City Council Regular Meeting

Monday, July 07, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

Prior to Regular Meeting, a Public Hearing was held:

A. 3rd Public Hearing for FY 2025-2026 Proposed Millage Rate

B. 2nd Public Hearing for FY 2025-2026 Proposed Budget

C. Z-2025-02: 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 2nd District, 3rd Section, of Paulding County.

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

1. Monday, June 2, 2025, Regular Meeting Minutes

CONSENT AGENDA

2. Reappoint Sharone Thomas to serve as Commissioner of the Housing Authority of Dallas for a 1-year term beginning July 1, 2025, and expiring June 30, 2026.

3. Enter contractual agreement with the HACH for the purchase, supply, and start-up of the Pumpkinvine Creek WPCP Instrumentation Equipment.

OLD BUSINESS

4. Second Read: Ordinance Amendment OA-2025-03; Chapter 10-Business, Article XII-Restaurants

NEW BUSINESS

5. FY 2025-2026 Budget

6. FY 2025-2026 Millage Rate

7. 491 Nathan Dean Blvd.; QuikTrip - Sign Permit

8. Warranty Bond Release Bond No. 2023-07: White Park Townhomes / Allen White Development, Inc. in the amount of $2,504.75.

9. Z-2025-02: City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder); Rezoning from R-2 to C-1

10. RES 2025-13: A resolution to authorize the sale and/or transfer of certain personal property of the City.

ADDITIONAL/COMMENTS

ADJOURNMENT

NOTICE OF PROPERTY TAX INCREASE

The **City of Dallas Council** has tentatively adopted a 2025 millage rate which will require an increase in property taxes by 4.89 percent.

All concerned citizens are invited to the public hearing on the tax increase to be held at the City of Dallas Council Chambers at 129 E. Memorial Drive, Dallas, GA 30132 on **Tuesday, June 17, 2025 @ 6pm**. Times and places of additional public hearings on this tax increase are at City of Dallas Council Chambers at 129 E. Memorial Drive, Dallas, GA 30132 on **Thursday, June 26, 2025 @ 10am** and **Monday, July 7, 2025 @ 5:15pm.**

This tentative increase will result in a millage rate of **6.5 mills**, an increase of **0.17 mills**. Without this tentative tax increase, the millage rate will be no more than **6.33 mills**. The proposed tax increase for a home with a fair market value of **$100,000** is approximately **$6.80** and the proposed tax increase for non-homestead property with a fair market value of **$300,000** is approximately **$20.40**.

Public Notice
City of Dallas, Georgia
Public Hearings
Proposed Budget FY 2025-2026

The Dallas City Council will conduct a public hearing on the City's proposed General Fund Budget for Fiscal Year 2025-2026 on **Thursday, June 26, 2025 at 10 am and Monday, July 7,2025 at 5:15 pm at Dallas City Hall, Council Chambers, located at 129 East Memorial Drive, Dallas, Georgia 30132**. All citizens are invited to attend and comments will be heard.

The Dallas City Council will vote on the City's General Fund Budget for Fiscal Year 2025-2026 at the Council Meeting on **Monday, July 7, 2025 at 5:15 pm at Dallas City Hall, Council Chambers, located at 129 East Memorial Drive, Dallas, Georgia**; also open to the public.

A copy of the proposed budget is available at Dallas City Hall, 129 East Memorial Drive, Dallas, Ga. 30132 and is available for review online by visiting www.dallas-ga.gov

City of Dallas, Georgia
Current Tax Digest and Five-Year History of Levy

Taxing District- Dallas

NOTICE

The City of Dallas, Georgia does hereby announce that the millage rate will be set at a meeting to be held at Dallas City Hall, Council Chambers, 129 East Memorial Drive, Dallas, Ga. 30132, on Monday, July 7, 2025 at 5:15pm and pursuant to the requirements of § 48-5-32, does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past five years.

	2020	2021	2022	2023	2024	2025
GROSS DIGEST	396,984,097	429,956,975	565,743,504	658,794,438	682,751,498	713,092,914
REAL PROPERTY	359,138,129	390,105,564	523,077,224	608,556,798	629,955,141	660,720,542
PERSONAL PROPERTY	37,845,968	39,851,411	42,666,280	48,409,506	50,846,963	52,372,372
LESS M & O EXEMPT	6,371,401	5,893,078	8,138,569	11,185,689	12,427,690	12,800,521
NET M & O DIGEST	390,612,696	424,063,897	557,604,935	647,608,749	670,323,808	700,292,393
GROSS M & O MILLAGE RATE	9.4	9.94	9.186	11.514	11.692	11.930
L.O.S.T. ROLLBACKS	5.23	5.77	5.016	5.014	5.362	5.43
NET M & O MILLAGE RATE	4.17	4.17	4.17	6.5	6.330	6.500
NET TAXES LEVIED	1,628,855	1,768,646	2,325,213	4,209,456	4,243,150	4,551,901
NET TAX $ INCREASE	119,096	139,791	556,567	1,884,243	33,694	308,751
NET TAX % INCREASE	7.31%	7.90%	23.94%	50.00%	0.00%	4.89%

General Fund Budget
Fiscal Year 2026

100	**GENERAL FUND**		
		Revenues:	
3110		GENERAL PROPERTY TAXES	$ 5,844,900
3130		GENERAL SALES & USE TAXES	3,750,855
3140		SELECTIVE SALES & USE TAXES	193,000
3160		BUSINESS TAXES	1,780,766
3180		OTHER TAXES	-
3190		PENALTIES & INTEREST-DELQ TAX	18,500
3210		BUSINESS LICENSES & PERMITS	61,500
3220		NON-BUSINESS LICENSES & PERMITS	91,500
3230		REGULATORY FEES	485,150
3240		PN & INT-DELQ LICENSE & PERMIT	-
3310		GOVERNMENTAL & GRANT REVENUE	1,000,000
3330		FEDERAL GOVT IN LIEU OF TAXES	6,500
3340		STATE GOVERNMENT GRANTS	784,399
3350		STATE GOV'T IN LIEU OF TAXES	-
3370		LOCAL GOV'T SHARED REVENUES	-
3410		GENERAL GOVERNMENT	-
3470		CULTURE & RECREATION	87,950
3490		OTHER CHARGES FOR SERVICES	100
3510		FINES & FORFEITURES	580,000
3610		INTEREST REVENUES	-
3810		RENTS & ROYALTIES	397,300
3830		REIMBURSE DAMAGED PROPERTY	-
3890		OTHER MISCELLANEOUS REVENUES	71,000
3910		INTERFUND TRANSFERS	140,000
3920		GEN FIXED ASSET DISPOSITIONS	15,000
3930		GENERAL FUND (SURPLUS) TO FUND BALANCE	1,377,423
		TOTAL REVENUES	**$ 16,685,843**
		Expenditures:	
1100		MAYOR & COUNCIL	$ 344,354
1400		ELECTIONS	25,500
1510		ADMINISTRATIVE DEPARTMENT	2,630,823
2650		MUNICIPAL COURT	451,979
3200		POLICE DEPARTMENT/DISPATCH	6,535,751
4200		STREET DEPARTMENT	1,533,339
6200		PARKS & RECREATION	1,205,329
6500		THEATER	852,782
7220		COMMUNITY DEVELOPMENT	435,191
7250		MARSHAL'S DEPARTMENT	534,703
7410		PLANNING & ZONING	287,500
7500		CIVIC/CULTURAL CENTER	81,883
7510		BUSINESS DEVELOPMENT	752,910
		Capital:	
5400		ADMIN	$ -
5400		COURT	-
5400		POLICE	40,399
5400		STREETS	566,500
5400		PARKS	365,000
5400		THEATER	10,000
5400		CIVIC/CULTURAL CENTER	-
5400		COMMUNITY DEVELOPMENT	6,900
5400		MARSHAL'S DEPARTMENT	-
5400		PLANNING & ZONING	-
5400		BUSINESS DEVELOPMENT	25,000
		TOTAL EXPENDITURES	**$ 16,685,843**
		FY 25 TOTAL BUDGET	**14,131,611**
		DIFFERENCE BETWEEN FY26 AND FY25	**2,554,232**

STAFF ACTION ITEM
PUBLIC HEARING

MEETING DATE: *07/07/2025*

TITLE: ***Z-2025-02: ZONING PUBLIC HEARING***

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 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: ***Brandon Rakestraw – Community Development Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-02: ZONING PUBLIC HEARING

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 2nd District, 3rd Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission – Public Hearing; June 26, 2025

***Recommendation** – Approve the zoning/rezoning request as follows:*

Zoning: C-1 (city)

Stipulations: N/A

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.

FINANCIAL IMPACT:

INFORMATION:

Z-2025-02: ZONING PUBLIC HEARING

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 2nd District, 3rd Section, of Paulding County.

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

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 *2nd* District, *3rd* 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	ADJACENT DEVELOPMENT
NORTH: R-2 City	**NORTH: Bainbridge Subdivision**
EAST: R-2 City and C-1 City	**EAST: Bainbridge Subdivision; Vacant C-1 lot**
SOUTH: C-1 City	**SOUTH: Existing residential homes**
WEST: C-1 City	**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.

"ATTACHMENT A"

COMPLETED 6/2/25

Item C.

ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application #Z-2025-02

Hearing Dates: PC: 6-26-25 CC: 7-7-25

OFFICE USE Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: City of Dallas Business phone: 770 443 8110 Cell: NA

Address: 129 E Memorial Drive Home phone: NA

City: Dallas State: GA Zip: 30132 Fax phone: NA

E-mail address: tclark@dallas-ga.gov

Applicant's Signature — Brandon Rakestraw, Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public — 9/6/2025, Date Notary Commission Expires

NOTARY PUBLIC Exp. Sept. 06, 2025 PAULDING COUNTY, GA

Representative: Brandon Rakestraw Phone: 770 443 8110 Cell: NA

Address: 320 E Foster Avenue City: Dallas State: GA Zip: 30132

E-mail address: Brakestraw@dallas-ga.gov Fax phone: NA

Representative's Signature — Brandon Rakestraw, Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public — 9/6/2025, Date Notary Commission Expires

NOTARY PUBLIC Exp. Sept. 06, 2025 PAULDING COUNTY, GA

Titleholder: 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 B01 City: Fayetteville State: GA Zip: 30214

Signature — CHINEDU MAURICE AGBASIONWE, Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Gabriel C. Jonjo
Notary Public, State of New York
Qualified in Kings Co. No. 01JO6007722
My commission expires 5/26/2026

Notary Public — 5-26-26, Date Notary Commission Expires

Property Information

Present Zoning Classification: R2 Single Family Residutal Requested Zoning Classification: C1 Commercial low Density

Total Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53

Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000 138.4.2.017.0000

Location 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 office

Filed 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: _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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: 6/2/2025

BRANDON RAKESTRAW
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

MALAK FAUZI ELGAYDI NOTARY PUBLIC Exp. Sept. 06, 2028 PAULDING COUNTY, GA

Notary Public Signature — Commission Expiration: 9/6/2025

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)

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

Applicant

2025128439 | DEED 5224 / p971 | Recorded in PAULDING COUNTY, GA 04/04/2025 08:01 AM | Pg. 006 of {1}

LOCATION SKETCH

AS SURVEYED LEGAL DESCRIPTION

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 as follows:

BEGINNING AT A POINT, said point being a one half inch reinforcing rod set at the intersection of the northeasterly margin or the right-of-way of Merchants Drive - Business Route 6 (a variable width public right-of-way) with the northwesterly margin of the right-of-way of Bainbridge Way (a 50 foot public right-of-way); Thence running along said northeasterly margin or the right-of-way of Merchants Drive - Business Route 6 the following courses and distances: North 38 degrees 01 minutes 18 seconds West, a distance of 64.27 feet to a one half inch reinforcing rod set; Thence North 51 degrees 58 minutes 42 seconds East, a distance of 10.00 feet to a one half inch reinforcing rod set; Thence North 38 degrees 01 minutes 18 seconds West, a distance of 175.00 feet to a one half inch reinforcing rod set; Thence South 51 degrees 58 minutes 42 seconds West, a distance of 10.00 feet to a concrete monument found; Thence North 38 degrees 01 minutes 18 seconds West. A distance of 242.28 feet to a one half inch reinforcing rod found; Thence leaving said northeasterly margin or the right-of-way of Merchants Drive - Business Route 6 and running North 68 degrees 20 minutes 56 seconds East, a distance of 239.53 feet to a one half inch reinforcing rod found; Thence South 44 degrees 49 minutes 11 seconds East, a distance of 265.63 feet to a one half inch reinforcing rod found; Thence South 45 degrees 22 minutes 55 seconds West, a distance of 92.80 feet to a one half inch reinforcing rod found; Thence South 42 degrees 39 minutes 56 seconds East, a distance of 133.80 feet to a one half inch reinforcing rod found on the northwesterly margin of the right-of-way of Bainbridge Way; Thence running along said northwesterly margin of the right-of-way of Bainbridge Way, along a curve to the right an arc distance of 51.88 feet (said arc being subtended by a chord with a bearing of South 48 degrees 51 minutes 05 seconds West, a chord distance of 51.87 feet and having a radius distance of 975.00 feet) to a point; Thence continuing along said northwesterly margin of the right-of-way of Bainbridge Way, South 50 degrees 26 minutes 42 seconds West, a distance of 128.16 feet to a one half inch reinforcing rod set and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 2.227 Acres.

To 101 Bainbridge Way LLC, First IC Bank, a Georgia Banking Corporation, its successors and/or assigns, Rand and Associates LLC, and Connecticut Attorneys Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(b), 16, 17 & 18 of Table A thereof. The field work was completed on March 12, 2025.

W. Carlton Rakestraw, P.L.S. 2238 — 3/31/25 date

REFERENCE DATA

BOUNDARY SURVEY FOR STEVE SIMPSON INVESTMENTS, INC. PREPARED BY DEAN C. OLSON, P.L.S. 2806, DATED 09-10-04; PLAT BOOK 36, PAGE 196

FINAL PLAT OF BAINBRIDGE SUBDIVISION, PHASE TWO, PREPARED BY DEAN C. OLSON, P.L.S. 2806, DATED 12-04-91; PLAT BOOK 36, PAGE 196

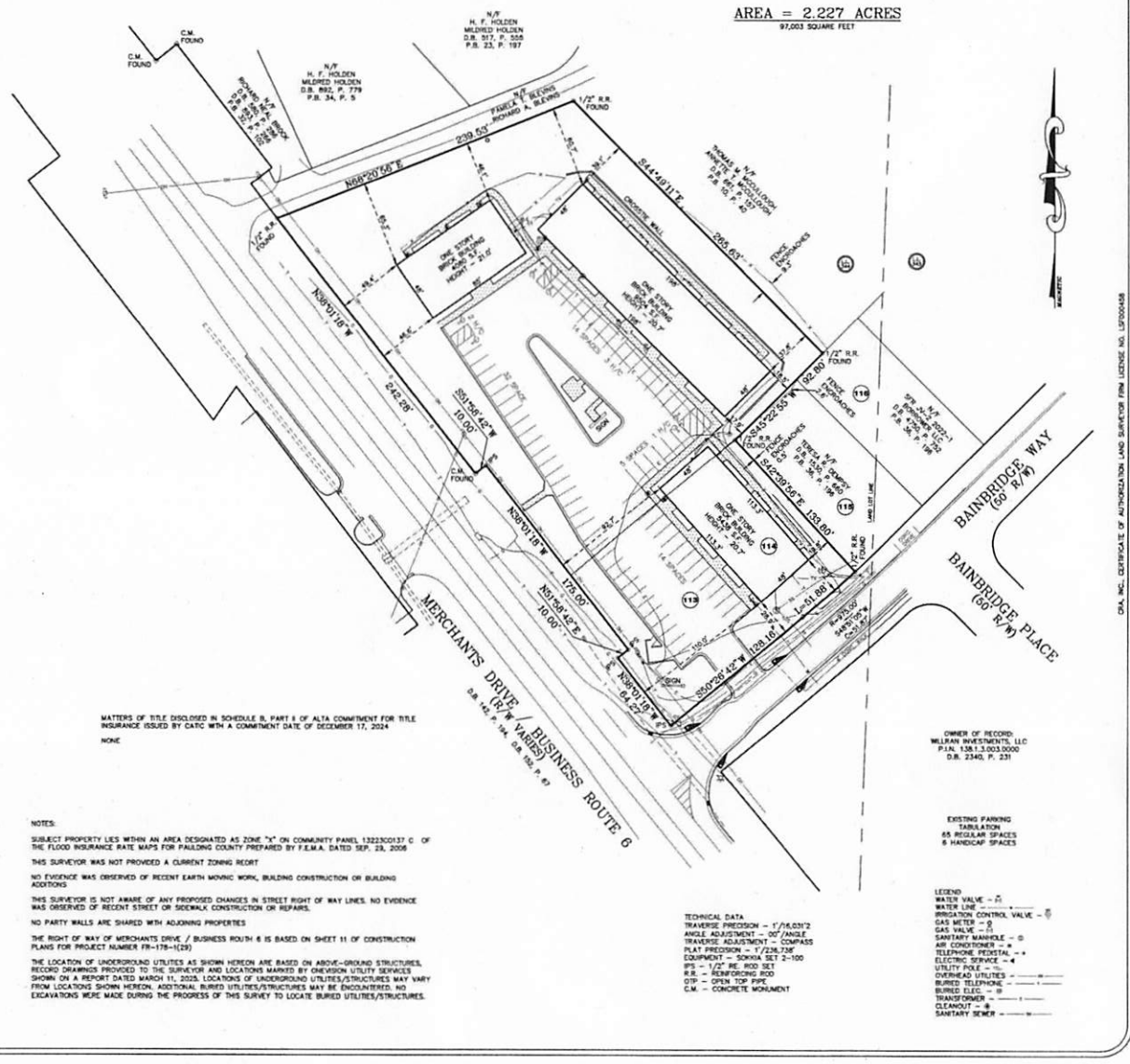
PLAT OF SURVEY OR DEBRA K. BROCK PREPARED BY CECIL R. KELLY, P.L.S. 2068, DATED 05-20-80; PLAT BOOK 10, PAGE 40

PLAT OF SURVEY FOR THE ESTATE OF J. EDWIN BROCK PREPARED BY RANDY TIBBITTS, P.L.S. 2137, DATED 10-22-98; PLAT BOOK 32, PAGE 102

PLAT OF SURVEY FOR RICHARD NEAL BROCK PREPARED BY CECIL R. KELLY, P.L.S. 2068, DATED 04-02-83

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



MATTERS OF TITLE DISCLOSED IN SCHEDULE B, PART II OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CATC WITH A COMMITMENT DATE OF DECEMBER 17, 2024

NONE

NOTES:

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0137 C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEP. 29, 2006

THIS SURVEYOR WAS NOT PROVIDED A CURRENT ZONING REORT

NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE WAS OBSERVED OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NO PARTY WALLS ARE SHARED WITH ADJOINING PROPERTIES

THE RIGHT OF WAY OF MERCHANTS DRIVE / BUSINESS ROUTH 6 IS BASED ON SHEET 11 OF CONSTRUCTION PLANS FOR PROJECT NUMBER FR-178-1(29)

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR AND LOCATIONS MARKED BY ONEWSON UTILITY SERVICES SHOWN ON A REPORT DATED MARCH 11, 2025. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

TECHNICAL DATA
TRAVERSE PRECISION – 1'/16,031'2
ANGLE ADJUSTMENT – 00"/ANGLE
TRAVERSE ADJUSTMENT – COMPASS
PLAT PRECISION – 1'/236,736'
EQUIPMENT – SOKKIA SET 2-100
IPS – 1/2" RE. ROD SET
R.R. – REINFORCING ROD
OTP – OPEN TOP PIPE
C.M. – CONCRETE MONUMENT

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

DATE 03/17/25 DRAWN BY CDJ
SCALE 1" = 40' CHECKED BY WCR

DATE	DESCRIPTION	BY
03/25/25	NAME CHANGE	CDJ

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 – 443 – 2200

ALTA/ACSM LAND TITLE SURVEY FOR
101 BAINBRIDGE WAY LLC
FIRST IC BANK
RAND AND ASSOCIATES LLC
CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY

LOCATED IN
LAND LOT 344, 2ND DISTRICT,
3RD SECTION, PAULDING COUNTY,
CITY OF DALLAS, GEORGIA

ADDRESS:
101 BAINBRIDGE WAY
DALLAS, GEORGIA

PROJECT NO.
25-020

PLOT FILE – 25-020.DWG

S:\PROJECTS\CURRENT CAD FILES\25-020 WILLRAN INVESTMENTS\dwg\25-020.dwg, 3/31/2025 10:59:38 AM, Dee Peterson, 1:40

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 31st day of March, 2025, between Willran Investments, LLC, a Georgia Limited Liability Company , as party or parties of the first part, hereinunder 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

Notary Public

ALTA/ASM Land Title Survey is attached hereto as Exhibit "C"

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.**

COMPLETED
June 2, 2025

Z-2025-02

POSTED

CITY OF DALLAS
LEGAL NOTICE
ZONING/REZONING

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 *2nd* District, *3rd* Section, of Paulding County.

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 *2nd* 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
www.dallasga.gov

Z-2025-02
CITY OF DALLAS
LEGAL NOTICE
ZONING/REZONING

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 *2nd* District, *3rd* Section, of Paulding County.

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 2nd 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 26th 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.

THE REZONING REQUEST IS BEING CARRIED FORTH TO CORRECT AN ERROR ON THE CITY ZONING MAP.

6/26/2025
DATE

SECRETARY TO THE PLANNING COMMISSION

PRINTED NAME

City Council Regular Meeting

Monday, June 02, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

MINUTES

Public Hearing was canceled due to withdrawal of the applications listed below.

A. Annexation Application A-2025-01: David Pearson Communities, Inc.

B. Zoning/Rezoning Application Z-2025-01: David Pearson Communities, Inc.

CALL TO ORDER

PRESENT
Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

ABSENT
Councilmember Nancy Arnold

INVOCATION AND PLEDGE

Neal Black led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt the Monday, May 5, 2025, Regular Meeting Minutes.

   Motion made by Councilmember Carter, Seconded by Councilmember Cochran.
   Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

DRAFT

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.
Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

2. RES 2025-11; Authorize the Mayor and Council to participate in the Local Government Investment Pool known as Georgia Fund 1, and for other purposes.

3. RES 2025-12; Contract with the Urban Redevelopment Agency

4. Approval of the 2026 Special Events Calendar-Downtown

OLD BUSINESS

None

NEW BUSINESS

5. Motion to approve the quote to lease three vehicles with an annual payment of $53081.56 for the next three years to be paid from general funds; additionally, the upfitting of each vehicle up to $29,000 per vehicle to be paid from SPLOST.

   Motion made by Councilmember Callaway, Seconded by Councilmember Carter.
   Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

6. Motion to approve the purchase of 35 Toughbooks for Police Department vehicles through Insight in the amount of $72,648.80.

   Motion made by Councilmember Henson, Seconded by Councilmember Alls.
   Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

7. Motion to approve the contractual agreement with the Georgia Department of Correction for the 2025-2026 Work Detail Agreement in the amount of $162,749.00.

   Motion made by Councilmember Cochran, Seconded by Councilmember Carter.
   Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

ADDITIONAL/COMMENTS

Motion to approve the appointment of unexpired term ending 12/31/2028 to Jody Harwell to the Downtown Development Authority.

Motion made by Councilmember Carter, Seconded by Councilmember Cochran.
Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

DRAFT

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Carter, Seconded by Councilmember Henson.
Voting Yea: Councilmember Alls, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Mayor, L. James Kelly **Date**

City Clerk, Tina Clark **Date**

DRAFT

STAFF ACTION ITEM

MEETING DATE: 07/07/2025

TITLE: Pumpkinvine Creek WPCP – Instrumentation Equipment – Bid Award

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Pumpkinvine Creek WPCP – Instrumentation Equipment – Bid Award

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$123,232.52

INFORMATION:

Request Council Approval:

Enter contractual agreement with the HACH for the purchase, supply, and start-up of the Pumpkinvine Creek WPCP – Instrumentation Equipment.

STAFF ACTION ITEM

MEETING DATE: 07/07/2025

TITLE: Second Read- Ord Amendment Chapter 10-Businesses Article XII; OA-2025-03; Restaurants.

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Second Read- Ordinance Amendment OA-2025-03; Chapter 10- Business, Article XII-Restaurants

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Second read on Ordinance Amendment 2025-03. This ordinance amendment adds Article XII-Restaurants to Chapter 10-Businesses. Article XII defines and allows Outdoor Seated Dining via a “Sidewalk Café Permit”.

SECOND READ

ORDINANCE
AMENDMENT
NO. OA - 2025 - 03

CHAPTER 10 – BUSINESSES

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for rules and regulations concerning businesses operating within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia; **AND**

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and the City Council, by ordinance, to regulate the use of City property and public rights of way; **AND**

WHEREAS, The Mayor and the City Council of Dallas, Georgia considered the proposed amendment at a duly noticed public meeting on _____; **AND**

WHEREAS, The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City's residents and for their safety, health and welfare and the public good; **AND**

THEREFORE, be it ordained by the Mayor and the City Council of Dallas, Georgia:

SECTION I.

That **CHAPTER 10 BUSINESSES,** is hereby amended by adding an ARTICLE XII as follows:

ARTICLE XII - RESTAURANTS

Sec. 10-400 – 10-450 Reserved

Sec. 10-451. Outdoor Seated Dining

a. *Purpose* - The purpose of this ordinance is to regulate outdoor seated dining on public sidewalks and property in the City of Dallas, Georgia, ensuring public health, safety, and welfare while promoting economic vitality.
b. *Definitions*
    1. Outdoor Seated Dining: An outdoor area operated by an existing dining establishment which sells food or beverages for immediate consumption, located on a public sidewalk or other public property, providing seating outside of the establishment for patrons.
    2. Outdoor Seated Dining Permit: A permit issued by the City of Dallas Business Development, allowing outdoor seated dining operations on public property.
c. *Permit Required* - All dining establishments wishing to offer outdoor seated dining on public sidewalks must apply for an Outdoor Seated Dining Permit.
    1. All permits for Outdoor Seated Dining shall be issued by The City of Dallas Business Development Office. Said office shall establish the permit process and applications for businesses to apply.
    2. An Outdoor Seated Dining Permit shall address at a minimum:
        i. Pedestrian access with appropriate clear lateral sidewalk width preserved for pedestrian movement.
        ii. Strict location parameters.
        iii. Safety of diners and pedestrians.
        iv. Aesthetic design and maintenance of furnishings.
        v. Barriers if appropriate
        vi. Any other aspect of quality, safety, statutory compliance deemed necessary in the discretion of the Business Development Director

d. Enforcement

1. The City Marshal or designee may conduct inspections to ensure compliance.
2. Any dining establishment found operating outdoor seated dining on public sidewalks without a valid permit or in violation of an Outdoor Seated Dining Permit as described ordinance shall be punished as a misdemeanor including as follows:
    i. For a first offense, a fine not to exceed $250.00
    ii. For a second offense, a fine not to exceed $500.00 and possible suspension of the Outdoor Seated Dining permit for not more than 6 months.
    iii. For a third offense, a fine not to exceed $1,000 and possible suspension and/or revocation of the Outdoor Seated Dining Permit.

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 approval and passage of this ordinance by the Mayor and City Council, this ordinance shall be effective immediately upon signature.

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE

CITY OF DALLAS, GEORGIA, THIS THE _____ DAY OF _____, 2024.

_____
L. James Kelly, Mayor

_____ _____
James R. Henson, Councilmember Cooper Cochran, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Christopher B. Carter, Councilmember

_____ _____
Leah Alls, Councilmember Candace Callaway, Councilmember

ATTEST:

_____ _____
Tina Clark, City Clerk Date
City of Dallas, Georgia

STAFF ACTION ITEM

MEETING DATE: *07/07/2025*

TITLE: QuikTrip: 491 Nathan Dean Blvd. – Sign Permit Approval

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

QuikTrip: 491 Nathan Dean Blvd. – Sign Permit Approval

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

N/A

INFORMATION:

Request Council Approval:

Issuance of sign permit for 491 Nathan Dean Blvd. – Sign Permit Approval

Property Owner: QuikTrip

Sign Owner: QuikTrip

Sec 28-10. – Special use sign permits.; (4)c.; Requires City Council approval for any animated sign or sign with series, lines or rows of electric, neon, or other lights.

See attached: Sign permit application; Gas price sign digit animation; and renderings

January 23, 2024

Quiktrip Corporation
952 Old Peachtree rd. NW
Lawrenceville, GA. 30043

cc: Mark Adams, QuikTrip Corporation

To Whom it may Concern,

This letter is to authorize Kaitlin Schroeder with Apex Imaging Services to make Applications and submit Plans for the purpose of updating monument pricing signs for the Atlanta market. They also have permission to meet with City Staff and represent the property at future meetings.

Sincerely,

Mark Adams
Property Owner Signature

Mark Adams- Quiktrip Corporation
Property Owner Printed Name

City Of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

SIGN PERMIT APPLICATION

A. LOCATION AND SIZE OF SIGN(S): Permit No.: _____

Property Address: 491 NATHAN DEAN BLVD

Aggregate Area of All Freestanding Signs on Property 111.4 Square Feet

Parcel Size: _____ Zoning District: _____

Distance from Closest Adjacent Sign(s) In All Directions:

North: 267 ft; East: 223 ft; South: 575 ft

(Example - North: 55 Feet; West: 125 Feet; Etc.)

B. PROPERTY OWNER(S):

1. Name of Property Owner: QuikTrip
2. Property Owner Address: 952 Old Peachtree Rd NW Lawrenceville, GA 30043
3. Telephone Number: (770) 527-5750
4. Certification: I, Mark Adams, (Owner or Agent) Do Hereby Consent to the Placement of This Sign(S) Upon My Property.

Mark Adams — SIGNATURE

6/17/2025 — DATE

C. SIGN OWNER (If Not the Same as Property Owner)

1. Name of Property Owner: _____
2. Address of Property Owner: _____
3. Telephone Number: _____
4. Business License/Occupation Tax Number: _____

D. SIGN CONTRACTOR (If Not Same as Sign Owner)

1. Name of Sign Contractor: Apex Imaging Services
2. Sign Contractor Address: 720 Indigo Ct Pomona, CA 91767
3. Telephone Number: (909) 593-9539 x 241
4. Business License/Occupation Tax Number: DeKalb County - 1245979

City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

E. TYPE SIGN(S):

x Permanent Roof, Canopy, Wall, Projecting, Free Standing, Etc.

_____ Outdoor Advertising (Billboards)

_____ Temporary: _____ Yard _____ Political _____ Promotional _____ Display

F. DESCRIPTION OF SIGN

1. Provide a Brief Description of the Sign: existing monument sign
   we are switching to LED - NO NEW POWER OR DATA or square footage
2. Area of the Sign(S) Sq. ft: 53.1
3. Number of Sides: 2
4. Height of the Sign(S): 16'-4"
5. Shape of the Sign(S): square
6. Method Used for Mounting or Erecting the Sign(S): signs are existing and attached to the ground

G. LOCATION

Sketch Location of Sign in Relation to Property Lines and Public Rights-Of-Way.
(Attach Separate Sheets If Needed). This is required.

City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

H. PLANS AND SPECIFICATIONS

Attached Plans and Specifications if required By City Manager or His Representative

- ☐ REQUIRED
- ☑ NOT REQUIRED

I. FEES

Sign Permit Fee
$40.00 per Side

# of Sides	Fee per side	Total Fee
2	$40.00	$80.00

Banner Permit Fees	Fee Each	# of Banners	Extended
Banner Permit (Short-Term 90 Day Permit)	$30.00		
Banner Permit (Long-Term 180 Day Permit)	$60.00		
	Totals		

Total Amount Due $ 80.00

6/17/2025
Date

Kaitlin Schroeder
Signature of Applicant

Project Coordinator
Title

City Of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

SIGN PERMIT APPLICATION

A. LOCATION AND SIZE OF SIGN(S): Permit No.: _____

Property Address: 491 NATHAN DEAN BLVD

Aggregate Area of All Freestanding Signs on Property 111.4 Square Feet

Parcel Size: _____ Zoning District: _____

Distance from Closest Adjacent Sign(s) In All Directions:

North: 267 ft; East: 223 ft; South: 575 ft

(Example - North: 55 Feet; West: 125 Feet; Etc.)

B. PROPERTY OWNER(S):

1. Name of Property Owner: QuikTrip
2. Property Owner Address: 952 Old Peachtree Rd NW Lawrenceville, GA 30043
3. Telephone Number: (770) 527-5750
4. Certification: I, Mark Adams, (Owner or Agent) Do Hereby Consent to the Placement of This Sign(S) Upon My Property.

Mark Adams — SIGNATURE

6/17/2025 — DATE

C. SIGN OWNER (If Not the Same as Property Owner)

1. Name of Property Owner: _____
2. Address of Property Owner: _____
3. Telephone Number: _____
4. Business License/Occupation Tax Number: _____

D. SIGN CONTRACTOR (If Not Same as Sign Owner)

1. Name of Sign Contractor: Apex Imaging Services
2. Sign Contractor Address: 720 Indigo Ct Pomona, CA 91767
3. Telephone Number: (909) 593-9539 x 241
4. Business License/Occupation Tax Number: DeKalb County - 1245979

City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

E. TYPE SIGN(S):

x Permanent Roof, Canopy, Wall, Projecting, Free Standing, Etc.

_____ Outdoor Advertising (Billboards)

_____ Temporary: _____ Yard _____ Political _____ Promotional _____ Display

F. DESCRIPTION OF SIGN

1. Provide a Brief Description of the Sign: existing freestanding pole/monument sign
   we are switching to LED - NO NEW POWER OR DATA or square footage
2. Area of the Sign(S) Sq. ft: 58.3
3. Number of Sides: 2 per sign = 4
4. Height of the Sign(S): 50' (pole) and 12'-4" (monument)
5. Shape of the Sign(S): square
6. Method Used for Mounting or Erecting the Sign(S): signs are existing and attached to the ground

G. LOCATION

Sketch Location of Sign in Relation to Property Lines and Public Rights-Of-Way.
(Attach Separate Sheets If Needed). This is required.

City of Dallas, Georgia

320 E Foster Ave, Dallas, GA 30132 ★ Permit Office 770-443-8110 ext. 1203 / Email: melgaydi@dallas-ga.gov

H. PLANS AND SPECIFICATIONS

Attached Plans and Specifications if required By City Manager or His Representative

- ☐ REQUIRED
- ☑ NOT REQUIRED

I. FEES

Sign Permit Fee
$40.00 per Side

# of Sides	Fee per side	Total Fee
4	$40.00	$ 160.00

Banner Permit Fees	Fee Each	# of Banners	Extended
Banner Permit (Short-Term 90 Day Permit)	$30.00		
Banner Permit (Long-Term 180 Day Permit)	$60.00		
	Totals		

Total Amount Due $ 160.00

6/17/2025
Date

Kaitlin Schroeder
Signature of Applicant

Project Coordinator
Title

QT
Unlead 3.75⁹
Prem 4.25⁹
Diesel 4.79⁹
QT Kitchens
16′-4″
Walgreens
Walgreens
© 2024 Google

50’-0”
QT
Unlead
3.799
QuikTrip
Unlead 3.79⁹
Prem 4.29⁹
Diesel 4.69⁹
Kitchens

QuikTrip
Unlead 3.79⁹
Prem 4.29⁹
Diesel 4.69⁹
QT Kitchens
12’-4”

Site Plan

Store #788

QuikTrip

491 Nathan Dean Blvd
Dallas, Georgia 30132-4921

Property Owner

QuikTrip
4705 S. 129th E. Ave - Tulsa, OK
74134-7008
P.O. Box 3475 - Tulsa, OK 74101-3475
p: 918.615.7700

Scope of Work

Pricer Cabinet Replacement
- New cabinets are the same size as existing
- Changing to LED
- Utilizing existing power and data lines

1. Take off hindering signage to reach pricer cabinets
2. Remove existing pricer cabinets and prep for disposal
3. Install new pricer cabinets
4. Ensure power and data are working properly

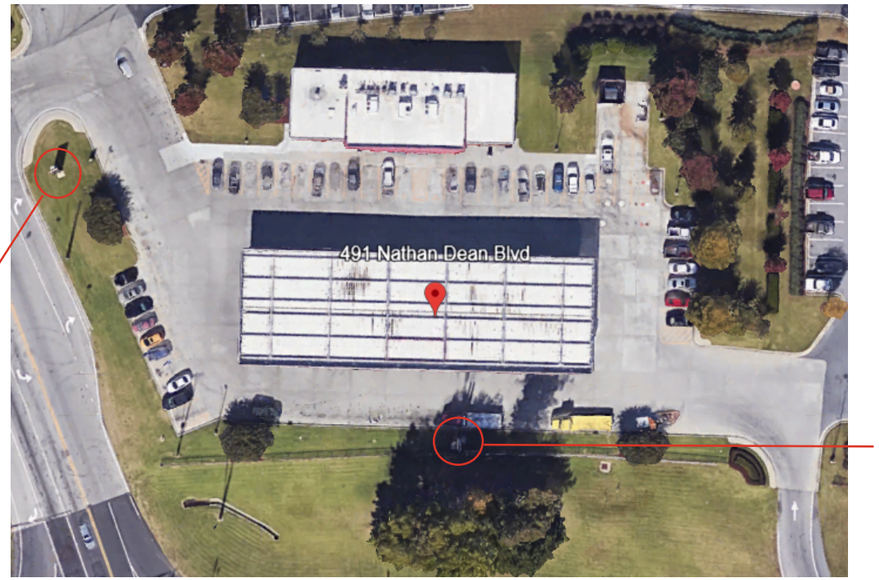
QT QuikTrip

APEX IMAGING SERVICES
GC ⊙ MANAGEMENT ⊙ TECH

Existing Pole/Monument Sign
Existing Sq Ft: 33.7 & 24.6

Proposed Pole/Monument Sign (NOT EXACT)
Proposed Sq Ft:33.7 & 24.6

VICINITY PLAN



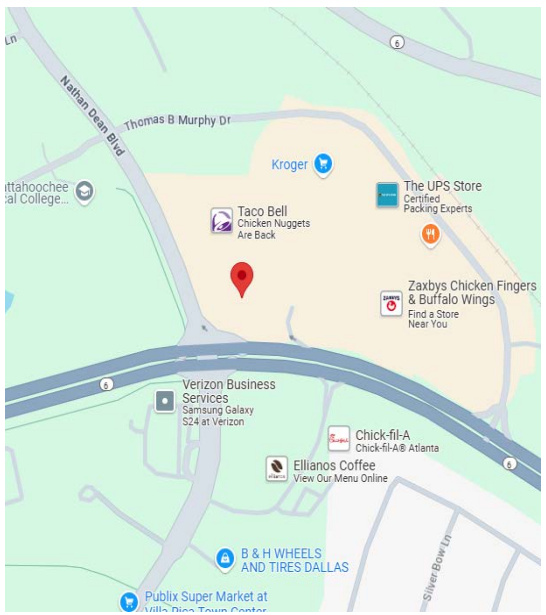
Existing monument sign

Existing pole/monument sign

Work Detail

Pricer Cabinet Replacement
- New cabinets are the same size as existing
- Changing to LED
- Utilizing existing power and data lines
1. Take off hindering signage to reach pricer cabinets
2. Remove existing pricer cabinets and prep for disposal
3. Install new pricer cabinets
4. Ensure power and data are working properly

491 Nathan Dean Blvd Dallas, Georgia 30132-4921



Vicinity Map

1 Option 1 - Existing Manual Tiles

2 Option 1 - Proposed LED Replacement

3

4

5

6

7

Item 7.

Project Data

Project Name: QuikTrip Signage Upgrade

Project Address: 491 Nathan Dean Blvd Dallas, Georgia 30132-4921

Facility Owner:
Property Owner: QuikTrip
Owners Address:

Project Directory

Contractor Contact:
PM - Edwyn Perales (909) 634-9871
Peter Bernal (909) 222-7366
Director of Construction - Jay Kassity
(949)-463-4463

Mark	Date	Revisions/Milestones	Initial	Mark	Date	Revisions/Milestones	Initial

491 Nathan Dean Blvd
Dallas, Georgia 30132

APEX 720 Indigo Ct.
Pomona, CA 91767

SITE PLAN and ELEVATIONS

42

Drawing Created 1/5/2023

Sheet A1

Site Plan

Store #788

QuikTrip

491 Nathan Dean Blvd
Dallas, Georgia 30132-4921

Property Owner

QuikTrip
4705 S. 129th E. Ave - Tulsa, OK
74134-7008
P.O. Box 3475 - Tulsa, OK 74101-3475
p: 918.615.7700

Scope of Work

Pricer Cabinet Replacement

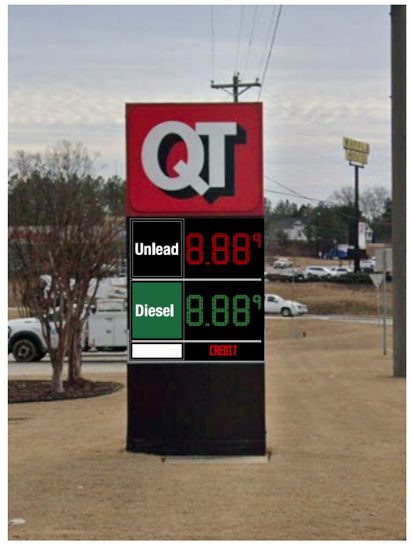
- New cabinets are the same size as existing
- Changing to LED
- Utilizing existing power and data lines

1. Take off hindering signage to reach pricer cabinets
2. Remove existing pricer cabinets and prep for disposal
3. Install new pricer cabinets
4. Ensure power and data are working properly

QT QuikTrip

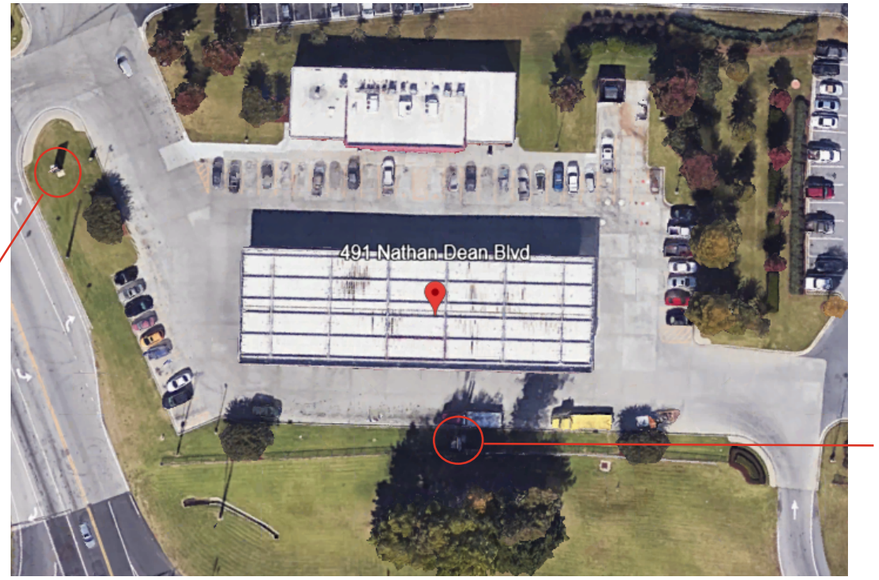
APEX IMAGING SERVICES
GC ⊙ MANAGEMENT ⊙ TECH

Existing Monument Sign
Existing Sq Ft: 53.1



Proposed Monument Sign (NOT EXACT)
Proposed Sq Ft: 53.1

VICINITY PLAN



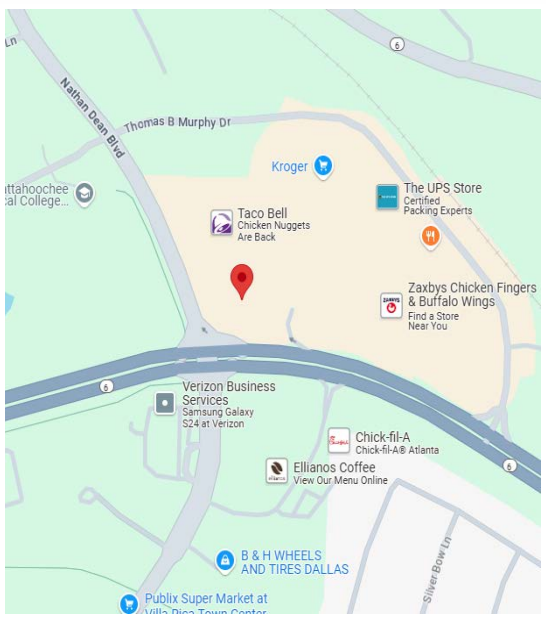
Existing monument sign

Existing pole/monument sign

Work Detail

Pricer Cabinet Replacement
- New cabinets are the same size as existing
- Changing to LED
- Utilizing existing power and data lines
1. Take off hindering signage to reach pricer cabinets
2. Remove existing pricer cabinets and prep for disposal
3. Install new pricer cabinets
4. Ensure power and data are working properly

491 Nathan Dean Blvd Dallas, Georgia 30132-4921



Vicinity Map

1 Option 1 - Existing Manual Tiles

2 Option 1 - Proposed LED Replacement

3

4

5

6

7

Item 7.

Project Data

Project Name: QuikTrip Signage Upgrade

Project Address: 491 Nathan Dean Blvd Dallas, Georgia 30132-4921

Facility Owner:
Property Owner: QuikTrip
Owners Address:

Project Directory

Contractor Contact:
PM - Edwyn Perales (909) 634-9871
Peter Bernal (909) 222-7366
Director of Construction - Jay Kassity (949)-463-4463

Mark	Date	Revisions/Milestones	Initial	Mark	Date	Revisions/Milestones	Initial

491 Nathan Dean Blvd
Dallas, Georgia 30132

APEX 720 Indigo Ct.
Pomona, CA 91767

SITE PLAN and ELEVATIONS

44

Drawing Created 1/5/2023

Sheet A1

STAFF ACTION ITEM

MEETING DATE: *07/07/2025*

TITLE: ***Warranty Bond Release Bond No. 2023-07 White Park Townhomes***

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Warranty Bond Release Bond No. 2023-07 White Park Townhomes

HISTORY/PAST ACTION:

Development Final Plat & Warranty Bond: June 23, 2023

FINANCIAL IMPACT:

$5,004.75

INFORMATION:

Request Council Review/Approval:

Warranty Bond Release

A final acceptance for public dedication inspection has been completed by the Public Works Department. Confirmation that the improvements are acceptable was provided by the inspection team. The Public Works Director has requested release of the bond amount back to Allen White Development, Inc.

A final inspection fee of *$50.00* per lot with a minimum fee of *$2,500.00*, as specified in the bond, for 6 lots, shall be deducted from the bond amount. Amount returned to Allen White Development, Inc. shall be *$2,504.75*.

City of Dallas, Georgia
129 E. Memorial Drive, Dallas, GA 30132
Office (770) 443-8110 / Fax (770) 443-8107

WARRANTY BOND
DEVELOPMENT IMPROVEMENTS
(White Park Townhomes – Sewer Only)

Warranty Bond No. **2023-07**

KNOW ALL MEN BY THESE PRESENTS: That on this 22ND day of **JUNE**, 20**23**, we **Allen White Development, Inc.** of **Paulding** county, State of **Georgia** as Principal, are held and bound unto the City of Dallas, Georgia in the sum of $**$5,004.75 (Five Thousand Four Dollars and Seventy-Five Cents)** lawful money of the United States of America, for the payment whereof well and truly to be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents. The condition of the foregoing obligations is such that,

WHEREAS, a warranty surety shall be a cash deposit and shall be equal to 15% of the actual construction and installation cost and shall be held by the City of Dallas for a minimum period of twenty-four (24) months. The 24-month time period shall begin after the initial acceptance of the construction and/or installation by the City of Dallas or its agent.

WHEREAS, cash deposits shall be payable upon default to the City of Dallas, Georgia and provide that the subdivider, his heirs, successors, and/or assignors and their agents or servants will comply with all applicable terms, conditions, provisions, and requirements of these regulations and any other applicable requirements; will faithfully perform and complete work constructing and installing the facilities and/or improvements in accordance with these regulations and any other applicable requirements; and the subdivider shall be responsible to the City for any unnecessary expense incurred through the failure of the subdivider, his heirs or successors, and assignors, or their agents or servants to complete work of the construction and installation in an acceptable manner and from any damages growing out of negligence in performing or failing to perform the construction installation.

WHEREAS, the cash deposit paid as required by these regulations shall be released or returned as the case may be, at such time as the facilities guaranteed hereby have been installed and maintained for minimum of twenty-four (24) months, and accepted by the City of Dallas. The developer(s) shall be required to compensate the City of Dallas for the cost of performing a final acceptance and public dedication inspection of the above infrastructure improvements. The compensation shall be based on a fee of Fifty Dollars ($50.00) per lot with a minimum fee of Two Thousand Five Hundred Dollars ($2,500.00) and must be paid prior to the final acceptance and dedication inspection. The City of Dallas shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection (Ord. 04-08, effective August 1, 2004). Acceptance by the City shall be by resolution of the Mayor and Council of the City of Dallas and shall accurately identify the specific improvements covered. Utilities, streets, and/or other facilities shall not be accepted until they conform to the City's specifications and standards.

WHEREAS, in the event that construction, installation and/or maintenance of any improvements or facilities for which a required cash deposit is deposited are not completed within the time stipulated; or is installed but not properly maintained or repaired under warranty; or if the construction or installation is not in accordance with applicable standards, the City may proceed to construct, maintain and/or repair the improvements or facilities using the cash deposited to pay for such work. Such work may be done under contract or with City employees, whichever is appropriate to the case. In the event that any portion of a required cash deposit is not depleted or used, by the City then any excess shall be rebated to the person or corporation making the cash deposit.

WHEREAS, this agreement shall be governed by the laws of the State of Georgia.

NOW THEREFORE, the principal has submitted a statement enumerating the cost of construction and installation of all required improvements for a total of **$33,365.60 (Thirty-Three Thousand Three Hundred Sixty-Five Dollars and Sixty Cents)**, a copy of such is attached hereto and marked as "EXHIBIT A" and made a part hereof by reference. The total cost shown in "EXHIBIT A" is for all phases of the development. The Principal shall be liable in payment to the City of Dallas of a sum not to exceed **$5,004.75 (Five Thousand Four Dollars and Seventy-Five Cents)**, which is calculated as 15% of the costs of construction and installation of the required improvements for White Park Townhomes Development. If the Principal shall well and truly perform the terms and conditions of said contract, then this obligation shall be void, otherwise, to remain in full force and effect. Upon failure of the Principal in the performance of the terms and conditions of said contract, then the cash bond value is to be used to cover the cost of completing the terms and conditions set forth under the contract entered by the Principal with the City of Dallas. The cash bond shall remain in full force and effect until the required improvements have been accepted by the City by resolution of the Mayor and Council of the City of Dallas, Georgia.

SO AGREED this 22nd day of JUNE, 20 23

Name of Corporation: **Allen White Development, Inc.**, a Georgia Corporation
Printed or Typed Name

By: _____
Signature

R. Allen White
Typed or Printed Name

Title: Pres
(President or Vice President)

Attest: Cheri R White
Signature of Witness

Cheri R White
Typed or Printed Name

Title: Secretary
(Corporate Secretary or Corporate Secretary Assistant)

(CORPORATE SEAL)

DALLAS, GEORGIA

Attest: _____
City Clerk

By: _____
City Manager

(CITY SEAL)

CITY OF DALLAS SEAL GEORGIA

Attachments:

Exhibit A: Principal's Contractor Invoice for Required Improvements.

"EXHIBIT A"

Still Construction Company, Inc.

April 7, 2023

Mr. Allen White
Allen White Development
P.O.Box 2269
Dallas, GA 30132

Re: White Park Townhomes Sewer
Invoice 020923-032823-1

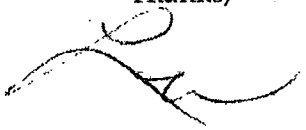
INVOICE

2-9-23						
Mobilize equipment and receive sewer materials						
Mobilize Volvo EC55B	1	ls	@	$300.00	/ls	$300.00
Unload materials from two vendors	4	hr	@	$125.00	/hr	$500.00
3-1-23						
Cut asphalt to facilitate sanitary sewer tie-in						
Labor (3 men)	6	hr	@	$50.00	/hr	$300.00
3-2-23						
Mobilize Yanmar SV100 excavator, trench						
box, and coring machine	1	ls	@	$775.00	/ls	$775.00
3-8-23						
Excavate in street beside existing sewer manhole A-1.						
Core into manhole; install boot, SDR 26 PVC pipe,						
and manhole A-2. Backfill and compact street.						
Yanmar SV100	8	hr	@	$150.00	/hr	$1,200.00
Volvo EC55B	6	hr	@	$125.00	/hr	$750.00
Bobcat T-300	3	hr	@	$110.00	/hr	$330.00
Trench Roller	3	hr	@	$75.00	/hr	$225.00
Labor (2 men)	16	hr	@	$50.00	/hr	$800.00
Core existing manhole	1	ls	@	$525.00	/ls	$525.00
8" Kor-N-Seal Boot	1	ea	@	$90.00	/ea	$90.00
8" SDR 26 PVC Pipe	28	lf	@	$18.00	/lf	$504.00
Bedding Stone	4	tn	@	$40.00	/tn	$160.00
4' Diameter Manhole (vacuum testable)	4.5	vf	@	$454.00	/vf	$2,043.00
Ring and Cover	1	ea	@	$250.00	/ea	$250.00
GAB (Approximately 18 tons)				furnished by owner		

STILL CONSTRUCTION COMPANY, INC.
Page 2, April 7, 2023
White Park Townhomes
Invoice #020923-032823-1

3-8-23						
Install SDR 26 PVC Pipe and 1 sewer service						
Yanmar SV100	6	hr	@	$150.00	/hr	$900.00
Volvo EC55B	6	hr	@	$125.00	/hr	$750.00
Bobcat T-300	4	hr	@	$110.00	/hr	$440.00
Trench Roller	3	hr	@	$75.00	/hr	$225.00
Labor (2 men)	12	hr	@	$50.00	/hr	$600.00
8" SDR 26 PVC Pipe	70	lf	@	$18.00	/lf	$1,260.00
Bedding Stone	19.39	tn	@	$40.00	/tn	$775.60
6" Sewer Service (Materials only)	1	ea	@	$512.00	/ea	$512.00
3-13-23						
Install SDR 26 PVC Pipe and 3 sewer services, and manhole A-3						
Yanmar SV100	9	hr	@	$150.00	/hr	$1,350.00
Volvo EC55B	8	hr	@	$125.00	/hr	$1,000.00
Bobcat T-300	8	hr	@	$110.00	/hr	$880.00
Trench Roller	8	hr	@	$75.00	/hr	$600.00
Labor (2 men)	24	hr	@	$50.00	/hr	$1,200.00
8" SDR 26 PVC Pipe	140	lf	@	$18.00	/lf	$2,520.00
Bedding Stone	32.20	tn	@	$40.00	/tn	$1,288.00
6" Sewer Service (Materials only)	3	ea	@	$512.00	/ea	$1,536.00
4' Diameter Manhole (vacuum testable)	4.5	vf	@	$454.00	/vf	$2,043.00
Ring and Cover	1	ea	@	$250.00	/ea	$250.00
Inverts and Grouting Manholes	3	ea	@	$460.00	/ea	$1,380.00
3-14-23						
Adjust manhole to grade, install 2 sewer service, backfill and compact						
Yanmar SV100	5	hr	@	$150.00	/hr	$750.00
Volvo EC55B	5	hr	@	$125.00	/hr	$625.00
Bobcat T-300	4	hr	@	$110.00	/hr	$440.00
Trench Roller	3	hr	@	$75.00	/hr	$225.00
Labor (3 men)	15	hr	@	$50.00	/hr	$750.00
6" Sewer Service (Materials only)	2	ea	@	$512.00	/ea	$1,024.00
4" Concrete Grade Ring	1	ea	@	$90.00	/ea	$90.00
3-28-23						
Vacuum testing and inspection	1	ls	@	$1,200.00	/ls	$1,200.00
				TOTAL INVOICE		**$33,365.60**

Thanks,



July 8, 2025

Michelle Collings
Finance Director
City of Dallas
129 E. Memorial Drive
Dallas, GA 30132

Re: Warranty Bond Release
Bond No. 2023-07
White Park Townhomes

Dear Michelle,

The City of Dallas is in possession of a Warranty Bond No. 2020-07 for Development Improvements for the White Park Townhomes. The Final Plat was recorded June 23, 2023. The Bond was provided to the City by Allen White Development, Inc. in the amount of $5,004.75. Attached is a copy of Bond No. 2023-07 and a copy of the check.

The Public Works Department has inspected the work and has confirmed that the improvements are acceptable. The Public Works Director has requested at the July 7, 2025 council meeting that the City Council approve release of the bond amount back to Allen White Development, Inc. The City Council has approved the release of the bond.

The final inspection fee of $50.00 per lot with a minimum fee of $2,500.00, as specified in the bond, for 6 lots, shall be deducted from the bond amount. Amount paid shall be $2,504.75.

Please hold the check at city hall for the developer to pick up.

Please let me know if you need anything else from me to facilitate the release of the bond or if you have any questions.

Sincerely,

Kendall Smith
City Manager

STAFF ACTION ITEM

MEETING DATE: ***07/07/2025***

TITLE: ***Z-2025-02: ZONING REQUEST***

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 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-02: ZONING REQUEST

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 *2nd* District, *3rd* Section, of Paulding County.

HISTORY/PAST ACTION:

Z-2025-02: ZONING REQUEST – PLANNING COMMISSION HEARING

FINANCIAL IMPACT:

N/A

INFORMATION:

Z-2025-02: ZONING REQUEST

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 *2nd* District, *3rd* Section, of Paulding County.

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 *2nd* District, *3rd* 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	**ADJACENT DEVELOPMENT**
NORTH: R-2 City	**NORTH: Bainbridge Subdivision**
EAST: R-2 City and C-1 City	**EAST: Bainbridge Subdivision; Vacant C-1 lot**
SOUTH: C-1 City	**SOUTH: Existing residential homes**
WEST: C-1 City	**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.

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 *2nd* District, *3rd* 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	ADJACENT DEVELOPMENT
NORTH: R-2 City	**NORTH: Bainbridge Subdivision**
EAST: R-2 City and C-1 City	**EAST: Bainbridge Subdivision; Vacant C-1 lot**
SOUTH: C-1 City	**SOUTH: Existing residential homes**
WEST: C-1 City	**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.

COMPLETED 6/2/25

Item 9.

ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application #Z-2025-02

Hearing Dates: PC: 6-26-25 CC: 7-7-25

OFFICE USE ONLY Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: City of Dallas Business phone: 770 443 8110 Cell: NA

Address: 129 E Memorial Drive Home phone: NA

City: Dallas State: GA Zip: 30132 Fax phone: NA

E-mail address: tclark@dallas-ga.gov

Applicant's Signature

Brandon Rakestraw
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

9/6/2025
Date Notary Commission Expires

NOTARY PUBLIC Exp. Sept. 06, 2025 PAULDING COUNTY, GA

Representative: Brandon Rakestraw Phone: 770 443 8110 Cell: NA

Address: 320 E Foster Avenue City: Dallas State: GA Zip: 30132

E-mail address: Brakestraw@dallas-ga.gov Fax phone: NA

Representative's Signature

Brandon Rakestraw
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

9/6/2025
Date Notary Commission Expires

NOTARY PUBLIC Exp. Sept. 06, 2025 PAULDING COUNTY, GA

Titleholder: 101 Bainbridge Way LLC Business phone: 4704005445 Home phone: NA

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

Address: 125 Commerce Drive Ste B01 City: Fayetteville State: GA Zip: 30214

Signature

CHINEDU MAURICE AGBASIONWE
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Gabriel C. Jonjo
Notary Public, State of New York
Qualified in Kings Co. No. 01JO6007722
My commission expires 5/26/2026

5-26-26
Date Notary Commission Expires

Property Information

Present Zoning Classification: R2 Single Family Residutal Requested Zoning Classification: C1 Commercial low Density

Total Acreage of Zoning/Rezoning Application: .53 Acreage of Titleholder: .53

Land Lot(s): 344 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 138.4.2.011.0000 138.4.2.017.0000

Location 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 office

Filed 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:

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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: 6/2/2025

BRANDON RAKESTRAW
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

MALAK FAUZI ELGAYDI NOTARY PUBLIC Exp. Sept. 06, 2028 PAULDING COUNTY, GA

Notary Public Signature — Commission Expiration: 9/6/2025

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)

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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

Applicant

2025128439 | DEED 5224 / p971 | Recorded in PAULDING COUNTY, GA 04/04/2025 08:01 AM | Pg. 006 of {1}

"Attachment B"

LOCATION SKETCH

AS SURVEYED LEGAL DESCRIPTION

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 as follows:

BEGINNING AT A POINT, said point being a one half inch reinforcing rod set at the intersection of the northeasterly margin or the right-of-way of Merchants Drive - Business Route 6 (a variable width public right-of-way) with the northwesterly margin of the right-of-way of Bainbridge Way (a 50 foot public right-of-way); Thence running along said northeasterly margin or the right-of-way of Merchants Drive - Business Route 6 the following courses and distances: North 38 degrees 01 minutes 18 seconds West, a distance of 64.27 feet to a one half inch reinforcing rod set; Thence North 51 degrees 58 minutes 42 seconds East, a distance of 10.00 feet to a one half inch reinforcing rod set; Thence North 38 degrees 01 minutes 18 seconds West, a distance of 175.00 feet to a one half inch reinforcing rod set; Thence South 51 degrees 58 minutes 42 seconds West, a distance of 10.00 feet to a concrete monument found; Thence North 38 degrees 01 minutes 18 seconds West. A distance of 242.28 feet to a one half inch reinforcing rod found; Thence leaving said northeasterly margin or the right-of-way of Merchants Drive - Business Route 6 and running North 68 degrees 20 minutes 56 seconds East, a distance of 239.53 feet to a one half inch reinforcing rod found; Thence South 44 degrees 49 minutes 11 seconds East, a distance of 265.63 feet to a one half inch reinforcing rod found; Thence South 45 degrees 22 minutes 55 seconds West, a distance of 92.80 feet to a one half inch reinforcing rod found; Thence South 42 degrees 39 minutes 56 seconds East, a distance of 133.80 feet to a one half inch reinforcing rod found on the northwesterly margin of the right-of-way of Bainbridge Way; Thence running along said northwesterly margin of the right-of-way of Bainbridge Way, along a curve to the right an arc distance of 51.88 feet (said arc being subtended by a chord with a bearing of South 48 degrees 51 minutes 05 seconds West, a chord distance of 51.87 feet and having a radius distance of 975.00 feet) to a point; Thence continuing along said northwesterly margin of the right-of-way of Bainbridge Way, South 50 degrees 26 minutes 42 seconds West, a distance of 128.16 feet to a one half inch reinforcing rod set and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 2.227 Acres.

To 101 Bainbridge Way LLC, First IC Bank, a Georgia Banking Corporation, its successors and/or assigns, Rand and Associates LLC, and Connecticut Attorneys Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(b), 16, 17 & 18 of Table A thereof. The field work was completed on March 12, 2025.

W. Carlton Rakestraw, P.L.S. 2238 — 3/31/25 date

REFERENCE DATA

BOUNDARY SURVEY FOR STEVE SIMPSON INVESTMENTS, INC. PREPARED BY DEAN C. OLSON, P.L.S. 2806, DATED 09-10-04; PLAT BOOK 36, PAGE 196

FINAL PLAT OF BAINBRIDGE SUBDIVISION, PHASE TWO, PREPARED BY DEAN C. OLSON, P.L.S. 2806, DATED 12-04-91; PLAT BOOK 36, PAGE 196

PLAT OF SURVEY OR DEBRA K. BROCK PREPARED BY CECIL R. KELLY, P.L.S. 2068, DATED 05-20-80; PLAT BOOK 10, PAGE 40

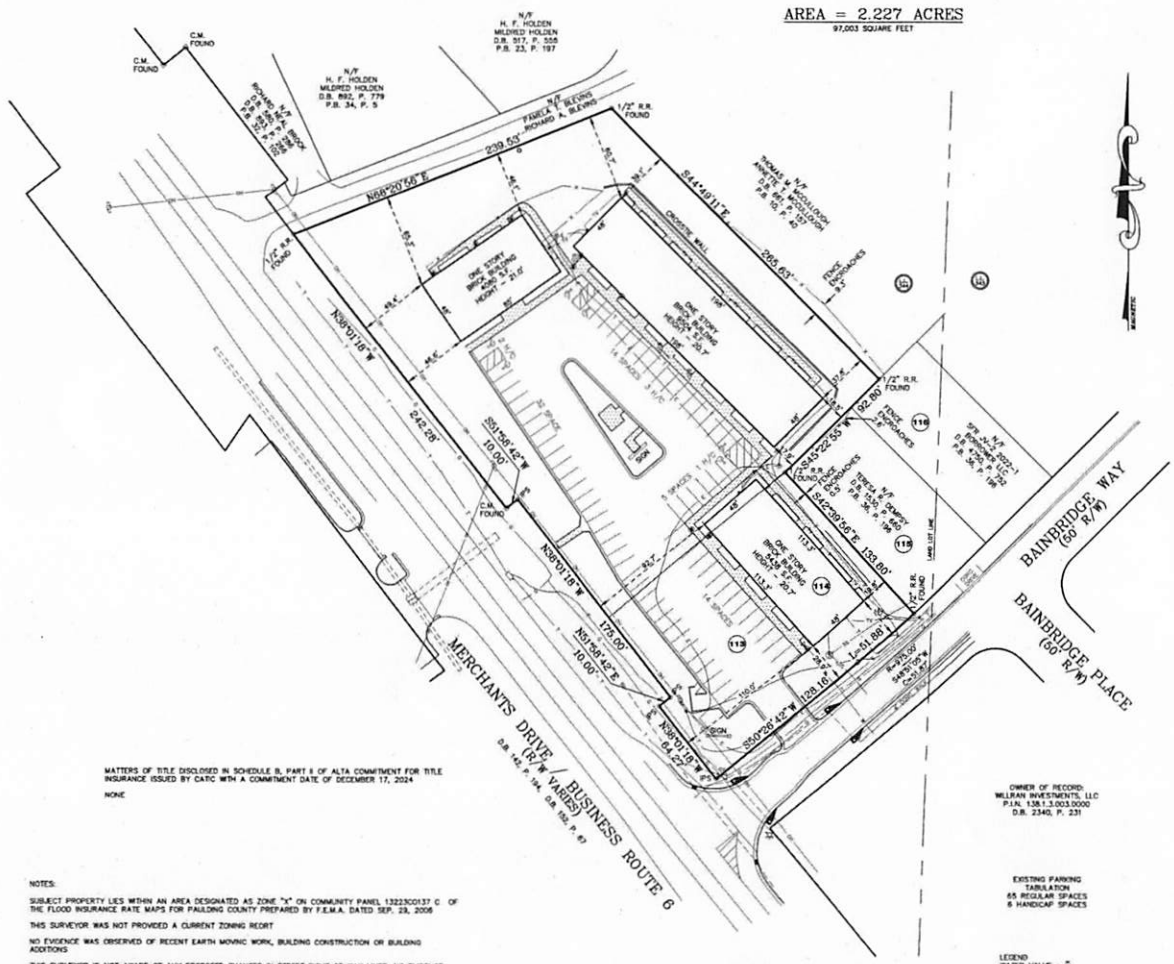
PLAT OF SURVEY FOR THE ESTATE OF J. EDWIN BROCK PREPARED BY RANDY TIBBITTS, P.L.S. 2137, DATED 10-22-98; PLAT BOOK 32, PAGE 102

PLAT OF SURVEY FOR RICHARD NEAL BROCK PREPARED BY CECIL R. KELLY, P.L.S. 2068, DATED 04-02-83

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

AREA = 2.227 ACRES
97,003 SQUARE FEET



MATTERS OF TITLE DISCLOSED IN SCHEDULE B, PART II OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CATC WITH A COMMITMENT DATE OF DECEMBER 17, 2024

NONE

NOTES:

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0137 C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEP. 29, 2006

THIS SURVEYOR WAS NOT PROVIDED A CURRENT ZONING REORT

NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

THIS SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE WAS OBSERVED OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NO PARTY WALLS ARE SHARED WITH ADJOINING PROPERTIES

THE RIGHT OF WAY OF MERCHANTS DRIVE / BUSINESS ROUTH 6 IS BASED ON SHEET 11 OF CONSTRUCTION PLANS FOR PROJECT NUMBER FR-178-1(29)

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR AND LOCATIONS MARKED BY ONEWSON UTILITY SERVICES SHOWN ON A REPORT DATED MARCH 11, 2025. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

OWNER OF RECORD:
WILLRAN INVESTMENTS, LLC
P.I.N. 138-1-3.003.0000
D.B. 2340, P. 231

EXISTING PARKING TABULATION
65 REGULAR SPACES
6 HANDICAP SPACES

TECHNICAL DATA
TRAVERSE PRECISION – 1'/16,031'2
ANGLE ADJUSTMENT – 00"/ANGLE
TRAVERSE ADJUSTMENT – COMPASS
PLAT PRECISION – 1'/236,736'
EQUIPMENT – SOKKIA SET 2-100
IPS – 1/2" RE. ROD SET
R.R. – REINFORCING ROD
OTP – OPEN TOP PIPE
C.M. – CONCRETE MONUMENT

LEGEND
WATER VALVE – WV
WATER LINE – W
IRRIGATION CONTROL VALVE – IC
GAS METER – G
GAS VALVE – GV
SANITARY MANHOLE – S
AIR CONDITIONER – AC
TELEPHONE PEDISTAL – T
ELECTRIC SERVICE – E
UTILITY POLE – UP
OVERHEAD UTILITIES – OHU
BURIED TELEPHONE – BT
BURIED ELEC. – BE
TRANSFORMER – TF
CLEANOUT – CO
SANITARY SEWER – S

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458

DATE 03/17/25 DRAWN BY CDJ
SCALE 1" = 40' CHECKED BY WCR

DATE	DESCRIPTION REVISIONS	BY
03/25/25	NAME CHANGE	CDJ

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 – 443 – 2200

ALTA/ACSM LAND TITLE SURVEY FOR
101 BAINBRIDGE WAY LLC
FIRST IC BANK
RAND AND ASSOCIATES LLC
CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY

LOCATED IN
LAND LOT 344, 2ND DISTRICT,
3RD SECTION, PAULDING COUNTY,
CITY OF DALLAS, GEORGIA

ADDRESS:
101 BAINBRIDGE WAY
DALLAS, GEORGIA

PROJECT NO.
25-020

PLOT FILE – 25-020.DWG

S:\PROJECTS\CURRENT CAD FILES\25-020 WILLRAN INVESTMENTS\dwg\25-020.dwg, 3/31/2025 10:59:38 AM, Dee Peterson, 1:40

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 31st day of March, 2025, between Willran Investments, LLC, a Georgia Limited Liability Company , as party or parties of the first part, hereinunder 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

Notary Public

ALTA/ASM Land Title Survey is attached hereto as Exhibit "C"

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.**

COMPLETED
June 2, 2025

Z-2025-02

POSTED

CITY OF DALLAS
LEGAL NOTICE
ZONING/REZONING

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 *2nd* District, *3rd* Section, of Paulding County.

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 *2nd* 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
www.dallasga.gov

Z-2025-02
CITY OF DALLAS
LEGAL NOTICE
ZONING/REZONING

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 *2nd* District, *3rd* Section, of Paulding County.

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 2nd 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 26th 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.

THE REZONING REQUEST IS BEING CARRIED FORTH TO CORRECT AN ERROR ON THE CITY ZONING MAP.

6/26/2025
DATE

SECRETARY TO THE PLANNING COMMISSION

PRINTED NAME

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 26th 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.

THE REZONING REQUEST IS BEING CARRIED FORTH TO CORRECT AN ERROR ON THE CITY ZONING MAP.

6/26/2025
DATE

W. Ryan Ayers
SECRETARY TO THE PLANNING COMMISSION

W. Ryan Ayers
PRINTED NAME

Zoning Application – Disposition Form 5/2011

RESOLUTION
RES 2025-13

A RESOLUTION OF THE CITY OF DALLAS, GEORGIA TO AUTHORIZE THE SALE AND/OR TRANSFER OF CERTAIN PERSONAL PROPERTY OF THE CITY; TO SET AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City holds in its possession used handguns, (the "Equipment"), more particularly described in the attached Exhibit A, which are used by its certified police officers; and

WHEREAS, the Equipment needs to be upgraded and the City has negotiated a purchase of new equipment with AmChar Wholesale Inc. which includes a trade in of said Equipment (except the Smith and Wesson pistols) or in the alternative that certified police officers may each purchase one unit of said Equipment for the price indicated on Exhibit A and this payment shall be forwarded to AmChar Wholesale Inc. in lieu of said Equipment; except the Smith and Wesson pistols where the City will retain any payment in the General Fund; and

WHEREAS, the Mayor and Council have determined and believe the value of each piece of Equipment to be less than five-hundred dollars ($500) and per O.C.G.A. § 36-37-6(b) may be made available for open market sale without advertisement and without the acceptance of bids; and

WHEREAS, the Mayor and Council find it in the best interest of the City to sell said Equipment in accordance with state and local law.

THEREFORE, NOW BE IT RESOLVED by the Mayor and Council of the City of Dallas that the Equipment is hereby declared surplus and of no further use to the City of Dallas and the City Manager or his designee is hereby authorized to sell said Equipment in accordance with state and local laws.

BE IT FURTHER RESOLVED that this resolution shall be effective upon its adoption.

RESOLVED this _____ day of July, 2025

_____
L. James Kelly, Mayor

_____ _____
James Henson, Councilmember Christopher B. Carter, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Leah Alls, Councilmember

_____ _____
Cooper Cochran, Councilmember Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

EXHIBIT A

Trade in weapons for purchase with AmChar Wholesale Inc. PO Box 117640 Atlanta, GA 30368-7640, or to be sold by the City.

# of Units	Model	Trade value
31	Glock 17	$310
4	Glock 19	$310
2	Glock 45	$310
2	Glock 21	$300
1	Glock 34	$300
1	Glock 34	$310
2	S&W .45	$300