



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE:
Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Paulding County Land Development, LLC Business phone: 470-440-6500 Cell: _____

Address: 2170 Satellite Blvd, Suite 425 Home phone: _____

City: Duluth State: GA Zip: 30097 Fax phone: _____

E-mail address: bembry@geosamatl.com

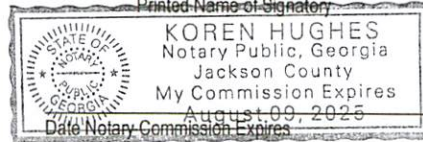
Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Brett Embry

Printed Name of Signatory



Representative: Steven Jones Phone: 678-426-4628 Cell: _____

Address: 1600 Parkwood Circle, Suite 200 City: Atlanta State: GA Zip: 30339

E-mail address: sjones@taylorenghish.com Fax phone: _____

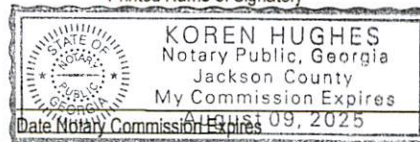
Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Steven Jones

Printed Name of Signatory



Titleholder: Paulding County Land Development, LLC Business phone: 470-440-6500 Home phone: _____

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

Address: 2170 Satellite Blvd, Suite 425 City: Duluth State: GA Zip: 30097

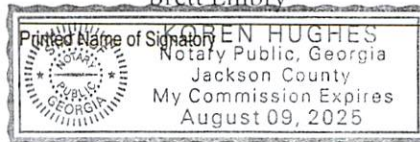
Signature

Signed, sealed and delivered in the presence of:

Notary Public

Brett Embry

Printed Name of Signatory



Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 (City) *C*

Total Acreage of Zoning/Rezoning Application: 128.278 Acreage of Titleholder: 128.278

Land Lot(s): 494, 495, 514, 515 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 151.3.2.002.000 (Part of)

Location of Property: South of Happy Valley Church Road, East of Cole Lake Road and West of Arbors Creek 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): Active Adult, Single Family Residential, 248 Lots

Filed with City: _____ (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 of Applicant/Representative

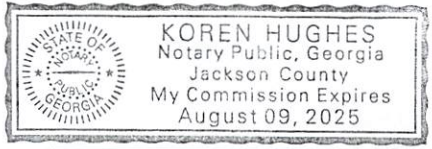
5-1-23

Date

Paulding County Land Development LLC

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

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



Applicant / Representative Attendance Required

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Signature of Applicant/Representative

5/11/23

Date

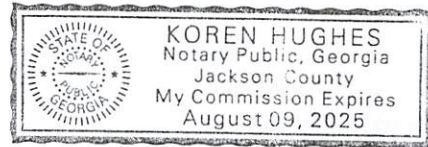
Steven Jones

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Notary Public Signature



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), Paulding County Land Development LLC, 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:

None

I (we), Paulding County Land Development LLC, 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

5-1-23
Date

[Signature]
Applicant

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



I (we), Steven 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:

None

I (we), Steven 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):

None

5/1/23
Date

Steven Jones
Applicant

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



I / WE (Choose one), Paulding County Land Development, LLC
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 444, 493, 494, 495, 51
IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
AT South of Happy Valley Church Road, East of Cole Lake Road WITHIN THE CITY OF DALLAS, GEORGIA,
and West of Arbors Creek Drive
FROM A ZONING DISTRICT OF R-2 TO A ZONING DISTRICT OF
R-2 with Conditions 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 _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20_____.


APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____

AND THE WEEK OF: _____

AND THE WEEK OF: _____