



City Council Regular Meeting

Monday, March 02, 2026

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

PUBLIC HEARING

- A. OA 2026-02: Places or Assembly
- B. A-2025-03: Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.
- C. Z-2025-05: Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

- 1. Monday, February 2, 2026, Regular Meeting Minutes

CONSENT AGENDA

- 2. Dallas Housing Authority appointment for James Ransom with an expiration date of May 4, 2031.

Historical Preservation Committee appointment for Debbie Ewing with an expiration date of December 31, 2028.

3. Approval to purchase a Toro ProPass 200 Base for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248, in the amount of \$18,966.61.
4. Approval to purchase a Toro Sand Pro 5040, 18hp Briggs Vanguard, with attachments for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248 in the amount of \$36,041.94.
5. Approval to purchase a Toro Workman HDX – 2WD, 32.5hp Kubota Gas for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248, in the amount of \$38,887.96.

OLD BUSINESS

6. Second Read; OA 2026-02: Places of Assembly

NEW BUSINESS

7. RES 2026-06: DIFAC Update
8. RES 2026-07: TAD Incentive Policy
9. RES 2026-08: 200 Lester Dr
10. RES 2026-09: Camera Enforcement establishing operational hours
11. A-2025-03: Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.
12. Z-2025-05: Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.
13. Request to approve Tax Write-Off for unpaid City of Dallas Property Taxes dated 2017-2020 totaling \$3,857.66. This amount includes penalties and fees.
14. Request to certify “Estimated Rollback Rate” for 2026 taxes to comply with HB 92.
15. Request to change purchase of L3 Harris Radios to Southern Linc.

ADDITIONAL/COMMENTS

ADJOURNMENT



STAFF REPORT

MEETING DATE: 3/2/26 PUBLIC HEARING

PRESENTED BY:

Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

Ordinance Amendment 2026 – Places or Assembly

REPORT/INFORMATION:

A PUBLIC HEARING ON OA 2026-02 Places of Assembly V2 Final AS AMENDED

**ORDINANCE AMENDMENT
OA- 2026-02**

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DALLAS, GEORGIA, BY REPEALING AND REPLACING SECTION 8.14 "PLACES OF WORSHIP" WITH A NEW SECTION 8.14 "PLACES OF ASSEMBLY" ESTABLISHING COMPREHENSIVE REGULATIONS FOR PLACES OF ASSEMBLY; AMENDING CHAPTER XIII BY ADDING NEW DEFINITIONS FOR "COMMUNITY CENTER," "PLACE OF ASSEMBLY," "ASSEMBLY AREA," AND "ACCESSORY ASSEMBLY USE," PUBLICLY-OWNED BUILDINGS AND FACILITIES" AND DELETING THE DEFINITION OF "PLACE OF WORSHIP"; AMENDING CHART 4.3 TO REPLACE "PLACES OF WORSHIP" WITH "PLACES OF ASSEMBLY" AND ADJUST PERMISSIONS FOR PRIVATE CLUBS OR LODGES, COMMUNITY CENTERS and PUBLICLY OWNED BUILDINGS AND FACILITIES; AND FOR OTHER PURPOSES

WHEREAS, the City of Dallas, Georgia is a municipal corporation organized and existing under the Constitution and laws of the State of Georgia, vested with the authority to adopt comprehensive zoning ordinances and land-use regulations to protect the public health, safety, and welfare of its citizens; and

WHEREAS, the City previously adopted a Unified Development Code (UDC) establishing zoning districts, use classifications, and development standards for land within the City's incorporated limits; and

WHEREAS, the Mayor and Council of the City of Dallas, Georgia ("City"), desire to establish comprehensive regulations for places of assembly that accommodate religious worship, community gatherings, and similar uses while ensuring compatibility with surrounding development; and

WHEREAS, the City seeks to replace the existing "Places of Worship" category with a broader "Places of Assembly" classification that provides clear development standards and reduces regulatory distinctions based on the nature of assembly activities; and

WHEREAS, these regulations are intended to promote orderly development, protect property values, ensure adequate infrastructure, while ensuring adequate infrastructure capacity and public safety; and

WHEREAS, the Mayor and Council find that these amendments serve the public health, safety, and welfare of the citizens of Dallas.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia, as follows:

SECTION 1: AUTHORITY

This Ordinance is enacted pursuant to the City's authority under the Constitution of the State of Georgia, the City's Charter, and applicable state law, including O.C.G.A. § 36-66-1 et seq.

SECTION 2: CHAPTER XIII (DEFINITIONS) AMENDMENTS

Chapter XIII (Definitions) of the Unified Development Code is hereby amended as follows:

A. DELETE EXISTING DEFINITION

The definition of "PLACE OF WORSHIP" is hereby deleted in its entirety.

B. ADD NEW DEFINITIONS

The following definitions are hereby added to Chapter XIII in alphabetical order:

ACCESSORY ASSEMBLY USE: A use that is subordinate and clearly incidental to a Place of Assembly and located on the same lot, including but not limited to, parsonages, parish halls, fellowship halls, Sunday school classrooms, and administrative offices. Accessory Assembly Uses do not include: full-time K–12 schools, daycare centers exceeding fifty (50) enrolled children, homeless shelters, indigent food service facilities, or outdoor recreational facilities with lighting. These high-impact uses require separate Special Exception approval per Section 8.14.

ASSEMBLY AREA: Any indoor space designed or customarily used for gatherings of ten (10) or more persons, including but not limited to sanctuaries, auditoriums, fellowship halls, multipurpose rooms, and classrooms. Assembly area shall be measured as the gross floor area of such spaces, excluding lobbies, corridors, restrooms, kitchens, and storage areas. For purposes of calculating intensity thresholds under this Code, only Assembly Area as defined herein shall be counted toward square footage limits.

COMMUNITY CENTER: A Place of Assembly providing civic, cultural, recreational, educational, or social services to neighborhood or community residents. Community Centers include facilities operated by municipalities, counties, homeowners associations, nonprofit organizations, or private entities for assembly and gathering purposes. Examples include neighborhood clubhouses, civic halls, recreation centers, senior centers, and similar assembly facilities. Community Centers are subject to the development standards in Section 8.14 (Places of Assembly). For purposes of use permissions in Chart 4.3, Community Centers are classified and regulated as Places of Assembly based on their scale (Neighborhood-Scale or Regional) as defined herein.

PLACE OF ASSEMBLY: A building or structure, or groups of buildings or structures, designed, intended, or primarily used for regular assembly for religious worship, religious education, secular community gatherings, or associated activities. This definition includes but is not limited to churches, synagogues, mosques, temples, meditation centers, community centers, fraternal organizations, and private membership clubs. This definition excludes Community Centers as defined and regulated separately under this Code.

- a) Place of Assembly, Neighborhood-Scale: A Place of Assembly that does not exceed 5,000 square feet of total assembly area and has a maximum occupancy of 300 persons or fewer. This includes but is not limited to churches, synagogues, temples, mosques, fraternal lodges, small event spaces, and similar small-scale assembly facilities.
- b) Place of Assembly, Regional: A place of Assembly with more than 5,000 square feet of total assembly area or a maximum occupancy exceeding 300 persons, or which includes high-intensity accessory uses such as weekday educational programs, gyms, or recurring non-worship activities generating more than 100 peak-hour trips.

PUBLICLY-OWNED BUILDINGS AND FACILITIES: Buildings, structures, or land owned and operated by the City of Dallas, Paulding County, the State of Georgia, the federal government, or any agency, authority, or political subdivision thereof, used for governmental, administrative, public safety, public works, educational, cultural, or recreational purposes. This definition includes but is not limited to city halls, courthouses, police stations, fire stations, public libraries, public parks, public schools, government offices, maintenance facilities, water and

wastewater treatment facilities, and similar governmental operations. This definition excludes Community Centers as separately defined and regulated under this Code, and excludes publicly-owned utilities infrastructure and rights-of-way. *Publicly-owned buildings and facilities operated by the City of Dallas for essential emergency services (police, fire, emergency medical services, water supply, wastewater treatment, or emergency operations) shall be exempt from Special Exception application fees and shall receive expedited review with approval or denial within thirty (30) days of complete application submittal.*

SECTION 3: CHAPTER VIII, SECTION 8.14 REPEAL AND REPLACEMENT

Section 8.14 of Chapter VIII (Supplementary Conditions for Specific Uses) is hereby repealed in its entirety and replaced with the following:

Sec. 8.14 – PLACES OF ASSEMBLY

A. Purpose

The purpose of this Section is to establish clear and consistent development standards for Places of Assembly that:

- (1) Ensure compatibility with surrounding land uses and development patterns;
- (2) Provide adequate off-street parking and vehicular circulation;
- (3) Protect the character and integrity of residential neighborhoods;
- (4) Minimize potential impacts on traffic, infrastructure, and public services;
- (5) Accommodate the need for religious, civic, and community gathering spaces while protecting neighborhood character, ensuring infrastructure adequacy, and promoting public safety.

B. Applicability

The provisions of this section apply to all Places of Assembly, including both Neighborhood-Scale and Regional as defined in Chapter XIII. Where intensity-based distinctions are necessary, Neighborhood-Scale uses shall be subject to Sections B–G of this Article. Regional Places of Assembly shall additionally comply with Sections H–J and require Special Exception approval in all districts where permitted.

C. Lot Area Requirements

The minimum lot area for a Place of Assembly shall be two (2) acres, except in the MXU (Mixed Use) and C-1 (Neighborhood Commercial) zoning districts, where the minimum lot area shall be one (1) acre.

D. Parking Requirements

Off-street parking shall be provided at a ratio of one (1) space per four (4) fixed seats, or where seating is not fixed, one (1) space per sixty (60) square feet of assembly area as defined in Chapter XIII. Accessible parking spaces shall be provided in accordance with the Americans with Disabilities Act and Georgia Accessibility Code. The Community Development Director may approve a reduction of up to twenty percent (20%) of required parking spaces upon submission of a shared parking agreement demonstrating that peak parking demands for the place of assembly do not coincide with peak demands of adjacent uses. Parking areas shall be paved, striped, and comply with all applicable standards in Section 7.02 (Off-Street Parking and Loading) of this Code.

E. Landscape Buffers

Landscape buffers shall be provided in accordance with Section 7.08 (Tree Conservation, Buffers, and Landscaping Compliance) of this Code. Where a Place of Assembly shares a common property boundary with a residential zoning district or residential use, a minimum twenty-five (25) foot Type C buffer shall be provided unless a more restrictive buffer is required by Section 7.08.

F. Access and Circulation

Places of Assembly shall have direct access to a public street meeting City of Dallas Public Works standards. Internal circulation and access design shall comply with Section 7.03 (Entrance/Drive Standards) of this Code. Places of Assembly generating more than one hundred (100) vehicle trips during any peak hour shall submit a traffic impact study prepared by a licensed professional engineer for review and approval by the City Engineer prior to issuance of a building permit.

G. Building Design Standards

Architectural design and building materials shall comply with the applicable standards in Section 9.03 (Non-Residential Design Standards) of this Code. Religious architectural elements including but not limited to steeples, bell towers, minarets, domes, and crosses may exceed the maximum height limit of the underlying zoning district by up to fifteen (15) feet, provided that such elements comply with all applicable building and fire codes.

H. Scale and District Controls

1. Any Place of Assembly meeting the definition of "Regional" in Chapter XIII (including those exceeding 5,000 square feet of assembly space, 300 persons maximum occupancy, or with high-intensity accessory uses per subsection J below) shall be considered Regional in scale for purposes of this Section.
2. Regional Places of Assembly are permitted only by Special Exception and are subject to the full review criteria in Article 12.
3. Neighborhood-Scale Places of Assembly may be permitted by right in applicable commercial districts only where all intensity thresholds are not exceeded.

I. Downtown and Commercial Area Controls

Places of Assembly in these districts shall comply with the Traffic Impact Study requirements in subsection F above where applicable based on peak hour trip generation. In the CBD, Places of Assembly exceeding 5,000 square feet or 300 occupancy shall also require a Special Exception, regardless of classification.

J. Accessory Uses and Subclassification

Any Place of Assembly with accessory daycare, gymnasium, school, or similar weekday high-intensity operations shall be reviewed as a Regional Place of Assembly regardless of size or seating, and shall comply with all parking, traffic, and buffering requirements applicable to institutional uses.

K. Outdoor Lighting

Outdoor lighting shall comply with Section 7.12 (Outdoor Lighting) of this Code.

L. Accessory Assembly Uses

Accessory Assembly Uses as defined in Chapter XIII are permitted as part of a Place of Assembly, provided they are clearly incidental and subordinate to the primary use and comply with Section 8.02 (Accessory Use and Structure Standards) of this Code.

M. Signage

Signage shall comply with Chapter 28 (Dallas Sign Ordinance). Religious symbols and displays that are permanently affixed to the principal structure and do not exceed twenty-five (25) square feet in area are exempt from permitting requirements but must comply with Chapter 28 size and setback standards.

N. Administrative Variances and Special Exception Procedures

(1) Administrative Variances

Where strict application of the standards in this Section 8.14 would create practical difficulties due to unique site conditions including but not limited to topography, existing development patterns, or lot configuration, the Community Development Director may approve administrative variances not exceeding ten percent (10%) of any dimensional requirement upon written findings that:

- (a) The variance is the minimum necessary to address the practical difficulty;
- (b) The variance will not adversely impact adjacent properties; and

(c) The variance is consistent with the purpose of this Section as stated in subsection A.

Administrative variances exceeding ten percent (10%) or involving use modifications shall require approval by special exception in accordance with Section 11.09 (Special Exception Procedure) of this Code.

(2) Special Exception Criteria

Applications for Places of Assembly requiring special exception approval pursuant to Chart 4.3 or for variances exceeding ten percent (10%) shall be evaluated based on the following criteria:

- a) Compatibility with the scale, design, and character of surrounding development;
- b) Adequacy of vehicular and pedestrian access, parking, and internal circulation;
- c) Impact on the capacity of public infrastructure including roads, water, and sewer;
- d) Impact on public services including police, fire, and emergency medical services;
- e) Compliance with all applicable development standards in this Section 8.14;
- f) Provision of adequate buffers and screening to minimize impacts on adjacent properties.

(3) Publicly-owned buildings and facilities operated by the City of Dallas for essential emergency services (police, fire, emergency medical services, water supply, wastewater treatment, or emergency operations) shall be exempt from Special Exception application fees and shall receive expedited review with approval or denial within thirty (30) days of complete application submittal.

SECTION 4: AMENDMENTS TO CHART 4.3 - ZONING DISTRICT USE PERMISSIONS

Chart 4.3 (Use Permissions by Zoning District) in Section 4.03 of the Unified Development Code is hereby amended as follows:

A. The use category "Places of Worship" is hereby deleted in its entirety and replaced with two new use categories of:

"Places of Assembly (Neighborhood Scale)" with the following permissions by zoning district:

- R-1: Special Exception
- R-2: Special Exception
- R-3: Special Exception
- MF-1: Special Exception
- MF-2: Special Exception
- TH: Special Exception
- CBD: Special Exception
- C-1: Permitted Use
- C-2: Permitted Use
- MXU: Special Exception
- OMI: Permitted Use
- I-1: Not Permitted
- I-2: Not Permitted

and

"Places of Assembly (Regional)" with the following permissions by zoning district:

- R-1: Special Exception
- R-2: Special Exception
- R-3: Special Exception
- MF-1: Special Exception
- MF-2: Special Exception
- TH: Special Exception
- CBD: Special Exception
- C-1: Special Exception
- C-2: Special Exception
- MXU: Special Exception
- OMI: Special Exception
- I-1: Not Permitted
- I-2: Not Permitted

B. The use category "Private Clubs or Lodges" shall be amended to reflect the following permissions by zoning district:

R-1:	Special Exception
R-2:	Special Exception
R-3:	Special Exception
MF-1:	Special Exception
MF-2:	Special Exception
TH:	Special Exception
CBD:	Special Exception
C-1:	Permitted Use
C-2:	Permitted Use
MXU:	Special Exception
OMI:	Permitted Use
I-1:	Not Permitted
I-2:	Not Permitted

C. The use category "Community Center" shall be amended to reflect the following permissions by zoning district:

R-1:	Special Exception
R-2:	Special Exception
R-3:	Special Exception
MF-1:	Special Exception
MF-2:	Special Exception
TH:	Special Exception
CBD:	Special Exception
C-1:	Permitted Use
C-2:	Permitted Use
MXU:	Special Exception
OMI:	Permitted Use
I-1:	Not Permitted
I-2:	Not Permitted

D. The use category "Publicly-Owned Buildings and Facilities" shall be amended to reflect the following permissions by zoning district:

R-1:	Not Permitted
R-2:	Not Permitted
R-3:	Special Exception
MF-1:	Special Exception
MF-2:	Not Permitted
TH:	Special Exception
CBD:	Special Exception
MXU:	Special Exception
C-1:	Special Exception
C-2:	Special Exception
OMI:	Special Exception
I-1:	Special Exception
I-2:	Special Exception

SECTION 5: TRANSITION AND EXISTING APPLICATIONS

A. Pending Applications

Any application for a Place of Worship that has been filed and deemed complete prior to the effective date of this Ordinance shall be processed under the regulations in effect at the time the application was deemed complete.

B. Legal Nonconforming Status

Any existing Place of Worship lawfully established under previous regulations shall be deemed a legal nonconforming use and shall be subject to the provisions of Chapter III (Nonconformities) of the Unified Development Code. Such uses may continue to operate and may be modified in accordance with Chapter III, provided that any expansion or substantial modification shall comply with the provisions of Section 8.14 as amended by this Ordinance.

C. Special Exception Approvals

Any Place of Worship operating under a previously approved Special Exception shall retain the rights and conditions of that approval. Modifications to previously approved Special Exceptions shall be processed in accordance with Section 11.09 of the Unified Development Code.

SECTION 6: SEVERABILITY

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses, or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof. The Mayor and Council hereby declare that they would have passed the remaining parts of this Ordinance if they had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

SECTION 7: REPEALER

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8: CODIFICATION

The provisions of this Ordinance shall be codified in the Unified Development Code of the City of Dallas, Georgia, and the City Clerk is hereby authorized and directed to make such codification.

SECTION 9: ZONING MAP RE-ADOPTION AND CERTIFICATION

Pursuant to O.C.G.A. § 36-66-4(b), the Official Zoning Map of the City of Dallas, Georgia, as adopted by Ordinance No. and Re-Adopted in Ordinance No. , is hereby re-adopted and re-certified to reflect the amendments to Chart 4.3 (Use Permissions by Zoning District) established by this Ordinance and to correct any clerical, typographical, or drafting errors appearing on prior versions of the Official Zoning Map that do not conform to the legislative intent of previously adopted zoning decisions. The Community Development Director is hereby authorized and directed to:

1. Cause appropriate notations to be made on the Official Zoning Map indicating the effective date of this Ordinance and the amendments to use permissions contained herein;
2. Update all copies of the Official Zoning Map maintained by the City to reflect the revised use permissions for Places of Assembly (Neighborhood-Scale and Regional), Community Centers, Private Clubs or Lodges, and Publicly-Owned Buildings and Facilities as established in Section 4 of this Ordinance;
3. Correct any clerical, typographical, or drafting errors on the Official Zoning Map that are inconsistent with previously adopted zoning ordinances, rezoning approvals, or annexation actions, including but not limited to incorrect zoning district labels, misaligned district boundaries, omitted parcels, or outdated reference information;
4. Re-certify the Official Zoning Map as accurate and current following the incorporation of said amendments and corrections; and
5. Make the re-certified Official Zoning Map available for public inspection in the office of the Community Development Director and such other locations as required by law.

This re-adoption and re-certification does not alter the legislative intent of any previously adopted zoning decision, but solely corrects any administrative or clerical errors and incorporates the text amendments to use permissions adopted by this Ordinance. Where corrections are made pursuant to subsection (3) above, the Community Development Director shall prepare and maintain a written record of such corrections, including the nature of the error corrected and the legal basis for the correction.

SECTION 9: EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Dallas, Georgia.

First read _____

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

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
City of Dallas, Georgia

Date



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 03/02/2026

TITLE: **A-2025-03: ANNEXATION PUBLIC HEARING**

Blue River Development, LLC (Applicant), **Linda Paris Holley & Larry D. Paris** (Titleholder), and **LJA Engineering, Inc.; Tyler Lasser** (Representative), have applied and seeks to annex & zone approximately **32.286** acres of property located at **2076 Jimmy Lee Smith Parkway; Dallas, GA 30132**, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by **Tax Parcel ID No.147.1.4.001.0000** in Land Lot **480**, **2nd** District, **3rd** Section, of Paulding County.

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

AGENDA ITEM DESCRIPTION (Agenda Content):

A-2025-03 : ANNEXATION PUBLIC HEARING

Blue River Development, LLC (Applicant), **Linda Paris Holley & Larry D. Paris** (Titleholder), and **LJA Engineering, Inc.; Tyler Lasser** (Representative), have applied and seeks to annex & zone approximately **32.286** acres of property located at **2076 Jimmy Lee Smith Parkway; Dallas, GA 30132**, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by **Tax Parcel ID No.147.1.4.001.0000** in Land Lot **480**, **2nd** District, **3rd** Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission – Public Hearing; February 19, 2026

INFORMATION:

A-2025-03: ANNEXATION PUBLIC HEARING

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

A-2025-03 & Z-2025-05 – Planning & Zoning Staff Document

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter

Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter

Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter

Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter

Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice

Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter

Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 03/02/2026

TITLE: Z-2025-05: ZONING PUBLIC HEARING

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: *Brandon Rakestraw – Community Development Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-05: ZONING PUBLIC HEARING

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission – Public Hearing; February 19, 2026

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

Zoning: C-1 Low-Density Commercial District & TH Townhome Residential District (City)

Density: 4.4 units per acre maximum density (TH Townhome Residential District)

Total Unit Count: C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units

Stipulations: All staff recommended stipulations as listed below.

- 1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.*
- 2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.*
- 3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.*
- 4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.*
- 5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.*
- 6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.*
- 7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local*

laws, and the Dallas Police Department's established policies and procedures.

- a. *Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.*
 - b. *System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.*
 - c. *Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.*
8. *A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.*
 9. *A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.*
 10. *Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.*
 11. *Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.*
 12. *Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.*
 13. *Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.*

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

FINANCIAL IMPACT:

N/A

INFORMATION:

Z-2025-05: ZONING PUBLIC HEARING

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

A-2025-03 & Z-2025-05 – Planning & Zoning Staff Document

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter

Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter

Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter

Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter

Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice

Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter

Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations



City Council Regular Meeting

Monday, February 02, 2026

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

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Candace Callaway

ABSENT

Councilmember Cooper Cochran

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt Monday, January 5, 2026, Regular Meeting Minutes.

Motion made by Councilmember Callaway, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Henson, Councilmember Callaway

Voting Abstaining: Councilmember Carter

CONSENT AGENDA

None

OLD BUSINESS

2. Motion to approve OA-2026-01; Occupancy.

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

NEW BUSINESS

- 3. Motion to approve RES 2026-04: Creation of DIFAC (Development Impact Fee Advisory Committee).

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

- 4. First Read: OA-2026-01; Places of Assembly

- 5. Motion to approve RES 2025-05 Authorizing Letter of Support for TIP Grant.

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

ADDITIONAL/COMMENTS

None

ADJOURNMENT

Motion to adjourn.

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

Mayor, L. James Kelly **Date**

City Clerk, Tina Clark **Date**

APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint **James Ransom** to serve as a Commissioner of the Housing Authority of the City of Dallas, Georgia for a period effective February 3, 2026 and to expire May 4, 2031.

Mayor, City of Dallas, Georgia

Seal
Attest:

City Clerk

Commissioner's Oath of Office

I, James Ransom, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.

James C. Ransom
Commissioner

State of Georgia
County of Paulding

Subscribed and sworn to before me this 3rd day of February 2026.

Malinda Ray
Notary Public



Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia.

City Clerk

Date



STAFF ACTION ITEM

MEETING DATE: 03/02/2026

TITLE: *Equipment Purchase: Toro ProPass 200 Base*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Equipment Purchase: Toro ProPass 200 Base

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$18,966.61

INFORMATION:

Request approval to purchase the following Parks & Recreation equipment from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248. Total purchase amount \$18,966.61

- 1- Toro Propass 200 Base
- 2- Propass Tow Chassis and Fender Kit
- 3- Tow Chasis Hose Assembly

Attachments: Jerry Pate Turf & Irrigation Quote: February 18, 2026

Jerry Pate Turf & Irrigation

Item 3.

Jerry Pate Turf & Irrigation
 5350 Tulane Drive
 Atlanta, GA 30336
 800-700-7001
 850-484-8596 (fax)
 www.jerrypate.com

DATE: February 18, 2026
 EXPIRATION DATE: Valid 30 Days

Exclusively For: City of Dallas Park and Rec
 Attn: Chris Martin
 320 E. Foster Ave.
 Dallas, Ga 30132
 [Ph#] 678-983-8361
 [Fax#]
 [Customer Acct#]
 [Email] cmartin@dallas-ga.gov

Proposed Order
OMNIA Partners Participant
Contract # 2023261

Account Executive: Kevin Sams
 770-490-9736 cell
ksams@jerrypate.com

Per your request, I am pleased to submit a proposal on the following equipment:

Qty	Model #	Description	Unit Price	Extension
Jerry Pate Turf & Irrigation, Inc. reserves the right to adjust pricing at time of delivery in the event of any tariffs, surcharges, or other fees are incurred. Any such potential tariffs or surcharges at time of shipment will be added to final invoice.				
PLEASE INITIAL HERE				
Final Toro Pricing Will Reflects The OMNIA Contract Discount Omnia Customer # 5479248				
1	44701	Toro ProPass 200 Base	\$ 17,825.34	\$ 17,825.34
1	44724	Propass Tow Chassis And Fender Kit		
1	44706	Tow Chasis Hose Assembly		

Subtotal \$ 17,825.34
 Dealer Prep \$ 891.27
 Destination Fee \$ 250.00
 Total Proposal \$ 18,966.61

Jerry Pate Turf & Irrigation offers service agreements for your turf equipment, utility vehicles, irrigation, and pump stations.
 Ask your Account Executive for more information today!

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STAFF ACTION ITEM

MEETING DATE: 03/02/2026

TITLE: *Equipment Purchase: Toro Sand Pro 5040, 18hp Briggs Vanguard - with attachments*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Equipment Purchase: Toro Sand Pro 5040, 18hp Briggs Vanguard - with attachments

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$36,041.94

INFORMATION:

Request approval to purchase the following Parks & Recreation equipment from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248. Total purchase amount \$36,041.94

- 1- Toro Sand Pro 5040, 18hp Briggs Vanguard
- 2- Manual Blade (40-inch)
- 3- QAS Nail Drag
- 4- Flex Groomer Kit
- 5- AutoMat Drag Kit
- 6- Spring Tine Toolbar
- 7- Midmount Toolbar System

Attachments: Jerry Pate Turf & Irrigation Quote: February 18, 2026

Jerry Pate Turf & Irrigation

Item 4.

Jerry Pate Turf & Irrigation
 5350 Tulane Drive
 Atlanta, GA 30336
 800-700-7001
 850-484-8596 (fax)
 www.jerrypate.com

DATE: February 18, 2026
 EXPIRATION DATE: Valid 30 Days

Exclusively For: City of Dallas Park and Rec
 Attn: Chris Martin
 320 E. Foster Ave.
 Dallas, Ga 30132
 [Ph#] 678-983-8361
 [Fax#]
 [Customer Acct#]
 [Email] cmartin@dallas-ga.gov

Proposed Order
OMNIA Partners Participant
Contract # 2023261

Account Executive: Kevin Sams
 770-490-9736 cell
ksams@jerrypate.com

Per your request, I am pleased to submit a proposal on the following equipment:

Qty	Model #	Description	Unit Price	Extension
Jerry Pate Turf & Irrigation, Inc. reserves the right to adjust pricing at time of delivery in the event of any tariffs, surcharges, or other fees are incurred. Any such potential tariffs or surcharges at time of shipment will be added to final invoice.				
PLEASE INITIAL HERE				
Final Toro Pricing Will Reflects The OMNIA Contract Discount Omnia Customer # 5479248				
1	08745	Toro Sand Pro 5040, 18hp Briggs Vanguard	\$ 34,087.56	\$ 34,087.56
1	08714	Manual Blade (40 Inch)		
1	08761	QAS Nail Drag		
1	08762	Flex Groomer Kit		
1	08763	AutoMat Drag Mat		
1	08733	Spring Tine Toolbar		
1	08838	Midmount Toolbar System		

Subtotal \$ 34,087.56
 Dealer Prep \$ 1,704.38
 Destination Fee \$ 250.00
 Total Proposal \$ 36,041.94

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Qty	Model #	Description	Unit Price	Extension
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Prices Do Not Include Sales Tax or Applicable Documentation Fees

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All proposals and agreements are contingent on availability of product from the manufacturer. Prices are based on cost and conditions existing on date of proposal and are subject to change without notice. Typographical errors are subject to correction.

Product Liability Disclaimer and Indemnification Clause

Product Liability Disclaimer

To the fullest extent permitted by law, Jerry Pate Turf & Irrigation, Century Equipment, a Jerry Pate Company, and all its affiliates, expressly disclaims any and all liability for any damages, losses, or injuries arising out of or related to the use, misuse, or inability to use any product sold, distributed, or manufactured by Jerry Pate Turf & Irrigation, including but not limited to direct, indirect, incidental, special, consequential, or punitive damages. Except as expressly stated in writing, Jerry Pate Turf & Irrigation makes no warranties, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose.

The purchaser, user, and/or vendor assumes all risks associated with the use of the product. In no event shall Jerry Pate Turf & Irrigation's total liability exceed the purchase price paid for the product. Nothing in this disclaimer shall be construed to waive any rights or remedies that cannot be waived under law, including those relating to personal injury or consumer protection.

Indemnification Clause

The purchaser and/or vendor agrees to indemnify, defend, and hold harmless Jerry Pate Turf & Irrigation, its officers, directors, employees, agents, and affiliates from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees and costs) arising out of or related to the purchaser or vendor's use, misuse, or resale of the product, violation of applicable laws, or breach of this agreement, except to the extent caused by the gross negligence or willful misconduct of Jerry Pate Turf & Irrigation.

Dispute Venue Clause

This Agreement shall be interpreted in accordance with the laws of the State of Florida. All claims, disputes and other matters in question arising out of or relating to this Agreement or the breach thereof, will be decided by proceedings instituted and litigated in a court of competent jurisdiction sitting in Escambia County, Florida.

To accept this proposal, please sign and return _____

Signature	Date
_____	_____
Print Name	Title

Thank you, we appreciate your business!

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STAFF ACTION ITEM

MEETING DATE: 03/02/2026

TITLE: *Equipment Purchase: Toro Workman HDX – 2WD, 32.5hp Kubota Gas*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Equipment Purchase: Toro Workman HDX – 2WD, 32.5hp Kubota Gas

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$38,887.96

INFORMATION:

Request approval to purchase the following Parks & Recreation equipment from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248. Total purchase amount \$38,887.96

- 1- Toro Workman HDX – 2WD, 32.5hp Kubota Gas
- 2- High Flow Hydraulics Kit

Attachments: Jerry Pate Turf & Irrigation Quote: February 18, 2026

Jerry Pate Turf & Irrigation

Item 5.

Jerry Pate Turf & Irrigation
 5350 Tulane Drive
 Atlanta, GA 30336
 800-700-7001
 850-484-8596 (fax)
 www.jerrypate.com

DATE: February 18, 2026
 EXPIRATION DATE: Valid 30 Days

Exclusively For: City of Dallas Park and Rec
 Attn: Chris Martin
 320 E. Foster Ave.
 Dallas, Ga 30132
 [Ph#] 678-983-8361
 [Fax#]
 [Customer Acct#]
 [Email] cmartin@dallas-ga.gov

Proposed Order
OMNIA Partners Participant
Contract # 2023261

Account Executive: Kevin Sams
 770-490-9736 cell
ksams@jerrypate.com

Per your request, I am pleased to submit a proposal on the following equipment:

Qty	Model #	Description	Unit Price	Extension
Jerry Pate Turf & Irrigation, Inc. reserves the right to adjust pricing at time of delivery in the event of any tariffs, surcharges, or other fees are incurred. Any such potential tariffs or surcharges at time of shipment will be added to final invoice.				
PLEASE INITIAL HERE				
Final Toro Pricing Will Reflects The OMNIA Contract Discount Omnia Customer # 5479248				
1	07384	Toro Workman HDX - 2WD, 32.5hp Kubota Gas	\$ 36,798.06	\$ 36,798.06
1	07316	High Flow Hydraulics Kit		

Subtotal \$ 36,798.06
 Dealer Prep \$ 1,839.90
 Destination Fee \$ 250.00
 Total Proposal \$ 38,887.96

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Qty	Model #	Description	Unit Price	Extension
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Prices Do Not Include Sales Tax or Applicable Documentation Fees

This is a proposal on the goods named, subject to the following conditions: The prices and terms on this proposal are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All proposals and agreements are contingent on availability of product from the manufacturer. Prices are based on cost and conditions existing on date of proposal and are subject to change without notice. Typographical errors are subject to correction.

Product Liability Disclaimer and Indemnification Clause

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The purchaser, user, and/or vendor assumes all risks associated with the use of the product. In no event shall Jerry Pate Turf & Irrigation's total liability exceed the purchase price paid for the product. Nothing in this disclaimer shall be construed to waive any rights or remedies that cannot be waived under law, including those relating to personal injury or consumer protection.

Indemnification Clause

The purchaser and/or vendor agrees to indemnify, defend, and hold harmless Jerry Pate Turf & Irrigation, its officers, directors, employees, agents, and affiliates from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees and costs) arising out of or related to the purchaser or vendor's use, misuse, or resale of the product, violation of applicable laws, or breach of this agreement, except to the extent caused by the gross negligence or willful misconduct of Jerry Pate Turf & Irrigation.

Dispute Venue Clause

This Agreement shall be interpreted in accordance with the laws of the State of Florida. All claims, disputes and other matters in question arising out of or relating to this Agreement or the breach thereof, will be decided by proceedings instituted and litigated in a court of competent jurisdiction sitting in Escambia County, Florida.

To accept this proposal, please sign and return _____

Signature	Date
_____	_____
Print Name	Title

Thank you, we appreciate your business!

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STAFF REPORT

MEETING DATE: 3/2/26 NEW BUSINESS

PRESENTED BY:

Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

Ordinance Amendment 2026-02 Places of Assembly

REPORT/INFORMATION:

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DALLAS, GEORGIA, BY REPEALING AND REPLACING SECTION 8.14 "PLACES OF WORSHIP" WITH A NEW SECTION 8.14 "PLACES OF ASSEMBLY" ESTABLISHING COMPREHENSIVE REGULATIONS FOR PLACES OF ASSEMBLY

**ORDINANCE AMENDMENT
OA- 2026-02**

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DALLAS, GEORGIA, BY REPEALING AND REPLACING SECTION 8.14 "PLACES OF WORSHIP" WITH A NEW SECTION 8.14 "PLACES OF ASSEMBLY" ESTABLISHING COMPREHENSIVE REGULATIONS FOR PLACES OF ASSEMBLY; AMENDING CHAPTER XIII BY ADDING NEW DEFINITIONS FOR "COMMUNITY CENTER," "PLACE OF ASSEMBLY," "ASSEMBLY AREA," AND "ACCESSORY ASSEMBLY USE," PUBLICLY-OWNED BUILDINGS AND FACILITIES" AND DELETING THE DEFINITION OF "PLACE OF WORSHIP"; AMENDING CHART 4.3 TO REPLACE "PLACES OF WORSHIP" WITH "PLACES OF ASSEMBLY" AND ADJUST PERMISSIONS FOR PRIVATE CLUBS OR LODGES, COMMUNITY CENTERS and PUBLICLY OWNED BUILDINGS AND FACILITIES; AND FOR OTHER PURPOSES

WHEREAS, the City of Dallas, Georgia is a municipal corporation organized and existing under the Constitution and laws of the State of Georgia, vested with the authority to adopt comprehensive zoning ordinances and land-use regulations to protect the public health, safety, and welfare of its citizens; and

WHEREAS, the City previously adopted a Unified Development Code (UDC) establishing zoning districts, use classifications, and development standards for land within the City's incorporated limits; and

WHEREAS, the Mayor and Council of the City of Dallas, Georgia ("City"), desire to establish comprehensive regulations for places of assembly that accommodate religious worship, community gatherings, and similar uses while ensuring compatibility with surrounding development; and

WHEREAS, the City seeks to replace the existing "Places of Worship" category with a broader "Places of Assembly" classification that provides clear development standards and reduces regulatory distinctions based on the nature of assembly activities; and

WHEREAS, these regulations are intended to promote orderly development, protect property values, ensure adequate infrastructure, while ensuring adequate infrastructure capacity and public safety; and

WHEREAS, the Mayor and Council find that these amendments serve the public health, safety, and welfare of the citizens of Dallas.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia, as follows:

SECTION 1: AUTHORITY

This Ordinance is enacted pursuant to the City's authority under the Constitution of the State of Georgia, the City's Charter, and applicable state law, including O.C.G.A. § 36-66-1 et seq.

SECTION 2: CHAPTER XIII (DEFINITIONS) AMENDMENTS

Chapter XIII (Definitions) of the Unified Development Code is hereby amended as follows:

A. DELETE EXISTING DEFINITION

The definition of "PLACE OF WORSHIP" is hereby deleted in its entirety.

B. ADD NEW DEFINITIONS

The following definitions are hereby added to Chapter XIII in alphabetical order:

ACCESSORY ASSEMBLY USE: A use that is subordinate and clearly incidental to a Place of Assembly and located on the same lot, including but not limited to, parsonages, parish halls, fellowship halls, Sunday school classrooms, and administrative offices. Accessory Assembly Uses do not include: full-time K–12 schools, daycare centers exceeding fifty (50) enrolled children, homeless shelters, indigent food service facilities, or outdoor recreational facilities with lighting. These high-impact uses require separate Special Exception approval per Section 8.14.

ASSEMBLY AREA: Any indoor space designed or customarily used for gatherings of ten (10) or more persons, including but not limited to sanctuaries, auditoriums, fellowship halls, multipurpose rooms, and classrooms. Assembly area shall be measured as the gross floor area of such spaces, excluding lobbies, corridors, restrooms, kitchens, and storage areas. For purposes of calculating intensity thresholds under this Code, only Assembly Area as defined herein shall be counted toward square footage limits.

COMMUNITY CENTER: A Place of Assembly providing civic, cultural, recreational, educational, or social services to neighborhood or community residents. Community Centers include facilities operated by municipalities, counties, homeowners associations, nonprofit organizations, or private entities for assembly and gathering purposes. Examples include neighborhood clubhouses, civic halls, recreation centers, senior centers, and similar assembly facilities. Community Centers are subject to the development standards in Section 8.14 (Places of Assembly). For purposes of use permissions in Chart 4.3, Community Centers are classified and regulated as Places of Assembly based on their scale (Neighborhood-Scale or Regional) as defined herein.

PLACE OF ASSEMBLY: A building or structure, or groups of buildings or structures, designed, intended, or primarily used for regular assembly for religious worship, religious education, secular community gatherings, or associated activities. This definition includes but is not limited to churches, synagogues, mosques, temples, meditation centers, community centers, fraternal organizations, and private membership clubs. This definition excludes Community Centers as defined and regulated separately under this Code.

- a) Place of Assembly, Neighborhood-Scale: A Place of Assembly that does not exceed 5,000 square feet of total assembly area and has a maximum occupancy of 300 persons or fewer. This includes but is not limited to churches, synagogues, temples, mosques, fraternal lodges, small event spaces, and similar small-scale assembly facilities.
- b) Place of Assembly, Regional: A place of Assembly with more than 5,000 square feet of total assembly area or a maximum occupancy exceeding 300 persons, or which includes high-intensity accessory uses such as weekday educational programs, gyms, or recurring non-worship activities generating more than 100 peak-hour trips.

PUBLICLY-OWNED BUILDINGS AND FACILITIES: Buildings, structures, or land owned and operated by the City of Dallas, Paulding County, the State of Georgia, the federal government, or any agency, authority, or political subdivision thereof, used for governmental, administrative, public safety, public works, educational, cultural, or recreational purposes. This definition includes but is not limited to city halls, courthouses, police stations, fire stations, public libraries, public parks, public schools, government offices, maintenance facilities, water and

wastewater treatment facilities, and similar governmental operations. This definition excludes Community Centers as separately defined and regulated under this Code, and excludes publicly-owned utilities infrastructure and rights-of-way. *Publicly-owned buildings and facilities operated by the City of Dallas for essential emergency services (police, fire, emergency medical services, water supply, wastewater treatment, or emergency operations) shall be exempt from Special Exception application fees and shall receive expedited review with approval or denial within thirty (30) days of complete application submittal.*

SECTION 3: CHAPTER VIII, SECTION 8.14 REPEAL AND REPLACEMENT

Section 8.14 of Chapter VIII (Supplementary Conditions for Specific Uses) is hereby repealed in its entirety and replaced with the following:

Sec. 8.14 – PLACES OF ASSEMBLY

A. Purpose

The purpose of this Section is to establish clear and consistent development standards for Places of Assembly that:

- (1) Ensure compatibility with surrounding land uses and development patterns;
- (2) Provide adequate off-street parking and vehicular circulation;
- (3) Protect the character and integrity of residential neighborhoods;
- (4) Minimize potential impacts on traffic, infrastructure, and public services;
- (5) Accommodate the need for religious, civic, and community gathering spaces while protecting neighborhood character, ensuring infrastructure adequacy, and promoting public safety.

B. Applicability

The provisions of this section apply to all Places of Assembly, including both Neighborhood-Scale and Regional as defined in Chapter XIII. Where intensity-based distinctions are necessary, Neighborhood-Scale uses shall be subject to Sections B–G of this Article. Regional Places of Assembly shall additionally comply with Sections H–J and require Special Exception approval in all districts where permitted.

C. Lot Area Requirements

The minimum lot area for a Place of Assembly shall be two (2) acres, except in the MXU (Mixed Use) and C-1 (Neighborhood Commercial) zoning districts, where the minimum lot area shall be one (1) acre.

D. Parking Requirements

Off-street parking shall be provided at a ratio of one (1) space per four (4) fixed seats, or where seating is not fixed, one (1) space per sixty (60) square feet of assembly area as defined in Chapter XIII. Accessible parking spaces shall be provided in accordance with the Americans with Disabilities Act and Georgia Accessibility Code. The Community Development Director may approve a reduction of up to twenty percent (20%) of required parking spaces upon submission of a shared parking agreement demonstrating that peak parking demands for the place of assembly do not coincide with peak demands of adjacent uses. Parking areas shall be paved, striped, and comply with all applicable standards in Section 7.02 (Off-Street Parking and Loading) of this Code.

E. Landscape Buffers

Landscape buffers shall be provided in accordance with Section 7.08 (Tree Conservation, Buffers, and Landscaping Compliance) of this Code. Where a Place of Assembly shares a common property boundary with a residential zoning district or residential use, a minimum twenty-five (25) foot Type C buffer shall be provided unless a more restrictive buffer is required by Section 7.08.

F. Access and Circulation

Places of Assembly shall have direct access to a public street meeting City of Dallas Public Works standards. Internal circulation and access design shall comply with Section 7.03 (Entrance/Drive Standards) of this Code. Places of Assembly generating more than one hundred (100) vehicle trips during any peak hour shall submit a traffic impact study prepared by a licensed professional engineer for review and approval by the City Engineer prior to issuance of a building permit.

G. Building Design Standards

Architectural design and building materials shall comply with the applicable standards in Section 9.03 (Non-Residential Design Standards) of this Code. Religious architectural elements including but not limited to steeples, bell towers, minarets, domes, and crosses may exceed the maximum height limit of the underlying zoning district by up to fifteen (15) feet, provided that such elements comply with all applicable building and fire codes.

H. Scale and District Controls

1. Any Place of Assembly meeting the definition of "Regional" in Chapter XIII (including those exceeding 5,000 square feet of assembly space, 300 persons maximum occupancy, or with high-intensity accessory uses per subsection J below) shall be considered Regional in scale for purposes of this Section.
2. Regional Places of Assembly are permitted only by Special Exception and are subject to the full review criteria in Article 12.
3. Neighborhood-Scale Places of Assembly may be permitted by right in applicable commercial districts only where all intensity thresholds are not exceeded.

I. Downtown and Commercial Area Controls

Places of Assembly in these districts shall comply with the Traffic Impact Study requirements in subsection F above where applicable based on peak hour trip generation. In the CBD, Places of Assembly exceeding 5,000 square feet or 300 occupancy shall also require a Special Exception, regardless of classification.

J. Accessory Uses and Subclassification

Any Place of Assembly with accessory daycare, gymnasium, school, or similar weekday high-intensity operations shall be reviewed as a Regional Place of Assembly regardless of size or seating, and shall comply with all parking, traffic, and buffering requirements applicable to institutional uses.

K. Outdoor Lighting

Outdoor lighting shall comply with Section 7.12 (Outdoor Lighting) of this Code.

L. Accessory Assembly Uses

Accessory Assembly Uses as defined in Chapter XIII are permitted as part of a Place of Assembly, provided they are clearly incidental and subordinate to the primary use and comply with Section 8.02 (Accessory Use and Structure Standards) of this Code.

M. Signage

Signage shall comply with Chapter 28 (Dallas Sign Ordinance). Religious symbols and displays that are permanently affixed to the principal structure and do not exceed twenty-five (25) square feet in area are exempt from permitting requirements but must comply with Chapter 28 size and setback standards.

N. Administrative Variances and Special Exception Procedures

(1) Administrative Variances

Where strict application of the standards in this Section 8.14 would create practical difficulties due to unique site conditions including but not limited to topography, existing development patterns, or lot configuration, the Community Development Director may approve administrative variances not exceeding ten percent (10%) of any dimensional requirement upon written findings that:

- (a) The variance is the minimum necessary to address the practical difficulty;
- (b) The variance will not adversely impact adjacent properties; and

(c) The variance is consistent with the purpose of this Section as stated in subsection A.

Administrative variances exceeding ten percent (10%) or involving use modifications shall require approval by special exception in accordance with Section 11.09 (Special Exception Procedure) of this Code.

(2) Special Exception Criteria

Applications for Places of Assembly requiring special exception approval pursuant to Chart 4.3 or for variances exceeding ten percent (10%) shall be evaluated based on the following criteria:

- a) Compatibility with the scale, design, and character of surrounding development;
- b) Adequacy of vehicular and pedestrian access, parking, and internal circulation;
- c) Impact on the capacity of public infrastructure including roads, water, and sewer;
- d) Impact on public services including police, fire, and emergency medical services;
- e) Compliance with all applicable development standards in this Section 8.14;
- f) Provision of adequate buffers and screening to minimize impacts on adjacent properties.

(3) Publicly-owned buildings and facilities operated by the City of Dallas for essential emergency services (police, fire, emergency medical services, water supply, wastewater treatment, or emergency operations) shall be exempt from Special Exception application fees and shall receive expedited review with approval or denial within thirty (30) days of complete application submittal.

SECTION 4: AMENDMENTS TO CHART 4.3 - ZONING DISTRICT USE PERMISSIONS

Chart 4.3 (Use Permissions by Zoning District) in Section 4.03 of the Unified Development Code is hereby amended as follows:

A. The use category "Places of Worship" is hereby deleted in its entirety and replaced with two new use categories of:

"Places of Assembly (Neighborhood Scale)" with the following permissions by zoning district:

- R-1: Special Exception
- R-2: Special Exception
- R-3: Special Exception
- MF-1: Special Exception
- MF-2: Special Exception
- TH: Special Exception
- CBD: Special Exception
- C-1: Permitted Use
- C-2: Permitted Use
- MXU: Special Exception
- OMI: Permitted Use
- I-1: Not Permitted
- I-2: Not Permitted

and

"Places of Assembly (Regional)" with the following permissions by zoning district:

- R-1: Special Exception
- R-2: Special Exception
- R-3: Special Exception
- MF-1: Special Exception
- MF-2: Special Exception
- TH: Special Exception
- CBD: Special Exception
- C-1: Special Exception
- C-2: Special Exception
- MXU: Special Exception
- OMI: Special Exception
- I-1: Not Permitted
- I-2: Not Permitted

B. The use category "Private Clubs or Lodges" shall be amended to reflect the following permissions by zoning district:

- R-1: Special Exception
- R-2: Special Exception
- R-3: Special Exception
- MF-1: Special Exception
- MF-2: Special Exception
- TH: Special Exception
- CBD: Special Exception
- C-1: Permitted Use
- C-2: Permitted Use
- MXU: Special Exception
- OMI: Permitted Use
- I-1: Not Permitted
- I-2: Not Permitted

C. The use category "Community Center" shall be amended to reflect the following permissions by zoning district:

- R-1: Special Exception
- R-2: Special Exception
- R-3: Special Exception
- MF-1: Special Exception
- MF-2: Special Exception
- TH: Special Exception
- CBD: Special Exception
- C-1: Permitted Use
- C-2: Permitted Use
- MXU: Special Exception
- OMI: Permitted Use
- I-1: Not Permitted
- I-2: Not Permitted

D. The use category "Publicly-Owned Buildings and Facilities" shall be amended to reflect the following permissions by zoning district:

- R-1: Not Permitted
- R-2: Not Permitted
- R-3: Special Exception
- MF-1: Special Exception
- MF-2: Not Permitted
- TH: Special Exception
- CBD: Special Exception
- MXU: Special Exception
- C-1: Special Exception
- C-2: Special Exception
- OMI: Special Exception
- I-1: Special Exception
- I-2: Special Exception

SECTION 5: TRANSITION AND EXISTING APPLICATIONS

A. Pending Applications

Any application for a Place of Worship that has been filed and deemed complete prior to the effective date of this Ordinance shall be processed under the regulations in effect at the time the application was deemed complete.

B. Legal Nonconforming Status

Any existing Place of Worship lawfully established under previous regulations shall be deemed a legal nonconforming use and shall be subject to the provisions of Chapter III (Nonconformities) of the Unified Development Code. Such uses may continue to operate and may be modified in accordance with Chapter III, provided that any expansion or substantial modification shall comply with the provisions of Section 8.14 as amended by this Ordinance.

C. Special Exception Approvals

Any Place of Worship operating under a previously approved Special Exception shall retain the rights and conditions of that approval. Modifications to previously approved Special Exceptions shall be processed in accordance with Section 11.09 of the Unified Development Code.

SECTION 6: SEVERABILITY

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the other sections, subsections, sentences, clauses, or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause, or phrase so declared or adjudged invalid or unconstitutional were not originally a part hereof. The Mayor and Council hereby declare that they would have passed the remaining parts of this Ordinance if they had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

SECTION 7: REPEALER

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8: CODIFICATION

The provisions of this Ordinance shall be codified in the Unified Development Code of the City of Dallas, Georgia, and the City Clerk is hereby authorized and directed to make such codification.

SECTION 9: ZONING MAP RE-ADOPTION AND CERTIFICATION

Pursuant to O.C.G.A. § 36-66-4(b), the Official Zoning Map of the City of Dallas, Georgia, as adopted by Ordinance No. and Re-Adopted in Ordinance No. , is hereby re-adopted and re-certified to reflect the amendments to Chart 4.3 (Use Permissions by Zoning District) established by this Ordinance and to correct any clerical, typographical, or drafting errors appearing on prior versions of the Official Zoning Map that do not conform to the legislative intent of previously adopted zoning decisions. The Community Development Director is hereby authorized and directed to:

1. Cause appropriate notations to be made on the Official Zoning Map indicating the effective date of this Ordinance and the amendments to use permissions contained herein;
2. Update all copies of the Official Zoning Map maintained by the City to reflect the revised use permissions for Places of Assembly (Neighborhood-Scale and Regional), Community Centers, Private Clubs or Lodges, and Publicly-Owned Buildings and Facilities as established in Section 4 of this Ordinance;
3. Correct any clerical, typographical, or drafting errors on the Official Zoning Map that are inconsistent with previously adopted zoning ordinances, rezoning approvals, or annexation actions, including but not limited to incorrect zoning district labels, misaligned district boundaries, omitted parcels, or outdated reference information;
4. Re-certify the Official Zoning Map as accurate and current following the incorporation of said amendments and corrections; and
5. Make the re-certified Official Zoning Map available for public inspection in the office of the Community Development Director and such other locations as required by law.

This re-adoption and re-certification does not alter the legislative intent of any previously adopted zoning decision, but solely corrects any administrative or clerical errors and incorporates the text amendments to use permissions adopted by this Ordinance. Where corrections are made pursuant to subsection (3) above, the Community Development Director shall prepare and maintain a written record of such corrections, including the nature of the error corrected and the legal basis for the correction.

SECTION 9: EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Dallas, Georgia.

First read _____

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

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
City of Dallas, Georgia

Date



STAFF REPORT

MEETING DATE: 3/2/26

PRESENTED BY:

Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

RESOLUTION 2026-06 DIFAC UPDATE

REPORT/INFORMATION:

This resolution expands the scope of the DIFAC and approves the hiring of a consultant.

**RESOLUTION
RES 2026-06**

A RESOLUTION EXPANDING THE SCOPE OF THE DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE; AUTHORIZING THE SOLE SOURCE ENGAGEMENT OF JERRY WEITZ, PH.D., FAICP, PRESIDENT OF JERRY WEITZ & ASSOCIATES, INC., TO PREPARE A DEVELOPMENT IMPACT FEE STUDY; AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT; APPROVING A FLAT FEE OF \$25,000; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and City Council previously adopted Resolution 2026-04 creating the Public Safety Development Impact Fee Advisory Committee pursuant to O.C.G.A. § 36-71-1 et seq.; and

WHEREAS, the Georgia Development Impact Fee Act authorizes municipalities to impose development impact fees for certain public facilities as defined by state law; and

WHEREAS, after consultation with Jerry Weitz, Ph.D., FAICP, President of Jerry Weitz & Associates, Inc., the City Council desires that the Committee’s scope include investigation and recommendations regarding all categories of development impact fees authorized under O.C.G.A. § 36-71-1 et seq., as appropriate for the City of Dallas; and

WHEREAS, the City Council finds that specialized professional planning and consulting services are required to prepare a legally compliant development impact fee study and related documentation, including methodology, service area analysis, level of service analysis, capital improvements programming coordination, fee calculations, and legally required administrative provisions; and

WHEREAS, the City Council finds that Jerry Weitz, Ph.D., FAICP, President of Jerry Weitz & Associates, Inc., possesses specialized qualifications, substantial experience with Georgia development impact fee programs, and familiarity with the City’s objectives and circumstances, and that these professional services are of a unique and specialized nature; and

WHEREAS, the City Council further finds that, based on these specialized qualifications and the time-sensitive need to proceed, it is in the best interest of the City to procure these professional services on a sole source basis from Jerry Weitz & Associates, Inc.; and

WHEREAS, Jerry Weitz, Ph.D., FAICP, President of Jerry Weitz & Associates, Inc., has submitted a proposal to provide such professional services for a lump sum fee of Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, the City Council finds that the procurement of these professional services constitutes the procurement of professional services and that the sole source selection and engagement described herein complies with the City’s procurement policies and applicable state law;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Dallas, Georgia, as follows:

SECTION 1. EXPANSION OF COMMITTEE SCOPE.

The Development Impact Fee Advisory Committee is hereby authorized and directed to investigate, analyze, and make recommendations to the Mayor and City Council regarding all categories of development impact fees authorized under the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq.), including but not limited to public safety facilities, parks and recreation, transportation, stormwater, and other eligible system improvements, as the Committee determines appropriate for the City of Dallas.

SECTION 2. SOLE SOURCE AUTHORIZATION TO ENGAGE CONSULTANT.

The City Council hereby approves and authorizes the sole source engagement of Jerry Weitz, Ph.D., FAICP, President of Jerry Weitz & Associates, Inc., to prepare a development impact fee study and related documentation necessary to evaluate and implement development impact fees consistent with state law.

SECTION 3. CONTRACT AUTHORIZATION.

The Mayor is hereby authorized to execute a Professional Services Agreement with Jerry Weitz & Associates, Inc., in a form approved by the City Attorney, for a flat fee of \$25,000.00, together with such minor modifications as the Mayor and City Attorney deem necessary to carry out the intent of this Resolution.

SECTION 4. PROCUREMENT COMPLIANCE AND FINDINGS.

The City Council finds and declares that: (a) the services to be procured are professional services; (b) Jerry Weitz & Associates, Inc. is uniquely qualified to perform the services required; (c) the sole source selection is justified and in the best interest of the City; and (d) this engagement complies with the City’s procurement policies and applicable state law.

SECTION 5. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

RESOLVED this _____ day of March, 2026.

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



STAFF REPORT

MEETING DATE: 3/2/26

PRESENTED BY:

AMBER WHISNER –

BUSINESS DEVELOPEMNT

AGENDA ITEM DESCRIPTION (Agenda Content):

Resolution 2026-07

REPORT/INFORMATION:

A RESOLUTION ADOPTING A CITY OF DALLAS TAX ALLOCATION DISTRICT ECONOMIC DEVELOPMENT INCENTIVE POLICY

**RESOLUTION
RES 2026-07**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF DALLAS, GEORGIA, ADOPTING A CITY OF DALLAS
TAX ALLOCATION DISTRICT ECONOMIC DEVELOPMENT
INCENTIVE POLICY; ESTABLISHING THE PURPOSE,
GOVERNANCE, AND ELIGIBLE USE OF TAX ALLOCATION
DISTRICT FUNDS WITHIN THE DISTRICT; AND FOR OTHER
PURPOSES**

WHEREAS, the Mayor and City Council of the City of Dallas, Georgia, is authorized pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., to create and administer Tax Allocation Districts for the purpose of financing redevelopment activities within designated areas; and

WHEREAS, the City of Dallas has duly created the Dallas Tax Allocation District (the “District”) pursuant to O.C.G.A. § 36-44-8, with the formal consent of Paulding County and the Paulding County Board of Education pursuant to O.C.G.A. § 36-44-9, and the tax allocation increment base of the District has been certified by the State Revenue Commissioner in accordance with O.C.G.A. § 36-44-10; and

WHEREAS, the Mayor and City Council find that the establishment of a written Economic Development Incentive Policy will promote transparency, consistency, and accountability in the administration of Tax Allocation District funds and will ensure that incentive awards are aligned with the public purposes and redevelopment objectives set forth in the approved Redevelopment Plan; and

WHEREAS, the Mayor and City Council find that the City of Dallas Tax Allocation District Economic Development Incentive Policy (the “Policy”), attached hereto as Exhibit A and incorporated herein by reference, satisfies the requirements of the Georgia Redevelopment Powers Law and advances the economic development, blight elimination, and downtown revitalization goals of the City of Dallas; and

WHEREAS, the City Attorney has reviewed the Policy as to form and legal sufficiency, and the Mayor and City Council have reviewed and considered the Policy at a duly noticed public meeting;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Dallas, Georgia, as follows:

SECTION 1. ADOPTION OF POLICY. The City of Dallas Tax Allocation District Economic Development Incentive Policy, attached hereto as Exhibit A, is hereby

adopted as the official policy of the City of Dallas governing the award of economic development incentives from Tax Allocation District funds. The Policy shall take effect immediately upon adoption of this Resolution.

SECTION 2. ADMINISTRATION. The City Manager, in the capacity of TAD Administrator as defined in the Policy, is authorized and directed to administer the Policy in accordance with its terms, to develop such administrative procedures and forms as may be necessary for its implementation, and to make such applications and applications-related determinations as are delegated to the TAD Administrator under the Policy.

SECTION 3. AMENDMENT. The Mayor and City Council reserve the right to amend, modify, or rescind this Resolution and the Policy at any time by resolution, subject to the vested rights provisions set forth in Section 9.4 of the Policy.

SECTION 4. SEVERABILITY. If any provision of this Resolution or the Policy, or the application thereof to any person or circumstance, is held invalid, the remainder of this Resolution and the Policy, and the application of such provision to other persons or circumstances, shall not be affected thereby.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption by the Mayor and City Council of the City of Dallas, Georgia.

SO RESOLVED this ____ day of _____, 2026.

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



TAX ALLOCATION DISTRICT Economic Development Incentive Policy

City of Dallas, Georgia

Adopted by Resolution No. _____

Date: _____

129 E. Memorial Dr • Dallas, Georgia 30132



SECTION I: PURPOSE

The City of Dallas, Georgia (the "City") has established the City of Dallas Tax Allocation District (the "Dallas TAD" or the "District") as an instrument of community and economic development pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq. This Economic Development Incentive Policy (the "Policy") sets forth the framework under which the City will administer, evaluate, award, and monitor economic development incentives funded through the Dallas TAD.

The primary purposes of the Dallas TAD and this Policy are to:

- Stimulate sustainable economic growth within the District and the City of Dallas at large;
- Enhance property values and broaden the City's tax base over time;
- Improve the overall quality of life for residents, businesses, and property owners within and adjacent to the District;
- Support the redevelopment of blighted, deteriorated, or underutilized properties and return them to productive use;
- Attract private investment and quality employment opportunities that benefit the Dallas community; and
- Provide a clear, equitable, and transparent framework for the deployment of public TAD funds and the award of economic development incentives.

Funds allocated within the Dallas TAD may be utilized for various purposes, including but not limited to:

- a. Infrastructure improvements such as roads, sidewalks, streetscapes, drainage, water and sewer utilities, and other public amenities;
- b. Redevelopment of blighted or underutilized properties through acquisition, remediation, demolition, and reconstruction;
- c. Economic development initiatives to attract new businesses, support existing businesses, and create job opportunities within the District; and
- d. Affordable housing projects that address community needs and ensure that the benefits of economic development are broadly accessible.

SECTION II: ELIGIBILITY REQUIREMENTS AND CRITERIA

To be considered for TAD-funded economic development incentives, applicants and projects must satisfy all of the following threshold eligibility requirements:

2.1 Applicant Eligibility

- The applicant must be a legally formed entity authorized to do business in the State of Georgia, including corporations, limited liability companies, partnerships, nonprofit organizations, or individual property owners, as applicable;
- The applicant must demonstrate financial capacity, creditworthiness, and the managerial experience necessary to successfully plan, finance, and complete the proposed project;
- The applicant must be current on all federal, state, and local tax obligations and must not be in default on any existing obligation to the City of Dallas or Paulding County; and
- The applicant must not have been convicted of, or entered a plea of guilty or nolo contendere to, any felony or crime involving moral turpitude within the five (5) years preceding the application date.

2.2 Project Eligibility

- The proposed project must be located entirely within the boundaries of the Dallas Tax Allocation District as established in the approved Redevelopment Plan;
- The project must be consistent with the approved Redevelopment Plan, the City's Comprehensive Land Use Plan, applicable zoning ordinances, and adopted design standards;
- The project must demonstrate a meaningful and quantifiable public benefit, including but not limited to job creation, capital investment, tax base enhancement, provision of affordable housing, or delivery of needed community services;
- The project must satisfy the "but-for" standard — that is, the applicant must demonstrate that the project would not be economically feasible but for the receipt of TAD incentive assistance;
- The project must be in compliance with all applicable local, state, and federal laws, regulations, and permitting requirements; and
- The project must not be a single-family residential development, unless the residential component is part of a mixed-use project or an approved affordable housing initiative consistent with this Policy.

2.3 Ineligible Projects

The following project types are not eligible for TAD incentive funding under this Policy:

- Projects that have already received final approval, issued building permits, or commenced construction prior to submission of a complete TAD incentive application;
- Projects primarily associated with gambling, adult entertainment, tobacco, payday lending, or other uses deemed inconsistent with the City's land use policies;
- Standalone retail-only projects, unless the retail component is integrated into an approved mixed-use development that advances the objectives of the Redevelopment Plan. For

purposes of this provision, a project shall be considered “retail-only” if more than seventy-five percent (75%) of the proposed gross leasable area is dedicated to retail sales uses as classified under the City’s applicable zoning ordinance; and

- Any project that would cause the total assessed value of all tax allocation districts within the City of Dallas to exceed ten percent (10%) of the City’s total tax digest, as required by O.C.G.A. § 36-44-8. Applicants are advised that the City bears no obligation to approve an incentive request if such approval would cause the City to exceed the statutory digest limitation, regardless of the individual merit of the proposed project.

SECTION III: CITY GOALS

The City of Dallas has established the following strategic goals to guide the administration of the Dallas TAD and the award of economic development incentives. All TAD-funded activities shall be evaluated for alignment with these goals:

3.1 Economic Vitality

Attract diverse, high-quality businesses and industries to the District that create stable, living-wage employment opportunities for Dallas residents and strengthen the City’s long-term fiscal health by broadening the commercial and industrial tax base.

3.2 Infrastructure and Connectivity

Invest in modern, resilient public infrastructure — including roads, sidewalks, utilities, and public spaces — that supports private development activity, enhances connectivity throughout the District, and improves the City’s overall livability.

3.3 Blight Elimination and Property Revitalization

Prioritize the redevelopment of blighted, deteriorated, abandoned, and underutilized properties within the District to eliminate negative conditions that suppress surrounding property values and impede investment.

3.4 Community Development and Quality of Life

Promote projects that improve the overall quality of life for Dallas residents, including the development of neighborhood amenities, green spaces, community facilities, and other public improvements that enhance the desirability of the District as a place to live, work, and invest.

3.5 Housing Affordability and Diversity

Support the creation, preservation, and rehabilitation of affordable and workforce housing within the District to ensure that current residents can benefit from economic growth and that the District remains accessible to households across a range of income levels.



3.6 Sustainable Development

Encourage environmentally responsible development practices that minimize negative impacts on the natural environment, promote energy efficiency, manage stormwater effectively, and contribute to the long-term sustainability of the District and the City.

3.7 Intergovernmental Cooperation

The Dallas Tax Allocation District has been established with the formal consent of Paulding County and the Paulding County Board of Education pursuant to O.C.G.A. § 36-44-9. The ad valorem property taxes levied by Paulding County and the Paulding County Board of Education are included in the computation of the tax allocation increment in accordance with the consents provided and the approved Redevelopment Plan. The City shall maintain productive working relationships with all participating taxing jurisdictions and shall consult with Paulding County and the Paulding County Board of Education on TAD activities in a manner consistent with their respective consent resolutions and applicable law. Nothing in this Policy shall be construed to alter, expand, or diminish the rights and obligations of any taxing jurisdiction under its consent resolution or applicable Georgia law.

SECTION IV: AVAILABLE INCENTIVES

Subject to the availability of TAD funds and the approval of the City Council, the City of Dallas may offer the following categories of incentives to qualifying applicants. The specific type, amount, and structure of any incentive shall be determined on a case-by-case basis through negotiation and subject to a written incentive agreement as described in Section VII of this Policy.

4.1 Tax Increment (TAD) Financing Assistance

The City may provide direct TAD funding in the form of tax increment (TAD) financing to offset eligible project costs. In Georgia, this mechanism is authorized under the Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., and is the functional equivalent of what other states refer to as tax increment financing or TIF. TAD financing assistance may be structured as a grant, a forgivable loan, or a reimbursement arrangement tied to the project’s demonstrated performance and the generation of positive tax allocation increments within the District, as that term is defined in O.C.G.A. § 36-44-3(14).

4.2 Infrastructure Grants

The City may provide TAD-funded grants for the planning, design, and construction of qualifying public infrastructure improvements that are necessary to support private development within the District, including roads, sidewalks, utilities, streetscape improvements, and related amenities.



4.3 Property Acquisition and Remediation Assistance

The City may utilize TAD funds to assist with the acquisition, environmental remediation, or demolition of blighted or contaminated properties within the District to prepare sites for productive redevelopment by eligible private or nonprofit developers.

4.4 Facade and Building Improvement Grants

The City may offer TAD-funded facade and building improvement grants to property and business owners within designated areas of the District to support the physical rehabilitation and aesthetic improvement of commercial structures, thereby enhancing the visual character and economic appeal of the District.

4.5 Affordable Housing Development Assistance

The City may provide TAD funds in support of the development, rehabilitation, or preservation of affordable and workforce housing projects within the District. Such assistance may be structured as grants, loans, or land contributions, and shall be subject to affordability restrictions and compliance requirements consistent with applicable state and federal law.

4.6 Economic Development Loans

The City may provide low-interest or deferred-payment loans from TAD funds to qualifying businesses or developers for eligible project costs. Loan terms, interest rates, repayment schedules, and security requirements shall be established in the applicable written incentive agreement.

Note: The City of Dallas does not guarantee the availability of any particular incentive or funding level. All incentives are subject to the availability of TAD funds, City Council approval, and compliance with all applicable provisions of Georgia law.

SECTION V: SUBMITTAL REQUIREMENTS

Prior to submitting a formal application, all prospective applicants are required to participate in a pre-application conference with the TAD Administrator as described in Section 5.0 below. Following completion of the pre-application conference, applicants seeking TAD economic development incentives shall submit a complete application package to the TAD Administrator, together with the required application fee as described in Section 5.0A. Incomplete applications will not be accepted for formal review. All applications must include the following:

5.0 Pre-Application Conference

Prior to submission of a formal TAD incentive application, each prospective applicant shall schedule and complete a pre-application conference with the TAD Administrator. The pre-application conference is mandatory and a condition precedent to formal application. The purpose of the pre-application conference is to: (i) allow the TAD Administrator to assess the preliminary eligibility of the

proposed project; (ii) identify any threshold deficiencies in the proposed project or applicant qualifications that should be addressed prior to formal submission; (iii) provide the applicant with guidance on application requirements and the evaluation process; and (iv) facilitate early coordination between the applicant and City staff to promote efficient use of public and private resources. The TAD Administrator shall make a pre-application conference available to prospective applicants within thirty (30) days of a written request. Participation in the pre-application conference does not constitute a commitment by the City to award any incentive, and does not entitle the applicant to any vested rights in the TAD incentive program.

5.0A Application Fee and Cost Reimbursement

Each application for TAD incentive assistance shall be accompanied by a non-refundable application fee, payable to the City of Dallas, in the following amounts based on the total TAD incentive assistance requested:

- Incentive requests of less than \$250,000: application fee of \$1,500;
- Incentive requests of \$250,000 to \$999,999: application fee of \$3,000; and
- Incentive requests of \$1,000,000 or more: application fee equal to 0.25% of the total incentive assistance requested, up to a maximum fee of \$15,000.

Application fees are non-refundable and are not credited against any incentive award. In addition to the application fee, the applicant shall be responsible for reimbursing the City for reasonable out-of-pocket costs incurred by the City in connection with the review of the application, including fees of outside financial advisors, bond counsel, and special legal counsel retained by the City, up to a maximum reimbursable amount of \$15,000 per application, exclusive of any amounts the applicant has already paid as an application fee. Such cost reimbursement obligations shall be established in a written cost reimbursement agreement executed by the applicant prior to commencement of substantive City review. Failure to execute the cost reimbursement agreement or to make required payments shall constitute grounds for withdrawal of the application.

5.1 Application Form

A completed and signed City of Dallas TAD Incentive Application, available from the City of Dallas.

5.2 Project Narrative

A comprehensive written description of the proposed project, including:

- A clear statement of the project type, scope, and proposed use;
- The project's location and legal description of the subject property;
- A description of the project's consistency with the Redevelopment Plan and the City's Comprehensive Plan;
- A description of the anticipated public benefits, including projected job creation numbers, wage levels, capital investment amounts, and any other measurable community outcomes; and
- A statement of the "but-for" necessity of TAD incentive assistance, including a clear explanation of the financial gap that renders the project infeasible without public support.

5.3 Financial Documentation

Applicants must submit the following financial documentation:

- Audited financial statements or compiled financial statements for the most recent three (3) fiscal years, or such lesser period as the entity has been in existence;
- A detailed project proforma demonstrating projected costs, revenues, financing sources, and returns on investment over the project's development and operational periods;
- Evidence of financing commitments or letters of interest from lenders, equity investors, or other funding sources; and
- Documentation of any other public incentives, grants, or subsidies being sought or received in connection with the proposed project.

5.4 Site and Development Plans

Applicants must provide:

- A site plan drawn to scale, identifying the proposed project boundaries, building footprints, parking, access points, and landscaping;
- Architectural renderings or elevations, to the extent available; and
- A description of proposed environmental sustainability measures or green building practices incorporated into the project design.

5.5 Timeline and Milestones

A detailed project timeline identifying key development milestones, including projected dates for permitting, commencement of construction, substantial completion, and full occupancy or activation of the project.

5.6 Community Benefit Plan

A description of how the project will benefit the Dallas community, including any proposed local hiring commitments, workforce development partnerships, small business opportunities, or other community engagement initiatives.

5.7 Additional Information

The TAD Administrator reserves the right to request such additional information, documentation, or clarification as may be necessary to complete the evaluation of an application. Failure to provide requested supplemental information within thirty (30) days of such request may result in the application being deemed withdrawn.

SECTION VI: EVALUATION

All completed applications shall be reviewed and evaluated by the TAD Administrator in consultation with such staff, advisors, and advisory bodies as the City Manager may designate. The evaluation process shall proceed as follows:

6.1 Threshold Review

The TAD Administrator will first confirm that the applicant and project satisfy all threshold eligibility requirements set forth in Section II of this Policy. Applications that fail to meet threshold eligibility requirements will not advance to substantive review and the applicant will be notified in writing.

6.2 Substantive Evaluation Criteria

Applications that satisfy threshold eligibility requirements will be evaluated based on the following criteria, with each factor weighed in the context of the overall public benefit of the proposed project:

- e. Consistency with the goals and objectives of the Dallas TAD Redevelopment Plan and this Policy;
- f. Magnitude and quality of demonstrated public benefit, including job creation, capital investment, tax base enhancement, or provision of community services;
- g. Strength of the “but-for” demonstration and the degree to which TAD incentive assistance is necessary to close the financial gap that would otherwise prevent project development;
- h. Applicant’s financial capacity, experience, and track record in successfully completing comparable development projects;
- i. Compatibility with the City’s Comprehensive Land Use Plan, applicable zoning requirements, and adopted design standards;
- j. The project’s contribution to the elimination of blight or the redevelopment of underutilized properties within the District;
- k. Environmental sustainability and the project’s impact on surrounding properties, infrastructure, and neighborhoods; and
- l. Feasibility of the proposed project timeline and the applicant’s demonstrated capacity to execute within the proposed schedule.

6.3 Staff Recommendation

Following substantive review, the TAD Administrator shall prepare a written staff report and recommendation for consideration by the City Council. The staff report shall include a summary of the application, analysis of each evaluation criterion, and a recommendation as to whether the incentive request should be approved, approved with modifications, or denied.

6.4 City Council Action

The City Council shall review the staff report and recommendation at a duly noticed public meeting. The City Council may approve, conditionally approve, modify, or deny any application for TAD incentive assistance. City Council approval shall be by resolution and shall specify the type, amount,

and principal terms of any incentive awarded. Final incentive awards are subject to execution of a written incentive agreement as described in Section VII.

6.5 Application Timeline

The City shall endeavor to complete the evaluation process and present a staff recommendation to the City Council within sixty (60) days of receipt of a complete application. For complex or large-scale projects requiring additional financial analysis, environmental review, or intergovernmental coordination, the TAD Administrator may extend the review period for up to an additional sixty (60) days, for a maximum review period of one hundred twenty (120) days from receipt of a complete application. Any extension beyond the initial sixty (60) day period shall be communicated to the applicant in writing, shall specify the reason for the extension and the anticipated completion date, and shall be reported to the City Council at its next regular meeting. In no event shall the review period exceed one hundred twenty (120) days from receipt of a complete application, unless the applicant provides written consent to a further extension. If the City fails to present a staff recommendation to the City Council within the applicable review period, the TAD Administrator shall place the matter on the agenda of the next regularly scheduled City Council meeting for direction.

SECTION VII: WRITTEN AGREEMENT REQUIRED

No TAD economic development incentive shall be disbursed or take effect until a written incentive agreement (the “Incentive Agreement”) has been fully executed by both the City of Dallas and the incentive recipient. The Incentive Agreement shall be prepared by the City Attorney and shall include, at minimum, the following provisions:

- A description of the approved project, including scope, location, and proposed uses;
- The type, amount, structure, and disbursement schedule of the approved TAD incentive;
- Specific, measurable performance benchmarks the recipient must achieve, including job creation targets, wage commitments, capital investment thresholds, and project completion milestones, together with the timeframes within which each benchmark must be met;
- A schedule for reporting and verification of performance, including the frequency and format of progress reports to be submitted to the TAD Administrator;
- Clawback and recapture provisions specifying the City’s rights to recover all or a portion of incentive funds in the event of non-performance, material breach, or project abandonment;
- Audit and inspection rights authorizing the City to review the recipient’s books, records, and project site to verify compliance with the terms of the Incentive Agreement;
- Non-assignment and change-of-control provisions restricting the transfer of the Incentive Agreement or a controlling interest in the recipient entity without prior written City Council approval;
- Indemnification and insurance requirements protecting the City from liability arising from the recipient’s project activities; and
- Default and dispute resolution procedures, including cure periods and remedies available to both parties in the event of a breach.



All Incentive Agreements shall be prepared by the City Attorney and approved as to form and legal sufficiency by the City Attorney prior to execution by the Mayor. The City Attorney’s review shall include, but not be limited to, approval of the form and enforceability of all security instruments, lien documentation, letters of credit, surety bonds, or other collateral required under the Incentive Agreement; review and approval of the methodology and calculation formulas used for clawback and proportional recapture of incentive funds; and confirmation that all performance benchmarks, reporting obligations, and default provisions are legally sufficient to protect the City’s interests. For any Incentive Agreement involving TAD assistance of five hundred thousand dollars (\$500,000) or more, the City may, in its discretion, retain outside redevelopment counsel or bond counsel to advise on the structuring and documentation of the incentive. The reasonable fees and expenses of any such outside counsel shall be borne by the incentive recipient as part of the cost reimbursement obligations established under Section 5.0A, subject to the cap set forth therein or such higher cap as may be agreed upon in writing by the parties. Executed Incentive Agreements shall be maintained in the official records of the City Clerk and made available for public inspection upon request, consistent with the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq.

SECTION VIII: COMPLIANCE

Incentive recipients shall be required to demonstrate ongoing compliance with the terms and conditions of their Incentive Agreement throughout the performance period. The following compliance requirements apply to all TAD incentive recipients:

8.1 Annual Reporting

Recipients must submit annual performance reports to the TAD Administrator by a date specified in the Incentive Agreement. Annual reports shall include, at minimum:

- Documentation of progress toward each performance benchmark specified in the Incentive Agreement;
- Certification of current employment levels, wages, and job classifications, supported by payroll records or other verifiable documentation;
- Evidence of capital investment expenditures made during the reporting period;
- Confirmation of compliance with all applicable local, state, and federal laws and regulations; and
- Any other information required by the TAD Administrator to verify compliance.

8.2 Audit Rights

The City reserves the right to conduct audits of recipient records at any time during the performance period upon reasonable notice. Recipients must maintain complete and accurate records related to the project and the Incentive Agreement for a period of not less than five (5) years following the expiration or termination of the Incentive Agreement.

8.3 Site Inspections

The TAD Administrator or the City's designated representative may conduct periodic site visits to inspect project progress and verify compliance with applicable design standards, zoning requirements, and the terms of the Incentive Agreement. Recipients shall provide reasonable access for such inspections upon prior notice.

8.4 Ongoing Legal Compliance

Recipients must remain in compliance with all applicable federal, state, and local laws, regulations, and ordinances throughout the performance period. Any change in the project's use, ownership, or structure that materially affects compliance with the terms of the Incentive Agreement must be disclosed to the TAD Administrator promptly and may require City Council approval.

8.5 Conflict of Interest

No member of the City Council, City officer, or City employee who exercises any responsibility in connection with the planning, review, approval, or administration of TAD incentives shall have any personal financial interest, direct or indirect, in any contract, agreement, or transaction involving TAD funds, except as otherwise permitted by Georgia law. The requirements of this Section shall be construed in conjunction with, and shall not be deemed to supersede or limit, the requirements of the Georgia Ethics in Government Act, O.C.G.A. § 21-5-1 et seq., and any applicable City of Dallas ethics ordinance or policy. In the event of any conflict between this Section and applicable state ethics law, state law shall control. As a condition of application, each applicant and each principal of the applicant entity shall execute a Conflict of Interest Certification, in a form approved by the City Attorney, certifying the absence of any financial relationship, family relationship, or other material interest between the applicant and any City official, officer, or employee that could give rise to a conflict of interest under applicable law or this Policy. The Conflict of Interest Certification shall be updated and resubmitted by the recipient upon the occurrence of any material change in circumstances that could affect compliance with this Section.

SECTION IX: DISCONTINUATION OF INCENTIVES

The City of Dallas reserves the right to modify, suspend, or discontinue TAD incentive assistance in the circumstances described in this Section. Discontinuation of incentives may result in the termination of the applicable Incentive Agreement and the recovery of previously disbursed funds.

9.1 Grounds for Discontinuation

TAD incentive assistance may be discontinued, in whole or in part, upon the occurrence of any of the following:

- m. The recipient's failure to achieve one or more performance benchmarks specified in the Incentive Agreement within the timeframes established therein;
- n. The recipient's material breach of any term or condition of the Incentive Agreement that is not cured within the applicable cure period;

- o. The recipient's submission of false, misleading, or materially incomplete information in connection with the application or any required compliance report;
- p. The abandonment, cessation, or material change in scope of the approved project without prior written City Council approval;
- q. A change in ownership or control of the project or the recipient entity in violation of the non-assignment provisions of the Incentive Agreement;
- r. The recipient's insolvency, bankruptcy, receivership, or assignment for the benefit of creditors; or
- s. A change in applicable law or City policy that renders continued disbursement of TAD incentives unlawful or inconsistent with the public interest.

9.2 Notice and Cure

Prior to discontinuing incentive assistance for any reason other than those specified in subsections (c) and (d) above, the City shall provide the recipient with written notice of the grounds for discontinuation and a reasonable opportunity to cure the identified deficiency, not to exceed thirty (30) days unless a longer cure period is expressly provided in the Incentive Agreement. With respect to any recipient that has filed a voluntary petition in bankruptcy, or against whom an involuntary petition in bankruptcy has been filed and not dismissed within sixty (60) days of filing, the City's rights shall be governed by applicable federal bankruptcy law, including the automatic stay provisions of 11 U.S.C. § 362. Nothing in this Policy or any Incentive Agreement shall be construed to constitute a forfeiture or termination of the City's rights that is automatically triggered by a bankruptcy filing, and any such provision shall be deemed modified to the minimum extent necessary to comply with applicable federal law. The City reserves the right to seek relief from the automatic stay in the applicable bankruptcy court for the purpose of enforcing its rights under the Incentive Agreement, including the right to suspend prospective TAD disbursements that have not yet been earned or vested as of the date of the bankruptcy filing, pending resolution of the bankruptcy proceedings.

9.3 Clawback and Recovery of Funds

In the event of discontinuation of incentive assistance due to recipient non-performance or breach, the City shall have the right to recover all or a portion of TAD incentive funds previously disbursed to the recipient, as specified in the applicable Incentive Agreement. The amount subject to recovery shall be proportional to the extent of non-performance, as determined by the City Council in its reasonable discretion. The City may pursue recovery of such funds through any remedy available at law or in equity, including but not limited to offset against future payments, liens on project property, or legal action.

9.4 Policy Changes

The City of Dallas reserves the right to amend, modify, or discontinue this Policy at any time by resolution of the City Council. Any such amendment shall not affect the rights or obligations of: (a) recipients under Incentive Agreements that have been fully executed prior to the effective date of the amendment; (b) applicants that have received written City Council approval of a TAD incentive award, even if the Incentive Agreement has not yet been executed, to the extent such amendment would materially alter the terms of the approved incentive; or (c) applicants or recipients that have commenced construction, incurred material expenditures, or otherwise materially changed their position in reasonable reliance on a duly adopted City Council resolution approving a TAD incentive,



to the extent such amendment would deprive them of the benefit of that approval. The foregoing notwithstanding, no vested rights shall be deemed to arise from this Policy alone, from a staff recommendation, or from the submission or acceptance of an application, and the City reserves all rights with respect to Policy amendments to the maximum extent permitted by applicable law.

CERTIFICATION OF ADOPTION

This Economic Development Incentive Policy was duly adopted by the City Council of the City of Dallas, Georgia, at a regular meeting held on the _____ day of _____, 20____.

Mayor, City of Dallas, Georgia

City Clerk, City of Dallas, Georgia

City Attorney, City of Dallas, Georgia





STAFF REPORT

MEETING DATE: 3/2/26

PRESENTED BY:

DARRIN KEATON

AGENDA ITEM DESCRIPTION (Agenda Content):

Resolution 2026-08

REPORT/INFORMATION:

A RESOLUTION APPROVING A PURCHASER FOR DISPOSITION OF THE PROPERTY KNOWN AS 200 LESTER DRIVE BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS, GEORGIA

**RESOLUTION
RES 2026-08**

A RESOLUTION APPROVING A PURCHASER FOR DISPOSITION OF THE PROPERTY KNOWN AS 200 LESTER DRIVE BY THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS, GEORGIA; AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE DOWNTOWN DEVELOPMENT AUTHORITY IMPLEMENTING THE INTENT OF THE CITY COUNCIL REGARDING FUTURE DEVELOPMENT OF THE PROPERTY, SUBJECT TO REVIEW AND APPROVAL BY THE CITY ATTORNEY AS TO FORM AND LEGAL SUFFICIENCY; REQUIRING PRESENTATION OF THE EXECUTED AGREEMENT TO THE CITY COUNCIL FOR RATIFICATION AT A SUBSEQUENT MEETING; PROVIDING A CURE PROCESS IF THE CITY COUNCIL DECLINES TO RATIFY; AND FOR OTHER PURPOSES.

WHEREAS The Downtown Development Authority of the City of Dallas, Georgia (the “DDA”) owns certain real property located at 200 Lester Drive, Dallas, Georgia 30132, Paulding County Tax Parcel 137.2.2.062.0000 (the “Property”);

WHEREAS The DDA desires to sell the Property to facilitate redevelopment with quality townhome residential development consistent with the City’s plans and policies;

WHEREAS The Property presents unusual topographical and site-constraint conditions that may require administrative adjustments and/or variances under the City’s Unified Development Code (the “UDC”);

WHEREAS The City and the DDA desire to memorialize a development coordination framework that (i) provides a structured and transparent pre-application and staff technical input process, (ii) preserves all quasi-judicial discretion of the Zoning Board of Appeals and the administrative discretion of the Community Development Director under the UDC, and (iii) supports timely, high-quality development of the Property;

WHEREAS The City Council desires to avoid unnecessary delay due to the City’s once-per-month regular meeting schedule, while ensuring the City Council retains final authority to ratify the final intergovernmental agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA, AS FOLLOWS:

I. APPROVAL OF PURCHASER; APPROVED ASSIGNEE FRAMEWORK.

- a. The City Council hereby approves **PENN HODGE, LLC** (the “Purchaser”) as the initial purchaser of the Property from the DDA.
- b. Future transfers prior to vertical construction require City Council approval. Any transfer by the Purchaser (or any successor/assignee) prior to commencement of vertical construction shall be only to a purchaser/replacement developer approved by the City Council by resolution (each an “Approved Assignee”).

II. CITY COUNCIL INTENT FOR INTERGOVERNMENTAL AGREEMENT.

The City Council declares its intent that the City and DDA enter into an intergovernmental agreement (the “IGA”) that, at a minimum:

- a. establishes a coordinated, transparent process for pre-application and development review for the Property;
- b. preserves all City police powers and all discretion required by the UDC and applicable law, including the independence of the Zoning Board of Appeals;
- c. confirms that nothing in the IGA constitutes pre-approval of any variance, administrative adjustment, development plan, permit, certificate of zoning compliance, land disturbance permit, certificate of occupancy, or any other entitlement;
- d. provides that the Purchaser (and any Approved Assignee) remains responsible for all costs of studies, plans, applications, and development; and
- e. requires City Council approval for any pre-vertical-construction transfer of the Property to an Approved Assignee.

III. AUTHORIZATION TO NEGOTIATE AND EXECUTE IGA; CITY ATTORNEY REVIEW; LIMITS OF AUTHORITY.

- a. The Mayor is authorized to negotiate and execute an IGA with the DDA that implements the City Council’s intent as set forth in this Resolution, subject to review and written approval by the City Attorney as to form and legal sufficiency prior to execution.
- b. The Mayor’s authority under this Section is expressly limited to an IGA that is substantially consistent with the intent and minimum terms set forth in Section 2 of this Resolution.
- c. Nothing in this Resolution authorizes the Mayor, City Manager, staff, or any City official to bind the City to approve any entitlement or to

impair the discretion of any City decision-maker under the UDC or other applicable law.

IV. RATIFICATION REQUIREMENT; PRESENTATION TO COUNCIL; CURE PROCESS.

- a. The executed IGA shall be placed on the agenda and presented to the City Council for ratification at the next regular City Council meeting occurring after execution (or as soon thereafter as practicable, taking into account agenda posting requirements).
- b. The IGA is subject to City Council ratification. If the City Council declines to ratify the IGA, the City Council may, at the same meeting or by written direction thereafter, identify modifications necessary for ratification (the “Requested Modifications”). The Mayor is authorized to work with the DDA to negotiate the Requested Modifications and present a revised IGA for ratification.
- c. Cure window. The City and the DDA shall have sixty (60) days from the date the City Council declines ratification (the “Cure Period”) to negotiate and finalize a revised IGA incorporating the Requested Modifications and to present the revised IGA to the City Council for ratification at a regular or specially-called meeting. The Cure Period may be extended by City Council action.
- d. Termination if not cured. If (i) the City Council declines to ratify the IGA and (ii) ratification of a revised IGA does not occur within the Cure Period (as it may be extended), then the Mayor is authorized, after consultation with the City Attorney, to provide written notice of termination to the DDA, and the City shall have no further obligations under the IGA after the effective date of termination, except as to provisions that by their nature are intended to survive termination.

V. INTERIM ADMINISTRATIVE COORDINATION PENDING RATIFICATION; NO PRE-APPROVAL.

- a. Pending ratification, the City Manager and City staff may proceed with administrative coordination actions contemplated by the IGA, including scheduling meetings, providing checklists, and coordinating review timelines, provided that no City decision-maker is authorized by this Resolution to pre-approve any variance, administrative adjustment, development plan, permit, certificate, or other entitlement.
- b. All decisions shall be made under the UDC by the appropriate decision-maker based on the application, record, and applicable standards.

VI. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

SO RESOLVED this ____ day of _____, 2026.

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



STAFF ACTION ITEM

MEETING DATE: 03.02.2026
TITLE: Chief of Police
PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Resolution regarding time frame for speed enforcement utilizing Red Speed Cameras in School Zones.

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

Enter Text Here

INFORMATION:

Description of request.

**RESOLUTION
RES 2026-09**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE
CITY OF DALLAS, GEORGIA ESTABLISHING OPERATIONAL
HOURS FOR AUTOMATED SCHOOL ZONE SPEED DETECTION
DEVICES; RESERVING THE RIGHT TO MODIFY SUCH HOURS;
AND FOR OTHER PURPOSES**

WHEREAS, the City of Dallas, Georgia ("City") has entered into a Professional Services Agreement with RedSpeed Georgia LLC ("RedSpeed") for the provision of automated school zone speed detection devices and related services; and

WHEREAS, O.C.G.A. § 40-14-18 authorizes the use of automated speed detection devices in school zones to enhance the safety of students, faculty, staff, and the general public; and

WHEREAS, O.C.G.A. § 40-14-18(b)(1)(D) provides that automated speed detection devices in school zones may only be used during the time in which the school speed zone is in effect, which is limited to a maximum of one hour before school begins until one hour after school ends; and

WHEREAS, the City desires to establish the specific operational hours during which the automated school zone speed detection devices will be active and operational; and

WHEREAS, the Chief of Police, Joe Duvall, has recommended that the Mayor and City Council establish such operational hours by resolution to provide clarity and consistency in enforcement; and

WHEREAS, the Mayor and City Council find that establishing such operational hours is in the best interest of public safety and the citizens of the City of Dallas; and

WHEREAS, the Mayor and City Council desire to reserve the right to review and modify such operational hours in the future as circumstances warrant.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Dallas, Georgia, as follows:

SECTION 1. OPERATIONAL HOURS ESTABLISHED

The automated school zone speed detection devices installed and operated by RedSpeed within the corporate limits of the City of Dallas shall be active and operational during the following hours on days when school is in session:

(Select one by striking the inapplicable options):

- During all hours that the school zone speed limit is in effect, as indicated by posted signage and flashing warning lights, not to exceed one hour before the school day begins until one hour after the school day ends.
- During flashing light times only, as follows: during morning student arrival times and afternoon student dismissal times when warning lights are actively flashing, not to exceed one hour before the school day begins until one hour after the school day ends.
- During specifically designated hours, as follows: from _____ a.m. to _____ a.m. and from _____ p.m. to _____ p.m. on days when school is in session, not to exceed one hour before the school day begins until one hour after the school day ends.

SECTION 2. COMPLIANCE WITH STATE LAW

All operational hours established pursuant to this Resolution shall comply with the requirements of O.C.G.A. § 40-14-18 and any other applicable state law, including but not limited to:

- (a) Automated speed detection devices shall only be used during the time in which the school speed zone is in effect;
- (b) School speed zones shall be in effect for a maximum period of one hour before school begins until one hour after school ends; and
- (c) Automated speed detection devices shall not be used on days when school is not in session.

SECTION 3. SIGNAGE AND NOTICE

The Chief of Police, or his designee, shall ensure that appropriate signage is installed and maintained in accordance with O.C.G.A. § 40-14-18(e) to provide notice to the public of the use of automated school zone speed detection devices, including the posted speed limit and operational hours.

SECTION 4. AUTHORITY TO MODIFY HOURS

The Mayor and City Council expressly reserve the right to review, revise, amend, or modify the operational hours established by this Resolution at any time by subsequent resolution. The Chief of Police is authorized to make recommendations to the Mayor and City Council regarding any proposed changes to operational hours based on traffic patterns, safety concerns, or other relevant factors.

SECTION 5. EFFECTIVE DATE

This Resolution shall become effective immediately upon its adoption by the Mayor and City Council.

SECTION 6. SEVERABILITY

Should any section, subsection, sentence, clause, or phrase of this Resolution be declared invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of the Resolution as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

SECTION 7. REPEALER

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

RESOLVED this _____ day of March, 2026.

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



STAFF ACTION ITEM

MEETING DATE: 03/02/2026

TITLE: **A-2025-03: ANNEXATION REQUEST**

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: *Brandon Rakestraw – Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

A-2025-03 : ANNEXATION REQUEST

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission: ****Recommendation**** – Approval of the annexation request (February 19, 2026)

FINANCIAL IMPACT:

Owner/Developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

INFORMATION:*A-2025-03: ANNEXATION REQUEST*

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential, one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter

Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter

Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter

Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter

Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice

Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter

Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.
6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.
7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
 1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
 2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.
 3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure

seamless integration and access for law enforcement personnel for public safety and investigative purposes.

8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.
9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.
10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.
13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
ZONING/REZONING APPLICATION NO. Z-2025-05

HEARING	Item 11.
Planning Commission	
02/19/2026 at 6:00 PM	
City Council:	
03/02/2026 at 5:15 PM	

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

- Attachment A – Annexation/Zoning Official Application
- Attachment B – Boundary Survey / Legal Description
- Attachment C – Site Plan
- Attachment D - A-2025-03_Z-2025-05_ Blue River Development Paulding County Notification Letter
- Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter
- Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter
- Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter
- Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice
- Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter
- Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations

ANNEXATION & ZONING REQUEST:

APPLICATION No: A-2025-03 & Z-2025-05

Applicant: *Blue River Development*

Applicant Address: *3715 Davinci Ct.*

City: *Peachtree Corners* State: *Georgia* Zip: *30092*

Representative: *LJA Engineering*

Representative Address: *299 S. Main Street*

City: *Alpharetta* State: *Georgia* Zip: *30009*

Titleholder: *Larry D. Paris*

Titleholder Address: *150 Smith Rd.*

City: *Hiram* State: *Georgia* Zip: *30141*

Titleholder: *Linda Paris Holly*

Titleholder Address: *10367 Cavey Lane*

City: *Woodstock* State: *MD* Zip: *21163*

Location of Property: *2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132*



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
ZONING/REZONING APPLICATION NO. Z-2025-05

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Tax Parcel ID No.: **147.1.4.001.0000**
 Land Lot(s): **480** District: **2nd** Section: **3rd**
 Intended Use of Property: **Commercial / Office & Attached Townhomes**
 Proposed Unit Count: **C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units**
 Zoning District: **C-1 Low-Density Commercial District & TH Townhome Residential District (City)**

Setbacks & Lot Requirements:

C-1 Low-Density Commercial District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback –30ft. subject parcel; Side Setback – (Principal – 10ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 20ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A Average) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

TH Townhome Residential District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 24ft.); Front Setback –25ft. subject parcel; Side Setback – (Principal – 40ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 40ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf Average) (2+ Story – 650); Total Minimum Living Area (Per Unit) – 1,040sf / 950sf; Minimum Living Area Façade Width – 24ft; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 600sf (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%

STAFF COMMENTS:

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas,



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
ZONING/REZONING APPLICATION NO. Z-2025-05

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GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the west is within the city limits of Dallas. Property that borders the site to the east is light industrial zoned property within the city limits of Hiram. Properties that border to the, north and south are residential zoned properties in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: R-2 - Paulding

NORTH: Single-family Residential

EAST: I-1 - City of Hiram

EAST: Light Industrial Use

SOUTH: PRD – Paulding Co.

SOUTH: Palisades Residential Development

WEST: R-2C – City of Dallas

WEST: Overlook @ Palisades Residential Development

B. Permitted Use impact on adjacent properties

- Proposed development density of 4.4 units per acre.
- Minimum lot size: 1:2,500sf
- Total unit count: 113
- Adjacent lot sizes:
 - 0.20 acres avg. (8,712sf) – Palisades Residential Development to south
 - 0.17 acres (7,500sf) – Overlook @ Palisades Residential Development to west
 - +1 acres for all other stand-alone Residential properties to north
 - 12-acre Light Industrial property to east

C. Adverse effect on the usability of adjacent or nearby property

- None – surrounding property is developed as current zoned land use.

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.
- Staff comments:



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
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- *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
- *Increase student population of nearby public schools.*
- *Possible increase in calls for service for city police department.*
- *Increase daily demand on existing water system - Paulding County Water System.*
- *Decrease available sanitary sewer capacity – Paulding County Sewer System.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Palisades Parkway. Water supply capacity to be verified by Paulding County.*
- *Property is within Paulding County’s – Sewer Service Area. Connection and extension of the county’s sanitary sewer system may be required to service. Existing sewer infrastructure is located on adjacent property to the east, south, and west. Sewer capacity to be verified by Paulding County.*
- *Public Roadway connection via Palisades Parkway. Palisades Parkway is a divided median parkway currently servicing two single-family residential developments.*
- *Property is located within the Wellstar Wellness District per the 2022-2027 Paulding County Joint Comprehensive Plan. This district promotes the consideration of multi-family housing to provide housing options for the area’s growing future workforce.*
- *Development layout adheres to “park-like setting with quality-of-life amenities and attract additional medical and wellness uses” notated within the Land Use + Economic Development section under the Wellstar Wellness District recommendations.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in the Wellstar Wellness District, per the Special Area Studies section of the comprehensive plan. This district notates the consideration of multi-family housing, along with attraction of additional medical and wellness uses. The property is also located within Paulding County’s Sewer Service Area. Existing sewer infrastructure is located on adjacent properties to the east, south, and west.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
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1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.
6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.
7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
 1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
 2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
ZONING/REZONING APPLICATION NO. Z-2025-05

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Planning Commission	
02/19/2026 at 6:00 PM	
City Council:	
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3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.

10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

Planning Commission:
02/19/2026 6:00 PM
City Council:
03/02/2026 5:15 PM



ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 1 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [REDACTED] E-mail address [REDACTED]

[Signature]
Applicant's Signature

Geoffrey Reid
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:
The 17th day of July, 2029.

SEAL:



Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]
Representative's Signature

Tyler Lasser
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



Notary Commission Expires:
22 day of OCTOBER, 2025.

SEAL:

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025
APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025

DIRECTOR: [Signature] 11-18-2025
(SIGNATURE) (DATE)



ANNEXATION APPLICATION

Item 11.

Application No. A - 2025 - 03

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD

City: HIRAM State: GA Zip: 30141

Phone: [REDACTED] E-mail address: NONE

Larry D Paris
Titleholder's Signature

LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

TERESA RUTH HUGGINS
Notary Public Signature

Notary Public Seal for TERESA RUTH HUGGINS, Notary Public, Paulding County, Georgia, Commission Expires May 25, 2029.
The 29 day of May, 2029.

Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____

Zoning Application No. Z - _____



ANNEXATION APPLICATION

Item 11.

Application No. A - 2025 - 03

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [REDACTED] E-mail address: N/A

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT

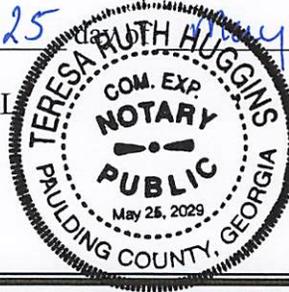
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL



Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):

Proposed Use: COMMERCIAL / OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____, _____, _____, _____, _____, _____

Zoning Application No. Z - _____ - _____



AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City WOODSTOCK State MD Zip 21163

Email N/A Phone [REDACTED]

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
Her Attorney-in-Fact

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email NONE Phone [REDACTED]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F. Bagby
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Larry D. Paris

Applicant's Signature

Larry D. Paris

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins

Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

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



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

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Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Signed, sealed and delivered in the presence of: Martha Phyllis Paris, her attorney in fact

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

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



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct 6th, 2025

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:
Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, 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:
N/A

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:
N/A

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 2025.

[Signature]
Applicant's Signature

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on OCT 6TH, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:
LSA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of SEP, 20 25.

Applicant's Signature

Tyler Lesser (Representative)

Applicant's Name Printed

Signed, sealed and delivered in the presence of

Notary Public Signature



Commission Expires 10-22-2025

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***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 City Council 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 City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature¹

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact

Signed, sealed and delivered in the presence of:
Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 City Council 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 City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 28th day of August, 2025.

Larry D. Paris
Applicant's Signature¹

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



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**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

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

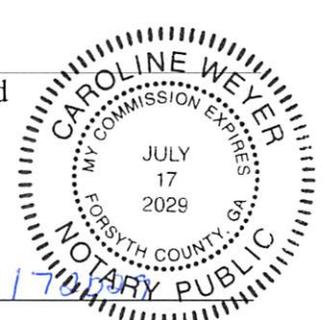
If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 25th day of August, 2025.

[Signature]
Applicant's Signature¹

Geoffrey Reid
Applicant's Name Printed



Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17, 2029
(SEAL)

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 that total) upon the subject property? No Yes

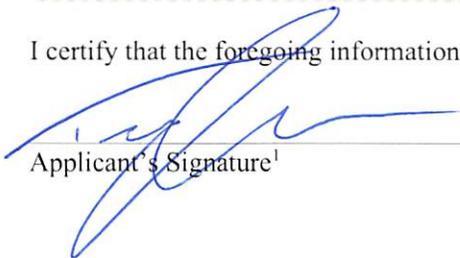
If yes, describe the nature and extent of such interest: _____

Does any member of the City Council 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: _____

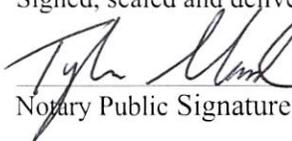
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I certify that the foregoing information is true and correct, this 17 day of Sep, 2025.


Applicant's Signature¹

Tyler Lessor (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature



My Commission Expires 10-22-2025
(SEAL)

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PAGE 1 of 15)

HEARING DATE Item 11.
Planning Commission:
02/19/2026 6:00 PM
City Council:
03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners **State:** GA **Zip:** 30092

Phone: [REDACTED] **E-mail address:** [REDACTED]

[Signature]

Applicant's Signature

Geoffrey Reid

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

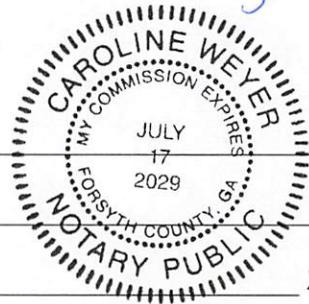
Notary Commission Expires:

Caroline Weyer

Notary Public Signature

The 17 day of July, 2029.

SEAL:



Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta **State:** GA **Zip:** 30009

Phone: [REDACTED] **E-mail address:** [REDACTED]

[Signature]

Representative's Signature

Tyler Lasser

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

Caroline Weyer

Notary Public Signature

The 17 day of July, 2029.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: SEPTEMBER 6, 2025

APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025

DIRECTOR: [Signature] 11-18-2025

(SIGNATURE)

(DATE)



Zoning/Rezoning Application

Item 11.

Application No. Z - 2025 - 05

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [REDACTED] E-mail address: NONE

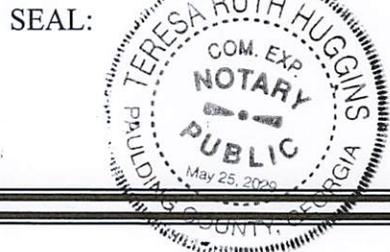
Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT
Signed, sealed and delivered in the presence of:

Notary Commission Expires:
The 25 day of May, 2029.

Teresa Ruth Higgins
Notary Public Signature



Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____

Annexation Application No. Z - _____



Zoning/Rezoning Application

Item 11.

Application No. Z - 2025 - 05

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD.

City: Hiram State: GA Zip: 30141

Phone: [REDACTED] E-mail address: NONE

Larry D. Paris
Titleholder's Signature

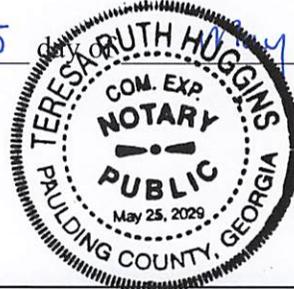
LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:
The 25 day of May, 2029.

SEAL:



Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C-1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Annexation Application No. Z - _____ - _____



AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City Woodstock State MD Zip 21163

Email none Phone _____

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

Judith F Bagby
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email none Phone [REDACTED]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F Bagby
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on OCT 6TH, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

LJA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? 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:

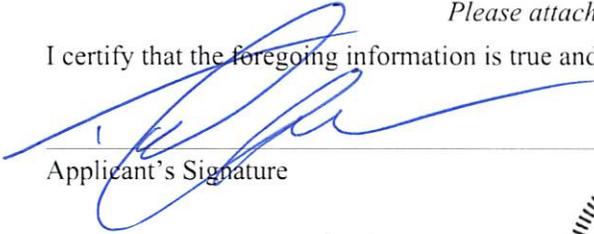
Name and official position of the local government official to whom the campaign contribution/gift was made:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of SEP, 20 25.


Applicant's Signature

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of


Notary Public Signature



My Commission Expires 10-22-2025

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

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**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? 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:

N/A

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:

N/A

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:

N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 20 25

[Signature]

Applicant's Signature

Geoffrey Reid

Applicant's Name Printed

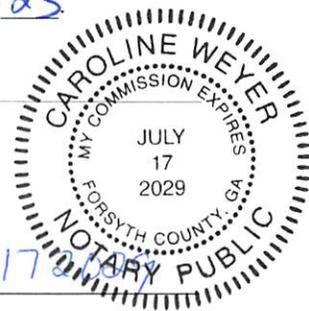
Signed, sealed and delivered in the presence of:

Caroline Weyer

Notary Public Signature

My Commission Expires

July 17, 2029



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



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 2025

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy, Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows: Linda Paris Holley & Larry D. Paris

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? [X] 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley (Signature) Linda Paris Holley (Name Printed)

By: Martha Phyllis Paris, her Attorney in Fact Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins (Signature) My Commission Expires



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**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy.
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 29th day of August, 20 25.

Larry D. Paris
Applicant's Signature

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

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³Property interest - Direct or indirect ownership, including any percentage of ownership less than total ownership.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 City Council 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 City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 28th day of August, 2025.

Larry D. Paris
Applicant's Signature¹

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa R. Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 City Council 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 City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature¹

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

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

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

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

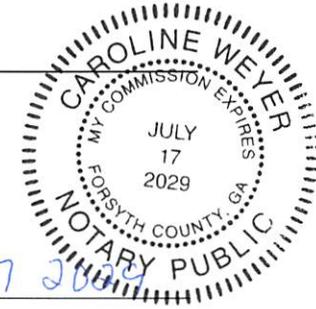
If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 25th day of August, 2025.

[Signature]
Applicant's Signature¹

Geoffrey Reed
Applicant's Name Printed



Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029
(SEAL)

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 that total) upon the subject property? No Yes

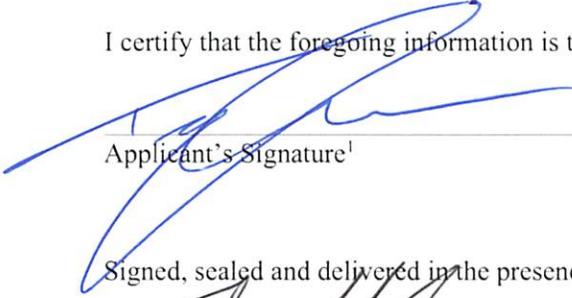
If yes, describe the nature and extent of such interest: _____

Does any member of the City Council 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: _____

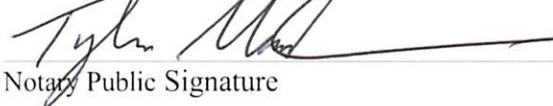
If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. 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 17 day of sep, 2025.


Applicant's Signature¹

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature



My Commission Expires 10-22-2025

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? No Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

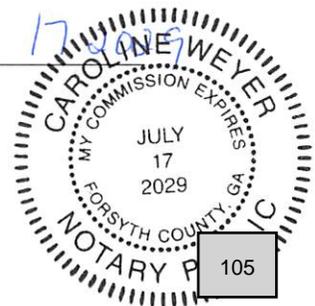
Signature of Applicant: *[Handwritten Signature]*

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17, 2029

Notary Public Signature: *Caroline Weyer* (SEAL)



****MAKE CHECKS PAYABLE TO CITY OF DALLAS****

Return to:
Bagby Law Office, P.C.
100 West Griffin Street
Dallas, Georgia 30132

STATE OF GEORGIA
COUNTY OF PAULDING

POWER OF ATTORNEY
FOR SPECIFIC PURPOSE

Know all men, that to protect its interest, and for valuable consideration, I, **Linda Paris Holley**, of Woodstock, Maryland, have appointed **Martha Phyllis Paris**, of Paulding County, Georgia, the lawful attorney-in-fact for, and in my name, place and stead, for the following specific purposes to-wit:

a) To enter into contracts, for cash or upon such terms and conditions as she may deem advisable, for the sale of the real estate located at 2076 Jimmy Lee Smith Parkway, Dallas, Georgia 30132, as described in Exhibit "A" attached hereto; and to execute and deliver appropriate contracts or other instruments for that purpose;

b) To sell, convey, rent, lease, pledge or otherwise dispose of, by deed, contract or otherwise, said real estate;

c) To sign, endorse, receive, deposit or issue checks, notes, deeds or other instruments necessary for the closing of the sale of said real estate; and,

d) To do any other thing or perform any other act which is necessary for the closing of said sale.

The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date below, and such rights, powers, and authority shall remain in full force and effect thereafter until revoked by me in writing or upon my death or until said sale is completed, whichever first occurs.

This 8 day of August, 2025.



WITNESS


NOTARY PUBLIC



Linda Paris Holley (SEAL)

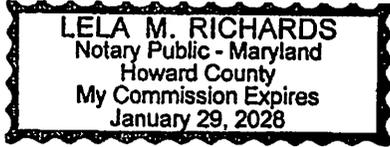


EXHIBIT "A"

Such portions of Original Land Lot 480, Paulding County, Georgia as was deeded to Sellers by way of that certain Assent of Executors to Devise dated November 20, 2023, recorded on April 5, 2024 at Deed Book 5068, Pages 60-62, less and except any property that is located on the north side of the right-of-way of Jimmy Lee Smith Parkway. Said tract being more fully described as follows:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

LESS AND EXCEPT herefrom and not conveyed hereby is any portion of the above-described previously conveyed to any third parties and any rights of way for any public road.

Subject to any easements and rights-of-way previously conveyed to any third parties.

Printed: 08/25/2025 12:19:50 PM



Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-049898	R010720	2076 JIMMY LEE SMITH PKWY	\$3,462.40	\$0.00 Fees: \$0.00	\$0.00	\$3,462.40	\$0.00
Totals:			\$3,462.40	\$0.00	\$0.00	\$3,462.40	\$0.00

Paid Date: 11/20/2024

Charge Amount: \$3,462.40

PARIS BOBBY R HEIRS OF
150 SMITH RD
DALLAS, GA 30132



Scan this code with your mobile phone to view this bill

RECORDED: 04/05/2024 1:56 PM
DEED - FROM ESTATE
DEED BOOK 5068 PAGES 60 - 62
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PT61: 110-2024-001977
Sheila Butler, Superior Court Clerk
Paulding County, GA

After recording please return to:
 Tonny S. Beavers
 P. O. Box 1849
 Dallas, GA 30132

Paulding County Tax ID
 147140010000 and
 147140020000

Assent of Executors to Devise

STATE OF GEORGIA
COUNTY OF PAULDING

WHEREAS, Bobby Russell Paris died as a resident of Paulding County, Georgia, on the 20th day of November, 2023, leaving a will which has been probated in solemn form in said County at a regular Term of the Court of Probate thereof.

WHEREAS, under the terms of said will the following described property, to wit:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

SUBJECT TO any easements and rights of way previously conveyed to any third parties.

LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads.

was devised to Linda Paris Holley and Larry D. Paris as tenants in common;
and

WHEREAS, the undersigned duly qualified as Co-Executors of the estate of the said, Bobby Russell Paris, and are now administering the estate under the terms of said will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Co-Executors of the will of the said Bobby Russell Paris hereby assent to the devise of said property under the terms of said will, so that full fee-simple title thereto is vested in the said Linda Paris Holley and Larry D. Paris, as tenants in common, as provided in said will.

WITNESS our hands and seals this the 5th day of April, 2024.

Tony S. Beavers (Seal)
Tony S. Beavers, Co-Executor of
the Estate of Bobby Russell Paris,
deceased

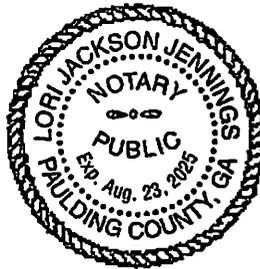
Signed, sealed and delivered

in the presence of:

Susan Harris

Witness

Lori Jackson Jennings
Notary Public

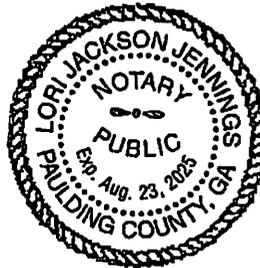


Diane B. Hart (Seal)
Diane B. Hart, Co-Executor of the
Estate of Bobby Russell Paris,
deceased

Susan Harris

Witness

Lori Jackson Jennings
Notary Public



1. PID 148.2.3.006.0000
 JIMMY CAMPBELL PKWY W
 TRG PARIS ROAD LLC

OVERLOOK PALISADE SUBDIVISON
 SOUTHEAST PALISADES ACQUISITION, LLC
 2. PID 147.1.4.028.0000
 PALISADES PKWY

3. PID 147.1.4.005.0000
 302 WHITE OAK CIR

4. PID 147.1.4.004.0000
 300 WHITE OAK CIR

5. PID 147.1.4.020.0000
 210 WHITE OAK CIR

6. PID 147.1.4.021.0000
 208 WHITE OAK CIR

7. PID 147.1.4.022.0000
 206 WHITE OAK CIR

8. PID 147.1.4.023.0000
 204 WHITE OAK CIR

9. PID 147.1.4.024.0000
 202 WHITE OAK CIR

10. PID 147.1.4.025.0000
 200 WHITE OAK CIR

11. PID 147.1.4.026.0000
 150 WHITE OAK CIR

12. PID 147.1.4.029.0000
 WHITE OAK CIR

13. PID 147.1.4.027.0000
 146 WHITE OAK CIR

14. PID 147.4.1.004.0000
 21 PLUM BRANCH CT
 YOLANDA DAVIS

15. PID 147.1.4.003.0000
 23 PLUM BRANCH CT
 CHRISTOPHER & AMANDA FRANCISSEN

16. PID 147.4.1.005.0000
 16 PLUM BRANCH CT
 KELLEN WALKER

17. PID 147.4.1.009.0000
 27 PLUM BRANCH TRCE
 DALE & MERI MCDUGALD

18. PID 147.4.1.010.0000
 33 PLUM BRANCH TRCE MADELEINE
 & NICAISE AVIGNON

19. PID 147.4.1.011.0000
 39 PLUM BRANCH TRCE
 THOMAS & EILEEN ALIA
 LIVING TRUST

20. PID 147.4.1.068.0000
 HOMEOWNERS ASSOCIATION
 OF PALISADES INC

21. PID 147.4.1.018.0000
 64 COPELAND TRCE
 ANGELA PATTON

22. PID 147.4.1.019.0000
 60 COPELAND TRCE
 ERIC DESHAWN BATES

23. PID 147.4.2.007.0000
 50 COPELAND TRCE
 WILLIAM & XAVIERA ARON

24. PID 147.4.2.008.0000
 42 COPELAND TRCE
 ROSEMARY COLE

25. PID 147.1.3.001.0000
 168 INTERNATIONAL PKWY
 AZAN PRODUCT INC

26. PID 147.1.3.006.0000
 90 INTERNATIONAL PKWY
 90 INTERNATIONAL LLC

27. PID 147.1.3.007.0000
 230 SUMMERHILL RD
 230 SUMMERHILL ROAD LLC

28. PID 147.1.4.002.0000
 UNASSIGNED ADDRESS
 LINDA PARIS HOLLEY & LARRY PARIS



ADJACENT PARCELS MAP

Adjacent Parcels

- | | |
|---|--|
| <p>1. PID 148.2.3.006.0000
TRG PARIS ROAD LLC
7100 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328</p> | <p>SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> |
| <p>2. PID 147.1.4.028.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>11. PID 147.1.4.026.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> |
| <p>3. PID 147.1.4.005.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>12. PID 147.1.4.029.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> |
| <p>4. PID 147.1.4.004.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>13. PID 147.1.4.027.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> |
| <p>5. PID 147.1.4.020.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>14. PID 147.4.1.004.0000
DAVIS YOLANDA
2451 CUMBERLAND PKWY SE #3622
ATLANTA, GA 30339</p> |
| <p>6. PID 147.1.4.021.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>15. PID 147.1.4.003.0000
FRANCISSSEN CHRISTOPHER D
FRANCISSSEN AMANDA I
23 PLUM BRANCH CT
DALLAS, GA 30157</p> |
| <p>7. PID 147.1.4.022.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>16. PID 147.4.1.005.0000
WALKER KELLEN
16 PLUM BRANCH CT
DALLAS, GA 30157</p> |
| <p>8. PID 147.1.4.023.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>17. PID 147.4.1.009.0000
MCDUGALD MERI B
27 PLUM BRANCH TRCE
DALLAS, GA 30157</p> |
| <p>9. PID 147.1.4.024.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172</p> | <p>18. PID 147.4.1.010.0000
MACENO AVIGNON MADELEINE
AVIGNON NICAISE AUBERT
33 PLUM BRANCH TRCE
DALLAS, GA 30157</p> |
| <p>10. PID 147.1.4.025.0000</p> | <p>19. PID 147.4.1.011.0000
THOMAS & EILEEN ALIA LIVING TRUST</p> |

Adjacent Parcels

39 PLUM BRANCH TRCE
C/O THOMAS & EILEEN ALIA
DALLAS, GA 30157

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCIATION OF PALISADES
INC
1005 ALDERMAN DR STE 201
MRG COMMUNITY MANG
ALPHARETTA, GA 30005

21. PID 147.4.1.018.0000
PATTON ANGELA
64 COPELAND TRCE
DALLAS, GA 30157

22. PID 147.4.1.019.0000
BATES ERIC DESHAWN
60 COPELAND TRCE
DALLAS, GA 30157

23. PID 147.4.2.007.0000
ARON WILLIAM OTIM
ARON XAVIERA TABATHA
P O BOX 2234
DALLAS, GA 30132

24. PID 147.4.2.008.0000
COLE ROSEMARY MARAMBII
42 COPELAND TRCE
DALLAS, GA 30157

25. PID 147.1.3.001.0000
AZAN PRODUCT INC
5220 JIMMY LEE SMITH PKWY STE 104
HIRAM, GA 30141

26. PID 147.1.3.006.0000
90 INTERNATIONAL LLC
1303 HIGHTOWER TRL STE 205
C/O BROWN REALTY ADVISORS INC
ATLANTA, GA 30350

27. PID 147.1.3.007.0000
230 SUMMERHILL ROAD LLC
783 HOLLAND RD
POWDER SPRINGS, GA 30127

28. PID 147.1.4.002.0000
HOLLEY LINDA PARIS
PARIS LARRY D
150 SMITH RD
HIRAM, GA 30141

Applicant's Letter of Intent
Annexation and Rezoning
Jimmy Lee Smith Pkwy, Dallas, GA

Blue River Development (the "Applicant") respectfully requests to concurrently annex and rezone the approximately 32.286-acre site to facilitate the development of a high-quality mixed-use community that will include essential medical office space as well as attached townhomes.

The site is situated at the southeast corner of Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the newly constructed Palisades residential community to the south and west. Other land uses in proximity include multiple heavy commercial and industrial uses to the east, including a self-storage facility. Importantly, the Wellstar Paulding Medical Center is located only a quarter mile from the subject site at the corner of Jimmy Lee Smith Parkway and Bill Caruth Parkway. Internally, there are multiple site constraints, including a 100-foot-wide power easement along the southern property line, as well as a stream and pond with accompanying buffers that bisect the site.

The Applicant proposes to prioritize the development of the commercial space for medical office use. The need for medical office space in Dallas and Paulding County is urgent and significant. Currently, there is a lack of available medical office space to serve Dallas citizens. The Wellstar Paulding Medical Center is at capacity and has even requested that some practices vacate their offices to make room for their expanding needs. Without new dedicated medical office space, there is a risk of losing valuable medical specialties to other communities. Our goal is to keep these practices in Paulding County by providing them with modern office facilities. All uses will be subject to what is permitted under the C-1 zoning category.

Furthermore, the new Paulding Hospital Tower is scheduled to begin operations in 2027, but there are no firm plans in place to expand medical office space to support the increase in hospital beds. This development will fill that gap. The applicant has already received strong interest from multiple medical groups eager to lease space within the proposed commercial component. This demand underscores the importance of moving forward with this project to meet current and future healthcare needs. The expected hours of operation for the commercial uses will be 7am to 7pm, Monday – Sunday. Each of the commercial buildings will be constructed with high-end materials including brick and/or stone and stucco to maintain consistency with the other new commercial development in the area.

In addition to the medical office space, 25.336 acres will be rezoned to "TH" to accommodate 113 attached townhomes, resulting in a low density of 4.4 units per acre. Each three-story unit will be 24 feet wide and constructed with high-quality materials, including brick and cementitious siding, in compliance with Dallas' architectural standards. Units will start at 1,800 heated square feet, offering ample living space with ideal floor plans with at least three bedrooms. Each townhome will have a two-car rear-entry garage and two-car driveway accessible via alleys and will be constructed with brick and cementitious siding. Having rear-loaded garages, each unit will front community open space or internal streets with interconnected sidewalks, fostering walkability and neighborhood engagement. Notable open space features include:

- Community greens between townhome fronts
- Pocket parks
- Primary amenity area with pool and cabana

It should be noted that it is the applicant's intent for the commercial buildings, townhomes, and amenity area structures, to be constructed in general conformance with the submitted renderings.

Per the City’s Future Land Use Map, the site is adjacent to the “Residential” character area. While that designation generally promotes residential uses, the Applicant submits that the inclusion of needed medical office space aligns with the Comprehensive Plan’s goals of promoting housing diversity, community services, and mixed-use accessibility. The plan emphasizes the need for high-quality, safe, walkable, and connected communities. This project supports that vision by providing both residential housing and critically needed healthcare-related commercial services.

To further demonstrate that the proposed development will not adversely impact the community, the Applicant had submitted the proposed site plan for review and comments from various departments in Paulding County including the following:

Department/Organization	Comments	Corrections
Paulding County Fire Department	“Alleys over 150’ in length require a turn-around in compliance with IFC 2018 (D103)”	Reduced alley length for units 23-28
Paulding County Water System	The site is on Paulding County water and sewer – no issues	To be determined at engineering phase
Paulding Department of Transportation	“Additional R/W may be required for maintenance along the frontage of the development, turn lanes would be required if this were Paulding, ISD must meet Greenhouse Dr. across the street was very close to not meeting so due to topography of the road. An intersection analysis at entrance onto 278 would be required if in Paulding – this area is receiving a lot of development with the existing Palisades subdivision, the new R-55 development across Palisades Pkwy and the proposed apartment complex on Paris Rd. across 278.”	To be determined at engineering phase
Paulding Schools	See below chart and attached impact statement provided by PCS	N/A

School Capacity Chart:

Allgood ES

Capacity: 860

	FORECASTED RESIDENT STUDENTS										
	CURRENT	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
K-5 Count	850	833.7	843.1	837.5	843.7	832.4	844.7	853.3	858.7	860.1	865.5
% of Capacity	98.8%	96.9%	98.0%	97.4%	98.1%	96.8%	98.2%	99.2%	99.8%	100.0%	100.6%

Herschel Jones MS

Capacity: 850

	FORECASTED RESIDENT STUDENTS										
	CURRENT	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
6-8 Count	855	891.1	906.2	905.8	897.4	919.1	872.6	879.7	876.9	908.5	926.1
% of Capacity	100.6%	104.8%	106.6%	106.6%	105.6%	108.1%	102.7%	103.5%	103.2%	106.9%	109.0%

Paulding County HS

Capacity: 1775

	FORECASTED RESIDENT STUDENTS										
	CURRENT	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
9-12 Count	2066	2028.3	2071.4	2132.6	2168.6	2207.6	2232.7	2189.1	2215.7	2173.9	2137.7
% of Capacity	116.4%	114.3%	116.7%	120.2%	122.2%	124.4%	125.8%	123.3%	124.8%	122.5%	120.4%

In conclusion, this proposed annexation, and rezoning represents a strategic opportunity to address critical community needs through the delivery of high-quality medical office space and thoughtfully designed residential housing. The Applicant is committed to working collaboratively with the City of Dallas to ensure that the development aligns with the City’s long-term vision and planning objectives. The applicant respectfully requests favorable consideration of this application and look forward to engaging with City staff, elected officials, and community stakeholders throughout the review process.

For these reasons, the applicant believes this rezoning request is reasonable. Any action to deny the request would violate the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the U.S. Constitution, as well as Article 1, Section 3, Paragraph 1 of the Georgia Constitution, thereby denying the owner viable use of its property.

A. Whether the annexation proposal is compliant with O.C.G.A. 36-36; Articles 1-8.

The proposed annexation is fully compliant with the applicable provisions of O.C.G.A. 36-36, Articles 1-8. The subject property is contiguous to the existing municipal limits of the City of Dallas and is eligible for annexation under the contiguous property requirements.

B. Whether the annexation proposal is suitable in view of the use and development of adjacent and nearby property and doesn't create an unincorporated island.

The property lies adjacent to the current City limits and is directly connected to existing City infrastructure and services. Annexation will not create an unincorporated island, but rather will unify jurisdictional oversight in this growing corridor. The surrounding development includes residential neighborhoods, commercial uses, and proximity to Wellstar Paulding Medical Center. Incorporating the property into the City allows for coordinated land use, zoning, and service delivery that is suitable and beneficial to both nearby properties and the larger community.

C. Whether the annexation proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The annexation will not adversely affect adjacent or nearby properties. On the contrary, bringing the subject property into the City limits will enhance planning coordination and service delivery for nearby properties. The proposed development includes medical office space and residential townhomes, both of which complement surrounding land uses and add value to the community.

D. Whether the annexation proposal will result in a property use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The annexation will not result in excessive or burdensome use of public facilities. The proposed mix of medical office and residential townhomes balances traffic demand throughout the day, reducing peak-hour congestion. Utilities, including water and sewer, have been confirmed as available by Paulding County with no service issues identified. Fire Department and DOT coordination has addressed circulation and access. Schools may receive a modest increase in enrollment from the townhome component, but the medical office component generates no student impact.

E. Whether the proposed annexation is supported by new or changing conditions not anticipated by the comprehensive plan.

The annexation is supported by changing conditions in the area. The annexation will allow for the site to be designed more consistently with the recent pattern of development in the City of Dallas and surrounding area.

F. Whether the annexation proposal is in conformity with the policies and intent of the comprehensive plan.

The annexation is consistent with the intent of the City of Dallas Comprehensive Plan. The Plan emphasizes the importance of diverse housing choices, quality community services, walkability, and connectivity. By annexing the property, the City can ensure that the proposed development aligns with these goals, providing townhomes at a compatible density of approximately 4.4 units per acre, as well as medical office space that directly supports the community's healthcare needs.

A. Existing land use and zoning classification of nearby property.

The subject property is located along Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the Palisades residential neighborhood to the south and west. To the east, the area includes heavy commercial and industrial uses, including a self-storage facility. Approximately one-quarter mile to the north lies the Wellstar Paulding Medical Center, which serves as a major institutional anchor in the community. This mix of residential, commercial, and institutional uses establishes a transitional setting that makes the proposed development of medical office space and townhomes highly appropriate.

B. Whether the zoning/rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed development is suitable in view of its surroundings because it provides both medical office space and residential housing, uses that complement the area's existing pattern. The medical office component directly supports and enhances the nearby hospital, meeting a demonstrated need for additional medical space. The townhome portion of the project offers a natural transition from the Palisades neighborhood, incorporating compatible residential density, pedestrian connectivity, and high-quality design. Together, these uses integrate seamlessly into the surrounding environment.

C. Whether the zoning/rezoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The rezoning proposal will not adversely affect adjacent or nearby properties. Medical office uses are daytime-oriented and low-impact, which will not create conflicts with surrounding residential areas. The townhomes have been carefully designed with rear-loaded garages, sidewalks, greenspace, and amenities that reinforce neighborhood character and usability. By enhancing healthcare access and offering additional housing options, the project will strengthen nearby properties rather than detract from them.

D. Whether the zoning/rezoning proposal will result in a property use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed mix of medical office and townhomes is not expected to burden existing infrastructure. Medical office traffic is spread throughout the day and does not significantly overlap with school or evening residential peak hours. The Applicant has coordinated with Paulding County DOT and the Fire Department to ensure appropriate access, circulation, and emergency response. Paulding County has also confirmed adequate water and sewer service for the site. While townhomes may generate a modest number of students, the medical office component offsets this impact as it does not contribute to school enrollment. Overall, the development is well-balanced and manageable within existing public facilities.

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.

The proposed rezoning is supported by significant changes in conditions not previously anticipated. Wellstar Paulding Medical Center is currently at capacity, with some medical practices being asked to vacate to allow for internal operations. This development directly addresses that need by providing new medical office capacity close to the hospital, while also introducing quality residential options for the growing Dallas community.

F. Whether the zoning/rezoning proposal is in conformity with the policies and intent of the comprehensive plan.

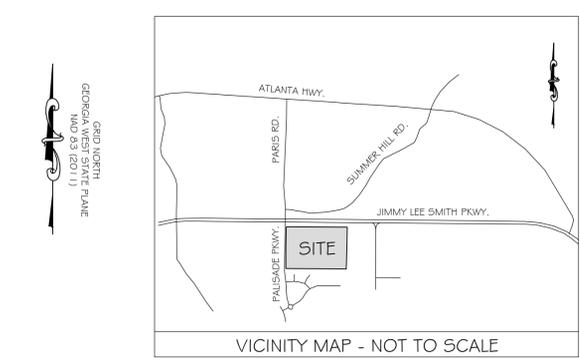
The project is consistent with the policies and intent of the City of Dallas Comprehensive Plan. The plan encourages a balance of housing diversity, community services, connectivity, and walkability, all of which are incorporated into the proposed development. The townhome component provides quality, for-sale residential options at a compatible density of approximately 4.4 units per acre, while the medical office component delivers a critical community service in a location adjacent to the City's regional medical anchor. Together, the uses reinforce the Comprehensive Plan's vision for safe, connected, and high-quality neighborhoods.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND: SIGN, GROUND LIGHT, LIGHT POLE, SPOT ELEVATION, WATER VALVE, FIRE HYDRANT, WATER METER, IRRIGATION CONTROL VALVE, WATER MARKER/MONUMENT, WATER VAULT, GRATE INLET, UTILITY POLE, GUY WIRE, ELECTRIC BOX, ELECTRIC MANHOLE, ELECTRIC METER, GAS VALVE, GAS METER, STORM SEWER MANHOLE, SANITARY SEWER MANHOLE, LAND LOT.

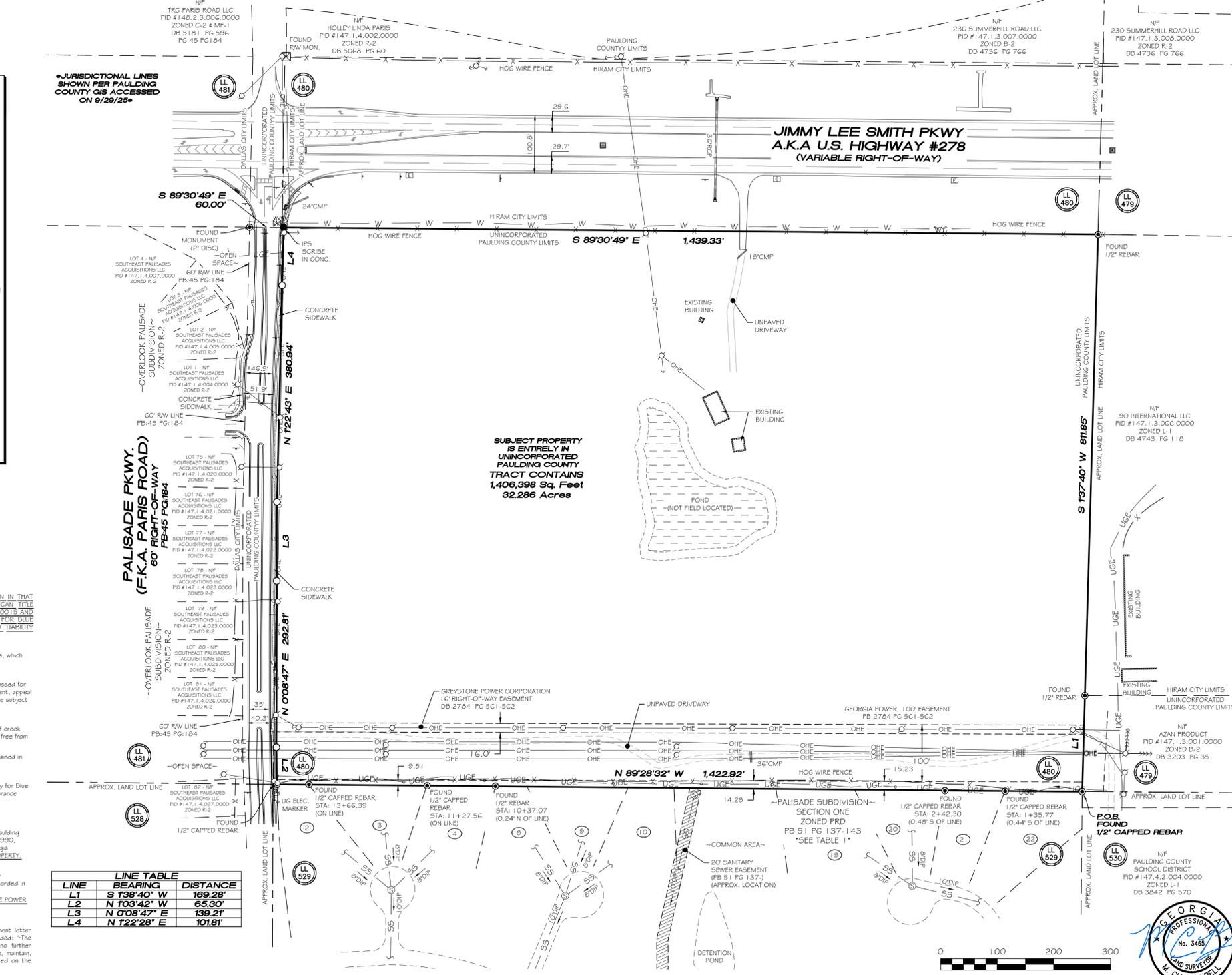
- REFERENCES: 1. SURVEY FOR TIBBITTS CHILDREN'S PREPARED BY ETOWAH ENGINEERING & ASSOCIATES, P.C. DATED JANUARY 30, 2013, LAST REVISION OCTOBER 27, 2020 (FILE: 201620). 2. ALTA/NPS SURVEY FOR 90 INTERNATIONAL, LLS PREPARED BY CHASTAIN & ASSOCIATES, P.C. DATED JANUARY 30, 2013, LAST REVISION OCTOBER 27, 2020 (FILE: 201620). 3. FINAL PLAT FOR PALISADE SUBDIVISION (PHASE 1) PREPARED BY BHAYNES, JAMES & ASSOCIATES DATED AUGUST 25, 2006 LAST REVISION FEBRUARY 1, 2007 AND RECORDED IN PB.51 PG.137-143. 4. ASSENT OF EXECUTORS TO DEVISE FOR SUBJECT PROPERTY DB.5068 PG.60

AS SURVEYED LEGAL DESCRIPTION: A parcel of Land lying in Land Lot 480, of the 2nd Distinct, 3rd Section, Paulding County, Georgia and being more particularly described as follows: Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to Land Lots 480 and 529 for a distance of 1,422.92 feet to a found 1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a. Paris Road having 60 feet RW); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 1,392.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable RW); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 11.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the POINT OF BEGINNING. Said parcel contains 1,406,398 square feet or 32.286 acres.



ZONING: THE SUBJECT PROPERTY IS ZONED R-2 & IS ALSO IN THE CORRIDOR OVERLAY DISTRICT PER PAULDING COUNTY ZONING MAP ACCESSED ON SEPTEMBER 29, 2025. THE SETBACKS FOR ZONE R-2 SUBURBAN RESIDENTIAL DISTRICT PAULDING COUNTY MUNICODIC ACCESSED ON 09/29/2025 ARE AS FOLLOWS: FRONT: 35 FEET, SIDE: 15 FEET; 25 FEET IF CORNER LOT, REAR: 25 FEET, MAXIMUM BUILDING HEIGHT: 45 FEET. ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TABLE I - PALISADE SUBDIVISION - Section One. Table listing lot numbers, owner names, and parcel identification numbers (PID) and deed book/page numbers (DB/PG).



- SURVEY NOTES: 1. All easements and rights of way which the surveyor has knowledge are shown hereon; others may exist which the surveyor has no knowledge and of which there is no observable evidence. 2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten. 3. According to the Flood Insurance Rate Map (FIRM) for Paulding County, Georgia, (Community-panel number 13223 C 0143 C, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain." 4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by GroundTawk Subterranean Intelligence. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before creating any design or construction. GroundTawk's report can be provided upon request. 5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 04-04-2025 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet. 6. The field data upon which this plat is based was gathered using base and rover using multiple setups AND DUPLICATE OBSERVATION ON CORNERS. The processed data has a horizontal position of less than 0.04. The scale factor to adjust the points to ground distances: 1.00011044707995. 7. The plat has been calculated for closure and is found to be accurate within one foot in 528,627 feet. 8. Equipment used for measurement: Angular: Trimble S5 Robotic Total Station, Linear: Trimble S5 Robotic Total Station, GPS: Trimble r12i GPS Receiver. 9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity. 10. State, County, and Local buffers and setbacks may exist on the subject property that are not shown hereon. 11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor. 12. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey. 13. LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property. 14. Current property owner: LINDA PARIS HOLLEY & LARRY D. PARIS, Site address: 2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132, Parcel Number: 147.1.4.001.000

SURVEYOR CERTIFICATION: TO: Blue River Development Acquisitions, LLC, a Georgia limited liability company # First American 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 15, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF APRIL OF 2025. M. Chayce Bell, GA P.L.S. #3465, 07/16/2025

SURVEYOR CERTIFICATION: THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67. M. Chayce Bell, GA P.L.S. #3465, 07/16/2025

SURVEYOR'S COMMENTS ON B.I.I. TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY SAID COMMITMENT HAVING A FILE NO. 25-0015 AND EFFECTIVE DATE OF MARCH 27, 2025 @ 5:00 PM PREPARED FOR BLUE RIVER DEVELOPMENT ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY. 1. Taxes and assessments for the year 2025 and subsequent years, which are liens not yet due and payable. 2. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located. 3. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution. 4. No insurance is afforded as to the exact amount of acreage contained in the property described herein. 5. All matters as shown on that certain ALTA/NPS Land Title Survey for Blue River Development Acquisitions, LLC and First American Title Insurance Company prepared by Georgia RLS #, dated. 6. Easement in Right of Way Deed from B. Russell Pains, et al. to Paulding County, Georgia, dated November 30, 1989, filed January 4, 1990, recorded in Deed Book 183, page 638, Paulding County, Georgia records. LEGAL DESCRIPTION DOES NOT EFFECT SUBJECT PROPERTY, PARIS ROAD RIGHT-OF-WAY IS SHOWN HEREON. 7. Right of Way Easement from Bobby R. Pains to GreyStone Power Corporation, dated October 7, 2009, filed March 8, 2010, recorded in Deed Book 2784, page 561, aforesaid records. AFFECTS THE SUBJECT PROPERTY, GA POWER AND GRAYSTONE POWER CORPORATION RIGHT-OF-WAY SHOWN HEREON. As to the above, once we receive confirmation of a containment letter from GreyStone Power Corporation, the following will be added: "The Company assures that GreyStone Power Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property."

LINE TABLE: BEARING, DISTANCE. L1 S 73°40' W 169.28', L2 N 103°42' W 65.30', L3 N 008°47' E 139.21', L4 N 122°28' E 101.81'



LOCATED IN: LAND LOT 480, 2ND DISTRICT AND 3RD SECTION OF PAULDING COUNTY, GEORGIA. ALTA/NPS LAND TITLE SURVEY FOR 2076 JIMMY LEE SMITH PKWY. FOR BLUE RIVER DEVELOPMENT ACQUISITION, LLC, a Georgia limited liability company # First American Title Insurance Company. SURVEYOR: M. Chayce Bell, GA P.L.S. #3465. PROJECT #: GA3347-2502. SHEET NO: 1 OF 1.

A parcel of Land lying in Land Lot 480, of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found 1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.



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

November 20, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Linda Paris Holly & Larry D. Paris identified as Paulding County Tax Parcel Number 147.1.4.001.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 480, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found 1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along



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aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH-Townhome District and C-1 Commercial Low-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

- Enclosure: Application Form – Exhibit A
- Site Plan – Exhibit B
- Site Survey – Exhibit C
- Legal Description – Exhibit D
- Property Deed – Exhibit E
- Property Tax Receipt – Exhibit F
- Surrounding Property Owner List – Exhibit G
- Surrounding Property Owner Map – Exhibit H



THE CITY OF
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Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

November 20, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Linda Paris Holley and Larry D. Paris, identified as Paulding County Tax Parcel Number 147.1.4.001.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH – Townhome District and C-1 Commercial Low-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

Enclosure: Paulding County Board of Commissioners Notice



January 14, 2026

Tyler Lasser - Representative
LJA Engineering, Inc.
299 South Main Street
Alpharetta, GA. 30009
(via email *ONLY* – tlasser@lja.com)

Re: Annexation (A-2025-03) & Zoning (Z-2025-05) Application – Public Hearing
Notification: Blue River Development, LLC.; 2076 Jimmy Lee Smith Parkway,
Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, February 19, 2026, at 6:00 PM, while the City Council public hearing will take place on Monday, March 2, 2026, at 5:15 PM. A copy of the legal notice is attached as “Exhibit A”.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one annexation and one zoning sign at the property on January 22, 2026. Please ensure a payment of \$100.00 to the City of Dallas



THE CITY OF
DALLAS
GEORGIA

Item 11.

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

is provided to the Community Development Department office no later than January 21, 2026.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Blue River Development, LLC.; Geoffrey Reid – Applicant (*via email ONLY*)

Enclosure(s): A-2025-03 & Z-2025-05 - Notice of Public Hearing
A-2025-03 & Z-2025-05 - Surrounding Property Owner Notification

**NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ANNEXATION: A-2025-03
ZONING/REZONING: Z-2025-05**

Blue River Development, LLC (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.; Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on Thursday, February 19, 2026 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 Monday, March 2, 2026 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.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

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.

CITY OF DALLAS

This the 22nd day of January, 2026

Blue River Development, LLC (Applicant)

Linda Paris Holley & Larry D. Paris (Titleholder)

LJA Engineering – Tyler Lasser (Representative)



STAFF ACTION ITEM

MEETING DATE: 03/02/2026

TITLE: **Z-2025-05: ZONING REQUEST**

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: *Brandon Rakestraw – Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-05: ZONING REQUEST

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission: ****Recommendation**** – Approval of the annexation and rezoning request (February 19, 2026)

A-2025-03: ANNEXATION REQUEST

FINANCIAL IMPACT:

Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

INFORMATION:**Z-2025-05: ZONING REQUEST**

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Planning & Zoning Staff Document

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter

Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter

Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter

Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter

Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice

Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter

Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations

ANNEXATION & ZONING REQUEST:

APPLICATION No: A-2025-03 & Z-2025-05

Applicant: *Blue River Development*

Applicant Address: *3715 Davinci Ct.*

City: *Peachtree Corners* State: *Georgia* Zip: *30092*

Representative: *LJA Engineering*

Representative Address: *299 S. Main Street*

City: *Alpharetta* State: *Georgia* Zip: *30009*

Titleholder: *Larry D. Paris*

Titleholder Address: *150 Smith Rd.*

City: *Hiram* State: *Georgia* Zip: *30141*

Titleholder: *Linda Paris Holly*

Titleholder Address: *10367 Cavey Lane*

City: *Woodstock* State: *MD* Zip: *21163*

Location of Property: *2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132*

Tax Parcel ID No.: *147.1.4.001.0000*

Land Lot(s): *480* District: *2nd* Section: *3rd*

Intended Use of Property: *Commercial / Office & Attached Townhomes*

Proposed Unit Count: *C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units*

Zoning District: *C-1 Low-Density Commercial District & TH Townhome Residential District (City)*

Setbacks & Lot Requirements:

C-1 Low-Density Commercial District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback –30ft. subject parcel; Side Setback – (Principal – 10ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 20ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A Average) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

TH Townhome Residential District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width –

100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 24ft.); Front Setback –25ft. subject parcel; Side Setback – (Principal – 40ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 40ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf Average) (2+ Story – 650); Total Minimum Living Area (Per Unit) – 1,040sf / 950sf; Minimum Living Area Façade Width – 24ft; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 600sf (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%

STAFF COMMENTS:

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the west is within the city limits of Dallas. Property that borders the site to the east is light industrial zoned property within the city limits of Hiram. Properties that border to the, north and south are residential zoned properties in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: R-2 - Paulding

NORTH: Single-family Residential

EAST: I-1 - City of Hiram

EAST: Light Industrial Use

SOUTH: PRD – Paulding Co.

SOUTH: Palisades Residential Development

WEST: R-2C – City of Dallas

WEST: Overlook @ Palisades Residential Development

B. Permitted Use impact on adjacent properties

- Proposed development density of 4.4 units per acre.
- Minimum lot size: 1:2,500sf
- Total unit count: 113
- Adjacent lot sizes:
 - 0.20 acres avg. (8,712sf) – Palisades Residential Development to south

- 0.17 acres (7,500sf) – Overlook @ Palisades Residential Development to west
- +1 acres for all other stand-alone Residential properties to north
- 12-acre Light Industrial property to east

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
 - *Increase student population of nearby public schools.*
 - *Possible increase in calls for service for city police department.*
 - *Increase daily demand on existing water system - Paulding County Water System.*
 - *Decrease available sanitary sewer capacity – Paulding County Sewer System.*
 - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Palisades Parkway. Water supply capacity to be verified by Paulding County.*
- *Property is within Paulding County’s – Sewer Service Area. Connection and extension of the county’s sanitary sewer system may be required to service. Existing sewer infrastructure is located on adjacent property to the east, south, and west. Sewer capacity to be verified by Paulding County.*
- *Public Roadway connection via Palisades Parkway. Palisades Parkway is a divided median parkway currently servicing two single-family residential developments.*
- *Property is located within the Wellstar Wellness District per the 2022-2027 Paulding County Joint Comprehensive Plan. This district promotes the consideration of multi-family housing to provide housing options for the area’s growing future workforce.*
- *Development layout adheres to “park-like setting with quality-of-life amenities and attract additional medical and wellness uses” notated within the Land Use + Economic Development section under the Wellstar Wellness District recommendations.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in the Wellstar Wellness District, per the Special Area Studies section of the comprehensive plan. This district notates the consideration of multi-family housing, along with attraction of additional medical and wellness uses. The property is also located within Paulding County’s Sewer Service Area. Existing sewer infrastructure is located on adjacent properties to the east, south, and west.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.
6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.
7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
 1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
 2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.

3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.
8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.
9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.
10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.
13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
ZONING/REZONING APPLICATION NO. Z-2025-05

HEARING	Item 12.
Planning Commission	
02/19/2026 at 6:00 PM	
City Council:	
03/02/2026 at 5:15 PM	

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

- Attachment A – Annexation/Zoning Official Application
- Attachment B – Boundary Survey / Legal Description
- Attachment C – Site Plan
- Attachment D - A-2025-03_Z-2025-05_ Blue River Development Paulding County Notification Letter
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ANNEXATION & ZONING REQUEST:

APPLICATION No: A-2025-03 & Z-2025-05

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Representative: *LJA Engineering*

Representative Address: *299 S. Main Street*

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Titleholder: *Larry D. Paris*

Titleholder Address: *150 Smith Rd.*

City: *Hiram* State: *Georgia* Zip: *30141*

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Tax Parcel ID No.: **147.1.4.001.0000**
 Land Lot(s): **480** District: **2nd** Section: **3rd**
 Intended Use of Property: **Commercial / Office & Attached Townhomes**
 Proposed Unit Count: **C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units**
 Zoning District: **C-1 Low-Density Commercial District & TH Townhome Residential District (City)**

Setbacks & Lot Requirements:

C-1 Low-Density Commercial District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback –30ft. subject parcel; Side Setback – (Principal – 10ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 20ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A Average) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

TH Townhome Residential District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 24ft.); Front Setback –25ft. subject parcel; Side Setback – (Principal – 40ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 40ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf Average) (2+ Story – 650); Total Minimum Living Area (Per Unit) – 1,040sf / 950sf; Minimum Living Area Façade Width – 24ft; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 600sf (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%

STAFF COMMENTS:

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas,



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GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the west is within the city limits of Dallas. Property that borders the site to the east is light industrial zoned property within the city limits of Hiram. Properties that border to the, north and south are residential zoned properties in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: R-2 - Paulding

NORTH: Single-family Residential

EAST: I-1 - City of Hiram

EAST: Light Industrial Use

SOUTH: PRD – Paulding Co.

SOUTH: Palisades Residential Development

WEST: R-2C – City of Dallas

WEST: Overlook @ Palisades Residential Development

B. Permitted Use impact on adjacent properties

- *Proposed development density of 4.4 units per acre.*
- *Minimum lot size: 1:2,500sf*
- *Total unit count: 113*
- *Adjacent lot sizes:*
 - *0.20 acres avg. (8,712sf) – Palisades Residential Development to south*
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 - *12-acre Light Industrial property to east*

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*



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- *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
- *Increase student population of nearby public schools.*
- *Possible increase in calls for service for city police department.*
- *Increase daily demand on existing water system - Paulding County Water System.*
- *Decrease available sanitary sewer capacity – Paulding County Sewer System.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Palisades Parkway. Water supply capacity to be verified by Paulding County.*
- *Property is within Paulding County’s – Sewer Service Area. Connection and extension of the county’s sanitary sewer system may be required to service. Existing sewer infrastructure is located on adjacent property to the east, south, and west. Sewer capacity to be verified by Paulding County.*
- *Public Roadway connection via Palisades Parkway. Palisades Parkway is a divided median parkway currently servicing two single-family residential developments.*
- *Property is located within the Wellstar Wellness District per the 2022-2027 Paulding County Joint Comprehensive Plan. This district promotes the consideration of multi-family housing to provide housing options for the area’s growing future workforce.*
- *Development layout adheres to “park-like setting with quality-of-life amenities and attract additional medical and wellness uses” notated within the Land Use + Economic Development section under the Wellstar Wellness District recommendations.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in the Wellstar Wellness District, per the Special Area Studies section of the comprehensive plan. This district notates the consideration of multi-family housing, along with attraction of additional medical and wellness uses. The property is also located within Paulding County’s Sewer Service Area. Existing sewer infrastructure is located on adjacent properties to the east, south, and west.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
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1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner’s Association.
3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city’s Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County’s Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.
6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.
7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department’s established policies and procedures.
 1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
 2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
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3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.

10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.



ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 1 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [REDACTED] E-mail address [REDACTED]

[Signature]
Applicant's Signature

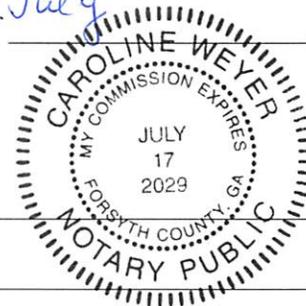
Geoffrey Reid
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:
The 17th day of July, 2029.

SEAL:



Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]
Representative's Signature

Tyler Lasser
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



Notary Commission Expires:
22 day of OCTOBER, 2025.

SEAL:

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025
APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025

DIRECTOR: [Signature] 11-18-2025
(SIGNATURE) (DATE)



ANNEXATION APPLICATION

Item 12.

Application No. A - 2025 - 03

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD

City: HIRAM State: GA Zip: 30141

Phone: [REDACTED] E-mail address: NONE

Larry D Paris
Titleholder's Signature

LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

TERESA RUTH HUGGINS
Notary Public Signature

Notary Public Seal: TERESA RUTH HUGGINS
COM. EXP. May 25, 2029
The 26 day of May, 2029.
SEAL: PAULDING COUNTY, GEORGIA

Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____

Zoning Application No. Z - _____



ANNEXATION APPLICATION

Item 12.

Application No. A - 2025 - 03

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [REDACTED] E-mail address: N/A

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT

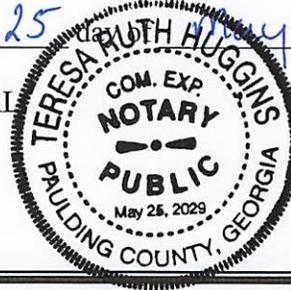
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL



Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):

Proposed Use: COMMERCIAL / OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____, _____, _____, _____, _____, _____

Zoning Application No. Z - _____ - _____



AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City WOODSTOCK State MD Zip 21163

Email N/A Phone [REDACTED]

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
Her Attorney-in-Fact

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email NONE Phone [REDACTED]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F. Bagby
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 2025

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris

Applicant's Signature

Larry D. Paris

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins

Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

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



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy.
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? No Yes

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Name and official position of the local government official to whom the campaign contribution/gift was made:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

Signed, sealed and delivered in the presence of:
By: Martha Phyllis Paris, her attorney in fact

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct 6th, 2025

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, 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:

N/A

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:

N/A

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 2025.

[Signature]

Applicant's Signature

Geoffrey Reid

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer

Notary Public Signature

My Commission Expires July 17 2029



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

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



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct 6TH, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

LSA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? No Yes

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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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of SEP, 20 25.

Applicant's Signature

Tyler Lesser (Representative)

Applicant's Name Printed

Signed, sealed and delivered in the presence of

Notary Public Signature



Commission Expires 10-22-2025

City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

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



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 City Council 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 City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature¹

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact

Signed, sealed and delivered in the presence of:
Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



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I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris
Applicant's Signature¹

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



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REPRESENTATIVE, AND TITLEHOLDER**

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

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

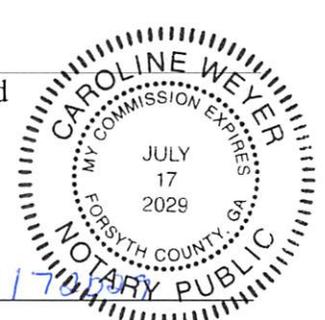
If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 25th day of August, 2025.

[Signature]
Applicant's Signature¹

Geoffrey Reid
Applicant's Name Printed



Signed, sealed and delivered in the presence of:
Caroline Weyer
Notary Public Signature

My Commission Expires July 17, 2029
(SEAL)

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 that total) upon the subject property? No Yes

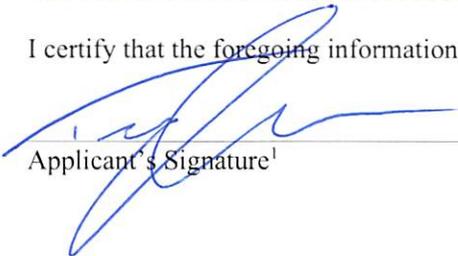
If yes, describe the nature and extent of such interest: _____

Does any member of the City Council 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: _____

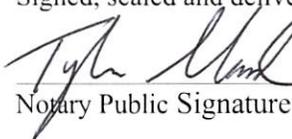
If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. 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 17 day of Sep, 2025.


Applicant's Signature¹

Tyler Lessor (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature



My Commission Expires 10-22-2025
(SEAL)

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pickup and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? No Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: M. Lewis

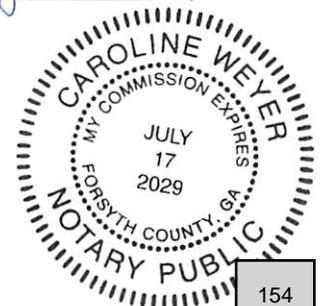
Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17 2029

Notary Public Signature: Caroline Weyer

(SEAL)



****MAKE CHECKS PAYABLE TO CITY OF DALLAS****



Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PAGE 1 of 15)

HEARING DATE Item 12.
Planning Commission:
02/19/2026 6:00 PM
City Council:
03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners **State:** GA **Zip:** 30092

Phone: [REDACTED] **E-mail address:** [REDACTED]

[Signature]

Applicant's Signature

Geoffrey Reid

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer

Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL:



Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta **State:** GA **Zip:** 30009

Phone: [REDACTED] **E-mail address:** [REDACTED]

[Signature]

Representative's Signature

Tyler Lasser

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer

Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: NOVEMBER 6, 2025

APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025

DIRECTOR:

[Signature]

(SIGNATURE)

11-18-2025

(DATE)



Zoning/Rezoning Application

Item 12.

Application No. Z - 2025 - 05

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [REDACTED] E-mail address: NONE

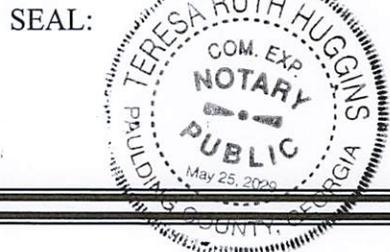
Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT
Signed, sealed and delivered in the presence of:

Notary Commission Expires:
The 25 day of May, 2029.

Teresa Ruth Higgins
Notary Public Signature



Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____

Annexation Application No. Z - _____



Zoning/Rezoning Application

Item 12.

Application No. Z - 2025 - 05

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD.

City: Hiram State: GA Zip: 30141

Phone: [REDACTED] E-mail address: NONE

Larry D. Paris
Titleholder's Signature

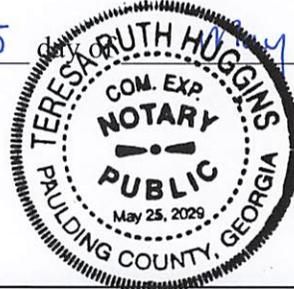
LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:
The 25 day of May, 2029.

SEAL:



Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C-1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(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 land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____

Annexation Application No. Z - _____



AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City Woodstock State MD Zip 21163

Email none Phone _____

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email none Phone [REDACTED]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F Bagby
Notary Public Signature

My Commission Expires _____

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on OCT 6TH, 2025

to annex real property described as follows: 2076 Jimmy Lee Smith pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

LJA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? 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:

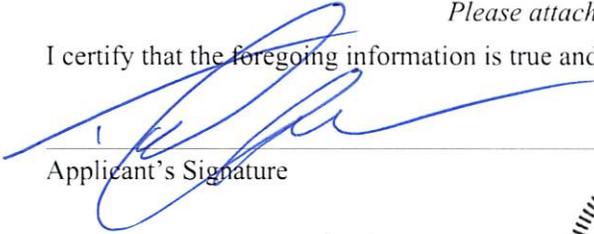
Name and official position of the local government official to whom the campaign contribution/gift was made:

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:

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:

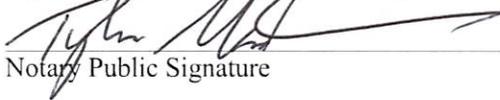
Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of SEP, 2025.


Applicant's Signature

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of


Notary Public Signature



My Commission Expires 10-22-2025

City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? 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:

N/A

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:

N/A

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:

N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 20 25

[Signature]

Applicant's Signature

Geoffrey Reid

Applicant's Name Printed

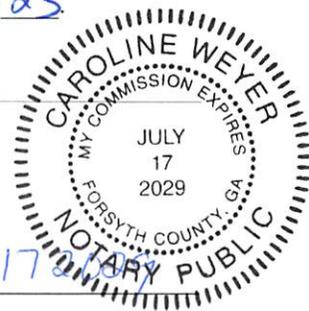
Signed, sealed and delivered in the presence of:

Caroline Weyer

Notary Public Signature

My Commission Expires

July 17 2029



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

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



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 2025

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy, Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows: Linda Paris Holley & Larry D. Paris

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? [X] 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley (Signature) Linda Paris Holley (Name Printed)

By: Martha Phyllis Paris, her Attorney in Fact Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins (Signature) My Commission Expires



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER *

1Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property. 2Business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust. 3Property interest - Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy.
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, 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 City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 29th day of August, 20 25.

Larry D. Paris
Applicant's Signature

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____



City of Dallas - Community Development Department 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, REPRESENTATIVE, AND TITLEHOLDER ***

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²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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 City Council 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 City Council 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 City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 28th day of August, 2025.

Larry D. Paris
Applicant's Signature¹

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa R. Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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

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

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I certify that the foregoing information is true and correct, this 29th day of August, 2025.

Linda Paris Holley
Applicant's Signature¹

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



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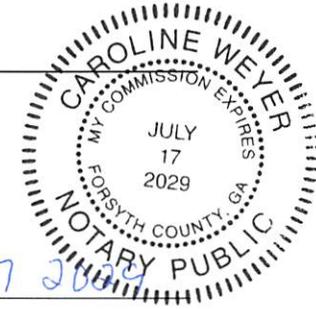
If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, 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 25th day of August, 2025.

[Signature]
Applicant's Signature¹

Geoffrey Reed
Applicant's Name Printed



Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029
(SEAL)

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council 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: _____

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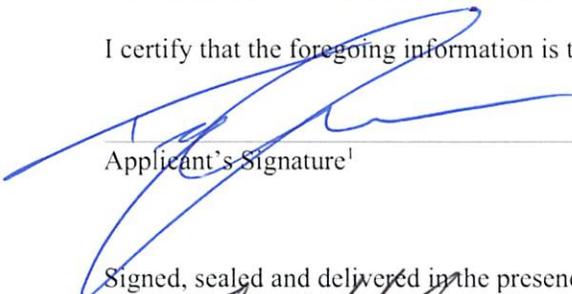
If yes, describe the nature and extent of such interest: _____

Does any member of the City Council 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: _____

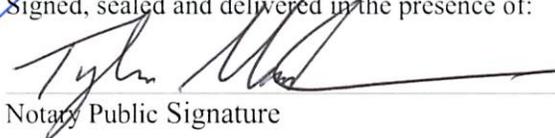
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I certify that the foregoing information is true and correct, this 17 day of sep, 2025.


Applicant's Signature¹

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature



My Commission Expires 10-22-2025

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? No Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

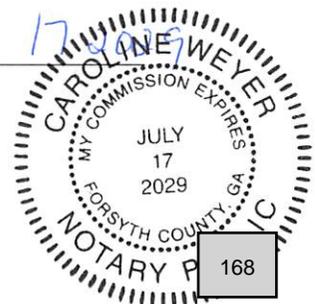
Signature of Applicant: *[Handwritten Signature]*

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17, 2029

Notary Public Signature: *Caroline Weyer* (SEAL)



****MAKE CHECKS PAYABLE TO CITY OF DALLAS****

Return to:
Bagby Law Office, P.C.
100 West Griffin Street
Dallas, Georgia 30132

STATE OF GEORGIA
COUNTY OF PAULDING

POWER OF ATTORNEY
FOR SPECIFIC PURPOSE

Know all men, that to protect its interest, and for valuable consideration, I, **Linda Paris Holley**, of Woodstock, Maryland, have appointed **Martha Phyllis Paris**, of Paulding County, Georgia, the lawful attorney-in-fact for, and in my name, place and stead, for the following specific purposes to-wit:

a) To enter into contracts, for cash or upon such terms and conditions as she may deem advisable, for the sale of the real estate located at 2076 Jimmy Lee Smith Parkway, Dallas, Georgia 30132, as described in Exhibit "A" attached hereto; and to execute and deliver appropriate contracts or other instruments for that purpose;

b) To sell, convey, rent, lease, pledge or otherwise dispose of, by deed, contract or otherwise, said real estate;

c) To sign, endorse, receive, deposit or issue checks, notes, deeds or other instruments necessary for the closing of the sale of said real estate; and,

d) To do any other thing or perform any other act which is necessary for the closing of said sale.

The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date below, and such rights, powers, and authority shall remain in full force and effect thereafter until revoked by me in writing or upon my death or until said sale is completed, whichever first occurs.

This 8 day of August, 2025.



WITNESS


NOTARY PUBLIC



Linda Paris Holley (SEAL)

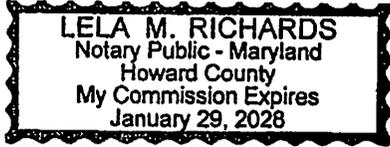


EXHIBIT "A"

Such portions of Original Land Lot 480, Paulding County, Georgia as was deeded to Sellers by way of that certain Assent of Executors to Devise dated November 20, 2023, recorded on April 5, 2024 at Deed Book 5068, Pages 60-62, less and except any property that is located on the north side of the right-of-way of Jimmy Lee Smith Parkway. Said tract being more fully described as follows:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

LESS AND EXCEPT herefrom and not conveyed hereby is any portion of the above-described previously conveyed to any third parties and any rights of way for any public road.

Subject to any easements and rights-of-way previously conveyed to any third parties.

Printed: 08/25/2025 12:19:50 PM



Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-049898	R010720	2076 JIMMY LEE SMITH PKWY	\$3,462.40	\$0.00 Fees: \$0.00	\$0.00	\$3,462.40	\$0.00
Totals:			\$3,462.40	\$0.00	\$0.00	\$3,462.40	\$0.00

Paid Date: 11/20/2024

Charge Amount: \$3,462.40

PARIS BOBBY R HEIRS OF
150 SMITH RD
DALLAS, GA 30132



Scan this code with your mobile phone to view this bill

RECORDED: 04/05/2024 1:56 PM
DEED - FROM ESTATE
DEED BOOK 5068 PAGES 60 - 62
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PT61: 110-2024-001977
Sheila Butler, Superior Court Clerk
Paulding County, GA

After recording please return to:
 Tonny S. Beavers
 P. O. Box 1849
 Dallas, GA 30132

Paulding County Tax ID
 147140010000 and
 147140020000

Assent of Executors to Devise

STATE OF GEORGIA
COUNTY OF PAULDING

WHEREAS, Bobby Russell Paris died as a resident of Paulding County, Georgia, on the 20th day of November, 2023, leaving a will which has been probated in solemn form in said County at a regular Term of the Court of Probate thereof.

WHEREAS, under the terms of said will the following described property, to wit:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

SUBJECT TO any easements and rights of way previously conveyed to any third parties.

LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads.

was devised to Linda Paris Holley and Larry D. Paris as tenants in common; and

WHEREAS, the undersigned duly qualified as Co-Executors of the estate of the said, Bobby Russell Paris, and are now administering the estate under the terms of said will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Co-Executors of the will of

the said Bobby Russell Paris hereby assent to the devise of said property under the terms of said will, so that full fee-simple title thereto is vested in the said Linda Paris Holley and Larry D. Paris, as tenants in common, as provided in said will.

WITNESS our hands and seals this the 5th day of April, 2024.

Tony S. Beavers (Seal)
Tony S. Beavers, Co-Executor of
the Estate of Bobby Russell Paris,
deceased

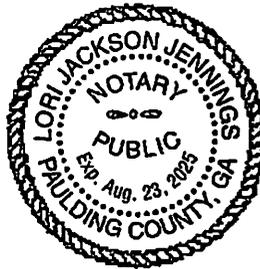
Signed, sealed and delivered

in the presence of:

Susan Harris

Witness

Lori Jackson Jennings
Notary Public

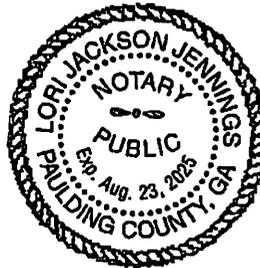


Diane B. Hart (Seal)
Diane B. Hart, Co-Executor of the
Estate of Bobby Russell Paris,
deceased

Susan Harris

Witness

Lori Jackson Jennings
Notary Public



1. PID 148.2.3.006.0000
JIMMY CAMPBELL PKWY W
TRG PARIS ROAD LLC

OVERLOOK PALISADE SUBDIVISON
SOUTHEAST PALISADES ACQUISITION, I.L.C
2. PID 147.1.4.028.0000
PALISADES PKWY

3. PID 147.1.4.005.0000
302 WHITE OAK CIR

4. PID 147.1.4.004.0000
300 WHITE OAK CIR

5. PID 147.1.4.020.0000
210 WHITE OAK CIR

6. PID 147.1.4.021.0000
208 WHITE OAK CIR

7. PID 147.1.4.022.0000
206 WHITE OAK CIR

8. PID 147.1.4.023.0000
204 WHITE OAK CIR

9. PID 147.1.4.024.0000
202 WHITE OAK CIR

10. PID 147.1.4.025.0000
200 WHITE OAK CIR

11. PID 147.1.4.026.0000
150 WHITE OAK CIR

12. PID 147.1.4.029.0000
WHITE OAK CIR

13. PID 147.1.4.027.0000
146 WHITE OAK CIR

14. PID 147.4.1.004.0000
21 PLUM BRANCH CT

15. PID 147.1.4.003.0000
23 PLUM BRANCH CT
CHRISTOPHER & AMANDA FRANCISSEN



16. PID 147.4.1.005.0000
16 PLUM BRANCH CT
KELLEN WALKER

17. PID 147.4.1.009.0000
27 PLUM BRANCH TRCE
DALE & MERI MCDUGALD

18. PID 147.4.1.010.0000
33 PLUM BRANCH TRCE MADELEINE
& NICAISE AVIGNON

19. PID 147.4.1.011.0000
39 PLUM BRANCH TRCE
THOMAS & EILEEN ALIA
LIVING TRUST

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCIATION
OF PALISADES INC

21. PID 147.4.1.018.0000
64 COPELAND TRCE
ANGELA PATTON

22. PID 147.4.1.019.0000
60 COPELAND TRCE
ERIC DESHAWN BATES

23. PID 147.4.2.007.0000
50 COPELAND TRCE
WILLIAM & XAVIERA ARON

24. PID 147.4.2.008.0000
42 COPELAND TRCE
ROSEMARY COLE

25. PID 147.1.3.001.0000
168 INTERNATIONAL PKWY
AZAN PRODUCT INC

26. PID 147.1.3.006.0000
90 INTERNATIONAL PKWY
90 INTERNATIONAL LLC

27. PID 147.1.3.007.0000
230 SUMMERHILL RD
230 SUMMERHILL ROAD LLC

28. PID 147.1.4.002.0000
UNASSIGNED ADDRESS
LINDA PARIS HOLLEY & LARRY PARIS

ADJACENT PARCELS MAP

Adjacent Parcels

- | | |
|---|---|
| 1. PID 148.2.3.006.0000
TRG PARIS ROAD LLC
7100 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328 | SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 2. PID 147.1.4.028.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 11. PID 147.1.4.026.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 3. PID 147.1.4.005.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 12. PID 147.1.4.029.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 4. PID 147.1.4.004.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 13. PID 147.1.4.027.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 5. PID 147.1.4.020.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 14. PID 147.4.1.004.0000
DAVIS YOLANDA
2451 CUMBERLAND PKWY SE #3622
ATLANTA, GA 30339 |
| 6. PID 147.1.4.021.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 15. PID 147.1.4.003.0000
FRANCISSSEN CHRISTOPHER D
FRANCISSSEN AMANDA I
23 PLUM BRANCH CT
DALLAS, GA 30157 |
| 7. PID 147.1.4.022.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 16. PID 147.4.1.005.0000
WALKER KELLEN
16 PLUM BRANCH CT
DALLAS, GA 30157 |
| 8. PID 147.1.4.023.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 17. PID 147.4.1.009.0000
MCDOUGALD MERI B
27 PLUM BRANCH TRCE
DALLAS, GA 30157 |
| 9. PID 147.1.4.024.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 18. PID 147.4.1.010.0000
MACENO AVIGNON MADELEINE
AVIGNON NICAISE AUBERT
33 PLUM BRANCH TRCE
DALLAS, GA 30157 |
| 10. PID 147.1.4.025.0000 | 19. PID 147.4.1.011.0000
THOMAS & EILEEN ALIA LIVING TRUST |

Adjacent Parcels

39 PLUM BRANCH TRCE
C/O THOMAS & EILEEN ALIA
DALLAS, GA 30157

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCIATION OF PALISADES
INC
1005 ALDERMAN DR STE 201
MRG COMMUNITY MANG
ALPHARETTA, GA 30005

21. PID 147.4.1.018.0000
PATTON ANGELA
64 COPELAND TRCE
DALLAS, GA 30157

22. PID 147.4.1.019.0000
BATES ERIC DESHAWN
60 COPELAND TRCE
DALLAS, GA 30157

23. PID 147.4.2.007.0000
ARON WILLIAM OTIM
ARON XAVIERA TABATHA
P O BOX 2234
DALLAS, GA 30132

24. PID 147.4.2.008.0000
COLE ROSEMARY MARAMBII
42 COPELAND TRCE
DALLAS, GA 30157

25. PID 147.1.3.001.0000
AZAN PRODUCT INC
5220 JIMMY LEE SMITH PKWY STE 104
HIRAM, GA 30141

26. PID 147.1.3.006.0000
90 INTERNATIONAL LLC
1303 HIGHTOWER TRL STE 205
C/O BROWN REALTY ADVISORS INC
ATLANTA, GA 30350

27. PID 147.1.3.007.0000
230 SUMMERHILL ROAD LLC
783 HOLLAND RD
POWDER SPRINGS, GA 30127

28. PID 147.1.4.002.0000
HOLLEY LINDA PARIS
PARIS LARRY D
150 SMITH RD
HIRAM, GA 30141

Applicant's Letter of Intent
Annexation and Rezoning
Jimmy Lee Smith Pkwy, Dallas, GA

Blue River Development (the "Applicant") respectfully requests to concurrently annex and rezone the approximately 32.286-acre site to facilitate the development of a high-quality mixed-use community that will include essential medical office space as well as attached townhomes.

The site is situated at the southeast corner of Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the newly constructed Palisades residential community to the south and west. Other land uses in proximity include multiple heavy commercial and industrial uses to the east, including a self-storage facility. Importantly, the Wellstar Paulding Medical Center is located only a quarter mile from the subject site at the corner of Jimmy Lee Smith Parkway and Bill Caruth Parkway. Internally, there are multiple site constraints, including a 100-foot-wide power easement along the southern property line, as well as a stream and pond with accompanying buffers that bisect the site.

The Applicant proposes to prioritize the development of the commercial space for medical office use. The need for medical office space in Dallas and Paulding County is urgent and significant. Currently, there is a lack of available medical office space to serve Dallas citizens. The Wellstar Paulding Medical Center is at capacity and has even requested that some practices vacate their offices to make room for their expanding needs. Without new dedicated medical office space, there is a risk of losing valuable medical specialties to other communities. Our goal is to keep these practices in Paulding County by providing them with modern office facilities. All uses will be subject to what is permitted under the C-1 zoning category.

Furthermore, the new Paulding Hospital Tower is scheduled to begin operations in 2027, but there are no firm plans in place to expand medical office space to support the increase in hospital beds. This development will fill that gap. The applicant has already received strong interest from multiple medical groups eager to lease space within the proposed commercial component. This demand underscores the importance of moving forward with this project to meet current and future healthcare needs. The expected hours of operation for the commercial uses will be 7am to 7pm, Monday – Sunday. Each of the commercial buildings will be constructed with high-end materials including brick and/or stone and stucco to maintain consistency with the other new commercial development in the area.

In addition to the medical office space, 25.336 acres will be rezoned to "TH" to accommodate 113 attached townhomes, resulting in a low density of 4.4 units per acre. Each three-story unit will be 24 feet wide and constructed with high-quality materials, including brick and cementitious siding, in compliance with Dallas' architectural standards. Units will start at 1,800 heated square feet, offering ample living space with ideal floor plans with at least three bedrooms. Each townhome will have a two-car rear-entry garage and two-car driveway accessible via alleys and will be constructed with brick and cementitious siding. Having rear-loaded garages, each unit will front community open space or internal streets with interconnected sidewalks, fostering walkability and neighborhood engagement. Notable open space features include:

- Community greens between townhome fronts
- Pocket parks
- Primary amenity area with pool and cabana

It should be noted that it is the applicant's intent for the commercial buildings, townhomes, and amenity area structures, to be constructed in general conformance with the submitted renderings.

Per the City’s Future Land Use Map, the site is adjacent to the “Residential” character area. While that des generally promotes residential uses, the Applicant submits that the inclusion of needed medical office space aligns with the Comprehensive Plan’s goals of promoting housing diversity, community services, and mixed-use accessibility. The plan emphasizes the need for high-quality, safe, walkable, and connected communities. This project supports that vision by providing both residential housing and critically needed healthcare-related commercial services.

To further demonstrate that the proposed development will not adversely impact the community, the Applicant had submitted the proposed site plan for review and comments from various departments in Paulding County including the following:

Department/Organization	Comments	Corrections
Paulding County Fire Department	“Alleys over 150’ in length require a turn-around in compliance with IFC 2018 (D103)”	Reduced alley length for units 23-28
Paulding County Water System	The site is on Paulding County water and sewer – no issues	To be determined at engineering phase
Paulding Department of Transportation	“Additional R/W may be required for maintenance along the frontage of the development, turn lanes would be required if this were Paulding, ISD must meet Greenhouse Dr. across the street was very close to not meeting so due to topography of the road. An intersection analysis at entrance onto 278 would be required if in Paulding – this area is receiving a lot of development with the existing Palisades subdivision, the new R-55 development across Palisades Pkwy and the proposed apartment complex on Paris Rd. across 278.”	To be determined at engineering phase
Paulding Schools	See below chart and attached impact statement provided by PCS	N/A

School Capacity Chart:

Allgood ES

Capacity: 860

	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K-5 Count	850	833.7	843.1	837.5	843.7	832.4	844.7	853.3	858.7	860.1	865.5
% of Capacity	98.8%	96.9%	98.0%	97.4%	98.1%	96.8%	98.2%	99.2%	99.8%	100.0%	100.6%

Herschel Jones MS

Capacity: 850

	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
6-8 Count	855	891.1	906.2	905.8	897.4	919.1	872.6	879.7	876.9	908.5	926.1
% of Capacity	100.6%	104.8%	106.6%	106.6%	105.6%	108.1%	102.7%	103.5%	103.2%	106.9%	109.0%

Paulding County HS

Capacity: 1775

	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
9-12 Count	2066	2028.3	2071.4	2132.6	2168.6	2207.6	2232.7	2189.1	2215.7	2173.9	2137.7
% of Capacity	116.4%	114.3%	116.7%	120.2%	122.2%	124.4%	125.8%	123.3%	124.8%	122.5%	120.4%

In conclusion, this proposed annexation, and rezoning represents a strategic opportunity to address critical community needs through the delivery of high-quality medical office space and thoughtfully designed residential housing. The Applicant is committed to working collaboratively with the City of Dallas to ensure that the development aligns with the City’s long-term vision and planning objectives. The applicant respectfully requests favorable consideration of this application and look forward to engaging with City staff, elected officials, and community stakeholders throughout the review process.

For these reasons, the applicant believes this rezoning request is reasonable. Any action to deny the request would violate the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the U.S. Constitution, as well as Article 1, Section 3, Paragraph 1 of the Georgia Constitution, thereby denying the owner viable use of its property.

A. Whether the annexation proposal is compliant with O.C.G.A. 36-36; Articles 1-8.

The proposed annexation is fully compliant with the applicable provisions of O.C.G.A. 36-36, Articles 1-8. The subject property is contiguous to the existing municipal limits of the City of Dallas and is eligible for annexation under the contiguous property requirements.

B. Whether the annexation proposal is suitable in view of the use and development of adjacent and nearby property and doesn't create an unincorporated island.

The property lies adjacent to the current City limits and is directly connected to existing City infrastructure and services. Annexation will not create an unincorporated island, but rather will unify jurisdictional oversight in this growing corridor. The surrounding development includes residential neighborhoods, commercial uses, and proximity to Wellstar Paulding Medical Center. Incorporating the property into the City allows for coordinated land use, zoning, and service delivery that is suitable and beneficial to both nearby properties and the larger community.

C. Whether the annexation proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The annexation will not adversely affect adjacent or nearby properties. On the contrary, bringing the subject property into the City limits will enhance planning coordination and service delivery for nearby properties. The proposed development includes medical office space and residential townhomes, both of which complement surrounding land uses and add value to the community.

D. Whether the annexation proposal will result in a property use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The annexation will not result in excessive or burdensome use of public facilities. The proposed mix of medical office and residential townhomes balances traffic demand throughout the day, reducing peak-hour congestion. Utilities, including water and sewer, have been confirmed as available by Paulding County with no service issues identified. Fire Department and DOT coordination has addressed circulation and access. Schools may receive a modest increase in enrollment from the townhome component, but the medical office component generates no student impact.

E. Whether the proposed annexation is supported by new or changing conditions not anticipated by the comprehensive plan.

The annexation is supported by changing conditions in the area. The annexation will allow for the site to be designed more consistently with the recent pattern of development in the City of Dallas and surrounding area.

F. Whether the annexation proposal is in conformity with the policies and intent of the comprehensive plan.

The annexation is consistent with the intent of the City of Dallas Comprehensive Plan. The Plan emphasizes the importance of diverse housing choices, quality community services, walkability, and connectivity. By annexing the property, the City can ensure that the proposed development aligns with these goals, providing townhomes at a compatible density of approximately 4.4 units per acre, as well as medical office space that directly supports the community's healthcare needs.

A. Existing land use and zoning classification of nearby property.

The subject property is located along Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the Palisades residential neighborhood to the south and west. To the east, the area includes heavy commercial and industrial uses, including a self-storage facility. Approximately one-quarter mile to the north lies the Wellstar Paulding Medical Center, which serves as a major institutional anchor in the community. This mix of residential, commercial, and institutional uses establishes a transitional setting that makes the proposed development of medical office space and townhomes highly appropriate.

B. Whether the zoning/rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed development is suitable in view of its surroundings because it provides both medical office space and residential housing, uses that complement the area's existing pattern. The medical office component directly supports and enhances the nearby hospital, meeting a demonstrated need for additional medical space. The townhome portion of the project offers a natural transition from the Palisades neighborhood, incorporating compatible residential density, pedestrian connectivity, and high-quality design. Together, these uses integrate seamlessly into the surrounding environment.

C. Whether the zoning/rezoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The rezoning proposal will not adversely affect adjacent or nearby properties. Medical office uses are daytime-oriented and low-impact, which will not create conflicts with surrounding residential areas. The townhomes have been carefully designed with rear-loaded garages, sidewalks, greenspace, and amenities that reinforce neighborhood character and usability. By enhancing healthcare access and offering additional housing options, the project will strengthen nearby properties rather than detract from them.

D. Whether the zoning/rezoning proposal will result in a property use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed mix of medical office and townhomes is not expected to burden existing infrastructure. Medical office traffic is spread throughout the day and does not significantly overlap with school or evening residential peak hours. The Applicant has coordinated with Paulding County DOT and the Fire Department to ensure appropriate access, circulation, and emergency response. Paulding County has also confirmed adequate water and sewer service for the site. While townhomes may generate a modest number of students, the medical office component offsets this impact as it does not contribute to school enrollment. Overall, the development is well-balanced and manageable within existing public facilities.

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.

The proposed rezoning is supported by significant changes in conditions not previously anticipated. Wellstar Paulding Medical Center is currently at capacity, with some medical practices being asked to vacate to allow for internal operations. This development directly addresses that need by providing new medical office capacity close to the hospital, while also introducing quality residential options for the growing Dallas community.

F. Whether the zoning/rezoning proposal is in conformity with the policies and intent of the comprehensive plan.

The project is consistent with the policies and intent of the City of Dallas Comprehensive Plan. The plan encourages a balance of housing diversity, community services, connectivity, and walkability, all of which are incorporated into the proposed development. The townhome component provides quality, for-sale residential options at a compatible density of approximately 4.4 units per acre, while the medical office component delivers a critical community service in a location adjacent to the City's regional medical anchor. Together, the uses reinforce the Comprehensive Plan's vision for safe, connected, and high-quality neighborhoods.

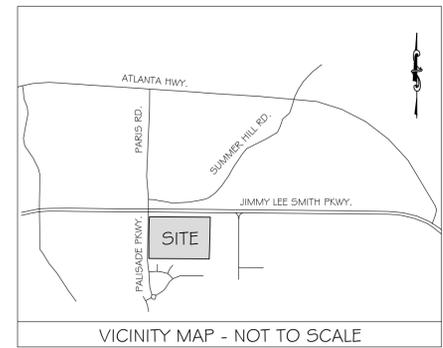
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LEGEND table with symbols for SIGN, GROUND LIGHT, LIGHT POLE, SPOT ELEVATION, WATER VALVE, FIRE HYDRANT, WATER METER, IRRIGATION CONTROL VALVE, WATER MARKER/MONUMENT, WATER VAULT, GRATE INLET, UTILITY POLE, GUY WIRE, ELECTRIC BOX, ELECTRIC MANHOLE, ELECTRIC METER, GAS VALVE, GAS METER, STORM SEWER MANHOLE, SANITARY SEWER MANHOLE, LAND LOT, CONCRETE, IRON PIN FOUND, COMPUTED POINT, SET 5/8" CAPPED REBAR, RW MARKER, POINT OF BEGINNING, CRIMP TOP PIPE, OPEN TOP PIPE, CORRUGATED METAL PIPE, REINFORCED CONCRETE PIPE, STORM SEWER LINE, SANITARY SEWER, WATER LINE, GAS LINE, OVERHEAD ELECTRIC, UNDERGROUND ELECTRIC, PROPERTY LINE, ADJACENT PROPERTY LINE, FENCE.

REFERENCES: AS SURVEYED LEGAL DESCRIPTION EXHIBIT 'A' TITLE LEGAL DESCRIPTION

- 1. SURVEY FOR TIBBITTS CHILDREN'S PREPARED BY ETOWAH ENGINEERING & ASSOCIATES, P.C. DATED JANUARY 30, 2013, LAST REVISION OCTOBER 27, 2020 (FILE: 2016.20).
2. ALTA/NSPS SURVEY FOR 90 INTERNATIONAL, L.L.C. PREPARED BY CHASTAIN & ASSOCIATES, P.C. DATED JANUARY 30, 2013, LAST REVISION OCTOBER 27, 2020 (FILE: 2016.20).
3. FINAL PLAT FOR PALISADE SUBDIVISION (PHASE 1) PREPARED BY BHAYNES, JAMES & ASSOCIATES DATED AUGUST 25, 2006 LAST REVISION FEBRUARY 1, 2007 AND RECORDED IN PB.51 PG.137-143.
4. ASSENT OF EXECUTORS TO DEVISE FOR SUBJECT PROPERTY DB.5068 PG.60

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less, SUBJECT TO any easements and rights of way previously conveyed to any third parties, LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads. ALSO, LESS AND EXCEPT any portion of Land Lot 480 North of Jimmy Lee Smith Parkway.

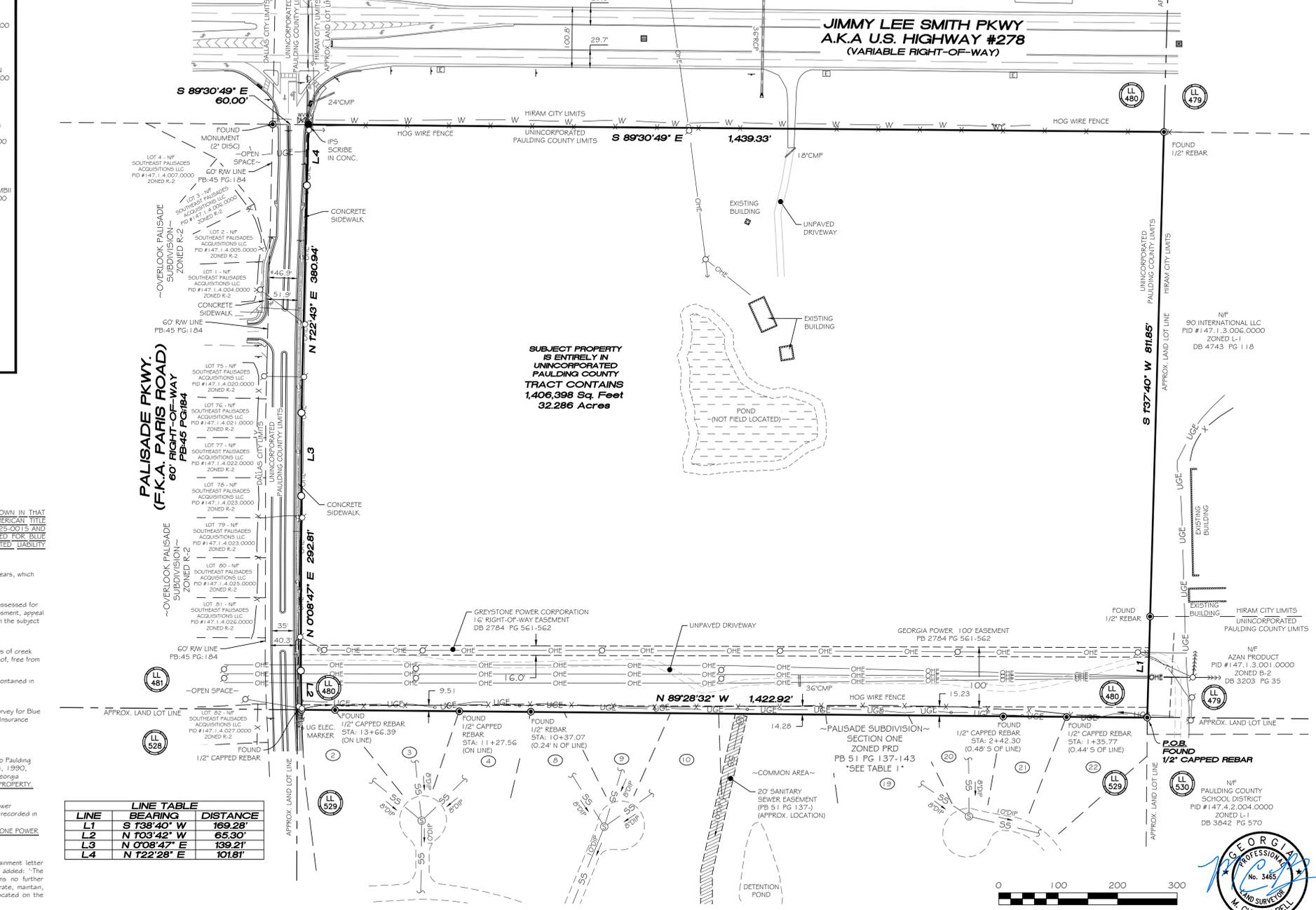


ZONING THE SUBJECT PROPERTY IS ZONED R-2 & IS ALSO IN THE CORRIDOR OVERLAY DISTRICT PER PAULDING COUNTY ZONING MAP ACCESSED ON SEPTEMBER 29, 2025. THE SETBACKS FOR ZONE R-2 SUBURBAN RESIDENTIAL DISTRICT PAULDING COUNTY MUNICODIC ACCESSED ON 09/29/2025 ARE AS FOLLOWS: FRONT: 35 FEET SIDE: 15 FEET; 25 FEET IF CORNER LOT REAR: 25 FEET MAXIMUM BUILDING HEIGHT: 45 FEET ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TABLE I ~PALISADE SUBDIVISION~ Section One

Table with 2 columns listing lot numbers (LOT 2-NF to LOT 10-NF) and owner information including names, PID numbers, and deed references.

JURISDICTIONAL LINES SHOWN PER PAULDING COUNTY GIS ACCESSED ON 9/29/25



LINE TABLE with columns for LINE, BEARING, and DISTANCE. Line 1: S 73°40' W 169.28'; Line 2: N 103°32' W 65.30'; Line 3: N 008°47' E 139.21'; Line 4: N 122°28' E 101.81'

SURVEY NOTES

- 1. All easements and rights of way that the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Paulding County, Georgia, (Community-panel number 13223 C 0143 C, dated September 29, 2006), all of the subject property lies within Zone X, defined as "Areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by GroundTawk Subterranean Intelligence. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before creating any design or construction. GroundTawk's report can be provided upon request.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 04-04-2025 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based was gathered using base and rover using multiple setups AND DUPLICATE OBSERVATION ON CORNERS. The processed data has a horizontal position of less than 0.04. The scale factor to adjust the points to ground distances: 1.00011044707995.
7. The plat has been calculated for closure and is found to be accurate within one foot in 528,627 feet.
8. Equipment used for measurement: Angular: Trimble S5 Robotic Total Station Linear: Trimble S5 Robotic Total Station GPS: Trimble R12i GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks may exist on the subject property that are not shown hereon.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
13. LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
14. Current property owner: LINDA PARIS HOLLEY & LARRY D. PARIS Site address: 2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132 Parcel Number: 147.1.4.001.000

SURVEYOR CERTIFICATION

TO: Blue River Development Acquisitions, LLC, a Georgia limited liability company # First American 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 15, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF APRIL OF 2025. M. Chayce Bell, GA P.L.S. #3465 07/16/2025 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67. M. Chayce Bell, GA P.L.S. #3465 07/16/2025 Date

LJA SURVEYING INC. logo and contact information: 4525 SOUTH LEE STREET, DUNWOODY, GA 30016, Phone: 770.955.5200, Fax: 770.955.1990

LOCATED IN: LAND LOT 480, 2ND DISTRICT AND 3RD SECTION OF PAULDING COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY FOR 2076 JIMMY LEE SMITH PKWY. FOR BLUE RIVER DEVELOPMENT ACQUISITION, LLC, a Georgia limited liability company # FIRST AMERICAN TITLE INSURANCE COMPANY

Table with columns: ISSUE, DATE, DESCRIPTION, INITIALS, REV. 1, REV. 2, REV. 3, REV. 4, REV. 5, REV. 6, REV. 7. Includes entries for M. Chayce Bell and G.P. 07/16/2025.

PROJECT #: GA3347-2502

811 logo and text: Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS DONE AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DUCTAL UNDERGROUND UTILITIES. COPYRIGHT © 2025 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC. SHEET NO: 1 OF 1

File Location: \\sectorsurvey\projects\3347 (blue river development)\2502 - paris road tract\GIS\survey\cad\paris_road_ala_07_16_25

A parcel of Land lying in Land Lot 480, of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found 1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.

OVERALL PROJECT DATA

TOTAL AREA: +/- 32.284 ACRES (GROSS TH & C1)
 EXISTING ZONING: R-2 (PAULDING COUNTY)
 PROPOSED ZONING: CITY OF DALLAS, TH & C1

TH PROJECT DATA

TH AREA (GROSS): +/- 25.417 ACRES
 TOTAL TOWNHOMES: 113 (24'X50' - 3 STORY UNITS)
 PROPOSED DENSITY: +/- 4.4 U/A

SETBACKS:
 FRONT EXTERIOR: 25'
 SIDE EXTERIOR: 40' PRINCIPLE / 10' ACCESSORY
 REAR EXTERIOR: 40' PRINCIPLE / 10' ACCESSORY

OTHER:
 MIN. LOT SIZE: 1 ACRE
 MIN. LOT WIDTH: 100'
 MIN. LOT FRONTAGE: 50'
 MIN. GFA PER UNIT: 1,040 SF (1 STORY) / 650 SF (2+ STORY)
 MIN. LIVING AREA PER UNIT: 1,040 SF / 950 SF
 MIN. LIVING AREA FACADE WIDTH: 24'
 MAX. LOT COVERAGE: 50% / 5% ACCESSORY OR 600 SF (STRUCTURES & BUILDINGS)
 60% (ALL IMPERVIOUS SURFACES)
 MAX. BUILDING HEIGHT: 40' PRINCIPAL / 24' ACCESSORY
 LANDSCAPE STRIP: AS SHOWN
 BUFFER: 10'

SITE LEGEND

- (75) 75' STREAM SETBACK
- (50) 50' STREAM BUFFER
- (25) 25' STATE STREAM BUFFER
- (5) 5' SIDEWALK
- (MK) MAIL KIOSK
- (SW) STORMWATER MANAGEMENT (DETENTION/RETENTION OR WATER QUALITY AREA)
- (CA) CABANA
- (PT) POOL
- (CG) COMMUNITY GREEN
- (BN) BENCHES
- (ES) ENTRANCE SIGN
- (DP) DUMPSTERS

TH PARKING CALCS

USE TYPE	UNIT	UNITS	TOTAL SPACES
REAR ENTRY TH GARAGE SPACES:	2	113	226
REAR ENTRY TH DRIVEWAY/GUEST SPACES:	2	113	226
OFF STREET AMENITY AREAS, MAIL KIOSK PARKING (INCLUDES 1 ADA PARKING SPACE)			14
GRAND TOTAL			466

OPEN SPACE CALCS

OPEN SPACE AREAS	LEGEND	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
TH		20%	+/- 10.95 AC. OR +/- 43.03%
C1 - TRACT A		5%	+/- 0.44 AC. OR 14.8%
C1 - TRACT B		5%	+/- 1.25 AC. OR +/- 37.02%

C-1 PROJECT DATA

PROPOSED CITY OF DALLAS C-1 DEVELOPMENT IS SEEKING SPLIT ZONING.

C-1 AREA (GROSS): +/- 6.869 ACRES

SETBACKS:
 FRONT YARD: 30'
 SIDE SETBACK: 10' PRINCIPLE; 10' ACCESSORY
 REAR YARD: 20' PRINCIPLE; 15' ACCESSORY

USES INCLUDE: PROFESSIONAL/OFFICE, CLINIC, RESTAURANT/FOOD PREP, OTHER
 BUT ARE NOT LIMITED TO:

TRACT A AREA: +/- 2.966 ACRES
 HEATED FLOOR AREA: +/- 33,100 S.F.

TRACT B AREA: +/- 3.903 ACRES
 HEATED FLOOR AREA: +/- 34,350 S.F.

OTHER:
 MIN LOT SIZE: 1 ACRE
 MIN LOT WIDTH: 100'
 MIN LOT FRONTAGE: 50'
 MIN GROUND FLOOR AREA: N/A
 MIN LIVING AREA PER UNIT: 750 SF. AVG.
 MIN LIVING AREA FACADE WIDTH: N/A
 MAX LOT COVERAGE: 50% (STRUCTURES AND BUILDINGS)
 75% (ALL IMPERVIOUS SURFACES)
 MAX. BUILDING HEIGHT: 45' PRINCIPLE / 26' ACCESSORY
 LANDSCAPE STRIP: AS SHOWN
 BUFFER: 30' GRADED AND REPLANTED

C-1 PARKING CALCS

TRACT	REQUIRED (1 SPACE PER 300 SF)	PROVIDED (INCLUDES 5 ADA PARKING SPACES)
TRACT A: 33,100 SF BUILDING	110.3	111
TRACT B: 34,350 SF BUILDING	114.5	116

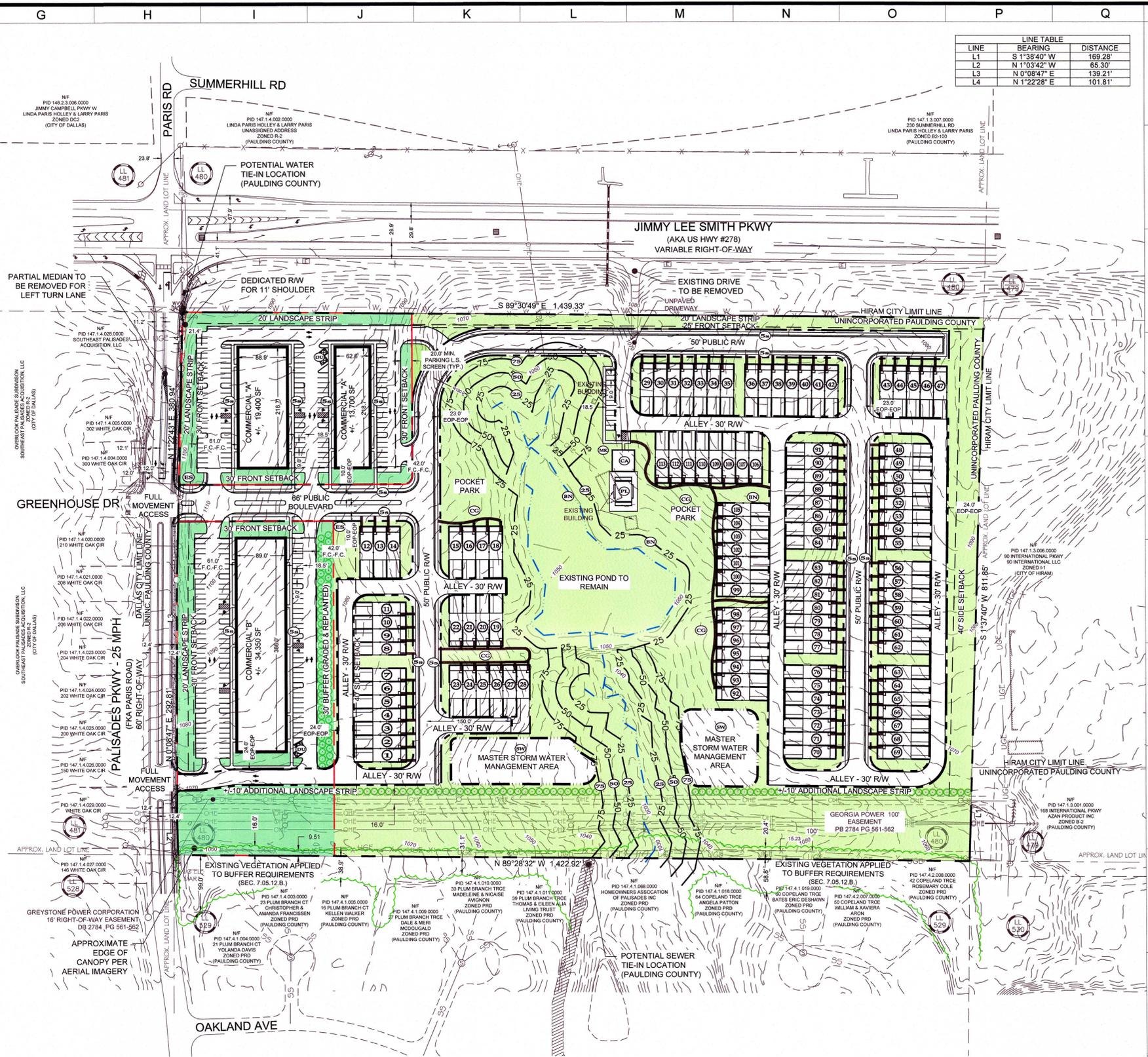
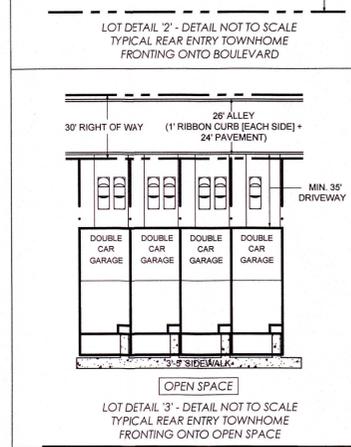
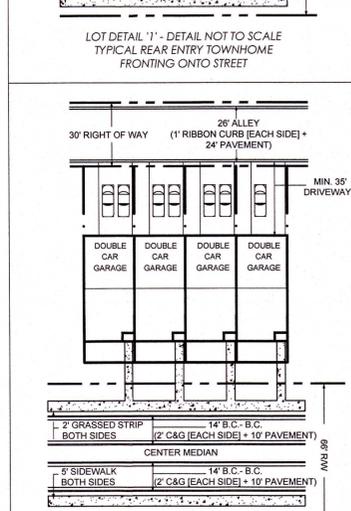
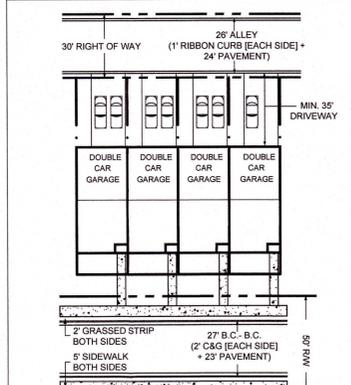
DISTANCE FROM RESIDENTIAL ACCESS POINT (66' RW BOULEVARD)

ACCESS POINT	APPROXIMATE CENTERLINE DISTANCE (L.F.) FROM ACCESS POINT
NEW COMMERCIAL ACCESS POINT (30' RW)	503.9
SUMMERHILL RD CENTERLINE	762.8
JIMMY LEE SMITH PARKWAY/JIMMY CAMPBELL PARKWAY CENTERLINE	493.2
GREENHOUSE DRIVE CENTERLINE	0
OAKLAND AVE CENTERLINE	953.9
GREYSTONE POWER CORPORATION 16' RW EASEMENT CENTERLINE	534.4
GEORGIA POWER 100' EASEMENT CENTERLINE	576.4

NEW COMMERCIAL ACCESS POINT (30' RW)

ACCESS POINT	APPROXIMATE CENTERLINE DISTANCE (L.F.) FROM ACCESS POINT
RESIDENTIAL ACCESS POINT (66' RW BOULEVARD)	503.9
SUMMERHILL RD CENTERLINE	1,266.70
JIMMY LEE SMITH PARKWAY/JIMMY CAMPBELL PARKWAY CENTERLINE	997.1
GREENHOUSE DRIVE CENTERLINE	503.9
OAKLAND AVE CENTERLINE	449
GREYSTONE POWER CORPORATION 16' RW EASEMENT CENTERLINE	30.5
GEORGIA POWER 100' EASEMENT CENTERLINE	72.5

TYPICAL TH LOT DETAILS



PROPERTY OWNERS (TH & C1):
 PID: 147.1.4.001.0000 - LINDA PARIS HOLLEY & LARRY D. PARIS

SURVEY NOTE (TH & C1):
 THIS PLAN REFERENCES ALTA SURVEY FROM LJA SURVEYING INC.: 4525 SOUTH LEE STREET, BUFORD, GEORGIA 30518
 CONTACT: CHAYCE BELL, CBELL@LJASURVEY.COM 770.225.4730

STREAMS NOTE (TH & C1):
 STREAMS ARE SHOWN PER AQUATIC RESOURCES DELINEATION BY LJA ENVIRONMENTAL.

PLAN NOTE (TH & C1):
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION OR DEVELOPMENT. LAYOUT IS SUBJECT TO CHANGES WITH ENGINEERED PLANS.

STORMWATER NOTE (TH & C1):
 TH/C1 STORMWATER WILL BE MANAGED ON TH PARCEL'S MASTER STORMWATER MANAGEMENT AREAS.

SEWER NOTE (TH & C1):
 SEWER MAY TIE INTO EXISTING SEWER MANHOLE SHOWN ON ADJACENT PROPERTY TO THE SOUTH AND PROVIDED BY PAULDING COUNTY. AN EASEMENT WILL BE REQUIRED. ANY NECESSARY SEWER IMPROVEMENTS WILL BE COMPLETED PRIOR TO PLATTING.

WATER NOTE (TH & C1):
 EXISTING WATER LINE LOCATED WITHIN JIMMY LEE SMITH PARKWAY RIGHT-OF-WAY AND PROVIDED BY PAULDING COUNTY.

EASEMENT NOTE (TH & C1):
 THERE IS A 16' GREYSTONE POWER CORPORATION RW EASEMENT INCLUDED WITHIN THE 100' GEORGIA POWER EASEMENT RUNNING ALONG THE SOUTHERN PORTION OF SITE. THERE ARE NO OTHER KNOWN DRIVEWAY OR ACCESS EASEMENTS.

NOTE (TH & C1):
 DEVELOPMENT WILL MEET OR EXCEED ALL REQUIRED FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING ENVIRONMENTAL AND NATURAL RESOURCE PROTECTION, EROSION AND SEDIMENTATION CONTROL.

FEMA NOTE (TH & C1):
 NO PORTION OF THESE PROPERTIES ARE LOCATED IN A FEMA HAZARD AREA AS PER FIRM MAP NO. 13223C0143C, DATED 9/29/2006

DUMPSTER NOTE:
 NO DUMPSTERS ARE PROVIDED FOR THE TH DEVELOPMENT. DUMPSTERS FOR THE C-1 DEVELOPMENT WILL BE PROVIDED FOR EACH TRACT, AS NEEDED TO MEET THE NEEDS OF EACH COMMERCIAL TRACT.

LANDMARK NOTE (TH & C1):
 THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS.

TOPOGRAPHY NOTE:
 TOPOGRAPHY IS DEPICTED PER GIS DATA.

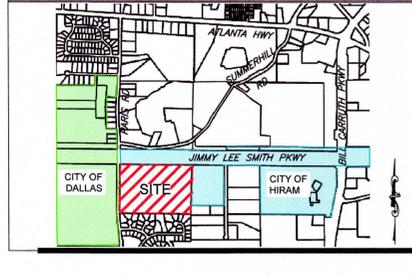
STATEMENT OF PROPOSED USE (TH):
 APPLICANT IS PROPOSING 25,417 ACRES TO BE ZONED INTO THE TH DISTRICT FOR 113 SINGLE FAMILY ATTACHED TOWNHOMES.

STATEMENT OF PROPOSED USE (C1):
 APPLICANT IS PROPOSING 6,869 ACRES TO BE ZONED INTO THE C1 DISTRICT FOR CLINIC, PROFESSIONAL/OFFICE, RESTAURANT/ FOOD PREPARATION, OTHER COMMERCIAL USES.

EXISTING STRUCTURES NOTE:
 EXISTING BUILDINGS AND STRUCTURES TO BE REMOVED.

ENTRANCE SIGHT DISTANCE NOTE:
 ENGINEERING STUDY REQUIRED TO EVALUATE INTERSECTION SIGHT DISTANCE FOR FULL ACCESS MOVEMENT OR RIGHT-IN/RIGHT-OUT ONLY FOR SECONDARY C1 TRACT ENTRANCE.

VICINITY MAP - NOT TO SCALE



Item 12

REGISTERED LANDSCAPE ARCHITECT
 No. LA001962
 JUSTIN R. WHITENORN
 09/30/2025

LJA ENGINEERING
 299 S. MAIN STREET
 ALPHARETTA, GA 30009
 770-225-4730

BLUE RIVER DEVELOPMENT, LLC
 BROKERAGE | DEVELOPMENT | CONSULTING
 3715 DAVINCI CT, STE 300
 PEACHTREE CORNERS, GA 30092
 CONTACT: GREGORY REID
 GREG@BLUERIVERDEVELOPMENT.COM
 843.637.1365

SITE ZONING PLAN FOR
 PARIS ROAD TRACT

2076 JIMMY LEE SMITH PKWY
 DALLAS, GA 30132
 DISTRICT 2ND ~ 3RD SECTION
 PARCEL #147.1.4.001.0000

PROJECT NUMBER: GA3347-2502
 SHEET TITLE: ZONING PLAN
 SHEET NUMBER: 9.30.25



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

November 20, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Linda Paris Holly & Larry D. Paris identified as Paulding County Tax Parcel Number 147.1.4.001.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 480, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found 1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along



THE CITY OF
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aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH-Townhome District and C-1 Commercial Low-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

- Enclosure: Application Form – Exhibit A
- Site Plan – Exhibit B
- Site Survey – Exhibit C
- Legal Description – Exhibit D
- Property Deed – Exhibit E
- Property Tax Receipt – Exhibit F
- Surrounding Property Owner List – Exhibit G
- Surrounding Property Owner Map – Exhibit H



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

November 20, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Linda Paris Holley and Larry D. Paris, identified as Paulding County Tax Parcel Number 147.1.4.001.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH – Townhome District and C-1 Commercial Low-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

Enclosure: Paulding County Board of Commissioners Notice



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

November 20, 2025

Tyler Lasser - Representative
LJA Engineering, Inc.
299 South Main Street
Alpharetta, GA. 30009
(via email ONLY – tlasser@lja.com)

Re: Application for Annexation / Zoning
Blue River Development, LLC.
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you that we have carefully reviewed your client's application for annexation and zoning for property located at, 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Please be advised that the next step in the application process is written notice to Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111. The city will send notice by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least fifteen (15) days prior to, and no more



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

than 45 days from your hearing date(s). We will advise you of these dates in the coming days via email.

Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city’s Unified Development Code, by the Planning Commission and City Council.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A template copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the hearing(s), we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your client's interest, and I look forward to working with you through this process.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Blue River Development, LLC. (Geoffrey Reid) – Applicant (*via email ONLY*)

Enclosure: Surrounding Property Owner Notification Template



January 14, 2026

Tyler Lasser - Representative
LJA Engineering, Inc.
299 South Main Street
Alpharetta, GA. 30009
(via email *ONLY* – tlasser@lja.com)

Re: Annexation (A-2025-03) & Zoning (Z-2025-05) Application – Public Hearing
Notification: Blue River Development, LLC.; 2076 Jimmy Lee Smith Parkway,
Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, February 19, 2026, at 6:00 PM, while the City Council public hearing will take place on Monday, March 2, 2026, at 5:15 PM. A copy of the legal notice is attached as “Exhibit A”.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one annexation and one zoning sign at the property on January 22, 2026. Please ensure a payment of \$100.00 to the City of Dallas



THE CITY OF
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129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
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is provided to the Community Development Department office no later than January 21, 2026.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Blue River Development, LLC.; Geoffrey Reid – Applicant (*via email ONLY*)

Enclosure(s): A-2025-03 & Z-2025-05 - Notice of Public Hearing
A-2025-03 & Z-2025-05 - Surrounding Property Owner Notification

**NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ANNEXATION: A-2025-03
ZONING/REZONING: Z-2025-05**

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on Thursday, February 19, 2026 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 Monday, March 2, 2026 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.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

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.

CITY OF DALLAS

This the 22nd day of January, 2026

Blue River Development, LLC (Applicant)

Linda Paris Holley & Larry D. Paris (Titleholder)

LJA Engineering – Tyler Lasser (Representative)



**NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ANNEXATION: A-2025-03
ZONING/REZONING: Z-2025-05**

Dear Surrounding Property Owners,

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

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Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

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.

This the 29th day of January, 2026.

Blue River Development, LLC (Applicant)
Linda Paris Holley & Larry D. Paris (Titleholder)
LJA Engineering – Tyler Lasser (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director



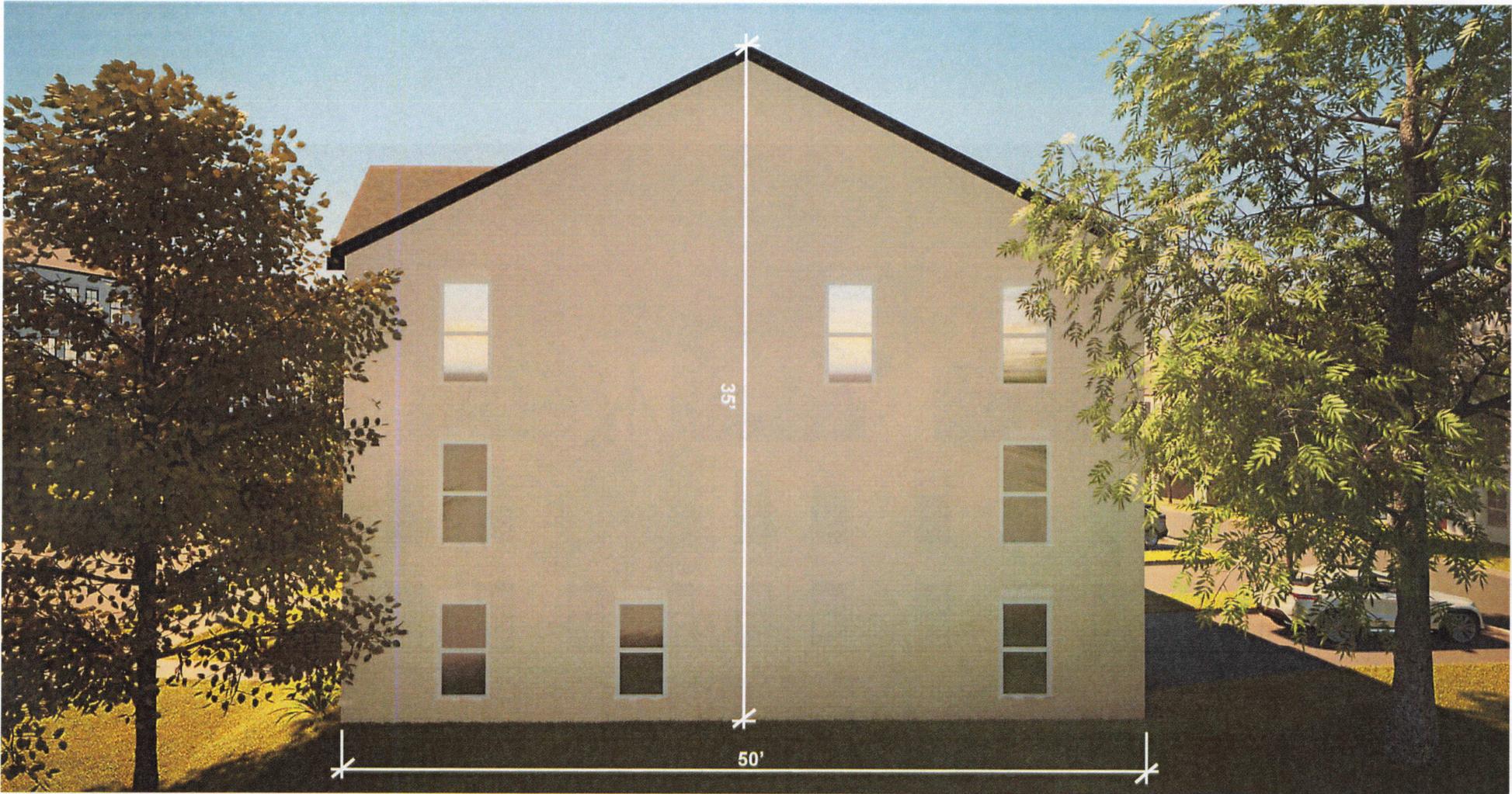
*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

- MATERIALS TO INCLUDE:
- BRICK
 - CEMENTITIOUS SIDING
 - ASPHALT SHINGLES



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

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 - ASPHALT SHINGLES



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 - CEMENTITIOUS SIDING



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- BRICK
 - CEMENTITIOUS SIDING
 - ASPHALT SHINGLES



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

- MATERIALS TO INCLUDE:
- BRICK
 - CEMENTITIOUS SIDING



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

- MATERIALS TO INCLUDE:
- BRICK
 - CEMENTITIOUS SIDING
 - WOOD ACCENTS



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

- MATERIALS TO INCLUDE:
- BRICK AND/OR
 - STUCCO
 - STONE



*Rendering shown is an artistic or conceptual representation and is subject to change.



*Rendering shown is an artistic or conceptual representation and is subject to change.



*Rendering shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.



*Rendering shown is an artistic or conceptual representation and is subject to change.



Tax District	Name	Situs Address	Year	Tax Type	Tax	Interest	Amortized Interest	Penalty	Additional Costs	Total
Parcel Type	Legal Description	Bill Number								
02 - CITY OF DALLAS										
PP - Personal Property										
25470	CANTRELL KELLY D	0 25470								
	458.0		2019	Tax	13.84	7.80	0.00	2.77	0.00	24.41
26657	CUSTOM CABINETRY MILLWORKS LLC	207 COMMERCE DR								
	0 26657MACH, EQUIP, FURN, FI X;INVENTORY;		2019	Tax	27.71	15.62	0.00	5.54	0.00	48.87
37397	HOWARD JEREMY K	0 37397MARINE EQUIP;								
	269.0		2019	Tax	40.35	22.75	0.00	8.07	0.00	71.17
41123	LUIS BRAILY	0 41123MARINE EQUIP;								
	781.0		2019	Tax	14.12	7.96	0.00	2.82	0.00	24.90
	Total for PP - Personal Property				96.02	54.13	0.00	19.20	0.00	169.35
RE - Real Estate										
135340280000	BACKYARD DEVELOPERS LLC	0 UNASSIGNED ADDRESS								
	56199 OREAL PROPERTY									
	13013.0		2017	Tax	398.49	280.46	0.00	79.70	25.00	783.65
	9013.0		2018	Tax	398.49	254.54	0.00	79.70	25.00	757.73
	2921.0		2019	Tax	429.84	242.33	0.00	85.97	25.00	783.14
	3741.0		2020	Tax	257.87	124.09	0.00	51.57	25.00	458.53
	Total for 135340280000				1,484.69	901.42	0.00	296.94	100.00	2,783.05
139430130000	BUTLER JOSEPH R	207 COMMERCE DR								
	43568 OREAL PROPERTY									
	4524.0		2020	Tax	68.10	32.77	0.00	13.62	25.00	139.49
139430010000	BUTLER JOSEPH R	0 UNASSIGNED ADDRESS								
	52630 OREAL PROPERTY									
	3510.0		2020	Tax	68.17	32.80	0.00	13.63	25.00	139.60
137430230000	WALKER JOHN ALLEN	325 ST CHARLES AVE								
	55421 OREAL PROPERTY									
	12850.0		2017	Tax	16.68	11.74	0.00	3.34	25.00	56.76
	8850.0		2018	Tax	16.68	10.65	0.00	3.34	25.00	55.67
	2758.0		2019	Tax	16.68	9.40	0.00	3.34	25.00	54.42
	3776.0		2020	Tax	18.68	8.99	0.00	3.74	25.00	56.41
	Total for 137430230000				68.72	40.78	0.00	13.76	100.00	223.26
137430910000	WALKER JOHN ALLEN	601 ST CHARLES AVE								
	55432 OREAL PROPERTY									
	12860.0		2017	Tax	16.68	11.74	0.00	3.34	25.00	56.76



Tax District	Name	Situs Address	Year	Tax Type	Tax	Interest	Amortized Interest	Penalty	Additional Costs	Total
Parcel Type	Legal Description	Bill Number								
Parcel Number										
02 - CITY OF DALLAS										
	8860.0		2018	Tax	16.68	10.65	0.00	3.34	25.00	55.67
	2768.0		2019	Tax	16.68	9.40	0.00	3.34	25.00	54.42
	3223.0		2020	Tax	18.68	8.99	0.00	3.74	25.00	56.41
	Total for 137430910000				68.72	40.78	0.00	13.76	100.00	223.26
081669	WEST PAULDING CHRISTIAN CHURCH									
	81669 OREAL PROPERTY									
	15458.0		2017	Tax	81.23	57.17	0.00	16.25	25.00	179.65
	Total for RE - Real Estate				1,839.63	1,105.72	0.00	367.96	375.00	3,688.31

Totals for Delinquent Tax List

Tax Type	Year	Tax	Interest	Amortized Interest	Penalty	Additional Costs	Total
Tax							
PP - Personal Property	2019	96.02	54.13	0.00	19.20	0.00	169.35
RE - Real Estate	2017	513.08	361.11	0.00	102.63	100.00	1,076.82
RE - Real Estate	2018	431.85	275.84	0.00	86.38	75.00	869.07
RE - Real Estate	2019	463.20	261.13	0.00	92.65	75.00	891.98
RE - Real Estate	2020	431.50	207.64	0.00	86.30	125.00	850.44
Real Estate Tax Total		1,839.63	1,105.72	0.00	367.96	375.00	3,688.31
Tax Total		1,935.65	1,159.85	0.00	387.16	375.00	3,857.66
Grand Totals		1,935.65	1,159.85	0.00	387.16	375.00	3,857.66
Parcel Count: 10							



STAFF ACTION ITEM

MEETING DATE: 03/02/2026

TITLE: Consideration for Tax Write-Off

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration for Tax Write-Off for unpaid City of Dallas Property Taxes dated 2017-2020 totaling \$3,857.66. This amount includes penalties and fees.

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

INFORMATION:

Consideration for Tax Write-Off for unpaid City of Dallas Property Taxes dated 2017-2020 totaling \$3,857.66. This amount includes penalties and fees. FiFa's are not enforceable after 7 years and cost to try and collect on these debts would exceed actual debt amount.



STAFF ACTION ITEM

MEETING DATE: 03/02/2026

TITLE: Request to certify Estimated Rollback Rate

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Request to certify “Estimated Rollback Rate” for 2026 taxes

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

INFORMATION:

To comply with HB 92 that was passed in April of 2025 and signed by Governor Kemp, the City of Dallas shall certify an “Estimated Rollback Rate” (ERR) for the 2026 Property Taxes. The certification of the ERR has no bearing on the final millage rate adoption. Paulding County Tax Assessors office has a deadline of 05/14/2026 to give them a certified ERR. The proposed ERR is 7.0. The certified ERR will be on the Notice of Assessments for 2026. This is not the adoption of the final millage rate.



STAFF ACTION ITEM

MEETING DATE: 03.02.2026
TITLE: Chief of Police
PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Changing purchase of L3 Harris Radios approved at February Council Meeting from Manufacturer “L3 Harris” to our network provider “Southern Linc” because “L3 Harris” could not provide the proprietary services of “Southern Linc.”

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

Enter Text Here

INFORMATION:

Description of request.



FW: Customer setup form

From Joe Duvall <jduvall@dallas-ga.gov>
Date Mon 2/9/2026 2:06 PM
To Darrin Keaton <dkeaton@dallas-ga.gov>

FYI



Joe Duvall
Chief of Police
Dallas Police Department
120 Main Street, Dallas, Ga., 30132
Office 770-443-8103
jduvall@dallas-ga.gov
FBINAA Session #208

From: Marilyn.Brannan@L3Harris.com <Marilyn.Brannan@L3Harris.com>
Sent: Monday, February 9, 2026 2:05 PM
To: Joe Duvall <jduvall@dallas-ga.gov>
Subject: RE: Customer setup form

[EXTERNAL Email: Think before you Click]

Good afternoon, Chief Duvall

I confirmed with Jason Kahane that your PO has been cancelled and no order will be processed. Please let me know if you have any questions or if I can be of further assistance.

Marilyn Brannan, MA

State and Local IDIQ Contract Administrator

Contract Analyst

Customer Care Center

COMMUNICATION SYSTEMS / L3HARRIS TECHNOLOGIES

(434) 385-2866

L3Harris.com/ marilyn.brannan@L3Harris.com

221 Jefferson Ridge Parkway/Lynchburg, VA 24501/ USA



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From: Joe Duvall <jduvall@dallas-ga.gov>
Sent: Monday, February 9, 2026 1:41 PM
To: Brannan, Marilyn (US) - MCC <Marilyn.Brannan@L3Harris.com>
Subject: [EXTERNAL] FW: Customer setup form

WARNING: Email originated from an **EXTERNAL** source. Do NOT click links, open attachments or reply unless you recognize sender and know the content is safe.

Marilyn,

There were some that arose with my agency's attempted purchase of the radios from L3 instead of going through Southern Linc. In speaking with Southern Linc, the purchase was going to be moved to them instead of the radios being directly purchased from L3. I sent an email cancelling the purchase from L3 last Friday and have not received a response acknowledging the cancellation. Can you check advise if the order was cancelled?

Thanks,



Joe Duvall
Chief of Police
Dallas Police Department
120 Main Street, Dallas, Ga., 30132
Office 770-443-8103
jduvall@dallas-ga.gov
FBINAA Session #208

From: Joe Duvall
Sent: Wednesday, February 4, 2026 9:15 AM
To: jason.kahane@L3Harris.com
Subject: RE: Customer setup form

Jason,

Please see attached forms. I had to make some changes on the form you sent. I also left off shipping and thought I would let you set up through Southern Linc? Just let me know if you need me to change anything?

Thanks,



Joe Duvall
Chief of Police
Dallas Police Department
120 Main Street, Dallas, Ga., 30132
Office 770-443-8103
jduvall@dallas-ga.gov
FBINAA Session #208

From: jason.kahane@L3Harris.com <jason.kahane@L3Harris.com>

Sent: Wednesday, February 4, 2026 8:07 AM

To: Joe Duvall <jduvall@dallas-ga.gov>

Subject: Customer setup form

[EXTERNAL Email: Think before you Click]

Chief-

Please complete the following form. Please include a tax exempt form as well.

Jason Kahane

Spec, Sales/Account Mgmt

Public Safety and Professional Communications

COMMUNICATION SYSTEMS / L3HARRIS TECHNOLOGIES

Jason.Kahane@L3Harris.com

Phone: 434-329-9725



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President
Bianca Motley Broom
Mayor, College Park

First Vice President
Andrea Gibby
Mayor, Young Harris

Second Vice President
James Burnette
Mayor, Suwanee

Third Vice President
Garnett Johnson
Mayor, Augusta

Immediate Past President
Fred Perriman
Mayor, Madison

CEO & Executive Director
Larry H. Hanson

February 17, 2026

Ms. Michelle Collings
Finance Director
City of Dallas
129 E Memorial Dr
Dallas, Georgia 30132

RE: Direct Installment Program

Dear Ms. Collings:

Please find enclosed the proposed lease supplement between your city and the Georgia Municipal Association. GMA will file all necessary forms including the state UCC-1 and federal 8038. **Please keep in mind the payment schedule (Schedule B) may change slightly depending on the closing date.**

Please return the documents and invoice to GMA by March 28, 2026 to guarantee the 4.45% interest rate. You may wish to send the documents by overnight courier to assure prompt delivery.

PLEASE PAY CAREFUL ATTENTION TO SIGNATURES AND SEALS. OUR LENDERS WILL NOT PROCESS INCOMPLETE PAPERWORK. IF YOU ARE UNSURE ABOUT A DATE FIELD, LEAVE IT BLANK.

If you have any questions, please contact me at (678) 686-6274.

Sincerely,



Philip Potter
Financial Services Manager

/PP
Enclosures

DOCUMENT NOTES**LEASE SUPPLEMENT**

NOTE: ON ALL PROPERTIES REQUIRING TITLE, A COPY OF THE MV - 1 APPLICATION LISTING GMA AS LIENHOLDER MUST ACCOMPANY LEASE DOCUMENTS.

Exhibit E - Lease Supplement: Please complete requested information. Please also sign on the Lessee position, which is marked with the City's name. The City Clerk should attest this document.

Exhibit E - Schedule A: Please insert appropriate information as requested (i.e., add serial number, amount, or model number).

Exhibit E- Schedule B: No action is required for this schedule.

Exhibit E- Schedule C: Please date, sign, and have the City Clerk attest this document.

Exhibit E- Schedule D: IRS Form 8038: Please add the city's Tax I.D. number and sign at the bottom. GMA will complete this document at closing.

Exhibit E- Schedule F: Resolution/Ordinance for Supplemental Lease: Please add necessary information, date, and sign this document. The Resolution/Ordinance must be adopted at a regular council meeting at which the Mayor may designate the appropriate city officials to enter into subsequent leases for the appropriate amount. The City Clerk should sign and seal at the bottom of the page.

Please return the enclosed document and all attachments (i.e., clips, etc.) to:

Georgia Municipal Association
Attention: Financial Services Program Manager
P.O. Box 105377
Atlanta, Georgia 30348

IF YOU HAVE ANY QUESTIONS OR SHOULD NEED ANY ASSISTANCE, PLEASE DO NOT HESITATE TO CALL THE FINANCIAL SERVICES PROGRAM MANAGER AT (888) 488-4462. LEASE DOCUMENTS MUST BE EXECUTED COMPLETELY AND CORRECTLY BEFORE ANY CHECKS WILL BE ISSUED BY THE SERVICING BANK.

Note: GMA's Lienholder Code is 10288896

EXHIBIT "E"
LEASE SUPPLEMENT

THIS LEASE SUPPLEMENT (this "Lease Supplement") by and between GEORGIA MUNICIPAL ASSOCIATION, INC., a Georgia non-profit corporation ("Lessor") and the municipal corporation of the State of Georgia signing below ("Lessee"), is made and entered into the date of its execution by the Lessor.

RECITALS:

Lessor and Lessee have entered into a Master Lease (the "Master Lease") dated , which provides for Lessor to lease to Lessee certain property (the "Property") to be specified in Lease Supplements to be executed and delivered by Lessor and Lessee from time to time; and

Lessor and Lessee are entering into this Lease Supplement pursuant to the Master Lease to specify the terms for the lease of certain Property.

LESSOR AND LESSEE HEREBY AGREE AS FOLLOWS:

1. Definitions. Unless a different meaning or intent is required by this Lease Supplement, the capitalized terms used in this Lease Supplement shall have the meanings set forth in the Master Lease.
2. Property. The Property described on the Property Schedule incorporated as Schedule A to this Lease Supplement is specified as the Property that initially is the subject hereof.
3. Lease Payments. The Rental Schedule, incorporated as Schedule B to this Lease Supplement describes the initial amounts and payment dates of the Rentals for the Lease, and the Purchase Price for the Property. The Termination Payment may become due and payable upon the circumstances described in Section 4.2 of the Master Lease.
4. Term of Lease. The Starting Term of the Lease of the Property shall begin on the date hereof (the "Starting Date") and end on December 31 of the same year. The Lease will be renewed for successive calendar year Renewal Terms (the "Renewal Terms"), and an Ending Term (the "Ending Term") commencing January 1 of the last calendar year appearing on the Rental Schedule, and ending on the date of the final payment shown on the Rental Schedule (the "Ending Date"), unless Lessee gives a Nonrenewal Notice or there occurs an Event of Nonappropriation, as provided in the Master Lease. The "Lease Term" is the period from the Starting Date to the Ending Date, subject to the earlier expiration or termination of the Lease as provided in the Master Lease.
5. Agreements, Representations and Warranties. Lessee represents, warrants and agrees as follows:
 - (a) Lessee's representations, warranties and agreements contained in the Master Lease are true, accurate, complete and effective as of the date hereof;
 - (b) *(this clause (b) applies only if this Lease is designated as a Bank-Qualified Lease below)* in order to enable Lessor to offer the interest rate contained in this Lease, Lessee represents and warrants that it has not issued, nor does it (taken together with the entities with which it must be aggregate pursuant to Section 265(b)(3)(E) of the Code) reasonably expect to issue (taking into account the Leases) more than \$10 million of tax-exempt obligations (other than private activity bonds) for the calendar year during which the Lease becomes effective; as provided in Code Section 265(b)(3)(B)(II), Lessee specifically designates the Lease as a "qualified tax-exempt obligation" as provided by Code Section 265(b)(3);
 - (c) Lessee will take no action that will directly or indirectly affects the deductibility of that portion of Lessor's interest expense allocable to this Lease;
 - (d) Lessee has made an available appropriation of and included in its current operating budget all Rentals for the Starting Term and the Termination Payment applicable to this Lease;
 - (e) Unless Property funds are escrowed, Lessee has received, tested, and finally accepted the Property;

- (f) The portion of the Rentals representing principal, when taken together with the principal portion outstanding under any other contract entered into by Lessee pursuant to the authority of O.C.G.A. § 36-60-13, together with the amount of debt outstanding incurred by Lessee pursuant to Article IX, Section V, Paragraph I of the Constitution of Georgia of 1983, as amended, does not exceed 10% of the assessed value of all taxable property within the jurisdictional limits of Lessee;
 - (g) The Property that is the subject hereof has not been the subject of a referendum that failed to receive the approval of the voters of Lessee within the calendar year in which this Lease is entered into for any of the four immediately preceding calendar years;
 - (h) If the Property subject to this Lease is real property: and unless the Property has been approved in the most recent referendum calling for the levy of a special county 1% sales and use tax pursuant to O.C.G.A. Tit. 48, Chapt. 8, Art. 3, Pt. 1, neither of the following has occurred:
 - (i) the average annual payments on the aggregate of all outstanding contracts entered into by Lessee for real property pursuant to the authority of O.C.G.A. § 36-60-13, including this Lease, do not exceed 7.5% of the governmental fund revenues of Lessee for the last calendar year preceding the date of delivery of this Lease (provided, however, that there may be added to such governmental fund revenues any special county 1% sales and use tax proceeds collected pursuant to O.C.G.A. § 48-8-111 legally available to pay amounts on this Lease or such other contracts); and
 - (ii) the outstanding principal balance on the aggregate of all outstanding contracts entered into by Lessee for real property pursuant to the authority of O.C.G.A. § 36-60-13, including this Lease does not exceed \$25,000,000.00
 - (i) If the property subject to this Lease is real property, Lessee held a public hearing with respect to this Lease prior to the delivery of this Lease, notice of which hearing was published at least once in each of the two weeks preceding the week of the hearing in a newspaper of general circulation in the jurisdiction of Lessee.
 - (j) No Event of Default or Event of Nonappropriation has occurred with respect to any Lease entered into under the Master Lease.
6. Non-Arbitrage Certificate. The Property that is subject to the Lease has not been and is not expected to be sold or otherwise disposed of in whole or in part prior to the Ending Date. Monies appropriated for the payment of amounts under the Lease will be paid from Lessee’s general fund and will not be pledged for the Lease or be otherwise separately identified or accounted for (unless the Lease is to be paid from sales tax receipts). Lessee has not been notified of any listing of it by the Internal Revenue Service as an issuer that may not certify its obligations. No proceeds or “gross proceeds” of the Lease are expected to be invested prior to an allocation for governmental use, unless an Escrow Agreement has been entered into in connection with this Lease. The proceeds of the Lease will not be used in a manner and no other action will be taken or omitted that would cause the Lease to be an “arbitrage bond” under Section 148 or a “private activity bond” under Section 141 of the Internal Revenue Code of 1986, as amended and the regulations promulgated under that Section.
7. Quitclaim. At the outset of this Lease, the Lessee does hereby assign, transfer, convey and quitclaim to Georgia Municipal Association, Inc. (“Lessor”) such ownership interests as it may possess, if any, in and to the “Property,” as is necessary to permit the Property to be leased by Lessor to Lessee pursuant to the terms of this Lease Supplement and the Master Lease in accordance with their terms. Pursuant to Section 2.2 of the Master Lease, Lessor further transfers title to Lessee to the extent provided therein, and Lessee accepts such transfer in accordance with such Section 2.2. This quitclaim is given in consideration of the advance by or on behalf of the Lessor of the purchase price of the Property and the undertaking of the Lessor represented by this Lease Supplement.
8. Active Municipality. The Lessee certifies that it does, and expects to continue (a) providing at least three of the following services, either directly or by contract: law enforcement; fire protection (which may be furnished by a volunteer fire force) and fire safety; road and street construction or maintenance; solid waste management; water supply or distribution or both; waste-water treatment; storm-water collection and disposal; electric or gas utility services; enforcement of building, housing, plumbing, and electrical codes and other similar codes; planning and zoning; recreational facilities; (b) holding at least six regular, monthly or bimonthly, officially recorded public meetings each year; and (c) qualifying for and holds a regular municipal election as provided by law.

9. Effect of Lease Supplement. This Lease Supplement is intended as a separate Lease of the items of Property described in this Lease Supplement pursuant to the Master Lease. The terms, conditions and provisions of the Master Lease are hereby incorporated in this Lease Supplement to the same extent as if fully set forth in this Lease Supplement in this place, except to the extent expressly amended or modified by this Lease Supplement. The owner of Lessor's interest in this Lease shall have all rights, powers and remedies of Lessor with respect to this Lease under the Master Lease. This Lease Supplement may be executed in multiple counterparts, each of which shall constitute an original. This Lease Supplement shall be effective only upon the due completion and execution of the Schedules listed below and the delivery thereof to the Servicer.

10. Bank-Qualified or Non-Bank-Qualified.

The Lease under this Lease Supplement is a Non-Bank-Qualified Lease;

OR: (Check 1 box)

The Lease under this Lease Supplement is a Bank-Qualified Lease and Lessee has designated the Lease under the Lease Supplement as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Code. The Lessee and its subordinate entities, and the entities that issue obligations on behalf of Lessee have not issued other tax-exempt obligations (other than private activity bonds, except Qualified 501(c)(3) Bonds) in the current calendar year, and Lessee does not expect that it and such other entities will issue such tax-exempt obligations such that all of such obligations, taken together with the Lease Amount under the Lease Supplement, would exceed \$10,000,000 in such calendar year. The only tax-exempt obligations issued or expected to be issued in the current calendar year by such parties are as follows (type title, date and amount):

	TITLE	DATE	AMOUNT
(1)	_____	_____	_____
(2)	_____	_____	_____

11. Payments Direction. Lessee authorizes and directs the Servicer under this Lease Supplement to pay the vendors of the Property as indicated below:

<u>NAME AND ADDRESS OF VENDOR</u>	<u>INVOICE #</u> (attach invoices)	<u>AMOUNT</u>
City of Dallas 129 E Memorial Dr Dallas, GA 30132 Attn: Finance Director (770) 443-8110	Enclosed	\$297,765.00

(Should Lessee have previously paid vendor, or require another means of payment to the Vendor, it should attach a request for an alternate payment method with a full explanation and, if applicable, proof of payment to the vendor.)

12. Assignee and Servicer. Lessor has assigned its rights and interests in the Lease to Magnolia Bank, which shall serve as Servicer for the Lease, and Lessee shall make payments to such Servicer.

13. Schedules. Lessee hereby delivers to Lessor and its assigns the completed, executed and effective Schedules C, D, and F, described below.

This Lease Supplement is dated: _____.

IN WITNESS WHEREOF, Lessor and Lessee have caused this Lease Supplement to be duly executed.

LESSEE:
(SEAL)

City of Dallas

Signed By: _____
City Manager or Mayor

Print Name: _____

Attested By: _____
City Clerk

Print Name: _____

Date: _____

LESSOR:
(SEAL)

GEORGIA MUNICIPAL ASSOCIATION, INC.

Signed By: _____
Executive Director

Attested By: _____
Financial Services Program Manager

Date of Execution: _____

Schedules Hereto:

- A. Property Schedule**
- B. Rental Schedule**
- C. Appropriation Certificate Form**
- D. Form 8038G or 8038GC**
- E. Form UCC-1 (If included)**
- F. Ordinance/Resolution for Lease Supplement**
- G. Assignment and Transfer of Lease Supplement
(Schedule G will be completed by GMA)**

SCHEDULE A

PROPERTY SCHEDULE

<u>DESCRIPTION OF PROPERTY</u>	<u>IDENTIFICATION OR VIN NUMBER</u>	<u>AMOUNT FINANCED</u>
Police Radios		\$297,765.00

SCHEDULE C

APPROPRIATION CERTIFICATE

Re: Master Lease dated _____ and Lease Supplement (the "Lease Supplement") dated _____, between Lessee and Georgia Municipal Association, Inc.

The undersigned officers of the City of Dallas (the "Lessee") hereby certify that all Rentals and the Termination Payment under the referenced Lease Supplement, for the current fiscal year are within such Lessee's operating budget or budgets for such year and an appropriation of funds for such year has been made for such purpose and is available therefore.

Dated: _____

City of Dallas

Signed by: _____

Print Name: _____

Title: _____

Attested By: _____

Print Name: _____

Title: _____

(SEAL)

INSTRUCTIONS:

1. To be given at the time of signing a Lease Supplement and within 30 days of the adoption of each annual budget.
2. Complete a separate certificate for each Lease Supplement in effect.

SCHEDULE D

Form **8038-G**

(Rev. September 2011)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Obligations

▶ Under Internal Revenue Code section 149(e)

▶ See separate instructions.

Caution: If the issue price is under \$100,000, use Form 8038-GC.

OMB No. 1545-

Item 15.

Part I Reporting Authority

If Amended Return, check here

1 Issuer's name City of Dallas		2 Issuer's employer identification number (EIN)
3a Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)		3b Telephone number of other person shown on 3a
4 Number and street (or P.O. box if mail is not delivered to street address) 129 E Memorial Dr	Room/suite	5 Report number (For IRS Use Only) 3
6 City, town, or post office, state, and ZIP code Dallas, GA 30132		7 Date of issue
8 Name of issue City of Dallas / GMA Essential Equipment Lease-Purchase		9 CUSIP number None
10a Name and title of officer or other employee of the issuer whom the IRS may call for more information (see instructions) Ms. Michelle Collings, Finance Director		10b Telephone number of officer or other employee shown on 10a (770) 443-8110

Part II Type of Issue (enter the issue price). See the instructions and attach schedule.

11 Education	11	
12 Health and hospital	12	
13 Transportation	13	
14 Public safety	14	\$297,765
15 Environment (including sewage bonds)	15	
16 Housing	16	
17 Utilities	17	
18 Other. Describe ▶ Police Radios	18	
19 If obligations are TANs or RANs, check only box 19a <input type="checkbox"/>		
If obligations are BANs, check only box 19b <input type="checkbox"/>		
20 If obligations are in the form of a lease or installment sale, check box <input checked="" type="checkbox"/>		

Part III Description of Obligations. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21		\$ 297,765	\$ N/A	years	%

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22 Proceeds used for accrued interest	22	
23 Issue price of entire issue (enter amount from line 21, column (b))	23	\$297,765
24 Proceeds used for bond issuance costs (including underwriters' discount)	24	0 00
25 Proceeds used for credit enhancement	25	
26 Proceeds allocated to reasonably required reserve or replacement fund	26	
27 Proceeds used to currently refund prior issues	27	
28 Proceeds used to advance refund prior issues	28	
29 Total (add lines 24 through 28)	29	0 00
30 Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)	30	\$297,765

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31 Enter the remaining weighted average maturity of the bonds to be currently refunded	▶	_____ years
32 Enter the remaining weighted average maturity of the bonds to be advance refunded	▶	_____ years
33 Enter the last date on which the refunded bonds will be called (MM/DD/YYYY)	▶	_____
34 Enter the date(s) the refunded bonds were issued (MM/DD/YYYY)	▶	_____

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 63773S

Form **8038-G** (Rev. 9-2011)

Part VI Miscellaneous

- | | |
|------------|--|
| 35 | |
| 36a | |
| 37 | |
- 35** Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)
 - 36a** Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC) (see instructions)
 - b** Enter the final maturity date of the GIC ▶ _____
 - c** Enter the name of the GIC provider ▶ _____
 - 37** Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units
 - 38a** If this issue is a loan made from the proceeds of another tax-exempt issue, check box and enter the following information:
 - b** Enter the date of the master pool obligation ▶ _____
 - c** Enter the EIN of the issuer of the master pool obligation ▶ _____
 - d** Enter the name of the issuer of the master pool obligation ▶ _____
 - 39** If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box
 - 40** If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box
 - 41a** If the issuer has identified a hedge, check here and enter the following information:
 - b** Name of hedge provider ▶ _____
 - c** Type of hedge ▶ _____
 - d** Term of hedge ▶ _____
 - 42** If the issuer has superintegrated the hedge, check box
 - 43** If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box
 - 44** If the issuer has established written procedures to monitor the requirements of section 148, check box
 - 45a** If some portion of the proceeds was used to reimburse expenditures, check here and enter the amount of reimbursement ▶ _____
 - b** Enter the date the official intent was adopted ▶ _____

Signature and Consent	Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.			
	▶ _____	Date	▶ _____	
	Signature of issuer's authorized representative		Type or print name and title	
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed PTIN
	Firm's name ▶	Firm's EIN ▶		
	Firm's address ▶	Phone no.		

SCHEDULE F

ORDINANCE/RESOLUTION FOR SUPPLEMENTAL LEASES

A RESOLUTION OR ORDINANCE TO AUTHORIZE AND DIRECT AN OFFICER OF THE CITY TO EXECUTE ONE OR MORE LEASE SUPPLEMENTS FOR A LEASE OR LEASES UNDER THE GMA DIRECT LEASING PROGRAM; TO DESIGNATE SUCH LEASES AS QUALIFIED TAX-EXEMPT OBLIGATIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City has entered into a Master Lease (the "Master Lease") dated as of , with Georgia Municipal Association, Inc. for the leasing from time to time of certain equipment, machinery or other personal property pursuant to Supplemental Leases;

NOW THEREFORE, BE IT RESOLVED OR ORDAINED AS FOLLOWS BY THE GOVERNING BODY OF THE CITY:

1. The _____ of the City is hereby authorized and directed to execute and deliver a Lease Supplement pursuant to the Master Lease to put into effect one or more leases for Police Radios (the "Leased Property"); said officer of the City is authorized and directed in the name and on behalf of the City to execute and deliver (i) one or more Lease Supplements for items of the Leased Property in substantially the form attached to the Master Lease, with such changes and additions as may be approved by said officer, and (ii) such other documents as may be deemed by such officer to be necessary or desirable to effect the purposes hereof or of the Master Lease, and such execution shall constitute conclusive evidence that the executed document has been authorized and approved hereby; the aforesaid officer is further authorized to do all things necessary or appropriate to effectuate the purposes hereof.

2. An appropriation in the City's current operating budget has previously been made, which shall be sufficient to pay the "Rentals" and the "Termination Payment" during the "Starting Term" under such Lease Supplements; or

(check box if applicable)

An appropriation from unappropriated and unreserved funds in the City's current operating budget is hereby made for the "Rentals" and the "Termination Payment" during the "Starting Term" under such Lease Supplements, and the budget of the City is hereby amended to reflect such appropriation to the extent necessary.

3. The lease or leases contemplated by the said Lease Supplements are hereby designated "Qualified Tax-Exempt Obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, and said officer shall be authorized to confirm such designation by execution of appropriate documents in connection therewith.

4. This authorization shall be effective immediately.

CLERK'S CERTIFICATE

The undersigned hereby certifies that he or she is the Clerk of the City of Dallas, Georgia (the "City"), and that the foregoing is a true copy of the Resolution or, Ordinance [Check One] adopted by the governing body of the City at a meeting duly held on the _____, 20____, at which a quorum was present and acting throughout, and that the same has not been rescinded or modified and is now in full force and effect. Given under the seal of the City, this _____, 20____.

(SEAL)

City Clerk



Southern Linc

www.southernlinc.com

City of Dallas Police Dept.
Attn.: Chief Duvall
Email: jduvall@dallas-ga.gov
Phone: 770-443-8103
Linc BA#: 2000071394

Questions Regarding this Quote
Jennifer Coleman
Phone: 404-446-6267
Email: jcolema@southernco.com

QUOTE

Description	Part Number	Quantity	Unit List	COD Quote	COD Ext
MOBILE, XL-200M, MULTIBAND, LTE, NA	XZ-MPM1M-NA	32	\$4,275	\$3,164	\$101,232
SERVICE ASSIST,EXT WARRANTY 3 YR, XL200M	XZ-Y3EWP	32	\$275	\$275	\$8,800
FEATURE, 700/800 MHZ BAND	XZ-PL4L	32	\$600	\$444	\$14,208
FEATURE, XL200M SINGLE-KEY DES ENCRYPTION	XZ-PL4U	32	\$0	\$0	\$0
FEATURE, XL200M SINGLE-KEY AES ENCRYPTION	XZ-PL9E	32	\$0	\$0	\$0
FEATURE, ENCRYPTION LITE	XZ-PL8Y	32	\$0	\$0	\$0
FEATURE, PHASE 2 TDMA	XZ-PL4F	32	\$275	\$204	\$6,512
FEATURE, LTE	XZ-PL8T	32	\$2,195	\$1,624	\$51,978
FEATURE, MCPTT, SOUTHERNLINC	XZ-PL6A	32	\$500	\$370	\$11,840
FEATURE PACKAGE, P25 TRUNKING	XZ-PKGPT	32	\$1,800	\$1,332	\$42,624
KIT, MOUNTING XL-MOBILE UNIVERSAL	XZ-MA4A	32	\$495	\$366	\$11,722
MICROPHONE, XL, STANDARD MOBILE	XZ-MC6A	32	\$150	\$111	\$3,552
ANTENNA, ELEMENT, FLEXIBLE, V/U/700/800	CZ-AN8A	32	\$250	\$185	\$5,920
ANTENNA, BASE, STD ROOF MOUNT LOW LOSS	XZ-AN6U	32	\$96	\$71	\$2,273
SPEAKER, EXTERNAL, MOBILE	XZ-LS6A	32	\$78	\$58	\$1,847
ANTENNA, LTE-WIFI-GPS, LOW-PROFILE, BLK	XZ-AN9B	32	\$600	\$444	\$14,208
CABLE, XL-MOBILE, SPEAKER ACCY	XZ-CA6F	32	\$120	\$89	\$2,842
OPERATION,SOUTHERN LINC,GOV GOLD,MOBL	XZ-FW3B	32	\$0	\$0	\$0
SIMCARD,SOUTHERN LINC (CARRIER)	XZ-SV1W	32	\$0	\$0	\$0
CONTROL UNIT, XL-CH	XZ-CP6A	32	\$1,850	\$1,369	\$43,808
Radio Refresh 2.0 XL-200M Trade-in Credit	YZ-SP3T	32	-\$800	-\$800	-\$25,600
			\$12,759	\$9,305	\$297,765

Note: Quick Order : SOUTHERN DALLAS GA PD RADIO QUOTE 14 OCT 2025 V1.PRJ - "Southern Dallas GA PD Radio Quote 14 Oct 2025 V1" Page 2 out of 3 : Parts | Version 7.11 (Build 4184) [FalconPrd]