



SPECIAL EXCEPTION PERMIT APPLICATION Application# SEP-2025-01

City of Dallas, Georgia

Hearing Dates: PC: 06/26/2025

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Grace Bapt. Church of Mableton INC Business phone: 770-222-3330 Cell: Thomas Brown 404-804-9908

Address: 123 Watson Dr. Home phone: _____

City: Dallas State: Ga Zip: 30132 Fax phone: _____

E-mail address: Thrown @ gracea

Applicant's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Public

Date Notary Commission Expires

Representative: Thomas H Brown Phone: _____ Cell: 404-804-9908

Address: 107 Bush creek way City: Bremen State: Ga Zip: 30110

E-mail address: Thomas brown 1127 @ yahoo.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: Grace Bapt Church of Mableton INC Business phone: 770-222-3330 Home phone: _____

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

Address: 123 Watson Dr City: Dallas State: Ga Zip: 30132

Printed Name of Signatory

Date Notary Commission Expires

Property Information

Present Zoning Classification: C-1 Requested Zoning Classification (if required): C-1 with SEP

Total Acreage of Zoning/Rezoning Application: 2.16 Acreage of Titleholder: 2.16

Land Lot(s): 230 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 116.3.4.010.0000

Location of Property: 123 Watson Dr. 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): Place of worship

Filed with Community Development Director: JUNE 2nd 2025 (Date) _____ (Signature)

City of Dallas Planning Commission _____ Approved _____ Disapproved _____ Other the Special Exception Permit Request

Conditions, reasons, stipulations: REQUEST SPECIAL EXCEPTION PERMIT FOR PLACE OF WORSHIP.



Applicant / Representative Attendance Required

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

I / We (Cross Out One) have investigated the site as to the existence of archaeological 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 (Choose 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.

THAB
Signature of Applicant/Representative

6-2-25
Date

Thomas H Brown
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Tara Wysner
Notary Public Signature

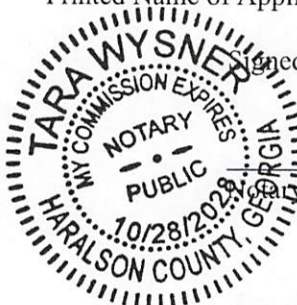
10/28/28
Commission Expiration

THAB
Signature of Applicant/Representative

6-2-25
Date

Thomas H Brown
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Tara Wysner
Public Signature

10/28/28
Commission Expiration

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



~~I/~~ We (Cross Out One), Grace Bapt church of mableton inc
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:

NO exceptions

~~I/~~ We (Cross Out One), Grace Bapt Church of Mableton Inc
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):

NONE

6-2-25
Date

JL AB
Applicant

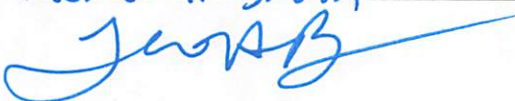
SEP-2025 -01

**CITY OF DALLAS
LEGAL NOTICE
SPECIAL EXCEPTION PERMIT**

Grace Bapt Church of Mableton INC (Applicant/Titleholder) and,
Thomas H Brown (Representative), have
applied for a special exception permit for a portion of land in Land Lot(s) 230
in the 2nd District, 3rd Section of Paulding County, located at the following address,
123 Watson Dr Dallas, Ga 30132
within Paulding County, Georgia. Current Zoning District of subject property is C-1
in the City of Dallas. C-1 zoning district in the City of Dallas allows the specific
use of PLACE OF WORSHIP subject to a Special Exception Permit issued
by the City of Dallas - Planning Commission.

A public hearing is to be held on 26th day of JUNE, 2025 at 6:00pm before the
City of Dallas - Planning Commission; public hearing will be held in the Council Chambers of
City of Dallas – City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This the 2nd day of JUNE, 2025

Grace Bapt Church of Mableton INC (Applicant/Titleholder)
Thomas H Brown (Representative)


SEP-2025-01

COMPLETED
June 2, 2025

POSTED

**CITY OF DALLAS
LEGAL NOTICE
SPECIAL EXCEPTION PERMIT**

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder) and, Thomas Brown, CEO (Representative), have applied for a Special Exception Permit for a portion of land in Land Lot 230 in the 2nd District, 3rd Section of Paulding County, located at the following address, 123 Watson Drive, Dallas, GA 30132 within Paulding County, Georgia. Current Zoning District of subject property is C-1 in the City of Dallas. The C-1 zoning district in the City of Dallas allows the specific use of Places of Worship, subject to a Special Exception Permit issued by the City of Dallas – Planning Commission.

A public hearing is to be held on 26th day of June, 2025 at 6:00pm before the City of Dallas - Planning Commission; public hearing will be held in the Council Chambers of City of Dallas – City Hall, 129 E. Memorial Drive, Dallas, GA. 30132.

This the 2nd day of June, 2025

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder)
Thomas Brown, CEO (Representative)



THE CITY OF
DALLAS
GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

APPROVED

SEP-2025-01
CITY OF DALLAS
LEGAL NOTICE
SPECIAL EXCEPTION PERMIT

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder) and, Thomas Brown, CEO (Representative), have applied for a Special Exception Permit for a portion of land in Land Lot 230 in the 2nd District, 3rd Section of Paulding County, located at the following address, 123 Watson Drive, Dallas, GA 30132 within Paulding County, Georgia. Current Zoning District of subject property is C-1 in the City of Dallas. The C-1 zoning district in the City of Dallas allows the specific use of Places of Worship, subject to a Special Exception Permit issued by the City of Dallas – Planning Commission.

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.

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

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder)

Thomas H Brown, CEO (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director

Return to: Coats and Cordle, Attorneys at Law Inc
12419 Veterans Memorial Hwy
Douglasville, GA 30134
RC240496

eFiled and eRecorded
DATE: 12/31/2024
TIME: 2:19 PM
DEED BOOK: 5186
PAGE: 127 - 128
FILING FEES: \$25.00
TRANSFER TAX: \$1,200.00
PARTICIPANT ID: 5008023863
PARTICIPANT ID: 7067927936
PT61: 1102024007895
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

STATE OF GEORGIA
COUNTY OF Douglas

LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of December, 2024 between

FI Sims Investments LLC

(hereinafter referred to as "Grantor") and

Grace Baptist Church of Mableton, Inc

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 2ND DISTRICT AND 3RD SECTION OF PAULDING COUNTY, GEORGIA AND WITHIN THE CITY LIMITS OF DALLAS, AND BEING MORE PARTICULARLY DESCRIBED AS TRACE ONE, 2.16 ACRES ON A PLAT OF SURVEY FOR JEFFRY L. EBERHART & DEBRA L. EBERHART, BY TIBBITS LAND SURVEYING, INC., CERTIFIED BY RANDY L. TIBBITS, GEORGIA REGISTERED LAND SURVEYOR NO. 21378, DATED AUGUST 23, 1995, LAST REVISED JULY 24, 1998, FILED FOR RECORD MAY 3, 2000 AND RECORDED IN PLAT BOOK 33, PAGE 93, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF PAULDING COUNTY, GEORGIA, WHICH PLAT AND THE RECORD THEREOF BEING EXPRESSLY BY REFERENCE INCORPORATED INTO AND MADE A PART OF THIS DESCRIPTION.

TAX ID#R0043-51

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

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

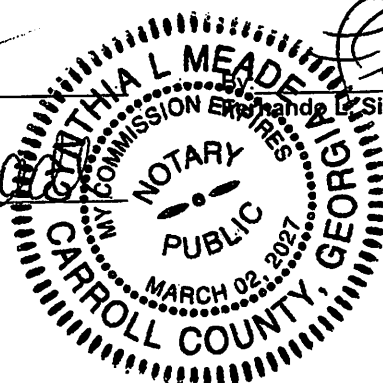
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered
in the presence of:

FI Sims Investments LLC

Witness

Notary Public
Commission expires:



By Richard L. Sims, Member

(Seal)

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not due and payable.
2. Rights of tenants under leases, written or oral, recorded or unrecorded, to possession of the premises as tenants only.
3. Sign and Parking Easement Agreement between Debra L. Eberhart, Trustee of the Debra L. Eberhart Living Trust Dated March 11, 1997 and Jeff Eberhart Funeral Home, Inc., a Georgia corporation, dated July 14, 2000, filed for record July 18, 2000 and recorded in Deed Book 886, Page 123, Paulding County, Georgia records (affects appurtenant property).
4. All matters as disclosed upon that plat of survey for Jeffry L. Eberhart & Debra L. Eberhart, by Tibbitts Land Surveying, certified by Randy L. Tibbitts, Georgia Registered Land Surveyor No. 2137, dated August 23, 1995, last revised July 24, 1998, filed for record May 3, 2000 and recorded in Plat Book 33, Page 93, aforesaid records, including but not limited to the following:
 - (a) Georgia Power brass disc found on the southwest corner of subject property;
 - (b) Power pole located on the southwest corner of subject property;
 - (c) Power lines traversing across the center of subject property;
 - (d) Power poles located on the northern portion of subject property;
 - (e) Power lines traversing across the north to northeast portion of subject property;
 - (f) Wood fencing traversing along the western property line and continuing north along subject property;
 - (g) Sanitary sewer easement running along the easterly portion of property to one story brick and frame building;
 - (h) Wood fencing traversing along the southeast property line;
 - (i) Wall running along the southern property line and southwest property line.

{000276527-1; }

SPECIAL EXCEPTION LETTER OF INTENT FOR GRACE BAPTIST CHURCH

Grace Baptist Church of Mableton is applying for a Special Exception Use to operate a church at 123 Watson Drive (formerly Eberhart Funeral Home). The subject property is located in Land Lot 230 of the 2nd District and 3rd Section of Paulding County, GA. The property is currently zoned C-1 (Commercial Low Density). Per the Unified Development Code of Dallas churches or places of worship are allowed to operate within the C-1 Zoning District with a Special Exception Use (Sec. 4.13). At this time the only proposed modifications to the site are building renovations and required maintenance of the existing detention pond.

Existing Site



UDO Sec. 8.14 – PLACES OF WORSHIP

1) Location

- a) Places of Worship shall be permitted only on a lot which has frontage on or direct access to an arterial street as identified by functional classification of roadways in Subsection 4.04(2)f(ii).

Watson Drive is not considered an arterial street. To help maintain the flow of traffic during peak usage times the owner will pay the cost of providing a Traffic Control Officer.

2) Parking

- a) Off-street parking shall be provided as specified in the Section 7.02 – Off-Street Parking and Loading of this Code.

The current site currently has 86 off-street parking spaces provided.

3) Setbacks

- a) All buildings shall be setback thirty feet from the side and rear property lines.

The existing building meets this requirement

4) Buffers

- a) When a church adjoins a residential use, a buffer shall be provided within a thirty (30) foot setback area. (See Section 7.08 – Tree Conservations, Buffers, and Landscape Compliance)

The existing site has a natural buffer along with a 6 feet high wood privacy fence along all property lines abutting residential uses with the exception of the eastern property line (see image below). The existing entrance and parking area for this site extends to the property line and the adjoining neighbor has buildings and a wood privacy fence constructed along this line. The planting of trees and landscaping along this line would have an adverse effect on both parcels.



5) Accessory Uses

- a) A Special Exception shall be required prior to establishing school, over-night shelter, indigent food service or full-time child care facilities, subject to the requirements of Section 11.09 – Special Exception Procedure

Not anticipated or applicable at this time