



**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@geosamtl.com

*[Signature]*  
Applicant's Signature  
Signed, sealed and delivered in the presence of:  
*[Signature]*  
Notary Public

Brett Embry  
Printed Name of Signatory  
KOREN HUGHES  
Notary Public, Georgia  
Jackson County  
My Commission Expires  
August 09, 2025  
Date Notary Commission Expires

**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: \_\_\_\_\_

*[Signature]*  
Representative's Signature  
Signed, sealed and delivered in the presence of:  
*[Signature]*  
Notary Public

Steven Jones  
Printed Name of Signatory  
KOREN HUGHES  
Notary Public, Georgia  
Jackson County  
My Commission Expires  
August 09, 2025  
Date Notary Commission Expires

**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]*  
Signature  
Signed, sealed and delivered in the presence of:  
*[Signature]*  
Notary Public

Brett Embry  
Printed Name of Signatory  
KOREN HUGHES  
Notary Public, Georgia  
Jackson County  
My Commission Expires  
August 09, 2025  
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: 150.784 Acreage of Titleholder: 150.784  
Land Lot(s): 494, 495, 514 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 151.3.2.002.000  
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): Annexation of Property into the City of Dallas

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

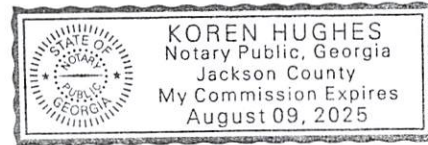
\_\_\_\_\_  
Date

5-1-2023

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

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

\_\_\_\_\_  
Commission Expiration



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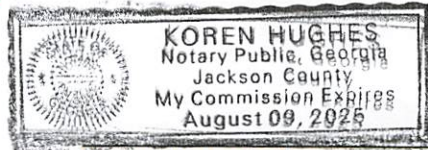
  
\_\_\_\_\_  
Signature of Applicant/Representative

5/1/23  
\_\_\_\_\_  
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

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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

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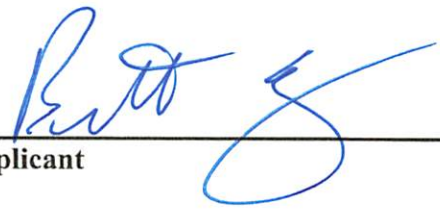
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5-1-2023  
Date

  
Applicant

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



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None

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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

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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) 494, 495, 514, 515, 566, 567  
IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED  
AT South of Happy Valley Church Road, East of Cole Lake Road & West of Arbor Creek Drive WITHIN THE CITY OF DALLAS, GEORGIA,  
FROM A ZONING DISTRICT OF R-2 (County) TO A ZONING DISTRICT OF  
R-2 (City) 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: \_\_\_\_\_