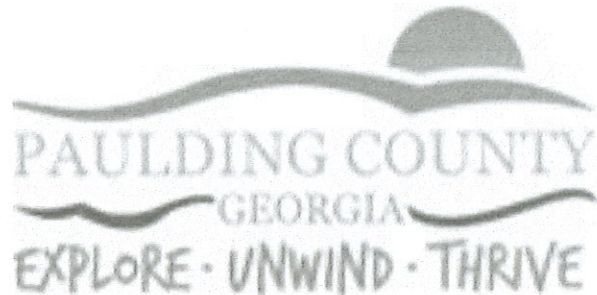


# REZONING APPLICATION



## Paulding County Community Development Department Planning & Zoning Division

Watson Government Complex  
Administration Building – 2<sup>nd</sup> Floor  
240 Constitution Blvd  
Dallas, GA 30157  
770-443-7601

**ONLY COMPLETE APPLICATIONS ACCEPTED**

Pre-Application meetings will be required prior to the submittal for the following rezoning applications:

- Single-Family residential zoning district (50 lots or greater)
- Office, Commercial and/or Industrial district (total of 25,000 SF or more)

A pre-application meeting may be scheduled by emailing a site plan of the project to [zoning@paulding.gov](mailto:zoning@paulding.gov). Meetings should be scheduled no later than the first Friday of each month in order to be submitted by the last filing day of that month.

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## REQUIREMENTS FOR COMPLETING REZONING APPLICATIONS

Applications and related material shall be submitted and **typewritten** on supplied forms to the Community Development Department, Planning & Zoning Division, located at the Watson Government Complex, Administration Building, 2<sup>nd</sup> Floor, 240 Constitution Blvd, Dallas, Georgia. Applications are accepted Monday through Friday from 8:30 a.m. until 3:30 p.m. Applications will not be accepted after 10:00 a.m. on the last filing day established by the Department.

- A completed **application form** signed by the owner and the applicant (if applicable)
- If the **titleholder(s)** is a domestic or foreign corporation, then the following documentation shall also be required:
  - Written authentication with the presence of the corporate seal, or a facsimile thereof, attested by the secretary or assistant secretary of the corporation, or other officer to whom the bylaws or the directors have delegated the responsibility for authenticating records of the corporation, shall attest:
    - a) That the corporate seal or facsimile thereof affixed to the document is in fact the seal of the corporation or true facsimile thereof, as the case may be;
    - b) That any officer of the corporation executing the document does in fact occupy the official position indicated, that one in such position is duly authorized to execute such document on behalf of the corporation, and that the signature of such officer subscribed thereto is genuine; and
    - c) That the execution of the document on behalf of the corporation has been duly authorized.
- A copy of the **recorded warranty deed** that reflects the current owner(s) of the property.
- A **current legal description**, including acreage, of the subject property. If the application consists of several tracts, a legal description of each tract is required. A separate legal description of each zoning classification is also required, as well as an overall description of all tracts and/or classifications combined. No legal description should include more property than what has been requested for the Rezoning.
- One copy, including an electronic copy, of a **boundary survey** prepared by a Registered Surveyor, drawn to scale, showing north arrow, land lot and district/section, dimensions, acreage and location of the tract. The preparer's seal shall be affixed to the plat signed and dated. **Boundary survey acreage shall match application and legal description acreage exactly.**
- Documentation from the **Tax Commissioner** that the tax levied against the property has been paid and are current.
- Three paper copies, including an electronic copy of **site development plan** prepared by a Registered Surveyor, Professional Engineer, land planner, or architect (with preparer's seal affixed) drawn to scale of the subject property, including proposed building locations, proposed use of the property within the requested zoning district, parking areas, access points, creeks, streams, floodplain, etc... and any buffers that may be required. The applicant may also furnish additional material which may aid in the understanding of the request. (See attached)
- If the request is for a lot within a subdivision, include a copy of the **signed and recorded final plat**



- If the request is for MPR, R-55, or any residential zoning request within the Sweetwater Overlay District, **color elevations** of front, sides and rear of all typical units, including proposed exterior building materials, building heights and any other structures.
- If the request is located within the Community Residential Character Area of the 2017 Comprehensive Plan, as may be amended, a copy of a signed and dated **Statement of Gravity Sewer Infrastructure Accessibility** provided by Paulding County Water System or City of Dallas Public Works (Copy of PCWS Statement is attached). Information on sewer service areas can be found at <http://www.paulding.gov/DocumentCenter/View/149/Paulding-County-Sewer-Master-Plan?bidId>
- The names, mailing addresses and tax parcel ID number of all **adjoining property owners**, including the owners across the road, railroad, and to the rear, or any persons located along a joint access easement.
- Notarized** Campaign Contribution forms and Property/Financial Disclosure Report for each applicant and each authorized agent (see attached).
- Letter of Intent** which shall include the following applicable information.
  - a) Residential Rezoning:
    - i. Proposed number of units
    - ii. Proposed unit square-footage(s)
    - iii. Proposed building architecture
  - b) Non-Residential Rezoning/Special Use Permit/Land Use Permit:
    - i. Proposed use(s)
    - ii. Proposed building architecture
    - iii. Proposed hours/days of operation
  - c) Requested Variances
  - d) A schedule for the proposed project identifying the dates for commencement and substantial completion
  - e) How the project meets zoning review standards in Section 280-10.03 (see attached)
  - f) Other pertinent information
- The filing fee is an amount set by the Paulding County Board of Commissioners and shall be paid at the time of filing. **This fee is non-refundable after the commencement of legal advertising** (See attached).
- Such other additional information as may be requested by the Planning & Zoning Division, Planning Commission, or Board of Commissioners.

**\*\*Staff Use Only\*\***

<p>Case # _____</p> <p><b><u>Planning Commission Recommendation:</u></b></p> <p>Approved _____ Stipulations _____</p> <p>Disapproved _____ Reason _____</p> <p>Tabled _____ Reason _____</p>	<p>Hearing Date _____</p> <p><b><u>Board of Commissioners Decision:</u></b></p> <p>Approved _____ Date _____</p> <p>Disapproved _____ Date _____</p> <p>Tabled _____ Date _____</p>
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### ZONING REVIEW STANDARDS

Any proposed zoning will be evaluated using the following zoning review standards. Applicants should include a response to how the proposed project meets the following standards in the Letter of Intent.

- A. Existing land use and zoning classification of nearby property.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- C. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- E. Whether the proposed use is supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties; and
- F. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan.

### REZONING FEE SCHEDULE

A-1	Agriculture	5 acre minimum		\$ 400
ER	Estate Residential	2.5 acre minimum		\$ 400
R-1	Rural Residential	1 acre minimum		\$ 400
		< 1 Acres	1- 5 Acres	> 5 Acres
R-2	Suburban Residential	\$ 400	\$ 600	\$ 600 + 100 per additional Acre*
R-3	Sewered Suburban Residential	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
MPR	Master Planned Residential	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
OSRD	Open Space Residential	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
RD	Duplex	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
MHP	Manufactured Home Park	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
R-55	Active Adult Residential	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
LRO	Low Rise Office	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
O-I	Office & Institutional	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
NB	Neighborhood Business	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
PSC	Planned Shopping Center	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
B-1	General Business	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
B-2	Highway Business	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
ECR	E-Commerce Retail	\$ 400	\$ 600	\$ 600 +100 per additional Acre*
		0-5 Acres	< 5 Acres	
ECBP	E-Commerce Business Park	\$ 600		\$ 600 +100 per additional Acre*
AML	Advanced Manufacturing Logistics	\$ 600		\$ 600 +100 per additional Acre*
I-1	Light Industrial District	\$ 600		\$ 600 +100 per additional Acre*
I-2	Heavy Industrial District	\$ 600		\$ 600 +100 per additional Acre*
AB	Agricultural Business	\$ 600		\$ 600 +100 per additional Acre*

\*Maximum Rezoning fee is \$5,000



**APPLICATION FORM**

Name of Applicant / Authorized Agent NW Georgia Land Holdings, LLC/Adam Baker

Address 54 Brown Farm Road/475 E. Main St., Ste. 132

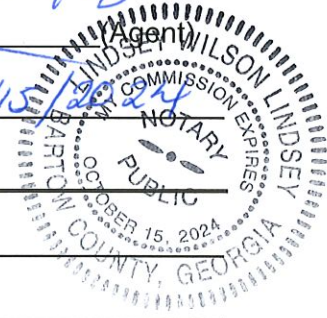
City Cartersville/Cartersville State GA/GA Zip 30120/30121

Email mbrown@tpmland.us/abaker@evergreendres.com Phone 678-410-2763/678-662-3398

Signature of Applicant / Authorized Agent *Adam Baker*

Signed, sealed and delivered in the presence of: *Lindsey Wilson*

Notary Public *Lindsey Wilson* My Commission Expires 10/15/2024



Name(s) of Titleholder(s) NW Georgia Land Holdings, LLC

Address 54 Brown Farm Road

City Cartersville State GA Zip 30120

Email mbrown@tpmland.us Phone 678-410-2763

Signature of Titleholder(s) *Adam Baker*

Signed, sealed and delivered in the presence of: *Lindsey Wilson*

Notary Public *Lindsey Wilson* My Commission Expires 10/15/2024



Present Zoning District(s) R-2 Requested Zoning District I-2 Acreage 201.146

Tax Parcel I.D. Number(s) 258.1.3.001.0000

Land Lot(s) <sup>301, 302, 303, 404, 405, 406, 407 & 411</sup> District(s) 1st Section(s) 3rd

Location of property This property is in the southern portion of Paulding County, GA, on the New Georgia 7.5-minute U.S.G.S. quadrangle map and is bordered by Highway 101 to the west and a transmission line to the south; Highway 101 South  
Nearest intersections, (i.e. east/ west side of given road, and south/north of given road) and address if available

Description of proposed development: (including total number of lots, if residential) See Letter of Intent attached hereto.

Does the application include any requested variances? No  Yes  If yes, list UDO Section(s) and provide justification in Letter of Intent: \_\_\_\_\_





**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS  
BY APPLICANT AND/OR AUTHORIZED AGENT**

Applicant(s) Name<sup>1</sup>: NW Georgia Land Holdings, LLC

Reference: Application filed on November 9, 2023

to rezone real property described as follows: 258.1.3.001.0000 located in land lots  
301, 302, 303, 404, 405, 406, 407 & 411 1st District, 3rd Section from R-2 to I-2

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows: \_\_\_\_\_  
NW Georgia Land Holdings, LLC (Applicant); and Adam Baker (Authorized Agent)

Has the applicant made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the Board of Commissioners, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications?  No  Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made: Not applicable.

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution: Not applicable.

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application: \_\_\_\_\_  
Not applicable.

*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 9<sup>th</sup> day of November, 2023.

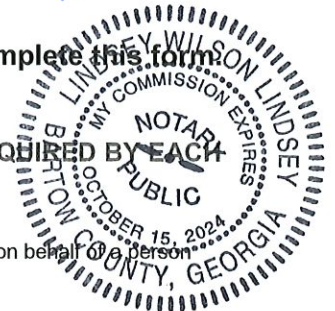
Applicant's Signature [Signature] [Signature]

Signed, sealed and delivered in the presence of:

Lindsey Wilson Lindsey My Commission Expires 10/15/2024  
Notary Public

**Paulding County Community Development cannot advise anyone on how to complete this form.  
Applicants may want to confer with an attorney for guidance.**

**\*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH  
APPLICANT AND/OR AUTHORIZED AGENT\***



<sup>1</sup>Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.

<sup>2</sup>Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

<sup>3</sup>Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT<sup>1</sup> AND/OR AUTHORIZED AGENT**

Does any member of the Board of Commissioners or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?  No  Yes

If yes, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the Board of Commissioners or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?  No  Yes

If yes, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the Board of Commissioners or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above?  No  Yes

If yes, describe the relationship and the nature and extent of such interest: \_\_\_\_\_

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the Board of Commissioners of Paulding County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

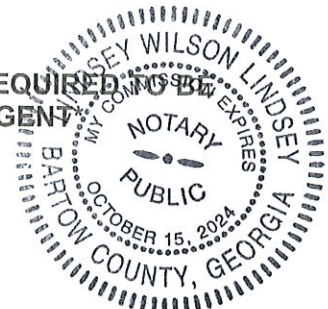
I certify that the foregoing information is true and correct, this 9<sup>th</sup> day of November, 2023

Applicant's Signature *J. Kenneth Mansour II* \_\_\_\_\_ *[Signature]* \_\_\_\_\_

Signed, sealed and delivered in the presence of:

*Lindsey Leilox Lindsey* My Commission Expires *10/15/2024*  
Notary Public

**\*A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT AND AUTHORIZED AGENT\***



<sup>1</sup> Applicant means any person who applies for any application and any attorney or other person representing or acting on behalf of a person who applies for any application.