
	Range Monument
	Meridian Monument
	Section Stake
	Township Stake
	Range Stake
	Meridian Stake
	Section Nail
	Township Nail
	Range Nail
	Meridian Nail
	Section Bolt
	Township Bolt
	Range Bolt
	Meridian Bolt
	Section Ring
	Township Ring
	Range Ring
	Meridian Ring
	Section Pipe
	Township Pipe
	Range Pipe
	Meridian Pipe
	Section Flag
	Township Flag
	Range Flag
	Meridian Flag
	Section Marker
	Township Marker
	Range Marker
	Meridian Marker
	Section Monument
	Township Monument
	Range Monument
	Meridian Monument



PROJECT NO. 19-09-0000  
 DATE: 07/24/2021  
 SCALE: 1" = 60'  
 SHEET 9 OF 12  
 DATE OF FIELD WORK: JANUARY 2021

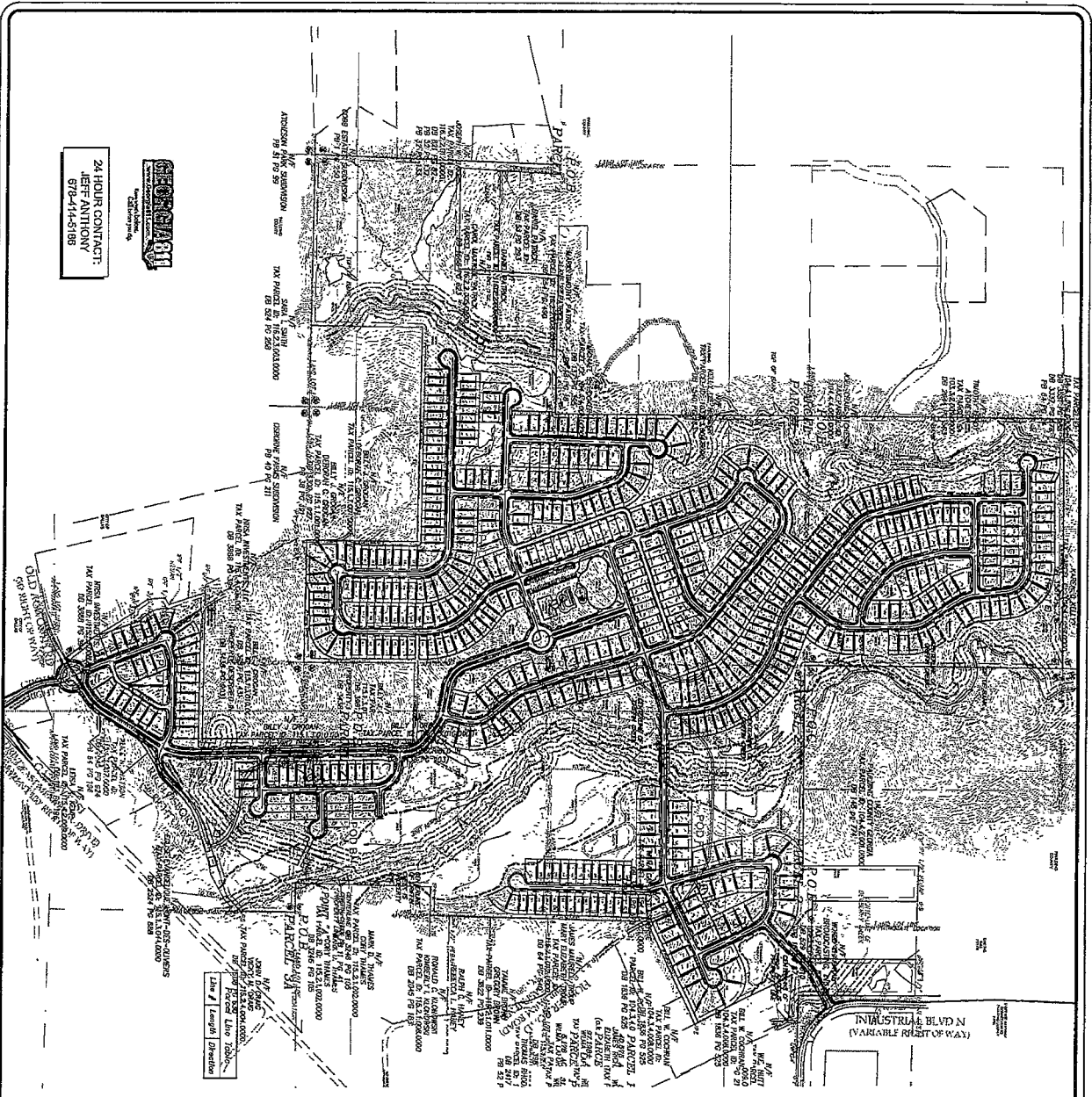
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 FOR  
 LEMAR GEORGIA, INC.  
 CHICAGO TITLE INSURANCE COMPANY

19-09-0000-09-00-0000  
 19-09-0000-09-00-0000  
 19-09-0000-09-00-0000  
 19-09-0000-09-00-0000

NO.	REV.	DATE	DESCRIPTION	BY
1				
2				
3				
4				
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6				
7				
8				
9				
10				

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 WWW.PECCOLLAB.COM





24 HOUR CONTACT:  
JEFF ANTHONY  
678-414-8188



<b>VARIANCE REQUEST:</b>	
EXISTING ZONING	R-2 SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING	R-2 SINGLE-FAMILY RESIDENTIAL
PROPOSED DEVELOPMENT	RESIDENTIAL DEVELOPMENT
PROPOSED LOT SIZE	1.00 ACRES
PROPOSED LOT AREA	43,560 SQ. FT.
PROPOSED LOT FRONTAGE	150 FEET
PROPOSED LOT DEPTH	290 FEET
PROPOSED LOT COVERAGE	10%
PROPOSED LOT SETBACKS	10 FEET FRONT, 10 FEET SIDE, 10 FEET REAR
PROPOSED LOT UTILITIES	SEWER, WATER, GAS, ELECTRIC
PROPOSED LOT EASEMENTS	UTILITY EASEMENTS
PROPOSED LOT ENCLOSURES	WOODEN FENCE
PROPOSED LOT FENCES	WOODEN FENCE
PROPOSED LOT SIGNAGE	NO SIGNAGE
PROPOSED LOT LIGHTING	NO LIGHTING
PROPOSED LOT LANDSCAPING	LANDSCAPING
PROPOSED LOT PAVING	ASPHALT DRIVEWAY
PROPOSED LOT UTILITIES	SEWER, WATER, GAS, ELECTRIC
PROPOSED LOT EASEMENTS	UTILITY EASEMENTS
PROPOSED LOT ENCLOSURES	WOODEN FENCE
PROPOSED LOT FENCES	WOODEN FENCE
PROPOSED LOT SIGNAGE	NO SIGNAGE
PROPOSED LOT LIGHTING	NO LIGHTING
PROPOSED LOT LANDSCAPING	LANDSCAPING
PROPOSED LOT PAVING	ASPHALT DRIVEWAY

**VARIANCE REQUEST:**

EXISTING ZONING: R-2 SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING: R-2 SINGLE-FAMILY RESIDENTIAL

PROPOSED DEVELOPMENT: RESIDENTIAL DEVELOPMENT

PROPOSED LOT SIZE: 1.00 ACRES

PROPOSED LOT AREA: 43,560 SQ. FT.

PROPOSED LOT FRONTAGE: 150 FEET

PROPOSED LOT DEPTH: 290 FEET

PROPOSED LOT COVERAGE: 10%

PROPOSED LOT SETBACKS: 10 FEET FRONT, 10 FEET SIDE, 10 FEET REAR

PROPOSED LOT UTILITIES: SEWER, WATER, GAS, ELECTRIC

PROPOSED LOT EASEMENTS: UTILITY EASEMENTS

PROPOSED LOT ENCLOSURES: WOODEN FENCE

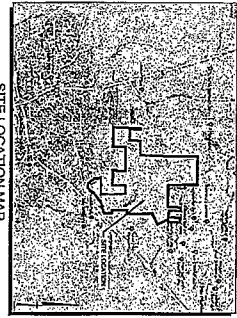
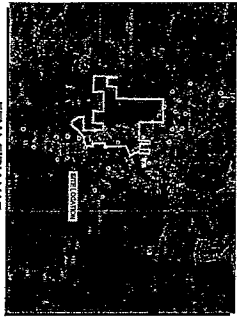
PROPOSED LOT FENCES: WOODEN FENCE

PROPOSED LOT SIGNAGE: NO SIGNAGE

PROPOSED LOT LIGHTING: NO LIGHTING

PROPOSED LOT LANDSCAPING: LANDSCAPING

PROPOSED LOT PAVING: ASPHALT DRIVEWAY



**ZONING MASTER PLAN**

SCALE: 1" = 200'

DATE: JULY 27, 2020

PROJECT: 19248.00

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PLANNERS AND ENGINEERS COLLABORATIVE. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.

GEORGIA PROFESSIONAL SURVEYORS AND ENGINEERS

JEFF ANTHONY, P.E., P.S.

678-414-8188

3000 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092

NO.	DATE	BY	DESCRIPTION
1	06-24-2020	JEFF ANTHONY	PRELIMINARY
2	07-27-2020	JEFF ANTHONY	FINAL

**RICH OSBORNE RD. at AMOS OSBORNE PATH**

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR

LENNAR - GEORGIA

LAND LOTS 55, 56, 57, 58 & 59, 125, 126, 128, 129A, 130

CITY OF DALLAS, PALMER PARK, GEORGIA

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**Z9**

SHEET

**Z-2021-04**

**STAFF COMMENTS:**

The applicants (Lennar Georgia) are proposing to annex and zone approx. 242.542 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2 (Low-Density Multi-family) with conditions. The property is located generally at the NE intersection of Croker Road and Rich Osborne Rd extending North and West.

Properties that border the South West portion are currently within the City limits of Dallas are zoned R-1 and R-2.

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:** Paulding Zoning

**NORTH:** Paulding Zoning

**SOUTH:** R-2; R-1

**SOUTH:** Osborne Farms

**EAST:** Paulding Zoning

**EAST:** Paulding Zoning

**WEST:** Paulding Zoning

**WEST:** Paulding Zoning



**B. Permitted Use impact on adjacent properties.**

*The proposed development has a regional impact. A DRI study was completed and approved.*

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

*Adverse effects on the adjacent properties will include additional 611 residential homes to the area, increased traffic noise, reduction in undisturbed land.*

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

*Proposed development will create an impact on the Paulding County School System, possible boundary change for the impacted schools. Increase in traffic will effect Hwy 381, Croker Rd and N Industrial Blvd, Water and Sewer system upgrades will be required.*

**E. Supported by current conditions**

*Public Water and Sewer is available for tie on to the property.*

**F. 2017 Comp Plan**

*Current 2017 Comp Plan and use map shows residential for the proposed area.*

**Based on the preceding analysis, staff recommends the following stipulations; STIPULATIONS HAVE BEEN REDACTED FOR REVIEW PUPOSES FOR THIS DEVELOPMENT, ONCE NEW STIPS HAVE BEEN FORMED, THE PACKET WILL BE UPDATED.**

1. [REDACTED]



[REDACTED]

2. [REDACTED]

[REDACTED]

3. [REDACTED]

4. [REDACTED]

[REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9. [REDACTED]

10. [REDACTED]

11. [REDACTED]

12. [REDACTED]

**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-2021-03 Z-2021-04**

**The City of Dallas, Ga Planning and Zoning Commission APPROVES / DENIES application # A-2021-03 Z-2021-04 on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 with city recommended stipulations as referenced below.**

**1. [REDACTED]**

[REDACTED]

**2. [REDACTED]**

[REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9.

[REDACTED]

10.

[REDACTED]

11.

[REDACTED]

12.

[REDACTED]

13.

14.

15.

16.

17.



**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.**

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**Applicant Signature**

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**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-2021-03 Z-2021-04**

**The City of Dallas, GA Mayor and Council APPROVES / DENIES application # A-2021-03 Z-2021-04 on this \_\_\_\_\_ day of \_\_\_\_\_, 2021 with city recommended stipulations as referenced below.**

**1. [REDACTED]**

[REDACTED]

**2. [REDACTED]**

[REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]

6. [REDACTED]

7. [REDACTED]

8. [REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

9.

[Redacted]

10.

[Redacted]

11.

[Redacted]

12.

[Redacted]

13.

14.

15.

16.

17.

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.

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Applicant Signature

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Mayor

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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.*