



# ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # A-2025-02 + 2-2025-03  
Hearing Dates: PC: 9-25-25 CC: 10-6-25  
ACCEPTED: July 8, 2025

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: TED BRICKS & MORTAR, LLC Business phone: 404-542-2547 Cell: \_\_\_\_\_  
Address: 2928 GEORGE BUSBEE PKWY NW, SUITE 526 Home phone: \_\_\_\_\_  
City: KENNESAW State: GA Zip: 30144-4887 Fax phone: \_\_\_\_\_  
E-mail address: AMAKANJU@HOTMAIL.COM

Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

ABIMBOLA KAY  
Printed Name of Signatory

Date Notary Commission Expires

Representative: ELITE ENGINEERING- JONATHAN JONES Phone: 678-324-8291 Cell: \_\_\_\_\_  
Address: 300 W I PKWY, PO BOX 799 City: DALLAS State: GA Zip: 30132  
E-mail address: JJONES@ELITEOFGA.COM Fax phone: \_\_\_\_\_

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

JONATHAN JONES  
Printed Name of Signatory

Date Notary Commission Expires

Titleholder: OLUWATOYIN ONI AND EGUNDOYIN ONI Business phone: 404-542-2547 Home phone: \_\_\_\_\_  
(Each Titleholder must have a separate, complete form with notarized signatures)  
Address: 2928 GEORGE BUSBEE PKWY, SUITE 526 City: KENNESAW State: GA Zip: 30144-4887

Signature

Signed, sealed and delivered in the presence of:

Notary Public

OLUWATOYIN ONI AND EGUNDOYIN ONI  
Printed Name of Signatory

Date Notary Commission Expires

## Property Information

Present Zoning Classification: R-2 (COUNTY) Requested Zoning Classification: R-2 (CITY)  
Total Acreage of Zoning/Rezoning Application: 9.294 ACRES Acreage of Titleholder: 9.924 ACRES  
Land Lot(s): 292 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 135.2.1.033.0000  
Location of Property: 535 HOMER COCHRAN RD 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): 24 SINGLE FAMILY HOMES WITH ONE MASTER DETENTION POND AND ONE ENTRANCE ALLIGNED WITH THE OAKMONT SUBDIVISION CURRENTLY UNDER DEVELOPMENT

Filed with City: 07-08-2025 (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.

Jonathan Jones  
Signature of Applicant/Representative

6-20-2025  
Date

Jonathan Jones  
Printed Name of Applicant/Representative



Signed, sealed and delivered in the presence of:

Charles Warren  
Notary Public Signature

02-20-2029  
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), 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:

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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):

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6/20/25  
Date

Jonathan Jones  
Applicant



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\_\_\_\_\_  
Signature of Applicant/Representative

06/16/25  
\_\_\_\_\_  
Date

Abimbola Kafui Makanjuola  
\_\_\_\_\_  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


  
\_\_\_\_\_  
Notary Public Signature

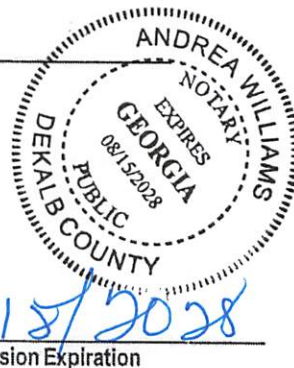


\_\_\_\_\_  
Signature of Applicant/Representative  
Abimbola Kafui Makanjuola  
\_\_\_\_\_  
Printed Name of Applicant/Representative

\_\_\_\_\_  
Date

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public Signature



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



I (we), Abimbola Kafui Makanjuola, 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:

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06/16/25  
Date

  
Applicant



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Egunt  
Signature of Applicant/Representative

06/16/2025  
Date



Egundoyin Ajini Oni  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

8/15/2028  
Commission Expiration

Egunt  
Signature of Applicant/Representative

06/16/2025  
Date



Egundoyin Ajini Oni  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

8/15/2028  
Commission Expiration

A-2025-02 + Z-2025-03

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



I (we), Egundoyin Ajini Oni, 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:

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I (we), Egundoyin Ajini Oni, 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):

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06/16/2025  
Date

Egundoyin Ajini Oni  
Applicant



## Applicant / Representative Attendance Required

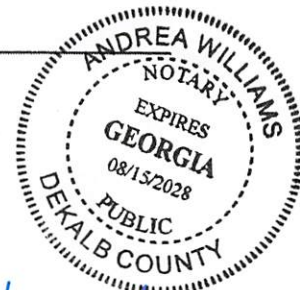
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Togin Oni  
Signature of Applicant/Representative

06/16/25  
Date



Oluwatoyin Paul Oni  
Printed Name of Applicant/Representative

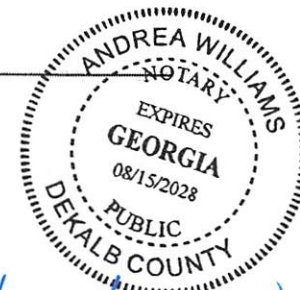
Signed, sealed and delivered in the presence of:

Andrea Williams  
Notary Public Signature

8/15/2028  
Commission Expiration

Togin Oni  
Signature of Applicant/Representative

06/16/25  
Date



Oluwatoyin Paul Oni  
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Andrea Williams  
Notary Public Signature

8/15/2028  
Commission Expiration

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



I (we), Oluwatoyin Paul Oni, 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:

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I (we), Oluwatoyin Paul Oni, 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):

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06/16/25  
Date

Olu Oni  
Applicant

Campbell & Brannon  
5565 Glenridge Connector  
Suite 350  
Atlanta, GA 30342  
File No.: G240335DG  
(Phone No.: (770)396-8535)

STATE OF GEORGIA  
COUNTY OF FULTON

PARCEL ID NUMBER: R0033 21

eFiled and eRecorded  
DATE: 03/16/2024  
TIME: 8:00 AM  
DEED BOOK: 5058  
PAGE: 456 - 457  
FILING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 2289565415  
PARTICIPANT ID: 0848497841  
PT81: 1102024001458  
RECORDED BY: EM  
CLERK: Sheila Butler  
Paulding County, GA

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 14th day of March, 2024, between

Oluwatoyin Paul Oni

(hereinafter referred to as "Grantor") and

**Oluwatoyin Paul Oni and Egundoyin Ajini Oni  
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(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,

See Exhibit A attached hereto and made a part hereof.

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

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, as Joint Tenants with Rights of Survivorship, 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 persons 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:

  
Unofficial Witness

  
Oluwatoyin Paul Oni

Notary Public  
My Commission Expires: \_\_\_\_\_  
[Attach Notary Seal]



**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 292 of the 2nd District and 3rd Section of Paulding County, Georgia, and being an area of 9.381 acres as shown on plat of survey for Steve Connally et. al., prepared by George W. Crusselle, RLS No. 1373, dated December 16, 1977, and recorded at Plat Book 8, Page 69, Paulding County, Georgia records. Said plat is incorporated herein by reference made thereto.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 695, Page 247, Paulding County, Georgia records.

**9.294 Acres**  
**535 Homer Cochran Road**

All that tract of land lying in or being in Land Lot 292, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

COMMENCING at the intersection of the south line of Land Lot 292 and the westerly right of way line of Homer Cochran Road (60 foot wide), THEN 294.35 feet northerly along said west side of Homer Cochran Rd right of way to the POINT OF BEGINNING;

From said POINT OF BEGINNING and leaving said right of way South 88 degrees 26 minutes 57 seconds West a distance of 303.30 feet to a half inch rebar found; THEN South 02 degrees 17 minutes 44 seconds East for 293.92 feet to a half inch rebar found on the south line of Land Lot 292; THEN South 88 degrees 29 minutes 50 seconds West for 338.08 feet along said Land Lot line to a half inch rebar found; THEN leaving said Land Lot line North 00 degrees 11 minutes 37 seconds East for 785.91 feet to a 3/8 inch rebar set on the southerly right of way of Homer Cochran Road; THEN easterly along said right of way North 73 degrees 18 minutes 13 seconds East a distance of 274.81 feet to a point; THEN 181.20' along the arc of a curve to the right, said curve having a radius of 333.05 feet and a chord bearing North 89 degrees 38 minutes 51 seconds East for 178.97' to a point; THEN continuing along said road right of South 72 degrees 20 minutes 27 seconds East a distance of 32.81 feet to a 3/8 inch rebar set; THEN leaving the south side of Homer Cochran Road South 00 degrees 41 minutes 04 seconds West for 200.08 feet to a 3/8 inch rebar set; THEN South 45 degrees 12 minutes 28 seconds East for 142.60 feet to a 3/8 inch rebar set; THEN North 08 degrees 03 minutes 13 seconds East for 208.99 feet to a 3/8 inch rebar set westerly right of way of Homer Cochran Road; THEN along said right of way 30.98' along the arc of a curve to the right, said curve having a radius of 144.00 feet and a chord bearing South 16 degrees 37 minutes 32 seconds East for 30.92' to a point; THEN South 11 degrees 43 minutes 54 seconds East for 31.36 feet to a point; THEN 148.60 feet along the arc of a curve to the right, said curve having a radius of 1005.20 feet and a chord bearing South 03 degrees 08 minutes 59 seconds East for 148.47 feet to a point; THEN continuing along the west side of Homer Cochran Road South 00 degree 17 minutes 00 seconds West for 153.63 feet to a point; THEN 89.47 feet along the arc of a curve to the right, said curve having a radius of 6589.60 feet and a chord bearing South 01 degree 38 minutes 33 seconds East for 89.47 feet to a 3/8 inch rebar set at the POINT OF BEGINNING;

The property described above has an area of 9.294 acres, more or less along with improvements found on the property and is shown on the Retracement Survey for Ted Bricks and Mortar LLC dated August 9, 2024, by Elite Surveying LLC, and recorded in Plat Book 80, Page 153 of Paulding County, Georgia.



Official Tax Receipt  
Paulding County, GA  
240 Constitution Blvd  
Dallas, 30132  
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-052829	R0033 21	535 HOMER COCHRAN RD	\$2,755.20	\$0.00 Fees: \$0.00	\$0.00	\$2,755.20	\$0.00
Totals:			\$2,755.20	\$0.00	\$0.00	\$2,755.20	\$0.00

Paid Date: 12/02/2024

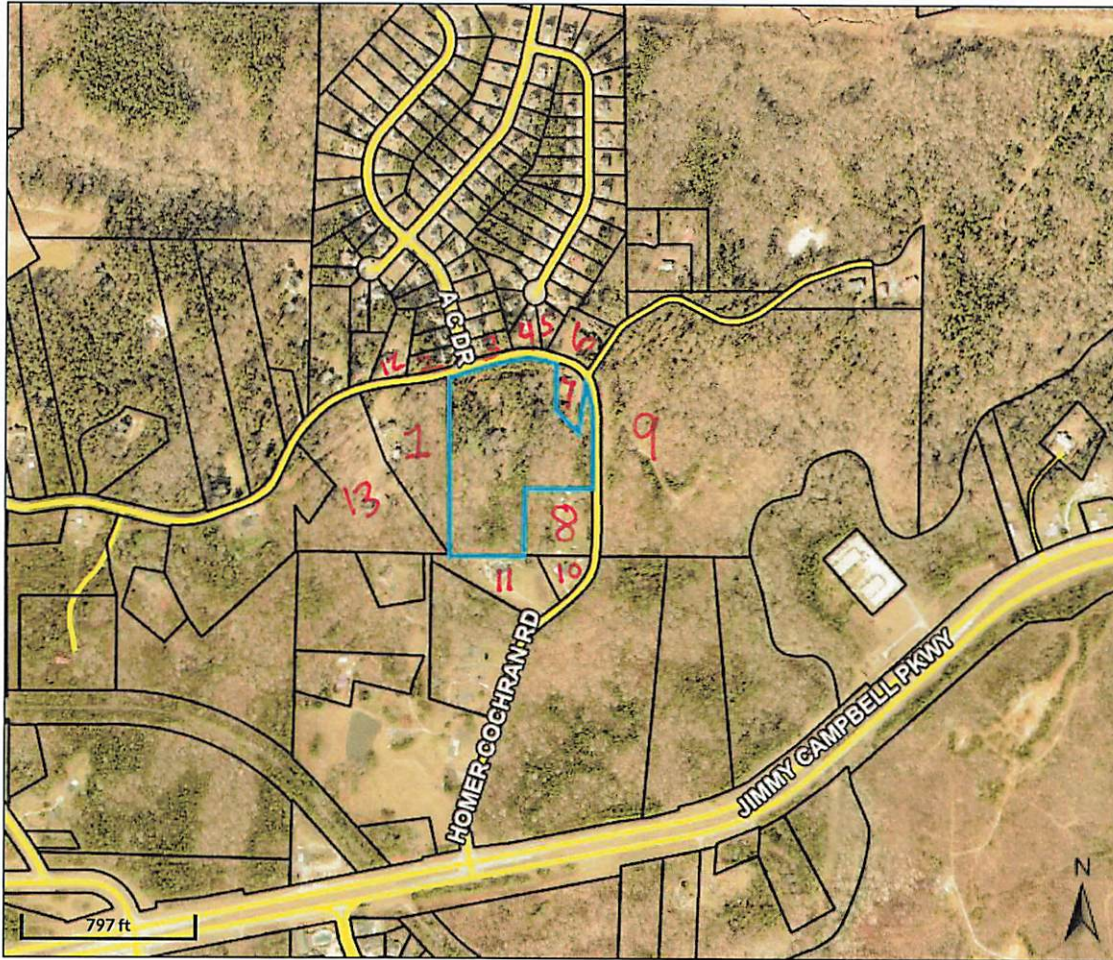
Charge Amount: \$2,755.20

PRESLEY CYNTHIA KAY  
535 HOMER COCHRAN RD  
DALLAS, GA 30132



Scan this code with your  
mobile phone to view this  
bill

535 Homer Cochran RD Adjoining Owners				
Lot # on Map	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Joseph A Moore Jr & Clara Jo Moore	639 Homer Cochran Rd	135.1.2.007.0000	R-2
2	Kathy Rene Graham	11 A C DR	135.1.2.020.0000	R-3
3	Henry Foster Jr	10 A C DR	135.2.1.034.0000	R-3
4	Gregory B Stewart & Marquita V Jones	269 Jerry Allen RDG	135.2.1.035.0000	R-3
5	Gina Cianelli	261 Jerry Allen RDG	135.2.1.036.0000	R-3
6	Michael A Ross & Yvonne C Ross	29 Settlement RD	135.2.1.040.0000	R-2
7	Jamie Ann Brinckman	471 Homer Cochran RD	135.2.1.032.0000	R-2
8	Heirs of Ronnie Deborde & Brenda Deborde	317 Homer Cochran RD	135.2.4.007.0000	R-2
9	Green Land Shark LLC	228 Braswell Path	135.2.1.037.0000	R-2
10	Richard B Patrick	247 Homer Cochran RD	135.2.4.003.0000	R-2
11	Arnold Brawner & Linda Brawner	219 Homer Cochran Rd	135.2.4.004.0000	R-2
12	Sonja T Dunn	620 Homer Cochran Rd	135.1.2.023.0000	R-2
13	Anthony J Veriotto & Christi J Veriotto	645 Homer Cochran Rd	135.1.3.008.0000	R-2



Overview



Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	135.2.1.033.0000	Alternate ID	3321	Owner Address	ONI OLUWATOYIN PAUL	Last 2 Sales			
Sec/Twp/Rng	n/a	ID			ONI EGUNDOYIN AJINI	Date	Price	Reason	Qual
Property Address	535 HOMER COCHRAN RD	Class	Residential		2928 GEORGE BUSBY PKWY	8/9/2024	0	U	U
		Acreage	9.29		526 KENNESAW, GA 30144	3/14/2024	0	L	U
District	COUNTY								
Brief Tax Description	n/a				Assessed Value	Value \$285,000			

(Note: Not to be used on legal documents)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/27/2025

Last Data Uploaded: 2/26/2025 6:44:27 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL