

6/2/25

OFFICE USE:

Time/Date Stamp



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # 2-2025-02Hearing Dates: PC: 6-26-25 CC: 7-7-25

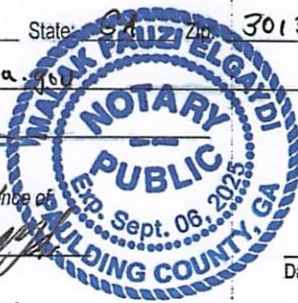
(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: City of Dallas Business phone: 770 443 8110 Cell: NAAddress: 129 E Memorial Drive Home phone: NACity: Dallas State: GA Zip: 30132 Fax phone: NAE-mail address: tclark@dallas-ga.gov

Applicant's Signature

Signed, sealed and delivered in the presence of

Notary Public

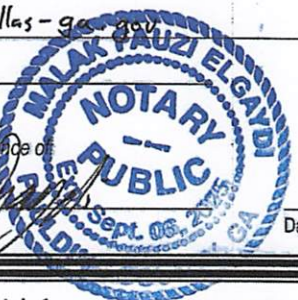

Brandon Rakestraw
 Printed Name of Signatory

9/6/2025
 Date Notary Commission Expires
Representative: Brandon Rakestraw Phone: 770 443 8110 Cell: NAAddress: 320 E Foster Avenue City: Dallas State: GA Zip: 30132E-mail address: Brakestraw@dallas-ga.gov Fax phone: NA

Representative's Signature

Signed, sealed and delivered in the presence of

Notary Public


Brandon Rakestraw
 Printed Name of Signatory

9/6/2025
 Date Notary Commission Expires
Titleholder: 101 Bainbridge Way LLC Business phone: _____ Home phone: NA

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

Address: 125 Commerce Drive Ste 301 City: Fayetteville State: GA Zip: 30214

Signature

Gabriel C. Jonjo
CHINE DU MAURICE AGBASIONWE
 Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Public

 Notary Public, State of New York
 Qualified in Kings Co. No. 01JO6007722
My commission expires 5/26/2026
5-26-26
 Date Notary Commission Expires

Property Information

Present Zoning Classification: R2 Single Family ResidentialRequested Zoning Classification: C1 Commercial Low DensityTotal Acreage of Zoning/Rezoning Application: .53Acreage of Titleholder: .53Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000
138.4.2.017.0000Location of Property: 101 Bainbridge Way, Dallas Ga 30132 Bainbridge Way and Merchants Drive

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): Commercial officeFiled with City: JUNE 2ND 2025 (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.

[Signature]
Signature of Applicant/Representative

Date

6/2/2025

Brandon Rakestraw
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



9/6/2025
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



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



I (we), CITY OF DALLAS, 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), CITY OF DALLAS, 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

6/2/2025
Date

[Signature]
Applicant

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



I / WE (Choose one), CITY OF DALLAS
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 344
IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
AT 101 Bainbridge Way WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF R2 - Single Family Residential TO A ZONING DISTRICT OF
C1 - Commercial Low Density 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 JUNE 26th 2025 @ 6pm BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON JULY 7th 2025 @ 5:15pm BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE 2ND DAY OF JUNE, 2025.

CITY OF DALLAS
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: PC: 6/5, 6/12, 6/19, AND 6/26 of 2025
AND THE WEEK OF: CC: 6/5, 6/12, 6/19, AND 6/26 of 2025
AND THE WEEK OF: [Signature]

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZOING REQUESTED
BY CITY OF DALLAS AT THE DALLAS
COUNCIL ROOM. SAID HEARING WAS HELD ON JUNE 26th 2025.

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.

THE REZONING REQUEST IS BEING CARRIED FORWARD

TO CORRECT AN ERROR ON THE CITY ZONING MAP.

DATE

6/26/2025

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME

eFiled and eRecorded
DATE: 04/04/2025
TIME: 8:01 AM
DEED BOOK: 6224
PAGE: 967 - 971
FILING FEES: \$25.00
TRANSFER TAX: \$1,727.00
PT61: 1102025001745
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

Return Recorded Document to:
Rand & Associates, LLC
9755 Dogwood Road, Suite 250
Roswell, GA 30075
(678) 597-4950
FILE #: 24-790
Parcel ID(S): 138.1.3.003.0000 and 138.4.2.017.0000

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE made this 31st day of March, 2025, between Willran Investments, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and 101 Bainbridge Way LLC, a Georgia Limited Liability Company, as party or parties 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).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

(A) ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 344, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, CITY OF DALLAS, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART BY REFERENCE HEREOF.

(B) ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW LOCATED ON THE LAND; AND

(C) ALL EASEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, VAULTS, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, WATER, WATER COURSES, WATER RIGHTS AND POWERS, MINERALS, FLOWERS, SHRUBS, CROPS, TREES, TIMBER AND OTHER EMBLEMENTS NOW LOCATED ON THE LAND OR UNDER OR ABOVE THE SAME OR ANY PART OR PARCEL THEREOF, AND ALL ESTATES, RIGHTS, TITLES, INTERESTS, PRIVILEGES, LIBERTIES, TENEMENTS, HEREDITAMENTS AND APPURTENANCES, REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, WHATSOEVER, IN ANY WAY BELONGING, RELATING, OR APPERTAINING TO THE PREMISES OR ANY PART THEREOF, OR WHICH HEREAFTER SHALL IN ANY WAY BELONG, RELATE OR BE APPURTENANT THERETO, NOW OWNED BY GRANTOR.

This Deed is given subject to all easements and restrictions of record.

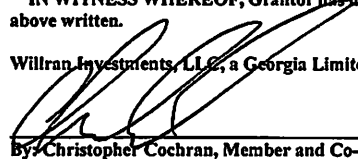
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

This Deed and the warranty of title contained herein are made subject to the items set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

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

Willran Investments, LLC, a Georgia Limited Liability Company


(SEAL)
By: Christopher Cochran, Member and Co-Manager

Thomas W Williams Jr. (SEAL)
By: Thomas W. Williams Jr., Member and Co-Manager

Signed, sealed, and delivered in presence of:

Witness
[Signature]
Notary Public



EXHIBIT "B"
Permitted Exceptions

1. 2025 REAL PROPERTY TAXES NOT YET DUE AND PAYABLE.
2. THOSE MATTERS AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY MADE BY CARLTON RAKESTRAW JR. GRLS: 2236 FOR CARLTON RAKESHAW & ASSOCIATES, DATED MARCH 17, 2025, SIGNED AND CERTIFIED MARCH 24, 2025, AS PROJECT NO. 25-020.

LOCATION SKETCH

AS SURVEYED LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 344, 2nd District, 3rd Section, Paul County, City of Dalton, Georgia and being more particularly described as follows:

concentrations, respectively, among the eight different locations. There, a decrease in the concentration of the herbicide was observed in the following order: 1) the highest concentration of the herbicide was found in the water of the river; 2) the highest concentration of the herbicide was found in the water of the lake; 3) the highest concentration of the herbicide was found in the water of the pond; 4) the highest concentration of the herbicide was found in the water of the stream; 5) the highest concentration of the herbicide was found in the water of the ditch; 6) the highest concentration of the herbicide was found in the water of the canal; 7) the highest concentration of the herbicide was found in the water of the reservoir; 8) the highest concentration of the herbicide was found in the water of the lake.

Sold tract or parcel of land containing 2.227 Acres

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Uniform Standard Detail Requirements for Land Surveyors" promulgated by the National Board of Surveyors, Inc. on April 16, 1920, and amended by the National Board of Surveyors, Inc. on April 16, 1924, April 17, 1925, and April 1, 1926. The field work was completed on March 12, 2028.

William H. Hargrove 3/21/25
 William H. Hargrove, P.L.S. 2238
 4614

to 100 Boulder Way LLC, Part C, Inc., a Georgia LLC, Georgia LLC Corporation, its officers and directors, its authorized officers, its authorized agents, its authorized attorneys and/or owners, bond and sureties and/or assignors, and its authorized Attorney-in-Fact.

3/31/25

REFERENCE DATA

[illegible]

GRAPHIC SCALE

1 inch = 40 N.

[illegible]

MATTERS OF THE DISCLOSED IN SCHEDULE 8, PART 8 OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CALIC WITH A COMMITMENT DATE OF DECEMBER 17, 2024

TECHNICAL DATA
TRAVELING PRECISION - $1/4$ IN./IN.
ANGLE ADJUSTMENT - 0° / ANGLE
TRAVELING ADJUSTMENT - COMPASS
FLAT PRECISION - $1/4$ IN.
EQUIPMENT - SMOKE SET 2-100
PS - $1/2$ IN. HOOD SET
R.R. - REPAIRING HOOD
O.T.P. - OPEN TOP PART
C.M. - CONCRETE MONUMENT

WATER VALVE - 2
WATER LINE -
PREGASSION CONTROL VALVE -
GAS METER - 2
GAS VALVE - 2
SABOTAGE MATERIAL - 2
AIR CONDENSER - 2
TELEPHONE FERTILIZER - 2
ELECTRIC SERVICE - 2
UTILITY POLE - 2
OVERHEAD UTILITIES -
BURNED TELEPHONE -
BURNED DUC - 2

CONTENTS

WILLIAM INVESTMENTS, LLC
P.O. BOX 130030000
D.R. 2340, P. 231

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LS2000458

CARLTON RAKESTRAW
& ASSOCIATES

REGISTERED LAND
SURVEYORS
2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200

DATE 03/17/25 DRAWN BY CDJ
SCALE 1" = 40' CHECKED BY WCR

| | | |
|----------|-------------|-------|
| 03/31/25 | NAME CHANGE | C.O.L |
|----------|-------------|-------|

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| | | |
| 1999-2000 | 2000-2001 | 2001-2002 |

| DATE | DESCRIPTION | BY |
|-----------|-------------|----|
| REVISIONS | | |

Plot File - 25-020.D\\C

PROJECT NO
25-020

101 BALNOROE WAY
DALLAS, GEORGIA

ALTA/ACSM LAND TITLE SURVEY FOR
101 BAINBRIDGE WAY LLC
FIRST IC BANK
RAND AND ASSOCIATES LLC
CONNECTICUT ATTORNEYS TITLE
INSURANCE COMPANY

LOCATED IN
LAND LOT 344, 2ND DISTRICT,
3RD SECTION, PAULDING COUNTY,
CITY OF DALLAS, GEORGIA



**101 BAINBRIDGE WAY
REZONING EXHIBIT A
LEGAL DESCRIPTION**

All that tract or parcel of land lying in Land Lot 344, Second District, Third Section, Paulding County, City of Dallas, Georgia, and being more particularly described as follows:

BEGINNING AT A POINT, said point being the intersection of the northeasterly margin of the right-of-way of Merchants Drive - Business Route No. 6 (right-of-way varies) with the northwesterly margin of the right-of-way of Bainbridge Way (50-foot right of way); thence running along said northeasterly margin of the right-of-way of Merchants Drive - Business Route No. 6 the following course and distance, North 39 Degrees 40 Minutes 57 Seconds West, a distance of 135.00 feet to a point; thence leaving said right-of-way, run North 50 Degrees 19 Minutes 04 Seconds, a distance of 166.74 feet to a point; thence run South 42 Degrees 42 Minutes 57 Seconds East, a distance of 133.82 feet, to a point on the northwesterly margin of the right-of-way of Bainbridge Way; thence running along said northwesterly margin of Bainbridge Way along a curve to the right an arc distance of 51.62 feet, (said arc being subtended by a chord with a bearing of South 48 Degrees 48 Minutes 03 Seconds West, and chord distance of 51.61 feet, and a radius distance of 975.00 feet) to a point; thence continuing along said northwesterly margin of Bainbridge Way, South 50 Degrees 19 Minutes 04 Seconds West, a distance of 122.23 feet, to the POINT OF BEGINNING.

Said tract or parcel of land containing 0.527 acres, and being more particularly shown as Lot 113 and Lot 114 on the "Final Plat of Bainbridge Subdivision Phase Two", prepared by Dean C. Olson, R.L.S., dated February 12, 2002, and recorded on February 12, 2002 in Plat Book 36, Page 196, Paulding County, Georgia Records.

Z-2025-02

COMPLETED
June 2, 2025

POSTED

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

City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder), have applied to rezone property located at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID No. 138.4.2.017.0000 and Parcel ID No. 138.4.2.011.0000 in Land Lot 344, in 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on June 26, 2025 at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on July 7, 2025 at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

This the 2nd day of June, 2025

City of Dallas (Applicant)

101 Bainbridge Way, LLC. (Titleholder)

THE SECRETARY OF THE ARMY

WASHINGTON, D. C.

2000

TO THE SECRETARY OF THE ARMY
FROM THE SECRETARY OF THE ARMY
SUBJECT: [illegible]

[illegible text]

[illegible text]

[illegible text]

SECRETARY OF THE ARMY
WASHINGTON, D. C.

POSTED

Y-3032-03

CONFIDENTIAL