## A-2021-04 Z-2021-05



## ZONING / REZONING APPLICATION City of Dallas, Georgia

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Hearing Dates PC CC	

	FALL INFORMATION)
Applicant: Lennar Georgia Business ph	one:cell
Address: 1000 Holcomb Woods Plewy, Bldg 4, Suite 450	Home phone)
City: Roswell 300	76 Eax phone:
E-mall address: Tell Abilhony@lenfult.com	
Applicants signature	Jeff Anthony
Sloped sealed and delivered in the presence of:	Printed Name of Stratory Chlanne Patriamniavong NOTARY PUBLIC
Winne Folkammavong	GWinnett Chunty  4/31/24 State of Georgia  Date Noterin Commission Explies My Comm. Expires 4/21/2024
Representative: Kenneth Wood, PEC+	The state of the s
Representative: State Court, Suite 200:	Gell: Gly Reachtree Corners Glate GA Zlp; 30308
E-mall address: Ken@pec.phis	
MALKAN	Flax phones Cenvelli Webs
Representative's stonature.	Printed Name of Styrillary Dianne Pathammayong
Slaped, sealed and delivered in the presence of	NOTARY PUBLIC " Gwinner County Swinner County
Nolary Públic	4//2/132/ State of Georgia Data Notary Comm. Expires //21/2024
Titleholder: MULTIPLE (SEE ATTACHED) Business pl (Each Titleholder must have a separate, complete form with notarized signatures	iones
Address:	
A11/5/1/15	
Signature:	Printed Name of Signatory:
Signed, sealed and delivered in the presence of	
Notery Public	Date Notary Commission Expires
Property Information	
	(表 8.5.) And the provide of the constitution of the property of the second through the property of the second
Present Zoning Classification: R-2 (Paulding County) Total Acreses of Zoning Rezoning Application 37.61 acres	Requested Zonling Classification: R-2 (Callas)
Present Zoning Classification: R-2: (Paulding County) Total Acreage of Zoning/Rezoning Application: 37.61 acres: Land Lot(e): 136, 128, 128, 188; [6] [District(s)]: 2nd Section(s): 3rd	Requested Zoning Classification: R-2 (Dallas)
Present Zonling Classification: R-2: (Paulding County)  Total Acreage of Zonling/Rezonling Application \$7.51 acres:  Land Lot(s): 139, 128, 128, 128, 186; 181 District(s): 2nd Section(s): 3rd  Localize of Property 190 and 451 Arrios Osborne Path	Requested Zoning Classification;   R=2 ([Dallas])
Present Zonlog Classification: R-2 (Paulding County)  Total Acreage of Zonlog/Rezoning Application: 37.61 acres:  Land Lot(e): 130, 138, 128, 136; 141 District(s): 2nd Section(s): 3nd  Location of Property, 190 and 451 Amos Osborne Path.  Physical address, Irayalabia, and nearest intersections (i.e. eastwest address): Detailed description of proposed development (including maximum number of idea; if res	Requested Zoning Classification: Re2 (Dallas)  Acreage of Titleholder: 1151.1:001:0000  Tax/Farcel I.D. Number(s)::151.4:006:0000  Wen road, and north/southof tilent road/
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ZONING / REZONING APPLICATION City of Delies, Georgia	Application # - CO.
Applicant: Lemmar Georgia Bus  Address: 1000 Holcomb Woods Pkwy, Bldg 4, Suite 450	COMPANIONS.
City: Roswell GA Zing State: GA Zing Bernal address: Jeff: Anthony@lennar.com  Applicants Signature	p) Fax phone:
Signed, sealed and delivered in the presence of Notary Public  Representative: Kenneth Wood, PEC+	Printed Name of Signalory  Date Notary Commission Expres
Address: 350 Research Court, Suife, 200  Ken@pec.plus  E-mall address:  Representative's Signature	Phone: Cell; Peaulitree: Corners: GA: 30308:  Fax:phone:  Printed Name of Signalory:
Signed, seeled and delivered in the presence of: Notery Public	Date Notary Commission Explose
Titleholder: BUY J GROST Bus (Each Titlehölder:must have a separate, complete form with notarized sign Address: 451, Apros Osborne Path	Inessiphone: 444-934-2315 Rejphone: 474- natures) Cily: Dallas State: GA (1801-32)
Signed, Sealed and delivered in the presence of:  (Light) A (Co) IIII	Printed Name of Signatory  SARY %  Fundamental State S
Fresent Zorting Classifications: R+2 (Pauliding County)  Total Acreage of Zoning/Rezoning Application: 37.61 acres  Land Lot(s): 130/129/128/160/16 bistriot(s)/2nd Section(s)/  Location of Brosedy: 190 and 451 Amos Osborne Path	
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Flied with City: (Date)  Sity of Dallas Planning Commission Recommendation: Approve  Conditions, reasons, stipulations: (http://www.commendation.com/	
Conditions, reasons, stipulations Approve Approve as different classifications and the control of the control o	ition Disapprove



# ZONING // REZONING APPLICATION Olivior Dallas: Georgia

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(PLEASE PRINT OR TYPE ALL INFORMATION)
Applicant: Lennar Georgia Business phone: Gell:  Addiess: 1000 Holcomb Woods Pkwy, Bidg 4, Suite 450  Home phone:
Doctor 1
City: Coloress: Jeff Anthony@lennar.com  E-mail address: Jeff Anthony@lennar.com
E-mail address: X The state of
Applicant's Signature Rinted Name of Signatory
Signed, seeled and delivered in the presence of:
Notary Public Date Notary Commission Expres
Representative, Kenneth Wood, PECH.
Address: 350 Research Court, Suite 200 Peachtree Corners State 200 State 200
E-mail address: Fex.plione:
Signed, sealed and delivered in the presence of
Notary Public Date Notary, Commission Explies:
Titleholder: Deborah C.Grogan: Business phone: Home phone: 404-308-9705
Titleholder: Business phone: Home phone: #04308-7/75
(Each Titleholder must have a separate, complete form with notarized signatures)
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Address: 451 Amos Osborne Path: Gily: Dallas State: GA ZID 30132    Control   Control
Address: 451. Amos Osborne Parh  Signature  Printed Name of Signatory  Signed, sealed and delivered in the presence of Notary Public  Property Information  Present Zoning Classification: R-2 (Paulding Cotinty)  Total Acreage of Zoning/Rezoning Application: 37.61, acres  Acreage of Titleholders 14.98 acres
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Address, 451 Amos Osborne Path    District
Addressi, 451 Amos Osborne Path    City   Dallas   State   Sta
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# ZONING / REZONING APPLICATION Oily of Dallas; Georgia

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Lennar Georgia	
Applicant: Busir Address: 1000 Holcomb Woods Rkwy, Bldg 4, Suite 450	iess phone): Celly
Addressi  Roswell  State GA  Zlo	
City: Roswell State: GA Zip E-mail address: Jeff Anthony@lennar.com	30076
E-mail address: pertratifitotia (Sterman Com.	
Applicants slignature/	Filinted Name of Signatory.
Signed, seeled and delivered in the presence of	The state of the s
Notary Public	Date Notary Commission Expires
Representative) Kenneth Wood, PEC+ Address: 350 Research Gourt, Stiffe 200	Phones Cell
	Peachtree Corners State: GA Zip: 30308
E-mail address: ken@pec.plus	Faxphone
E-mall address:  Representative's Signature	Paned Name of Stonatory
Nolary Public	Date Notary Commission Expires:
Titleholder: NRSA Investment LLC Blish	
Bush	ness phone;Hame phone:
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(Each Theholder must have a separate complete form with notarized sign Address: 231. Everleigh, Way:  Signature:  Signed, sealed and delivered in the presence of:  Notary Bubble:  Property Information	Aures)  Gily: Marietta State: AA App 30064  Printed Name of Signatory.  Date Notary Commission Expires
Address: 231 Everleigh Way  Address: 231 Everleigh Way  Slongure  Slongure  Slongure  Slongure  Properly Information  Present Zoning Classification: R+2 (Payliding County)	Aures)  Gily: Marietta State: SA Zip 30064  Printed Name of Signatory  Bale Notary Commission Expires  (Reduested Zonling Classification, Rs 2 (12a11es)
Address: 231. Everleigh, Way  Signature:  Signed, sealed and delivered in the presence of:  Notary Bubble:  Property Information  Present Zoning Classification: R-2 (Pauliding County)  Total Acreage of Zoning/Rezoning Application: 37.61, acres	Aures)  Gily: Marietta State: GA Zip 30064  Printed Name of Signatory.  Date Notary Commission Expires  (Requested Zonling Classifications, R. 2 (12alles)  Acresge of Titleholder: 5.21 acress
Address: 231. Everleigh Way:  Signature:  Signature:  Signature:  Notary Bublic:  Property Information:  Present Zoning Classification: R+2 (Payliding County)  Total Acreage of Zoning/Rezoning Application: 37.61. acres  Land Editing 129, 128, 129, 128, 149 (1908).	Acresco: Titleholder: 5.21 acres
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Address: 231 Everleigh Way:   Address: 231 Everleigh Way:     Signed: seeled and delivered in the presence of:     Notary Bubbo:     Property Information       Present Zoning Classification: R-2 (Payalding County)     Total Acreage of Zoning/Rezoning Application: 37.61 acres     Land Lot(a): 129, 129, 128, 160, 15 Districts   2nd   Section(s):     Location of Property: West side of Amos Osborne Path     Physical address: If available and nearest intersections (i.e. aeadwest)     Detailed description of proposed development including maximum number of for	Aures)  Marietta State: \$\frac{\frac
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Address: 231. Everleigh Way:  Signature:  Signature:  Signature:  Notary Rublic:  Property Information  Present Zoning Classification: R+2 (Pauliding County)  Total Agreege of Zoning/Rezoning Application: 37:61, acres  Land Lot(s): 130: 129, 128, 150 15 District(s): 2nd Gedion(s):  Location of Property: West side of Amos Osbonne Path:  Physical address if available and hearest intersections (i.e. acadwest:  Detailed description of proposed development (including maximum number of for Amexation, into City/Limits with equivalent zoning distinct with City;  (Date)  Ity of Dallas Planning Commission Recommendation:  Approve	Adreage of Titleholden (5.21 acties)  Adreage of Titleholden (5.21 acties)  Tax Percell (D) Number (s) 1251 4 000,0000  July 15 15 15 15 15 15 15 15 15 15 15 15 15
Address: 231 Everleigh Way  Signal sealed and delivered in the presence of:  Notary Bubble  Property Information  Present Zoning Classification: R-2 (Payliding County)  Total Acreage of Zoning/Rezoning Application: 37.61 acres  Land Lot(s): 130, 129, 128, 159, 151 Districts   2nd   5editon(s).  Location of Property: West side of Amos Osborne Path  Physical address it available and nearest intersections (Les east) west.  Detailed description of proposed development (including maximum number of for Annexation into City/Limits with equivalent zoning districts).  Ity of Dallas Plaining Commission Recommendation: Approve onditions, reasons, slipiliations:	Acreage: of Titlefolders   Section    Text   Text   Parent   Chamber    Signature    Signature
Address: 231. Everleigh Way:  Signature:  Signature:  Signature:  Signature:  Signature:  Signature:  Property Information:  Present Zoning Classification: R+2 (Pauliding County)  Total Acreage of Zoning/Rezoning Application: 37.61; acres:  Land Lot(s): 130, 129, 128, 160, 160 bishicits; // 2nd. Section(s):  Location of Property: West side of Amos Osborne Path:  Physical address: It available and nearest intersections (Leseautwest:  Detailed description of proposed development (including maximum number of for Annexation into City/Limits with equivalent zoning distinct with City:  (Date)	Acreage: of Titlefolders   Section    Text   Text   Parent   Chamber    Signature    Signature

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5/28/2021

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

Re

Annexation/Rezonling Letter of Intent Amos Osborne Path properties, +/-37.61 acres PEC+ Project No. 19248:00A

Dear Planning and Zoning officials,

This annexation and rezoning application is being submitted on behalf of the property owners and Lennar Georgia. This application includes three parcels located along Amos Osborne Path with the following parcel IDs: 115.1.1.001,0000, 115.1.3:010.0000, 115.1.4.006.0000. The three properties have a total area of 37.61 acres. If the annexation is approved, the parcels would also be rezoned from R-2 (Paulding County) to R-2 (City of Dallas). There is no development or redevelopment proposed on any of the three properties.

This application is being filed concurrently with another rezoning and annexation request that would facilitate the creation of a new single-family development on an adjacent approximately 242,54-acre property. The purpose of the annexation of the three additional parcels (the subject of this application) is to ensure continuity of the City of Dallas City limits. The inclusion of the three additional parcels (the subject of this application) fill the 'gap' of land inside and outside of the City Limits of Dallas, and would create contiguous city limits on either side of the parcels. This application has practical implications only, and is not stated for redevelopment.

We appreciate the City of Dallas' cooperation in facilitating this application to ensure the success of both annexation and rezonlings, Please do not hesitate to reach out with any questions you may have.

Sincerely,

Planners and Engineers Collaborative, Inc.

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

President

For the Firm

kjw/ht/dp

#### August 19, 2021

Mr. Johnnie Hastings Integrity Development Group 3553 Blair Circle, Suite #100 Brookhaven, GA 30319

Dear Johnnie,

Per our discussion earlier today, I am in agreement to have the City of Dallas annex my properties into the city effective with the next zoning session.

Those properties include:

451 Amos Osborne Path 190 Amos Osborne Path

If you need additional information or validation, please let me know.

Best Regards,

Billy Grogar

451 Amos Osborne Path

Dallas, GA 30132

### **ZONING SUMMARY**

Applicant:

Lennar Georgia

Date:

11/05/2021

Title Holder:

Multiple Owners; see application

District:

2

Land Lot:

130,129,128,160,161

Section:

Section.

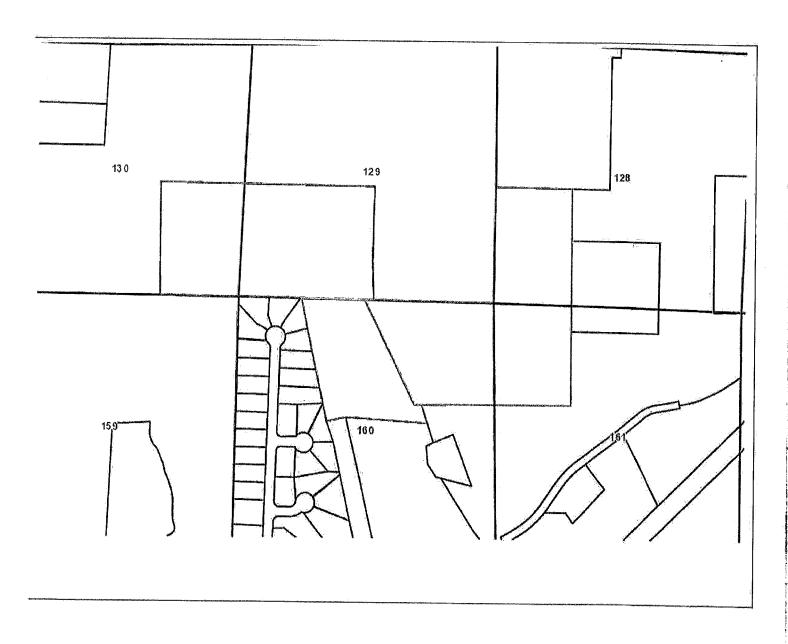
tion: 3

Present Zoning: Paulding R-2 (Suburban Residential)

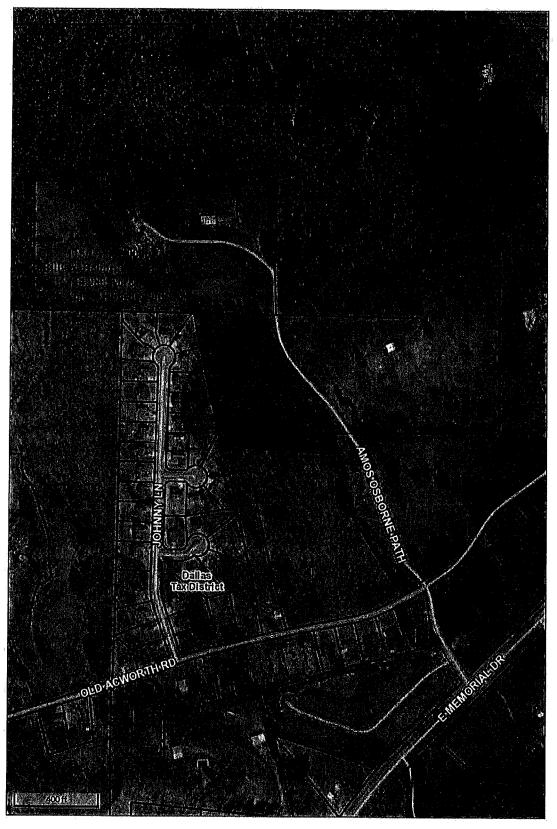
Requesting: to annex properties into the City of

Dallas and zone approx. 37.61 acres to

Dallas R-2.



#### Parcels to be annexed per 60% Method 9/30/2021



Legend

Parcels

Subdivision Names

Roads

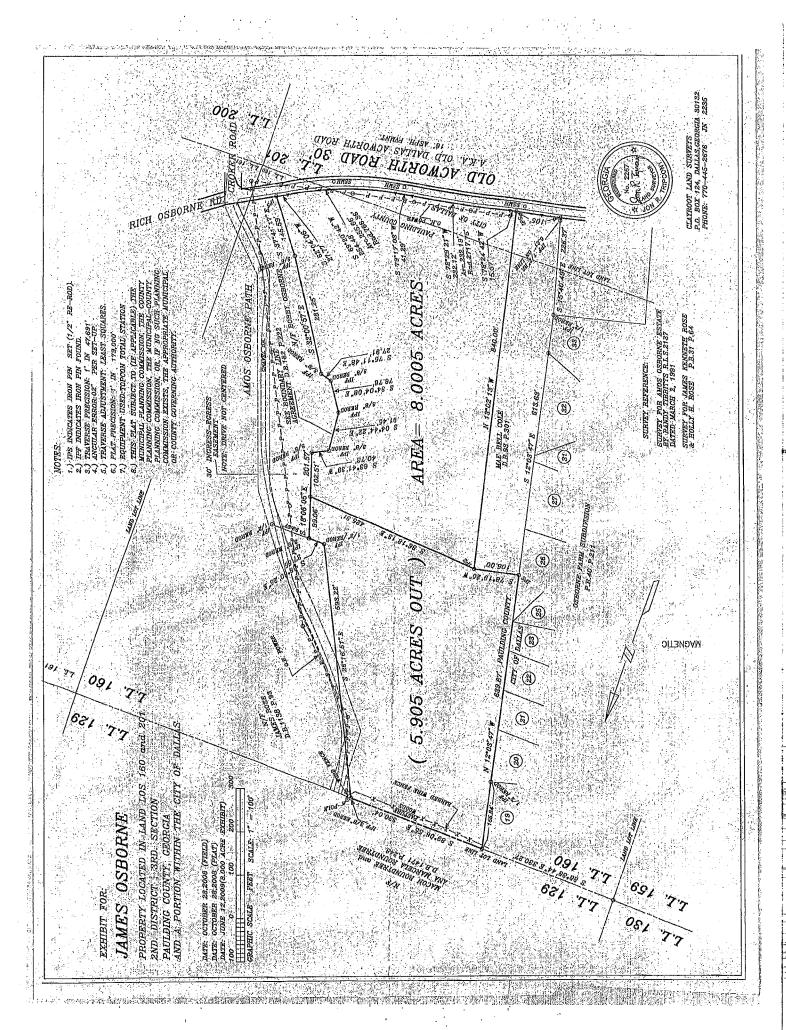
Dallas Tax District

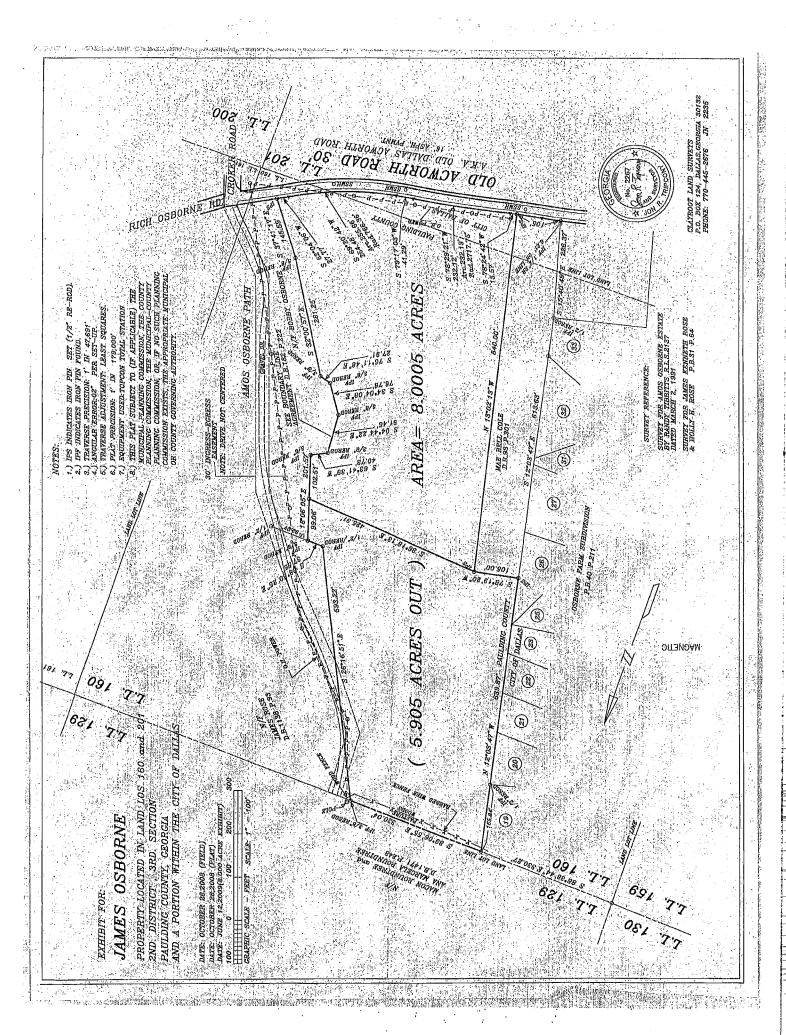
Parcels to be annexed

TVAD SURFACHES ~ PROMERS I IOTSIVAR 30' INGRESS-EGRESS ESMT. LOCATED IN LAND LOTS RND DISTRICT, 3RD SECTION PAULDING COUNTY, GEORGIA Project | PA 4461 & ASSOCIATES Greeked by Designed by Designed by 304je l. = 100. CEDSSETTE' BYKESLEYM Date 10/6/89 8p4.05 N 88°64'27" W AREA = 16,715 ACRES 그혈 -18 ,20129 LAND LOT LINE 8 88.84.27" E 672,29" ∃8 -18 S 00°35'40" W 585.04 N/F KENNETH ROSE D.B. 58, PG. 19 PS - 1/2" REROD SET PF - 1/2" REROD FOUND 400,004 S 88.24.57" E -182 182

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#### A-2021-04 Z-2021-05

#### **STAFF COMMENTS:**

The applicants (Lennar Georgia) are proposing to annex and zone approx. 37.61 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2 (Low-Density Multi-family). The property is located at 190 Amos Osborne Path and 451 Amos Osborne Path. There is no planned development for this property.

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

#### City of Dallas, Ga Planning and Zoning Commission Decision

Application # A-2021-04 Z-2021-05

The City of Dallas	, Ga Planning and Zoning Com	mission APPROV	ES / DENIES application
# A-2021-04	<b>Z-2021-05</b> on this	day of	, 2021 with city
	oulations as referenced below.		•
1. None			
2.			
3.			
4.			
5.			
Applicant Signature		Planning ar	nd 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.

### City of Dallas, Ga Mayor and Council Final Application Decision

#### Application # A-2021-04 Z-2021-05

The City of Dallas, GA Mayor an	id Council APPR	OVES / DENIES application # $f A$ -	2021-
	day of	, 2021 with city recomm	
1. None			
2.			
3.			
4.			
5.			
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.