



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - OFFICE USE:
Hearing Dates: PC: _____ CC: _____ File Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Kerley Family Homes, LLC Business phone: 770-792-5500 ext 106 Cell: 678-438-9227

Address: 3957 South Main Street Home phone: _____

City: Acworth State: GA Zip: 30101 Fax phone: _____

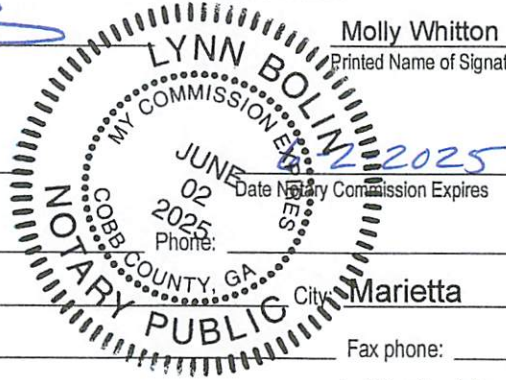
E-mail address: mwhitton@kerleyfamilyhomes.com

[Signature]
Applicant's Signature

Molly Whitton - Development Manager
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public



Representative: J. Kevin Moore Cell: 770-429-1499

Address: 326 Roswell Sreet City: Marietta State: GA Zip: 30060

E-mail address: JKM@mjjs.com Fax phone: _____

BY: [Signature]
Representative's Signature

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: Martha D Hendrix Business phone: _____ Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 260 Merchants Drive City: Dallas State: GA Zip: 30132

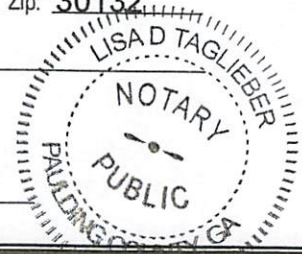
[Signature]
Signature

Martha D Hendrix
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

4-3-2027
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-1 Requested Zoning Classification: R-4, C-2 (overall)

Total Acreage of Zoning/Rezoning Application: 18.01 Acreage of Titleholder: 2.44

Land Lot(s): 273 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.1.1.055.0000

Location of Property: 260 Merchants Drive Dallas, GA 30132
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): R-4 zoning for single-family, attached, townhomes, maximum 91 units; C-2 zoning for allowable commercial uses

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: _____



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City of Dallas, Georgia

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Hearing Dates: PC: _____ CC: _____

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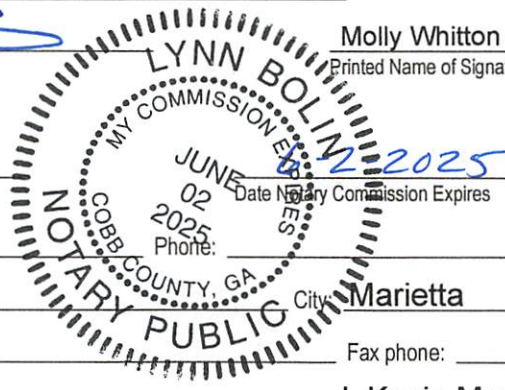
E-mail address: mwhitton@kerleyfamilyhomes.com


Applicant's Signature

Molly Whitton - Development Manager
Printed Name of Signatory

Signed, sealed and delivered in the presence of:


Notary Public



2025
Date Notary Commission Expires

Representative: J. Kevin Moore Cell: 770-429-1499

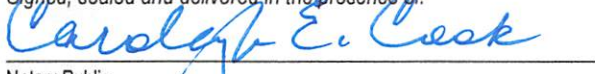
Address: 326 Roswell Sreet City: Marietta State: GA Zip: 30060

E-mail address: JKM@mjjs.com Fax phone: _____

BY: 
Representative's Signature

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:


Notary Public


January 10, 2027
Date Notary Commission Expires



Titleholder: Martha D Hendrix Business phone: _____ Home phone: _____

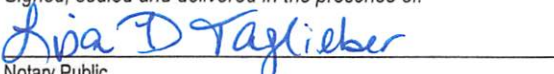
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 260 Merchants Drive City: Dallas State: GA Zip: 30132

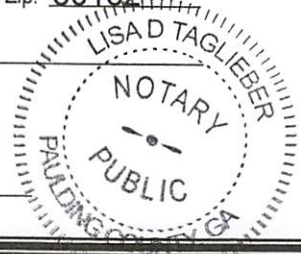

Signature

Martha D Hendrix
Printed Name of Signatory

Signed, sealed and delivered in the presence of:


Notary Public

4-3-2027
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-1 Requested Zoning Classification: R-4, C-2 (overall)

Total Acreage of Zoning/Rezoning Application: 18.01 Acreage of Titleholder: 2.44

Land Lot(s): 273 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 115.4.4.003.0000 ~~138.1.1.055.0000~~ BE

Location of Property: 260 Merchants Drive Dallas, GA 30132
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): R-4 zoning for single-family, attached, townhomes, maximum 91 units; C-2 zoning for allowable commercial uses

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

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Hearing Dates: PC: _____ CC: _____

OFFICE USE:
Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

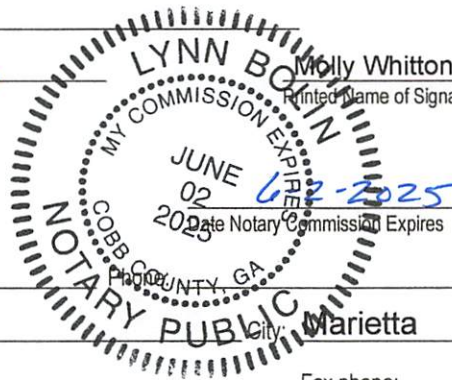
Applicant: Kerley Family Homes, LLC Business phone: 770-792-5500 ext 106 Cell: 678-438-9227
Address: 3957 South Main Street Home phone: _____
City: Acworth State: GA Zip: 30101 Fax phone: _____
E-mail address: mwhitton@kerleyfamilyhomes.com

[Signature]
Applicant's Signature

Molly Whitton - Development Manager
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public



Representative: J. Kevin Moore Cell: 770-429-1499
Address: 326 Roswell Sreet City: Marietta State: GA Zip: 30060
E-mail address: JKM@mijs.com Fax phone: _____

[Signature]
BY: Representative's Signature

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:
[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: Douglas E Hendrix Business phone: _____ Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 260 Merchants Drive City: Dallas State: GA Zip: 30132

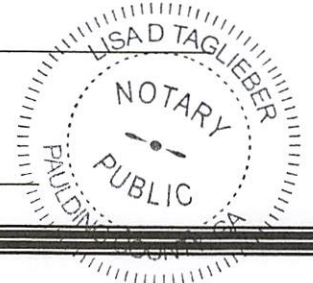
[Signature]
Signature

Douglas E Hendrix
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

4-3-2027
Date Notary Commission Expires



Property Information

Present Zoning Classification: R-1 Requested Zoning Classification: R-4, C-2 (overall)

Total Acreage of Zoning/Rezoning Application: 18.01 Acreage of Titleholder: 2.44

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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: _____



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Applicant: Kerley Family Homes, LLC Business phone: 770-792-5500 ext 106 Cell: 678-438-9227

Address: 3957 South Main Street Home phone: 770-792-5500 ext 106

City: Acworth State: GA Zip: 30101 Fax phone: _____

E-mail address: mwhitton@kerleyfamilyhomes.com

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Molly Whitton - Development Manager
Printed Name of Signatory

JUNE 02 6-2025
Date Notary Commission Expires



Representative: J. Kevin Moore Cell: 770-429-1499

Address: 326 Roswell Sreet City: Marietta State: GA Zip: 30060

E-mail address: JKM@mijs.com Fax phone: _____

BY: J. Kevin Moore
Representative's Signature

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: Nancy Rakestraw Arnold Business phone: _____ Home phone: _____

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

Address: 260 Merchants Drive City: Dallas State: GA Zip: 30132

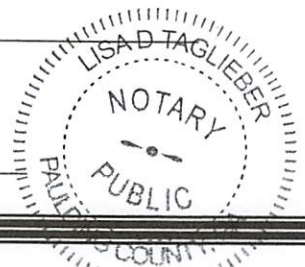
Signature

Nancy Rakestraw Arnold
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

4-3-2027
Date Notary Commission Expires



Property Information

Present Zoning Classification: C-2 Requested Zoning Classification: R-4, C-2 (overall)

Total Acreage of Zoning/Rezoning Application: 18.01 Acreage of Titleholder: 15.57

Land Lot(s): 273 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.1.1.055.0000

Location of Property: 260 Merchants Drive Dallas, GA 30132

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): R-4 zoning for single-family, attached, townhomes, maximum 91 units; C-2 zoning for allowable commercial uses

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 Dates: PC: _____ CC: _____

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Address: 3957 South Main Street Home phone: 770-792-5500 ext 106

City: Acworth State: GA Zip: 30101 Fax phone: _____

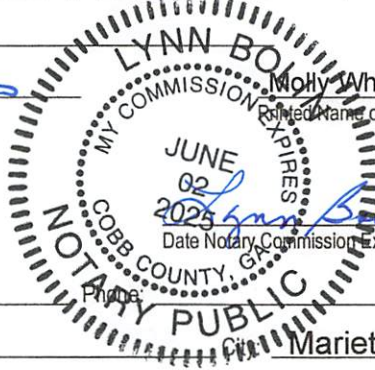
E-mail address: mwhitton@kerleyfamilyhomes.com

[Signature]
Applicant's Signature

Molly Whitton - Development Manager
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public



[Signature] 6-2-2025
Date Notary Commission Expires

Representative: J. Kevin Moore Cell: 770-429-1499

Address: 326 Roswell Sreet City: Marietta State: GA Zip: 30060

E-mail address: JKM@mijs.com Fax phone: _____

BY: [Signature]
Representative's Signature

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: Judy Rakestaw Barnette Business phone: _____ Home phone: _____

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

Address: 260 Merchants Drive City: Dallas State: GA Zip: 30132

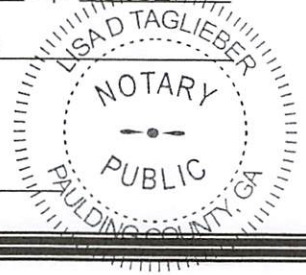
[Signature]
Signature

Judy Rakestraw Barnette
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

4-3-2027
Date Notary Commission Expires



Property Information

Present Zoning Classification: C-2 Requested Zoning Classification: R-4, C-2 (overall)

Total Acreage of Zoning/Rezoning Application: 18.01 Acreage of Titleholder: 15.57

Land Lot(s): 273 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.1.1.055.0000

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Conditions, reasons, stipulations: _____

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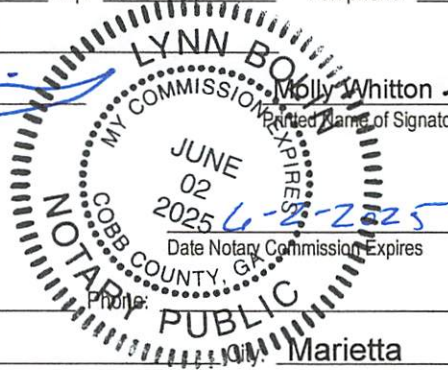
City: Acworth State: GA Zip: 30101 Fax phone: _____

E-mail address: mwhitton@kerleyfamilyhomes.com

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public



Molly Whitton - Development Manager
Printed Name of Signatory

JUNE 02 2025
Date Notary Commission Expires

Representative: J. Kevin Moore Cell: 770-429-1499

Address: 326 Roswell Sreet City: Marietta State: GA Zip: 30060

E-mail address: JKM@mijs.com Fax phone: _____

BY: J. Kevin Moore
Representative's Signature

J. Kevin Moore
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

January 10, 2027
Date Notary Commission Expires



Titleholder: June G Rakestraw Business phone: _____ Home phone: _____

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

Address: 260 Merchants Drive City: Dallas State: GA Zip: 30132

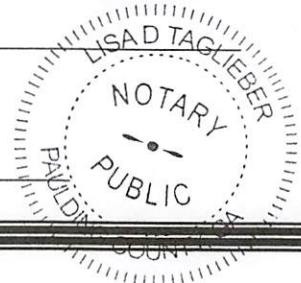
June G. Rakestraw
Signature

June G Rakestraw
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

4-3-2027
Date Notary Commission Expires



Property Information

Present Zoning Classification: C-2 Requested Zoning Classification: R-4, C-2 (overall)

Total Acreage of Zoning/Rezoning Application: 18.01 Acreage of Titleholder: 15.57

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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.

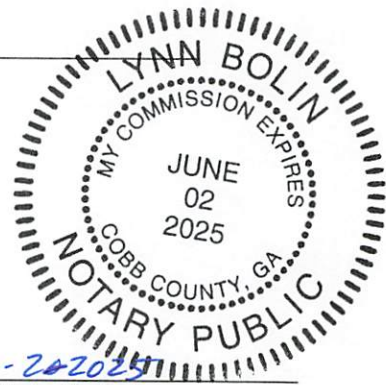
I / We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. I / We (Cross Out One) hereby certify there are / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

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.


Signature of Applicant/Representative

7.25.23
Date

Molly Whitton - ~~Development Manager~~
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:


Notary Public Signature

6-2-2025
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

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



I (we), Kerley Family 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:

N/A

I (we), Kerley Family 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):

N/A

7.31.23
Date


Applicant

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



Moore Ingram Johnson &
 (we), Steele, LLP, 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:

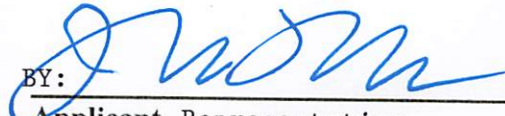
Not Applicable.

Moore Ingram Johnson &
 (we), Steele, LLP, 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):

Not Applicable.

MOORE INGRAM JOHNSON & STEELE, LLP

July 31, 2023
Date

BY: 
Applicant Representative
J. Kevin Moore
Attorneys for Applicant and Property

Owners

**CITY OF DALLAS
LEGAL NOTICE
ZONING / REZONING**



I / WE(Choose one), Kerley Family Homes, LLC
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 273
IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
AT 260 Merchants Drive Dallas, GA 30132 WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF C-2 & R-1 TO A ZONING DISTRICT OF
C2 and R4 SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE 31 DAY OF July, 2023.

Molly Whitton / Development Manager
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____
AND THE WEEK OF: _____
AND THE WEEK OF: _____

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZOING REQUESTED BY _____ AT THE DALLAS COUNCIL ROOM. SAID HEARING WAS HELD ON _____.

THE CITY OF DALLAS PLANNING COMMISSION RECOMMENDS TO THE DALLAS CITY COUNCIL THAT THE ABOVE APPLICATION BE:

APPROVED

DISAPPROVED

PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE ZONING AMENDMENT.

DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME