

## **Z-2025-02**

### **REZONING APPLICATION AND DOCUMENTS:**

Attachment A – Z-2025-02 Rezoning Official Application  
Attachment B – Z-2025-02 Boundary Survey / Legal Description  
Attachment C – Z-2025-01 Warranty Deed  
Attachment D - Z-2025-02 101 Bainbridge Way LLC \_LEGAL NOTICE  
Attachment E - Z-2025-02 101 Bainbridge Way LLC \_Surrounding Property Owners Letter  
Attachment F – Z-2025-02 Zoning / Rezoning Request Disposition Form

### **STAFF COMMENTS:**

*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 *2<sup>nd</sup>* District, *3<sup>rd</sup>* Section, of Paulding County.

*Properties that border the site to the north, south, east, and west are all within the city limits of Dallas.*

#### **A. Existing land use and zoning classification of nearby property:**

##### **ADJACENT ZONING**

**NORTH: R-2 City**

**EAST: R-2 City and C-1 City**

**SOUTH: C-1 City**

**WEST: C-1 City**

##### **ADJACENT DEVELOPMENT**

**NORTH: Bainbridge Subdivision**

**EAST: Bainbridge Subdivision; Vacant C-1 lot**

**SOUTH: Existing residential homes**

**WEST: Commercial Development**

#### **B. Permitted Use impact on adjacent properties**

- *None – This rezoning request corrects an error in the city’s official zoning map.*

#### **C. Adverse effect on the usability of adjacent or nearby property**

- *None*

#### **D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools**

- *None – Original development was constructed in conformity*

**E. Supported by current conditions**

- *Public Water supply via City of Dallas. Water supply capacity verified.*
- *Public Sanitary Sewer connection via City of Dallas. Sanitary sewer capacity verified.*
- *Public Roadway connection via Bainbridge Way / Merchants Drive.*
- *Other available utility connections: Power – GA Power; Gas – multiple providers; Telecom – multiple providers*

**F. 2022 Comprehensive Plan**

*Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Employment Corridor area, per the supporting policy map shown on page 88 (MAP2.30). Property is also adjacent to a crossroad area of influence. Property is also shown to be located in City of Dallas Sewer Service Area.*

**STAFF RECOMMENDATIONS:**

**Based on the preceding analysis, if the planning commission votes to recommend approval, staff recommends the following stipulations be applied:**

None – The rezoning request corrects an error found on the city zoning map.

**Unless explicitly stated herein, all other lot development standards shall comply with the C-1 zoning district as written in the City of Dallas Code of Ordinances.**

*The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.*



## ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # 2-2025-02Hearing Dates: PC: 6-26-25 CC: 7-7-25 Time/Date Stamp

6/2/25

(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 Signatory9/6/2025  
Date Notary Commission ExpiresRepresentative: 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 Signatory9/6/2025  
Date Notary Commission ExpiresTitleholder: 101 Bainbridge Way LLC Business phone: 470 400 5445 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

CHINESE MAURICE AGBASIONWE  
Printed Name of SignatorySigned, sealed and delivered in the presence of  
Notary Public, State of New York  
Qualified in Kings Co. No. 01JO6007722My commission expires 5/26/2026  
Notary Public5-26-26  
Date Notary Commission Expires

## Property Information

Present Zoning Classification: R2 Single Family Residential Requested Zoning Classification: C1 Commercial Low DensityTotal Acreage of Zoning/Rezoning Application: .53 Acreage 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



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), 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





**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.

eFiled and eRecorded  
DATE: 04/04/2025  
TIME: 8:01 AM  
DEED BOOK: 5224  
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 31<sup>st</sup> 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.

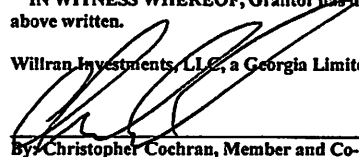
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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.

**Z-2025-02**

**COMPLETED**  
June 2, 2025

**POSTED**

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

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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 2<sup>nd</sup> day of June, 2025

City of Dallas (Applicant)

101 Bainbridge Way, LLC. (Titleholder)





THE CITY OF  
**DALLAS**  
GEORGIA

Community Development Department  
129 E. Memorial Dr. Dallas, GA 30132  
Director – Brandon Rakestraw  
[brakestraw@dallas-ga.gov](mailto:brakestraw@dallas-ga.gov)  
[www.dallasga.gov](http://www.dallasga.gov)

## **Z-2025-02**

### **CITY OF DALLAS**

### **LEGAL NOTICE**

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This the 2<sup>nd</sup> day of June, 2025

\_\_\_\_\_  
*City of Dallas (Applicant)*

\_\_\_\_\_  
*101 Bainbridge Way, LLC. (Representative)*

Sincerely,

Brandon Rakestraw  
Community Development Director

#	PARCEL ID	OWNER NAME	STREET	CITY, STATE, ZIP	MAILING ADDRESS	MAILING CITY, STATE, ZIP
1	138.4.2.024.0000	Quality Carpet Sales & Services INC	419 Merchants Dr	Dallas, GA 30132	419 Merchants Dr	Dallas, GA 30132
2	138.4.2.023.0000	Quality Carpet Sales & Services INC	415 Merchants Dr	Dallas, GA 30132	415 Merchants Dr	Dallas, GA 30132
3	138.1.3.051.0000	Old Harris LLC	Unaddressed		2604 County Line Rd	Acworth, GA 30101
4	138.1.3.017.0000	Richard & Pamela Blevins	330 Merchants Dr	Dallas, GA 30132	363 Merchants Dr	Dallas, GA 30132
5	138.1.3.010.0000	Thomas & Annette McCullough	320 Merchants Dr	Dallas, GA 30132	320 Merchants Dr	Dallas, GA 30132
6	138.4.2.018.0000	SFR JV 2 2022 1 Borrower LLC	107 Bainbridge Way	Dallas, GA, 30132	15771 Red Hill Ave Ste. 100	Tustin, CA 92780
7	138.4.25.014.000	Teresa R. Dempsy	105 bainbridge Way	Dallas, GA 30132	105 Bainbridge Way	Dallas, GA 30132
8	138.4.2.016.0000	Kyle Octava Long & Ryan Edward Long	100 Bainbridge Way	Dallas, GA 30132	100 Bainbridge Way	Dallas, GA 30132
9	138.4.2.015.0000	GCC Holdings LLC	100 Bainbridge Way	Dallas, GA 30132	260 International Pkwy Ste. 100	Dallas, GA 30157
10	138.4.2.009.0000	Gretel Ladutko	596 Hardee St	Dallas, GA 30132	3845 Butterfield Dr NW	Kennesaw, GA, 30152

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 26<sup>th</sup> 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.

<p><u>THE REZONING REQUEST IS BEING CARRIED FORWARD</u></p> <p><u>TO CORRECT AN ERROR ON THE CITY ZONING MAP.</u></p> <p> </p> <p> </p> <p> </p> <p> </p>
---

6/26/2025  
DATE

\_\_\_\_\_  
SECRETARY TO THE PLANNING  
COMMISSION

\_\_\_\_\_  
PRINTED NAME