



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____

Hearing Dates: PC: _____ CC: _____

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: City of Dallas Business phone: (770) 443-8110 Cell: NA

Address: 129 East Memorial Drive Home phone: NA

City: Dallas State: GA Zip: 30132 Fax phone: NA

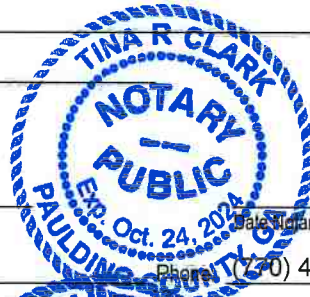
E-mail address: tclark@dallas-ga.gov

Applicant's Signature

L. James Kelly
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public



Date Notary Commission Expires

Representative: Preston Kilgore Phone: (770) 443-8110 x1408 Cell: NA

Address: 320 East Foster Avenue City: Dallas State: GA Zip: 30132

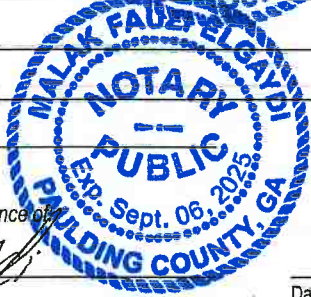
E-mail address: pkilgore@dallas-ga.gov Fax phone: NA

Representative's Signature

Preston Kilgore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public



9-6-2025
Date Notary Commission Expires

Titleholder: Helping Hands of Paulling County, Inc. Business phone: (770) 443-1230 Home phone: NA

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

Address: P.O. Box 1130 City: Dallas State: GA Zip: 30132

Signature

Reva M. Burks
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

9-6-2025
Date Notary Commission Expires



Property Information

Present Zoning Classification: H-1 Heavy Industrial Requested Zoning Classification: G General Industrial

Total Acreage of Zoning/Rezoning Application: 1.73 Acreage of Titleholder: 1.73

Land Lot(s): 281 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 136.1.2.005.0000 part

Location of Property: SE corner of Dallas Industrial Dr & George T Bagby Dr

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): _____

Non-profit office and food pantry

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: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~I / We~~ (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~I / We~~ (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

Preston Kilgore
Signature of Applicant/Representative

5-5-2023
Date

Preston Kilgore
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Malak Fauzi Elgaydi
Notary Public Signature

1-6-2025
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

EQUIPMENT USED:
THEODOLITE READING TO 05 SECONDS;
ELECTRONIC DISTANCE METER READING
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A HORIZONTAL CLOSURE
OF 1 IN 30,664.

DATE OF FIELD WORK: DEC 20, 2022

TRAVERSE IS ADJUSTED USING THE LEAST
SQUARES METHOD.

IRON PINS PLACED ARE 1/2" REBAR

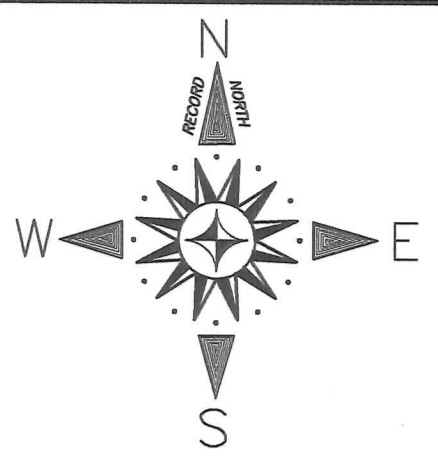
THIS SURVEY HAS BEEN CALCULATED FOR
CLOSURE BY LATITUDE AND DEPARTURE
AND IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 404208 FEET

- NOTES
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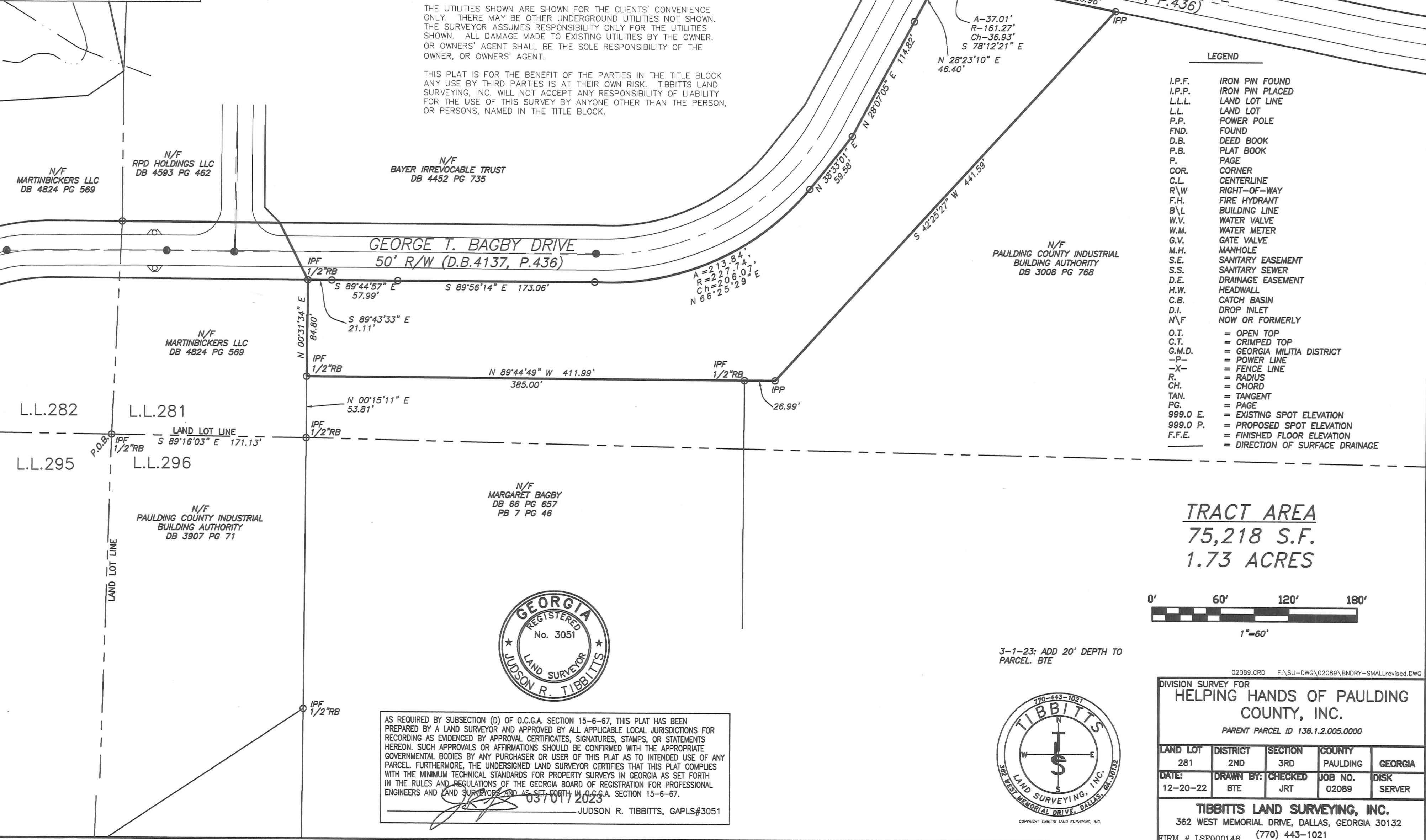
THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

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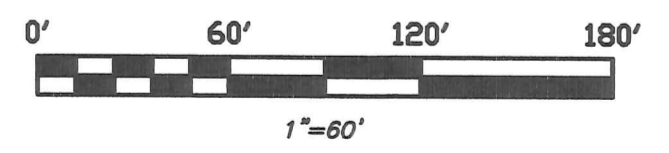
THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT



LEGEND

I.P.F.	IRON PIN FOUND
I.P.P.	IRON PIN PLACED
L.L.L.	LAND LOT LINE
L.L.	LAND LOT
P.P.	POWER POLE
FND.	FOUND
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.	PAGE
COR.	CORNER
C.L.	CENTERLINE
R\W	RIGHT-OF-WAY
F.H.	FIRE HYDRANT
B\L	BUILDING LINE
W.V.	WATER VALVE
W.M.	WATER METER
G.V.	GATE VALVE
M.H.	MANHOLE
S.E.	SANITARY EASEMENT
S.S.	SANITARY SEWER
D.E.	DRAINAGE EASEMENT
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D.I.	DROP INLET
N\F	NOW OR FORMERLY
O.T.	= OPEN TOP
C.T.	= CRIMPED TOP
G.M.D.	= GEORGIA MILITIA DISTRICT
-P-	= POWER LINE
-X-	= FENCE LINE
R.	= RADIUS
CH.	= CHORD
TAN.	= TANGENT
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F.F.E.	= FINISHED FLOOR ELEVATION
	= DIRECTION OF SURFACE DRAINAGE

TRACT AREA
75,218 S.F.
1.73 ACRES

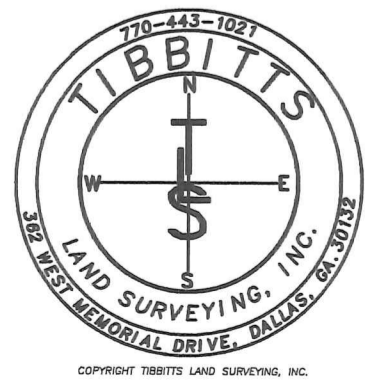


3-1-23: ADD 20' DEPTH TO
PARCEL. BTE



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

03/01/2023
JUDSON R. TIBBITTS, GAPLS#3051



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DIVISION SURVEY FOR
HELPING HANDS OF PAULDING COUNTY, INC.
PARENT PARCEL ID 136.1.2.005.0000

LAND LOT	DISTRICT	SECTION	COUNTY	GEORGIA
281	2ND	3RD	PAULDING	GEORGIA
DATE:	DRAWN BY:	CHECKED	JOB NO.	DISK
12-20-22	BTE	JRT	02089	SERVER

TIBBITTS LAND SURVEYING, INC.
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
FIRM # LSF000146 (770) 443-1021

EQUIPMENT USED:
THEODOLITE READING TO 05 SECONDS;
ELECTRONIC DISTANCE METER READING
TO .005 FEET.

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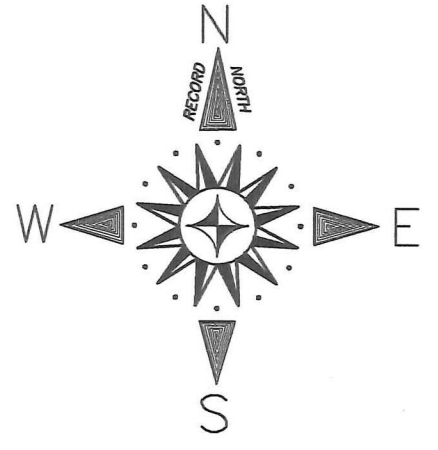
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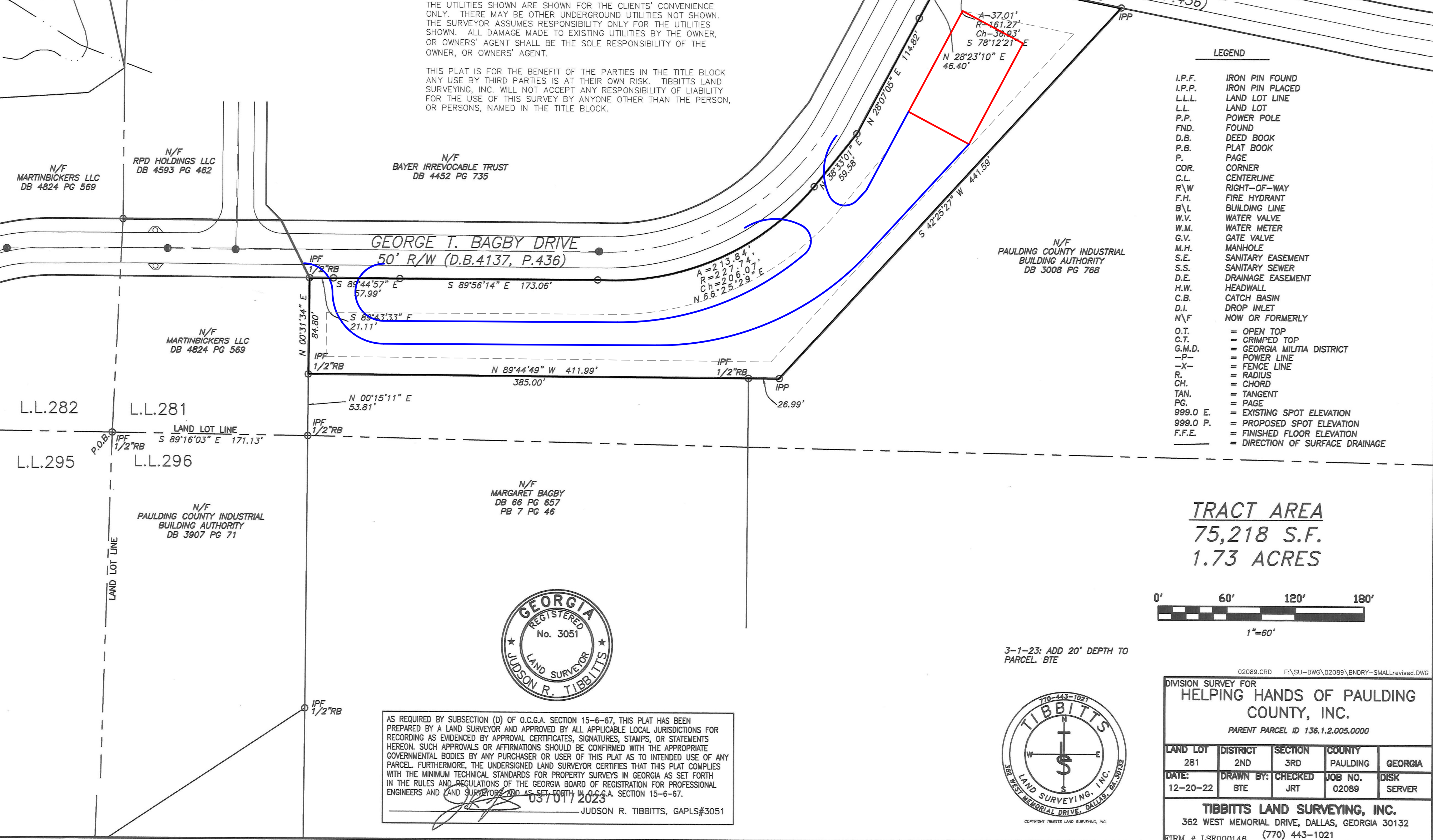
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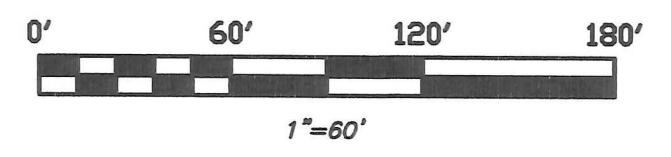
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LEGEND

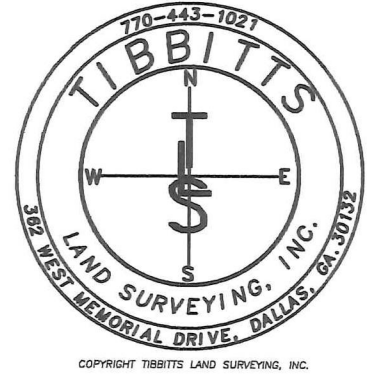
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JUDSON R. TIBBITTS, GAPLS#3051



3-1-23: ADD 20' DEPTH TO PARCEL. BTE

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DIVISION SURVEY FOR
HELPING HANDS OF PAULDING COUNTY, INC.
PARENT PARCEL ID 136.1.2.005.0000

LAND LOT 281	DISTRICT 2ND	SECTION 3RD	COUNTY PAULDING	GEORGIA
DATE: 12-20-22	DRAWN BY: BTE	CHECKED JRT	JOB NO. 02089	DISK SERVER

TIBBITTS LAND SURVEYING, INC.
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
PHONE # 1.570.00146 (770) 443-1021

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

PAULDING COUNTY INDUSTRIAL
BUILDING AUTHORITY

Tommy Morris

BY: TOMMY MORRIS, AS
CHAIRMAN

[Handwritten Signature]

Witness

[Handwritten Signature]

Notary Public

My Commission Expires:

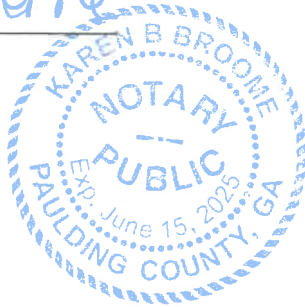


EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 281 of the 2nd District, 3rd Section, Paulding County, Georgia and being more fully described as follows:

To find the TRUE POINT OF BEGINNING, begin at the common land lot corner of Land Lots 281, 282, 295 & 296; thence running south 89 degrees 16 minutes 03 seconds east along the south land lot line of Land Lot 281 a distance of 171.13 feet to an iron pin; thence running north 00 degrees 15 minutes 11 seconds east a distance of 53.81 feet to an iron pin and the TRUE POINT OF BEGINNING; thence running north 00 degrees 31 minutes 34 seconds east a distance of 84.80 feet to an iron pin located on the southerly right of way of George T. Bagby Drive (a 50 foot right of way); thence running south 89 degrees 43 minutes 33 seconds east along said right of way a distance of 21.11 feet to a point; thence running south 89 degrees 44 minutes 57 seconds east along said right of way a distance of 57.99 feet to a point; thence running south 89 degrees 56 minutes 14 seconds east along said right of way a distance of 173.06 feet to a point; thence running northeasterly in an arc along said right of way a distance of 213.84 feet to a point (said arc being subtended by a chord line running north 66 degrees 25 minutes 29 seconds east a distance of 206.07 feet); thence running north 38 degrees 33 minutes 01 second east along said right of way a distance of 59.58 feet to a point; thence running north 28 degrees 07 minutes 05 seconds east along said right of way a distance of 114.82 feet to a point; thence running north 28 degrees 23 minutes 10 seconds east along said right of way a distance of 46.40 feet to a point located at the intersection of the southeasterly right of way of George T. Bagby Drive (a 50 foot right of way) and the southwesterly right of way of Dallas Industrial Drive (a 50 foot right of way); thence running southeasterly in an arc along the southwesterly right of way of Dallas Industrial Drive a distance of 37.01 feet to a point (said arc being subtended by a chord line running south 78 degrees 12 minutes 21 seconds east a distance of 36.93 feet); thence running south 78 degrees 43 minutes 20 seconds east along said right of way a distance of 120.96 feet to an iron pin; thence running south 42 degrees 25 minutes 27 seconds west a distance of 441.59 feet to an iron pin; thence running north 89 degrees 44 minutes 49 seconds west a distance of 411.99 feet to an iron pin, said point being the TRUE POINT OF BEGINNING.

Said tract being 1.73 acres as shown on a plat prepared for Helping Hands of Paulding County, Inc. by Tibbitts Land Surveying, Inc., dated December 20, 2022, certified by Judson R. Tibbitts, RLS #3051, said plat being incorporated herein and made a part of this description by reference.