

ANNEXATION ORDINANCE
A-2025-01
TED BRICKS & MORTAR, LLC.
(Application #A-2025-02)

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt ordinances and/or to amend existing ordinances;
AND

WHEREAS, The Mayor and Council has the responsibility to provide for the public health, safety and welfare by the control and efficient adoption of Ordinances within the City of Dallas, Georgia which includes the responsibility to provide Ordinances dealing with annexation and zoning by the Mayor and Council of the City of Dallas, Georgia in carrying out their official duties as members of the Municipal Governing Authority of the City of Dallas, Georgia;
AND

WHEREAS, TED BRICKS & MORTAR, LLC., did submit to the Governing Authority of the City of Dallas, Georgia, a written and signed application requesting that certain property owned by OLUWATOYIN ONI and EGUNDOYIN ONI, as hereinafter described, be annexed within the corporate limits of the City of Dallas, Georgia; **AND**

WHEREAS, The Mayor and Council of the City of Dallas, Georgia has determined that it is in the best interest of the City of Dallas and its citizens that such property should be annexed within the corporate limits of the City of Dallas, Georgia; **AND**

WHEREAS, Such property owned by OLUWATOYIN ONI and EGUNDOYIN ONI, as hereinafter described, is contiguous to the existing corporate limits of the City of Dallas, Georgia; **NOW**

THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia that the following described property is hereby annexed to within the corporate limits of the City of Dallas, Georgia with the Zoning Classification of R-2 – FAMILY RESIDENTIAL MEDIUM DENSITY, with stipulations:

SECTION I. ANNEXED PROPERTY LEGAL DECRPTION.

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.

SECTION II. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION III. SEVERABILITY CLAUSE, If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION IV. EFFECTIVE DATE, Following passage and approval of this ordinance by the Mayor and City Council, this ordinance shall be effective on and after OCTOBER 6, 2025

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORIGA, THIS THE ____ DAY OF _____, 2025.

L. James Kelly, Mayor

James R. Henson, Councilmember

Candace Callaway, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

Tina Clark, City Clerk

Date: