



# CITY OF DALLAS ANNEXATION NOTIFICATION FORM

1. Describe the location of the area to be annexed or attach a clear map indicating the location (if not previously provided to the county with the notice of the proposed annexation.)

Legal description provided to the County in the notification letter.

2. How many landowners/parcels will be included?

There is one owner, Suzanne H. Kilgo, and one, 40-acre parcel, to be annexed.

3. How does the city propose to designate this area on its future land use map and/or zoning map if the annexation occurs?

The zoning application from the owner/applicant has requested to be zoned R-3 single-family attached residential district high-density (fee simple title). The applicant submitted a proposed site plan showing 125 single family residential subdivision lots.

4. Attach a copy of the sections of the city development ordinances that identify permitted uses for this proposed land use classification.

See attached.

5. Describe the development plans for the area proposed to be annexed (if the property owner(s) in the area have initiated specific development proposals).

Proposed development plans were submitted with the annexation & zoning application package. The application shows the overall property consisting of 49.25 acres with 40-acres of that being annexed into the City and 9.25-acres already being in the City being developed as a 125-lot single family subdivision. The density  $125 \text{ lots} / 49.25 \text{ acres} = 2.54 \text{ lots per acre}$ .

6. Indicate any special measures to be implemented or conditions of development that will be imposed on the properties to be annexed to mitigate negative impacts of the annexation proposal on surrounding properties.

To be determined.

Form Completed By: Micheal S. Cash, Community Development Director

Signature

*Micheal S. Cash*

Date

2/17/2021

Print

Micheal S. Cash



# City of Dallas, Georgia

21-01-28A10:29 RCVD

129 E. Memorial Drive, Dallas, GA 30132  
Office (770) 443-8110 / Fax (770) 443-8107

## PETITION ANNEXATION

**(I / WE)** (Circle One), Suzanne H. Kilgo,  
DO HEREBY PETITION THE CITY OF DALLAS, GEORGIA TO ANNEX PROPERTY AS  
SHOWN ON THE ATTACHED PLAT(S) OF SURVEY, TO BE WITHIN THE  
MUNICIPAL CITY LIMITS. SAID PROPERTIES ARE TO BE ANNEXED WITH A  
ZONING CLASSIFICATION OF R-3.  
**(MUST BE SIGNED BY ALL PROPERTY OWNERS.)**

12/24/20  
DATE

Suzanne H. Kilgo  
SIGNATURE

Suzanne H. Kilgo  
PRINTED

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED

\_\_\_\_\_  
DATE

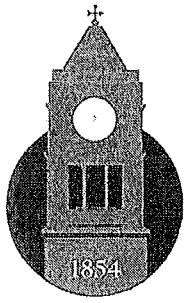
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THE CITY OF  
**DALLAS**  
GEORGIA

February 17, 2021

Certified Mail 7013 1710 0000 7855 6515

Mr. Dave Carmichael, Commission Chairman  
Paulding County Board of Commissioners  
240 Constitution Boulevard  
Dallas, Georgia 30132

**RE: Notice of Intent to Annex 40 Acres Unaddressed off Old Villa Rica Road, Parcel Number 150.2.1.031.0000. The property owner is Suzanne H. Kilgo.**

Dear Sir:

Please be advised that the City of Dallas, Georgia, by the authority vested in the Mayor and Council of the City of Dallas, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex a certain property owned by Suzanne H. Kilgo, hereinafter described as Parcel Number 150.2.1.031.0000 a 40-acre tract of property that borders Old Villa Rica Road, at the next regular meeting of the Mayor and Council of the City of Dallas.

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of receipt of an application, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Dallas, in accordance with O.C.G.A. 36-36-7.

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:

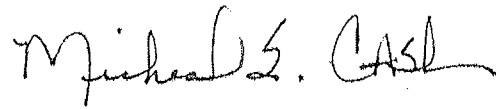
BEGINNING at a point on the west right of way of Old Villa Rica Road (50 feet right of way) and leaving the right of way South 89 degrees 35 minutes 50 seconds East for 136.92 feet to a point; THEN North 40 degrees 17 minutes 40 seconds East for 59.62 feet to a point; THEN South 48 degrees 10 minutes 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 a 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.

Pursuant to O.C.G.A. 36-36-7 and O.C.G.A. 36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail, return mail requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Pursuant to O.C.G.A. § 36-36-4 a public hearing on zoning of the property to be annexed will be held February 25, 2021 at 7 pm and on March 1, 2021 at 5 p.m. at 129 E. Memorial Drive, Dallas, Georgia, 30132. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify the Mayor and Council within thirty (30) calendar days of the receipt of this notice.

Sincerely,

A handwritten signature in black ink that reads "Micheal S. Cash". The signature is fluid and cursive, with the first name "Micheal" and last name "Cash" clearly legible.

Micheal S. Cash  
Director of Community Development  
City of Dallas  
[mcash@dallas-ga.gov](mailto:mcash@dallas-ga.gov)

MC/msc  
Enclosure