

A-2021-04

Z-2021-05



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] Printed Name of Signatory: Jeff Anthony
Signed, sealed and delivered in the presence of: Dianne Palhammvong
Notary Public Date Notary Commission Expires: 4/21/24 My Comm. Expires 4/21/2024
Notary Public: Dianne Palhammvong
NOTARY PUBLIC
Gwinnett County
State of Georgia

Representative: Kenneth Wood, PEC+ Phone: _____ Cell: _____
Address: 350 Research Court, Suite 200 City: Reachtree Corners State: GA Zip: 30308
E-mail address: ken@pec.plds Fax phone: _____
Representative's Signature: [Signature] Printed Name of Signatory: Kenneth Wood

Signed, sealed and delivered in the presence of: Dianne Palhammvong
Notary Public Date Notary Commission Expires: 4/21/24 My Comm. Expires 4/21/2024
Notary Public: Dianne Palhammvong
NOTARY PUBLIC
Gwinnett County
State of Georgia

Titleholder: MULTIPLE (SEE ATTACHED) 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 (Dallas)
Total Acreage of Zoning/Rezoning Application: 37.61 acres Acreage of Titleholder: 115.1.001.0000
Land Lot(s): 136, 128, 128, 130, 131 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 115.1.006.0000

Location of Property: 190 and 451 Amos Osborne 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): _____
Annexation into City Limits with equivalent zoning districts

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

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation
Conditions/reasons/applications: _____

City Council Decision: Approve Approve as different classification Disapprove
Conditions/reasons/applications: _____



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____

Hearing Dates: PC _____

CC: _____

City of Dallas, Georgia

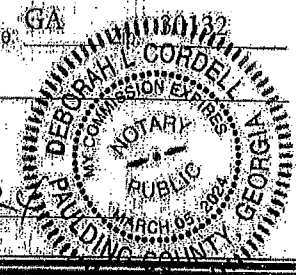
(PLEASE PRINT OR TYPE ALL INFORMATION)

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 _____ Printed Name of Signatory _____
 Signed, sealed and delivered in the presence of _____
 Notary Public _____ Date Notary Commission Expires _____

Representative: Kenneth Wood, PEC+ Phone: _____ Cell: _____
 Address: 350 Research Court, Suite 200 Peachtree Corners State: GA Zip: 30308
 E-mail address: ken@pec.plus Fax phone: _____
 Representative's Signature _____ Printed Name of Signatory _____
 Signed, sealed and delivered in the presence of _____
 Notary Public _____ Date Notary Commission Expires _____

Titleholder: Billy J. Groves Business phone: 404-351-0559 Home phone: STATE
 (Each Titleholder must have a separate, complete form with notarized signatures)
 Address: 451 Amos Osborne Path City: Dallas State: GA
 Signature: [Signature] Printed Name of Signatory: _____
 Signed, sealed and delivered in the presence of _____
Deborah L. Cordell Notary Public _____ Date Notary Commission Expires: 3/15/2024



Property Information
 Present Zoning Classification: R-2 (Paulding County) Requested Zoning Classification: R-2 (Dallas)
 Total Acreage of Zoning/Rezoning Application: 37.61 acres Acreage of Titleholder: 31.7 acres
 Land/Lot(s): 130, 129, 128, 160, 161 Block(s): 2nd Section(s): 3rd Tax Parcel ID Number(s): 115-1-1-001-0000
 Location of Property: 190 and 451 Amos Osborne 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): _____
 Annexation into City Limits with equivalent zoning districts _____

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 Date: PO _____

CO _____

OFFICE USE:

Time: _____

(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: _____ Printed Name of Signatory: _____
 Signed, sealed and delivered in the presence of: _____

Notary Public: _____ Date Notary Commission Expires: _____

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

Representative's Signature: _____ Printed Name of Signatory: _____
 Signed, sealed and delivered in the presence of: _____

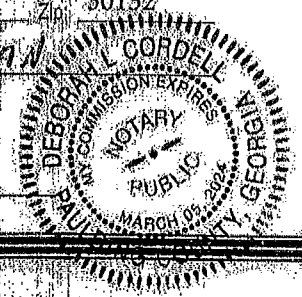
Notary Public: _____ Date Notary Commission Expires: _____

Titleholder: Deborah C Grogan Business phone: _____ Home phone: 404-308-9795
 (Each Titleholder must have a separate, complete form with notarized signatures)

Address: 451 Amos Osborne Path City: Dallas State: GA Zip: 30132

Signature: Deborah C. Grogan Printed Name of Signatory: DEBORAH C. GROGAN

Signed, sealed and delivered in the presence of: Deborah Cordell
 Notary Public: _____ Date Notary Commission Expires: 3/5/2024



Property Information

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

Total Acreage of Zoning/Rezoning Application: 37.61 acres Acreage of Titleholder: 14.98 acres

Land Lot(s): 130, 129, 128, 160, 161 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 115,17,001,0000

Location of Property: 451 Amos Osborne 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): _____

Annexation into City Limits with equivalent zoning districts

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 Date: PC: _____

CC: _____

TRACED USE

(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: _____ Printed Name of Signatory: _____

Signed, sealed and delivered in the presence of:

Notary Public: _____ Date Notary Commission Expires: _____

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

Representative's Signature: _____ Printed Name of Signatory: _____

Signed, sealed and delivered in the presence of:

Notary Public: _____ Date Notary Commission Expires: _____

Titleholder: NRSA Investment LLC Business phone: _____ Home phone: _____
 (Each Titleholder must have a separate, complete form with notarized signatures)
 Address: 231 Everleigh Way City: Marietta State: GA Zip: 30064

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 (Dallas)

Total Acreage of Zoning/Rezoning Application: 37.61 acres Acreage of Titleholders: 3.91 acres

Land Lot(s): 130, 129, 128, 160 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 1191140080000

Location of Property: West side of Amos Osborne 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): _____

Annexation into City Limits with equivalent zoning districts.

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: Annexation/Rezoning Letter of Intent
Amos Osborne Path properties, +/-37.61 acres
PEC+ Project No. 19248.00A

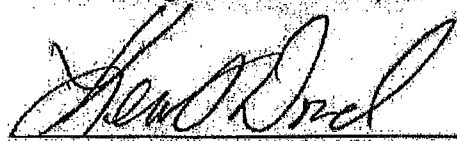
Dear Planning and Zoning officials,

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 slated for redevelopment.

We appreciate the City of Dallas' cooperation in facilitating this application to ensure the success of both annexation and rezonings. 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,

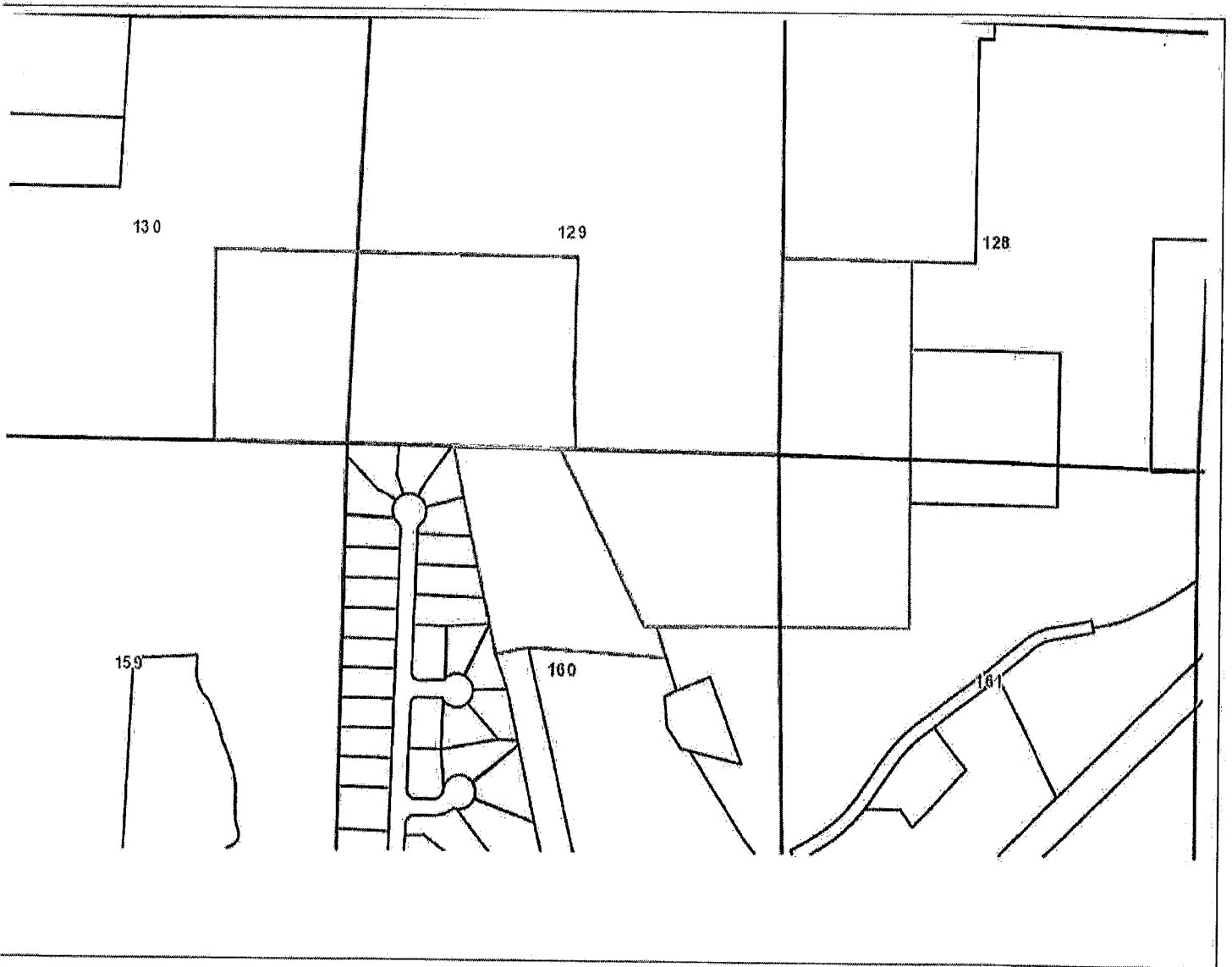


Billy Grogan
451 Amos Osborne Path
Dallas, GA 30132

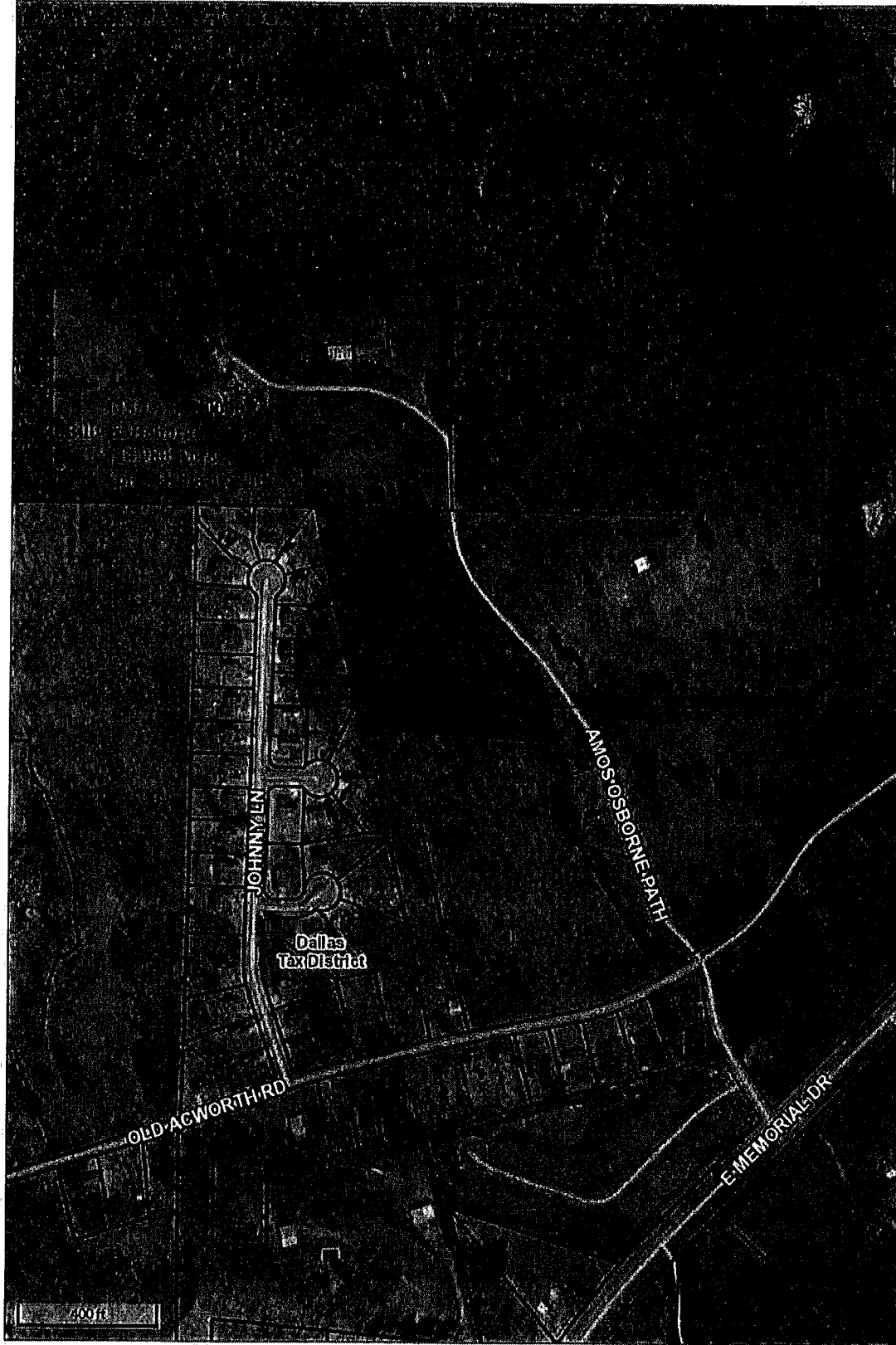
ZONING SUMMARY

Applicant: Lennar Georgia
Title Holder: Multiple Owners; see application
Land Lot: 130,129,128,160,161
Present Zoning: Paulding R-2 (Suburban Residential)

Date: 11/05/2021
District: 2
Section: 3
Requesting: to annex properties into the City of Dallas and zone approx. 37.61 acres to Dallas R-2.

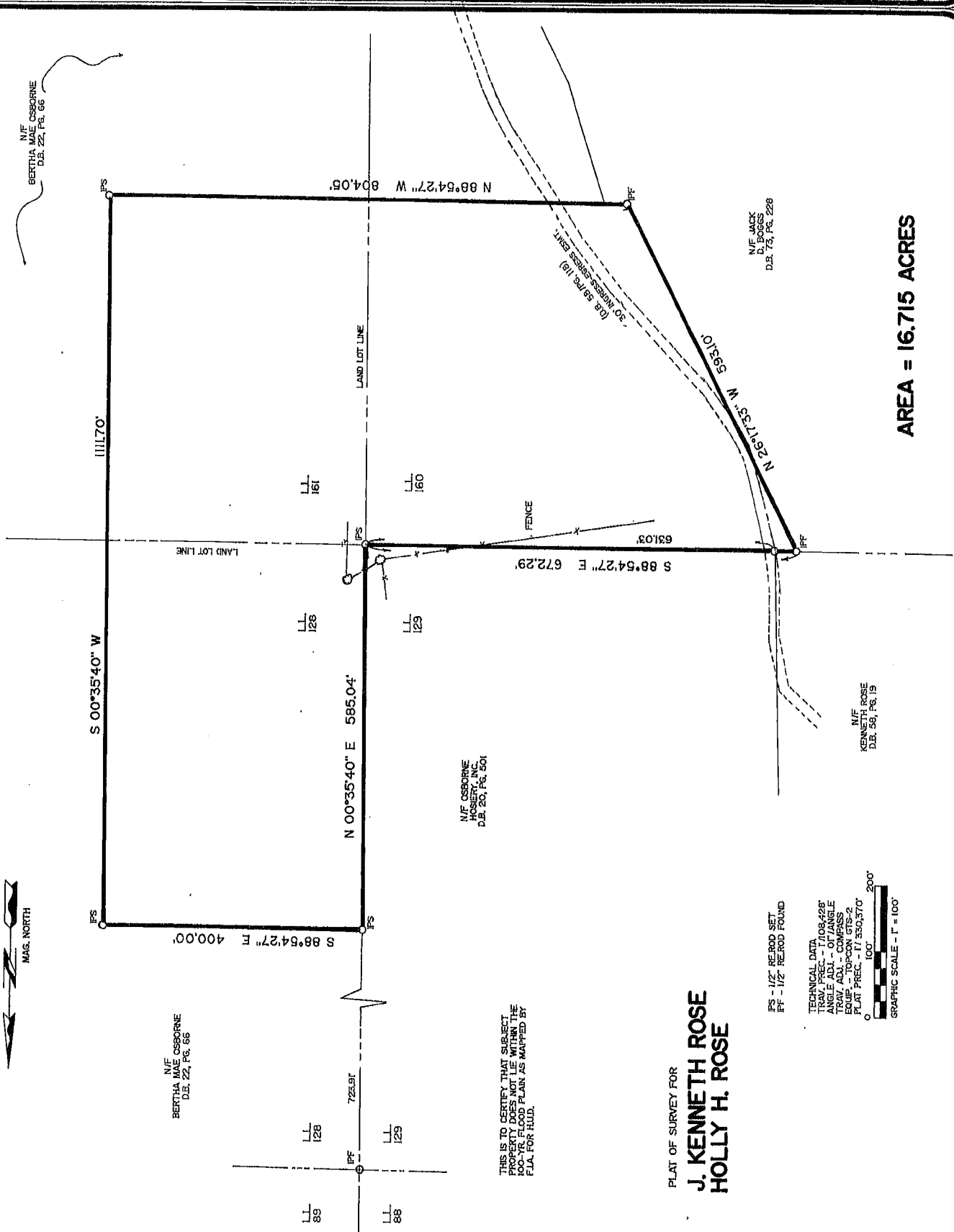


Parcels to be annexed per 60% Method 9/30/2021



Legend

- Parcels
- Subdivision Names
- Roads
- Dallas Tax District
- Parcels to be annexed



N/F
BERTHA MAE OSSORNE
D.B. 22, P.G. 66

N/F OSSORNE
ROBERT, INC.
D.B. 20, P.G. 501

N/F JACK
D. BOCK
D.B. 76, P.G. 228

N/F
KENNETH ROSE
D.B. 58, P.G. 19

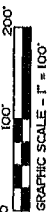
N/F
BERTHA MAE OSSORNE
D.B. 22, P.G. 66

THIS IS TO CERTIFY THAT SUBJECT
PROPERTY DOES NOT LIE WITHIN THE
100-YR. FLOOD PLAIN AS MAPPED BY
FLA. FOR HUD.

PLAT OF SURVEY FOR J. KENNETH ROSE HOLLY H. ROSE

FS - 1/2\" REPROD SET
FF - 1/2\" REPROD FOUND

TECHNICAL DATA
TRAV. PREC. - 1/108,428'
ANGLE ADJ. - 07 JANGLE
EQUIP. - TOPCON GTS-2
PLAT PREC. - 1/ 530,570'



GRAPHIC SCALE - 1\" = 100'

AREA = 16.715 ACRES



Project #
PA 4461
Sheet
of
Streets

LOCATED IN LAND LOTS
128, 161, 160
2ND DISTRICT, 3RD SECTION
PALMDING COUNTY, GEORGIA

CRUSSELL, RAKESTRAW
& ASSOCIATES
LAND SURVEYORS & PLANNERS
2001 FOWDER SPRINGS ROAD
MARIETTA, GEORGIA 30004
404 - 448 - 6009

NO.	DATE	DESCRIPTION	BY

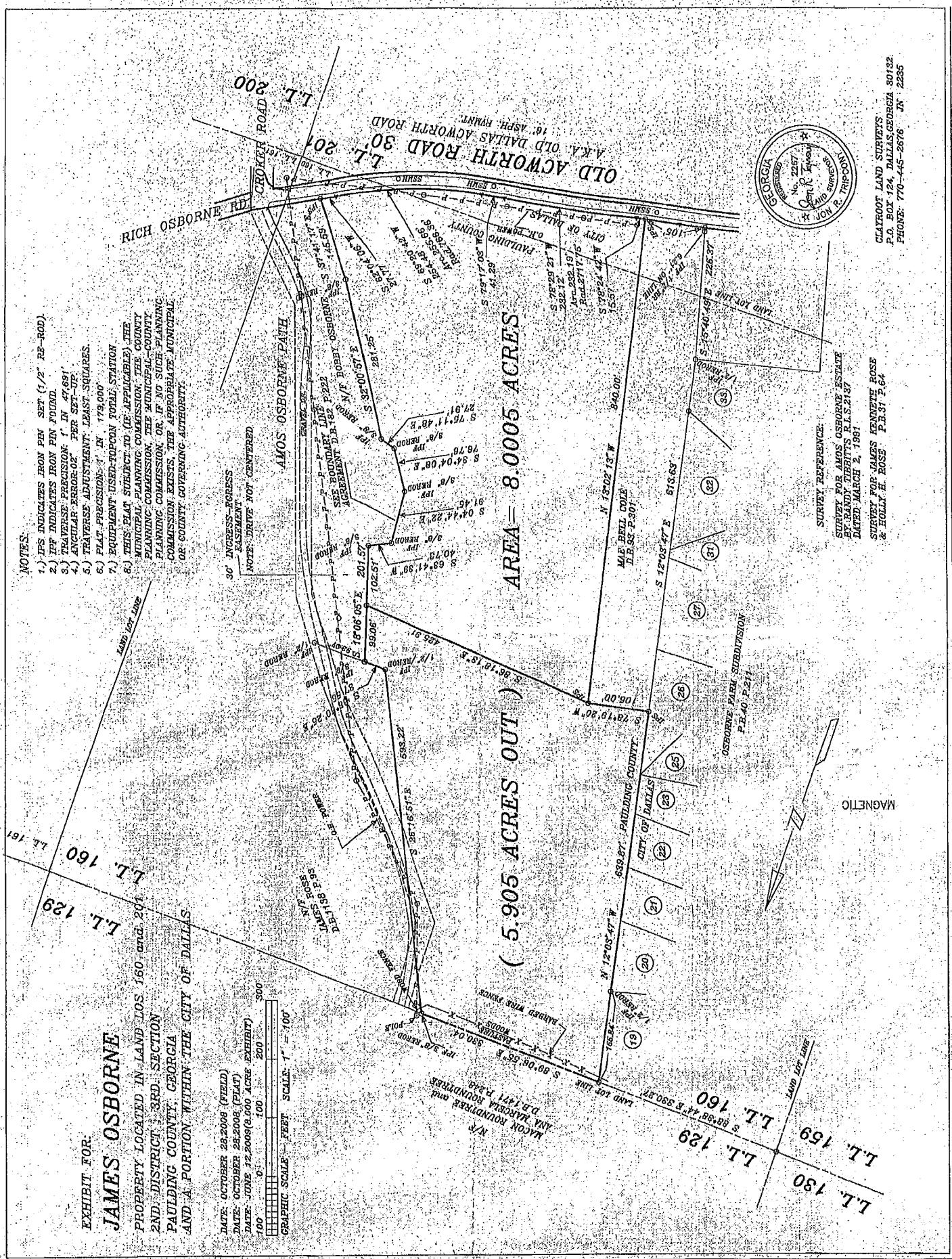
REVISIONS
I. DRAWING BY: NRESS-EGRESS ESMT, TKH
Checked by
Designed by
Date 10/6/89
Scale 1" = 100'

- NOTES:**
- 1.) IPS INDICATES IRON PIN SET (1/2" R2-R0D).
 - 2.) IFF INDICATES IRON PIN FOUND.
 - 3.) THE VERST PRECISION 1" IN 100'.
 - 4.) ANGULAR ERROR 02" PER SET-UP.
 - 5.) TRAVERSE ADJUSTMENT: LEAST SQUARES.
 - 6.) PLAT PRECISION: 1" IN 179,000'
 - 7.) EQUIPMENT USED-TOPCON TOTAL STATION
 - 8.) THIS PLAT SUBJECT TO (IF APPLICABLE) THE MUNICIPAL PLANNING COMMISSION, THE COUNTY PLANNING COMMISSION, THE MUNICIPAL-COUNTY PLANNING COMMISSION OR IF NO SUCH PLANNING COMMISSION EXISTS, THE APPROPRIATE MUNICIPAL OR COUNTY GOVERNING AUTHORITY.

EXHIBIT FOR:
JAMES OSBORNE
 PROPERTY LOCATED IN LAND LOS 160 and 201
 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA
 AND A PORTION WITHIN THE CITY OF DALLAS

DATE: OCTOBER 26, 2008 (FIELD)
 DATE: OCTOBER 28, 2008 (PLAT)
 DATE: JUNE 12, 2008 (2,000 ACRE EXHIBIT)
 GRAPHIC SCALE - FEET SCALE: 1" = 100'

AREA = 8.0005 ACRES
(5.905 ACRES OUT)



CEATROOF LAND SURVEYS
 P.O. BOX 124, DALLAS, GEORGIA 30132
 PHONE: 770-445-2676 JN 2255

SURVEY REFERENCE:
 SURVEY FOR AMOS OSBORNE ESTATE
 BY RANDY TIBBETTS R.L.S. 2137
 DATED: MARCH 2, 1981
 SURVEY FOR JAMES KENNETH ROSE
 & HOLLY H. ROSE P.R. 31 P. 64

- NOTES:
- 1.) IPS INDICATES IRON PEN SET (1/2" RB-ROD).
 - 2.) IPF INDICATES IRON PEN FOUND.
 - 3.) TRAVERSE PRECISION: 1" IN 47,591'
 - 4.) ANGULAR ERROR: 02" PER SET-UP
 - 5.) TRAVERSE ADJUSTMENT: LEAST SQUARES.
 - 6.) PLAT PRECISION: 1" IN 179,000'
 - 7.) EQUIPMENT USED: TOPCON TOTAL STATION
 - 8.) THIS PLAT SUBJECT TO (IF APPLICABLE) THE MUNICIPAL PLANNING COMMISSION, THE COUNTY PLANNING COMMISSION, THE MUNICIPAL COUNTY PLANNING COMMISSION OR IF NO SUCH PLANNING COMMISSION EXISTS, THE APPROPRIATE MUNICIPAL OR COUNTY GOVERNING AUTHORITY.

30' INGRESS EGRESS EASEMENT
 NOTE: DRIVE NOT CENTERED

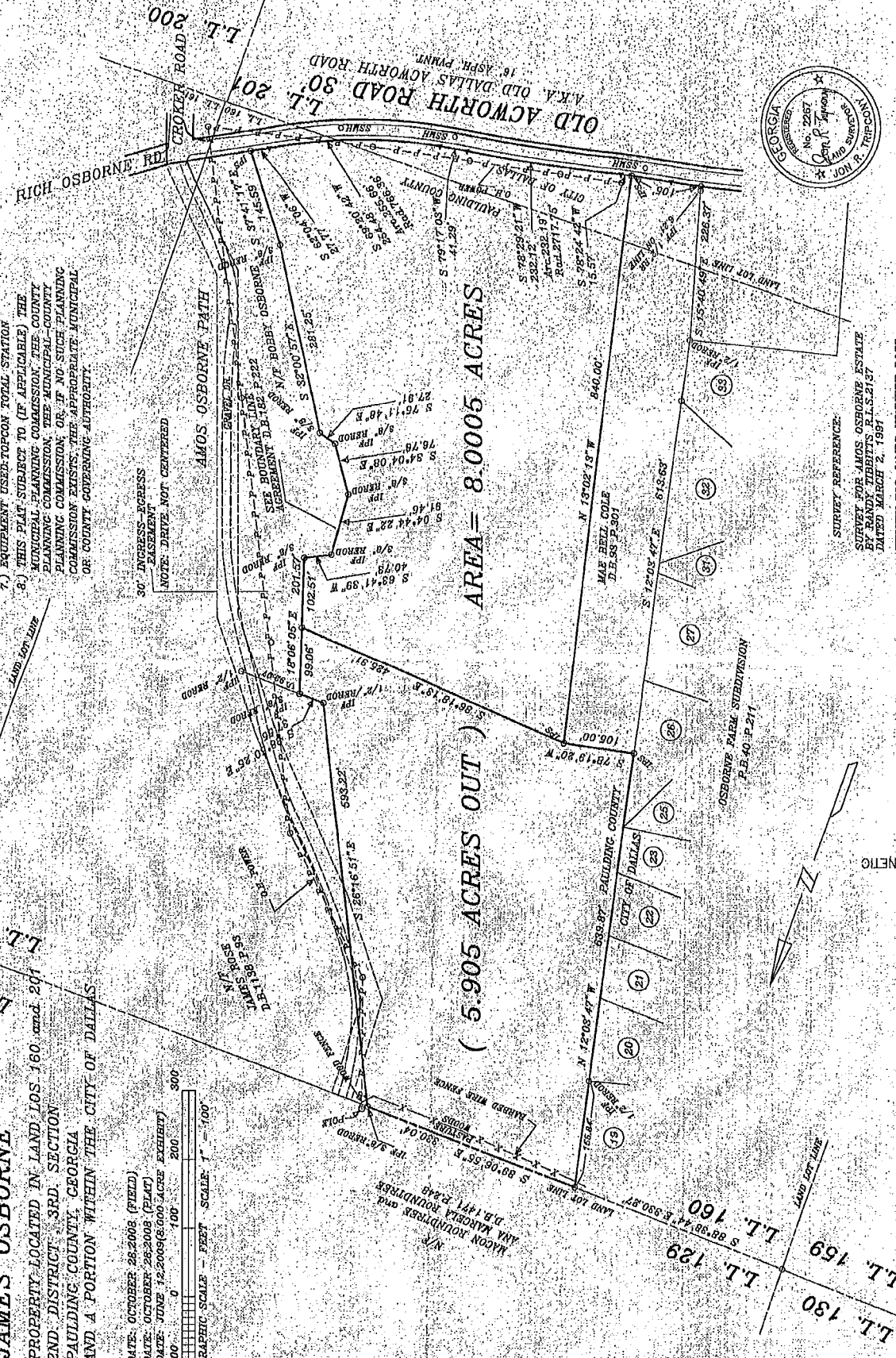
AMOS OSBORNE PATH

AREA = 8.0005 ACRES

(5.905 ACRES OUT)

EXHIBIT FOR:
JAMES OSBORNE
 PROPERTY LOCATED IN LAND LOTS 160, AND 201
 2ND. DISTRICT, 3RD. SECTION
 PAULDING COUNTY, GEORGIA
 AND A PORTION WITHIN THE CITY OF DALLAS

DATE: OCTOBER 26, 2008 (FIELD)
 DATE: OCTOBER 26, 2008 (PLAT)
 DATE: JUNE 12, 2009 (8,000 ACRE EXHIBIT)
 100' 0 100 200 300
 GRAPHIC SCALE - FEET SCALE 1" = 100'



CLAYTON LAND SURVEYS
 P.O. BOX 124, DALLAS, GEORGIA 30132
 PHONE: 770-445-2676 IN 2235

SURVEY REFERENCE:
 SURVEY FOR AMOS OSBORNE ESTATE
 BY RANDY TIBBITS P.L.S. 2157
 DATED MARCH 2, 1991
 SURVEY FOR JAMES KENNETH ROSE
 & HOLLY H. ROSE P.B. 31, P. 64

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 Commission APPROVES / DENIES application # A-2021-04 Z-2021-05 on this _____ day of _____, 2021 with city recommended stipulations as referenced below.

- 1. None**
- 2.**
- 3.**
- 4.**
- 5.**

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.

City of Dallas, Ga Mayor and Council Final Application Decision

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

The City of Dallas, GA Mayor and Council APPROVES / DENIES application # A-2021-04 Z-2021-05 on this _____ day of _____, 2021 with city recommended stipulations as referenced below.

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.