



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # 7-2021-01 20-12-22P03:14 RCVD
Hearing Dates: PC: 2/25/21 CC: 3/1/21

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Walter Hudson - Summerlyn Homes LLC Business phone: _____ Cell: (770) 380-1323

Address: P.O. Box 5574 Home phone: _____

City: Douglasville State: GA Zip: 30154 Fax phone: _____

E-mail address: _____

Walter Hudson
Applicant's Signature

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

Walter Hudson
Printed Name of Signatory
PAUL J. BARBER
NOTARY PUBLIC
GEORGIA
Aug. 1, 2023
Date Notary Commission Expires

Representative: Jonathan Jones - Elite Engineering Phone: (678) 328-8251 Cell: (678) 215-2968

Address: 3660 Cedarcrest Rd, Ste 220 City: Acworth State: GA Zip: 30101

E-mail address: jones@eliteofga.com Fax phone: _____

[Signature]
Representative's Signature

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

Jonathan Jones
Printed Name of Signatory
PAUL J. BARBER
NOTARY PUBLIC
GEORGIA
Aug. 1, 2023
Date Notary Commission Expires

Titleholder: Suzanne H Kilgo Business phone: _____ Home phone: _____

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

Address: 528 Sutalee Ridge Trl City: White State: GA Zip: 30184

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 & R-1 Requested Zoning Classification: R-3

Total Acreage of Zoning/Rezoning Application: 49.25 Acreage of Titleholder: 49.25

Land Lot(s): 419, 445, 446 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 150.2.1.031.0000

Location of Property: West of Toulouse St on Old Villa Rica Rd. 137.3.4.033.0000

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): _____

125 Residential lots

Filed with City: 12/22/2020 (Date) [Signature] (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 # 2-2021-01

Hearing Dates: PC: 2/25/21 CC: 3/4/21

21-01-28A10:29 RCVD

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Walter Hudson - Summerlyn Homes LLC Business phone: _____ Cell: (770) 380-1323

Address: P.O. Box 5574 Home phone: _____

City: Douglasville State: GA Zip: 30154 Fax phone: _____

E-mail address: _____

Applicant's Signature: Walter Hudson Printed Name of Signatory: Walter Hudson

Signed, sealed and delivered in the presence of: _____

Notary Public: _____ Date Notary Commission Expires: _____

Representative: Jonathan Jones - Elite Engineering Phone: (678) 324-8291 Cell: (678) 215-2968

Address: 3660 Cedarcrest Rd, Ste 220 City: Acworth State: GA Zip: 30101

E-mail address: jones@eliteofga.com Fax phone: _____

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

Signed, sealed and delivered in the presence of: _____

Notary Public: _____ Date Notary Commission Expires: _____

Titleholder: Suzanne H. Kilgo Business phone: _____ Home phone: _____

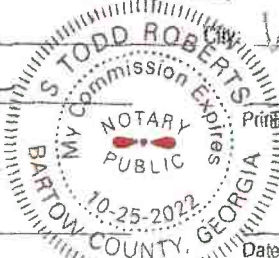
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 528 Suttles Ridge Trl City: White State: GA Zip: 30184

Signature: Suzanne H. Kilgo Printed Name of Signatory: Suzanne H. Kilgo

Signed, sealed and delivered in the presence of: _____

Notary Public: Michael S. Cash Date Notary Commission Expires: 10-25-2022



Property Information

Present Zoning Classification: R-2 & R-1 Requested Zoning Classification: R-3

Total Acreage of Zoning/Rezoning Application: 49.25 Acreage of Titleholder: 49.25

Land Lot(s): 412, 445, 446 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 150.2.1.031.0000

Location of Property: West of Taulouse St on Old Villa Rica Rd. 137.3.4.033.0000

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): _____

125 Residential lots

Filed with City: MSC (Date) 1/28/2021 Michael S. Cash (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.

1 / We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks.
1 / 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.

1 / We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. 1 / 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.

[Signature]
Signature of Applicant/Representative

Date

12/22/20

Jonathan Jones
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement
(Required by O.C.G.A. 36-67A)



I (we), Summerlyn Homes LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

I (we), Summerlyn Homes LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

12/22/20
Date

Walter Hicks
Applicant

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Jonathan Jones, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

I (we), Jonathan Jones, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

1/27/2021

Date

[Signature]
Applicant

CONTINUED NEXT PAGE

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF PAULDING

PAULDING COUNTY, GEORGIA
PAULDING COUNTY COURT
CLERK'S OFFICE

NOV-7 PM 2:02

THIS INDENTURE made the 7th day of December 1990, between HALLIE H. LESTER, MARGARET H. MIZE and JOAN H. McCOLLUM as parties of the first part, hereinafter called Grantor, and SUZANNE H. KILGO as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H

That: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee any interest in and to

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 419, 420, 445 and 446 of the 2nd District, 3rd Section of Paulding County, Georgia, containing 49.25 acres, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
this 7th day of December,
1990 in the presence of:

Hallie H. Lester (SEAL)
Hallie H. Lester

REBECCA W. BROWNING

Rebecca W. Browning
Unofficial Witness

Margaret H. Mize (SEAL)
Margaret H. Mize

SHAW C. HARRISON, NP

Shaw C. Harrison
Notary Public
My Commission Expires:

Joan H. McCollum (SEAL)
Joan H. McCollum

[AFFIX NOTARIAL SEAL]

Notary Public, Dekalb County, Georgia
My Commission Expires March 29, 1994

BOOK - 215 PAGE 170

RECORDED 12-17-90
SHAW C. HARRISON, NP
SUPERIOR COURT, PAULDING CO.

TRACT # 12

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 419, 420, 445 and 446 of the 2nd District, 3rd Section of Paulding County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin placed (1/2" steel rod) at the intersection of the southeastern right of way line of Old Dallas-Villa Rica Road (currently 50' right of way) with the southwestern right of way line of the track line of CSX Transportation (currently 75' from the centerline of said track) and running thence South 48°-10'-40" East along said southwestern right of way line of the track line of CSX Transportation, a distance of 1255.60 feet to an iron pin placed (1/2" steel rod) at the intersection of said southwestern right of way line of the track line of CSX Transportation with the eastern land lot line of said Land Lot 419; thence leaving said southwestern right of way line of the track line of CSX Transportation and continuing South 00°-02'-41" West along the eastern land lot line of said Land Lots 419 and 446, a distance of 1031.28 feet to an iron pin placed (1/2" steel rod); thence leaving said eastern land lot line of said Land Lot 419 and continuing thence South 88°-41'-31" West, a distance of 1455.53 feet to an iron pin found (1/2" rebar); continuing thence South 88°-41'-31" West, a distance of 199.35 feet to an iron pin placed (1/2" steel rod) on said southeastern right of way line of Old Dallas-Villa Rica Road; continuing thence North 24°-42'-09" East along said southeastern right of way line of Old Dallas-Villa Rica Road, a distance of 580.25 feet to a point; continuing thence along said eastern right of way line of Old Dallas-Villa Rica Road and following a curve with an arc to the left an arc distance of 360.92 feet (said arc having a radius of 905.22 feet and being subtended by a chord bearing North 15°-29'-37" East and a chord distance of 358.53 feet) to a point; continuing thence North 01°-46'-57" East along said southeastern right of way line of Old Dallas-Villa Rica Road, a distance of 364.16 feet to a point; continuing thence along said southeastern right of way line of Old Dallas-Villa Rica Road and following a curve with an arc to the left an arc distance of 115.58 feet (said arc having a radius of 1154.13 feet and being subtended by a chord bearing North 00°-44'-50" West and a chord distance of 115.53 feet) to a point; continuing thence North 05°-25'-32" West along said southeastern right of way line of Old Dallas-Villa Rica Road, a distance of 184.28 feet to a point; continuing thence along said southeastern right of way line of Old Dallas-Villa Rica Road and following a curve with an arc to the right an arc distance of 108.99 feet (said arc having a radius of 359.03 feet and being subtended by a chord bearing North 03°-41'-11" East and a chord distance of 108.58 feet) to an iron pin placed (1/2" steel rod) on said southeastern right of way line of Old Dallas-Villa Rica Road; thence leaving said southeastern right of way line of Old Dallas-Villa Rica Road and continuing South 89°-35'-50" East, a distance of 136.92 feet to an iron pin placed (1/2" steel rod);

continuing thence North 40°-17'-40" East, a distance of 305.42 feet to a point located on said southeastern right of way line of Old Dallas-Villa Rica Road; continuing thence along said southeastern right of way line of Old Dallas-Villa Rica Road and following a curve with an arc to the left an arc distance of 56.57 feet (said arc having a radius of 189.51 feet and being subtended by a chord bearing North 57°-24'-12" East and a chord distance of 56.36 feet) to an iron pin placed (1/2" steel rod) located at the intersection of said southeastern right of way line of Old Dallas-Villa Rica Road with said southwestern right of way line of the track line of CSX Transportation, which is the POINT OF BEGINNING.

The above described property, containing 49.25 acres, is more particularly shown on and is described according to plat of Survey For Ruth Hutchens Estate, by Cecil R. Kelly, Georgia Registered Land Surveyor No. 2066, dated August 11, 1988, last updated June 20, 1990, recorded in Plat Book 20, page 167 Paulding County, Georgia Records, which said plat of survey is incorporated herein by this reference and made a part of this description.

Legal Description

All that tract of land lying in Land Lots 419, 420, 445, and 446, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the west right of way of Old Villa Rica Road (50 feet right of way) and leaving the right of way South 89 degrees 35 minutes 50 seconds East for 136.92 feet to a point; THEN North 40 degrees 17 minutes 40 seconds East for 59.62 feet to a point; THEN South 48 degrees 10 minutes 40 seconds East for 1532.20 feet to a point; THEN South 00 degrees 02 minutes 41 seconds West for 628.99 feet to a point; THEN South 88 degrees 41 minutes 31 seconds West for 1654.88 feet to a point on the Westerly right of way of Old Villa Rica Road; THEN continuing along the right of way North 24 degrees 42 minutes 09 seconds East for 580.25 feet to a point; THEN along the curve of an arc to the left with a radius of 905.22 feet and a length of 360.92 feet, said curve having a chord of North 15 degrees 29 minutes 37 seconds East for 358.53 feet to a point; THEN North 01 degrees 46 minutes 57 seconds East for 364.16 feet to a point; THEN along the curve of an arc to the left with the radius of 1154.13 feet and a length of 115.58 feet, said curve having an chord of North 00 degrees 44 minutes 50 seconds West for 115.53 feet to a point; THEN North 05 degrees 25 minutes 32 seconds West for 184.28 feet to a point; THEN along the curve of an arc having a radius of 359.03 feet and a length of 109.00 feet, said curve having a chord of North 03 degrees 41 minutes 11 seconds East for 108.58 feet to the Point of BEGINNING.

Said property contains 40.00 acres more or less.

THIS SURVEY WAS MADE BY
CECIL R. KELLY, LAND SURVEYOR
ON NOV 13 PM 2:51
BY VERA G. SIMPSON, CLERK

THIS IS TO CERTIFY THAT THE PROPERTY
SHOWN HEREON DOES NOT LIE WITHIN
THE FLOOD PLAIN AREA AS NAMED BY
F.T.A. FOR THE DEPARTMENT OF H.U.D..



IN MY OPINION, THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE NEIGHBORHOOD STANDARDS AND
REQUIREMENTS OF LAW.

