



Dallas Planning Commission - Public Hearing

Thursday, February 19, 2026

6:00 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

CALL TO ORDER

MINUTES APPROVAL

1. Consideration to approve the 12/22/2025 Meeting Minutes.

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. Consideration of final approval of a Special Use Sign Permit request submitted by Om Shriva, LLC for property located at 758 Villa Rica Highway, Dallas, GA 30157; Tax Parcel I.D. No. 149.1.4.002.0000, Located in Land Lot: 489 in the 2nd District and 3rd Section of Paulding County. The request is for an animated sign measuring approximately 6 feet in height and 10 feet in width, which will replace the existing signage on the property.
3. 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.
4. The City of Dallas, Georgia proposes to amend the Unified Development Code (UDC) to revise regulations governing the allowance and development standards for Places of Worship. The proposed

amendment adds Places of Worship as a use permitted only by Special Exception in specified zoning districts and establishes development criteria including minimum lot size, street access, buffering, parking, and other performance standards. The purpose of this amendment is to bring the City's zoning regulations into compliance with applicable federal and state law, including the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Georgia Religious Freedom Restoration Act (RFRA), while preserving neighborhood character, managing traffic impacts, and protecting public health, safety, and welfare.

ADJOURNMENT



Dallas Planning Commission - Public Hearing

Monday, December 22, 2025
6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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MINUTES

CALL TO ORDER

PRESENT

David Holt
Ryan Ayers
Daniel Lumpkin

ABSENT

Terry Johnson
Sammy Callahan

MINUTES APPROVAL

1. Consideration to approve the 11/20/2025 Meeting Minutes.

Motion to approve the 11/20/2025 Meeting minutes, with Ayers' vote corrected from "Yea" to "Nay."

Motion made by Ayers, Seconded by Lumpkin
Voting Yea: Holt, Ayers, Lumpkin

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. Public Hearing on new Occupancy Regulations in UDC.

A public hearing was conducted on the proposed occupancy regulations in the City of Dallas Unified Development Code. There was no public comment in opposition. A motion was made to consider approval of the proposed regulations based on the recommendation of the City of Dallas Chief of Police and the City Attorney.

Motion made by Ayers, Seconded by Lumpkin
Voting Yea: Holt, Ayers, Lumpkin

ADJOURNMENT

Motion to adjourn.

Motion made by Ayers, Seconded by Lumpkin
Voting Yea: Holt, Ayers, Lumpkin

Secretary

Date



City Of Dallas, Georgia



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

SIGN PERMIT APPLICATION

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

Property Address: 758 VILLA RICA HWY DALLAS, GA 30157

Aggregate Area of All Freestanding Signs on Property 212.5 Existing Square Feet

Parcel Size: 1.29 Zoning District: C-1

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

150 Feet North

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

B. PROPERTY OWNER(S):

1. Name of Property Owner: Nikhil Patel - OM SHRINA LLC

2. Property Owner Address: 758 VILLA RICA HWY
DALLAS, GA 30157

3. Telephone Number: 678-571-5707

4. Certification: I, Larry McIntyre, (Owner or Agent)
Do Hereby Consent to the Placement of This Sign(S) Upon My Property.

Larry McIntyre
SIGNATURE

10-16-2025

DATE

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

1. Name of Property Owner: Same as Property Owner

2. Address of Property Owner: Same as Property Owner
Same as Property Owner

3. Telephone Number: Same as Property Owner

4. Business License/Occupation Tax Number: _____

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

1. Name of Sign Contractor: ImagePro Signs & Lighting, LLC

2. Sign Contractor Address: 127 Highland Falls Blvd.
Hiram, GA 30141

3. Telephone Number: 770-443-3333

4. Business License/Occupation Tax Number: Hiram OCC 25-23835



City of Dallas, Georgia

Item 2.

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

E. TYPE SIGN(S):

Permanent Roof, Canopy, Wall, Projecting, Free Standing, Etc.
 Outdoor Advertising (Billboards)
 Temporary: _____ Yard Political Promotional Display

F. DESCRIPTION OF SIGN

1. Provide a Brief Description of the Sign: Double Sided Brick Base Monument Sign

2. Area of the Sign(S) Sq. ft: _____ 50
3. Number of Sides: _____ 2
4. Height of the Sign(S): _____ 5'
5. Shape of the Sign(S): _____ Rectangle
6. Method Used for Mounting or Erecting the Sign(S): _____ Direct Burial Pole w/ brick base

G. LOCATION

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





City of Dallas, Georgia

Item 2.

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

H. PLANS AND SPECIFICATIONS

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

- REQUIRED
- NOT REQUIRED

I. FEES

Sign Permit Fee

\$40.00 per Side

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

<u>Banner Permit Fees</u>	<u>Fee Each</u>	<u># of Banners</u>	<u>Extended</u>
Banner Permit (Short-Term 90 Day Permit)	\$30.00	_____	_____
Banner Permit (Long-Term 180 Day Permit)	\$60.00	_____	_____
Totals	_____	_____	_____

Total Amount Due \$ _____

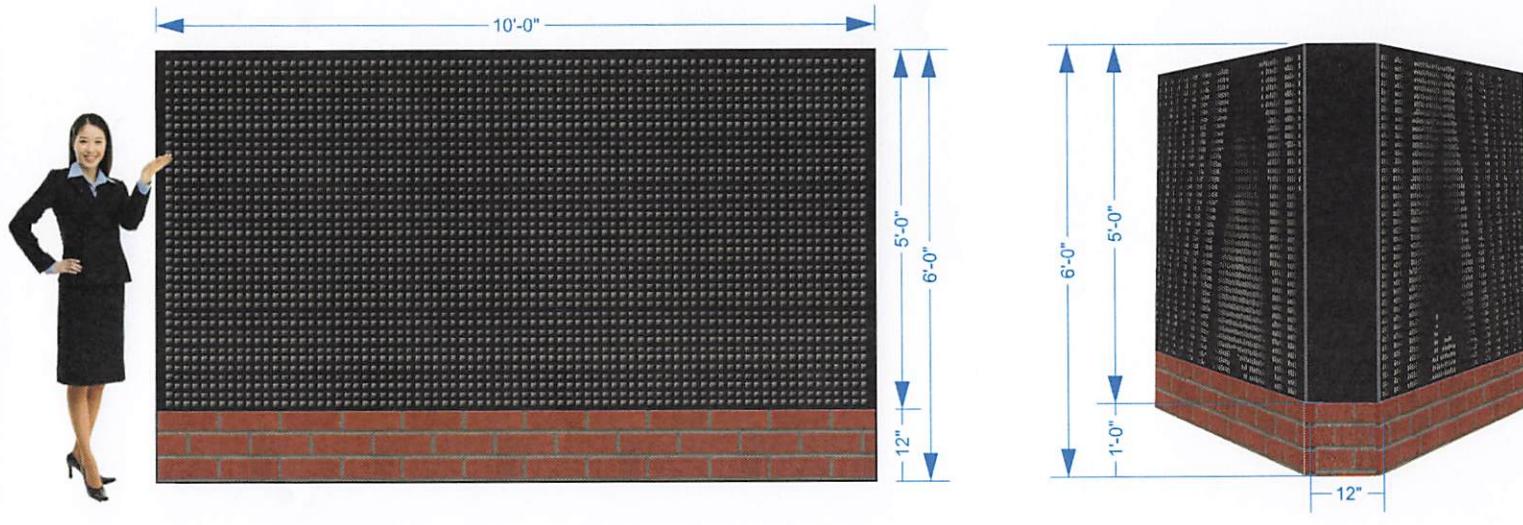
10-16-2025

Date

Larry McAntyre
Signature of Applicant

Agent

Title

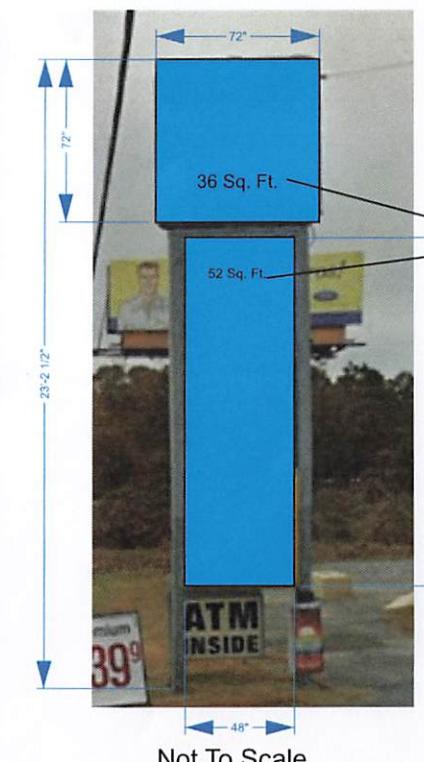


ELEVATION 25'

COLORS

REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLOR EXACTLY.

Page 1 of 3



Not To Scale

Note: Sign scale is approximate and may differ slightly from actual installation size.

Total Square Footage of Existing Signs on property.

Total Square Footage of Existing Signs on property.

88 Sq. Ft.

180 Allowable
88 In use
92 Allowable
Available square feet
Proposed ERB Sign
50 square feetTotal 138 sq. ft. used
from allowable 180 sq. ft.Maximum Monument is
60 Allowable monument
sizes. 6' Tall.6'x10" Monument
60 Square Feet
Monument 6' Tall

5'x10' ERB

Note:
Dimension sizes are max dimensions.
Actual display size will be equal or less.
Electronic display width will dictate
actual dimensions, which is guaranteed
to be equal or a few inches less than
what is permit approved

ImagePro

Signs & Lighting

"We don't look good... until we make you look good!"

P.O. Box 2810 • Dallas, GA 30132-0048

(770) 443-3333 • Fax (678) 655-2374

Client
Highway 61 Liquor Store
158 Villa Rica Hwy. Ste B
Dallas, GA 30157

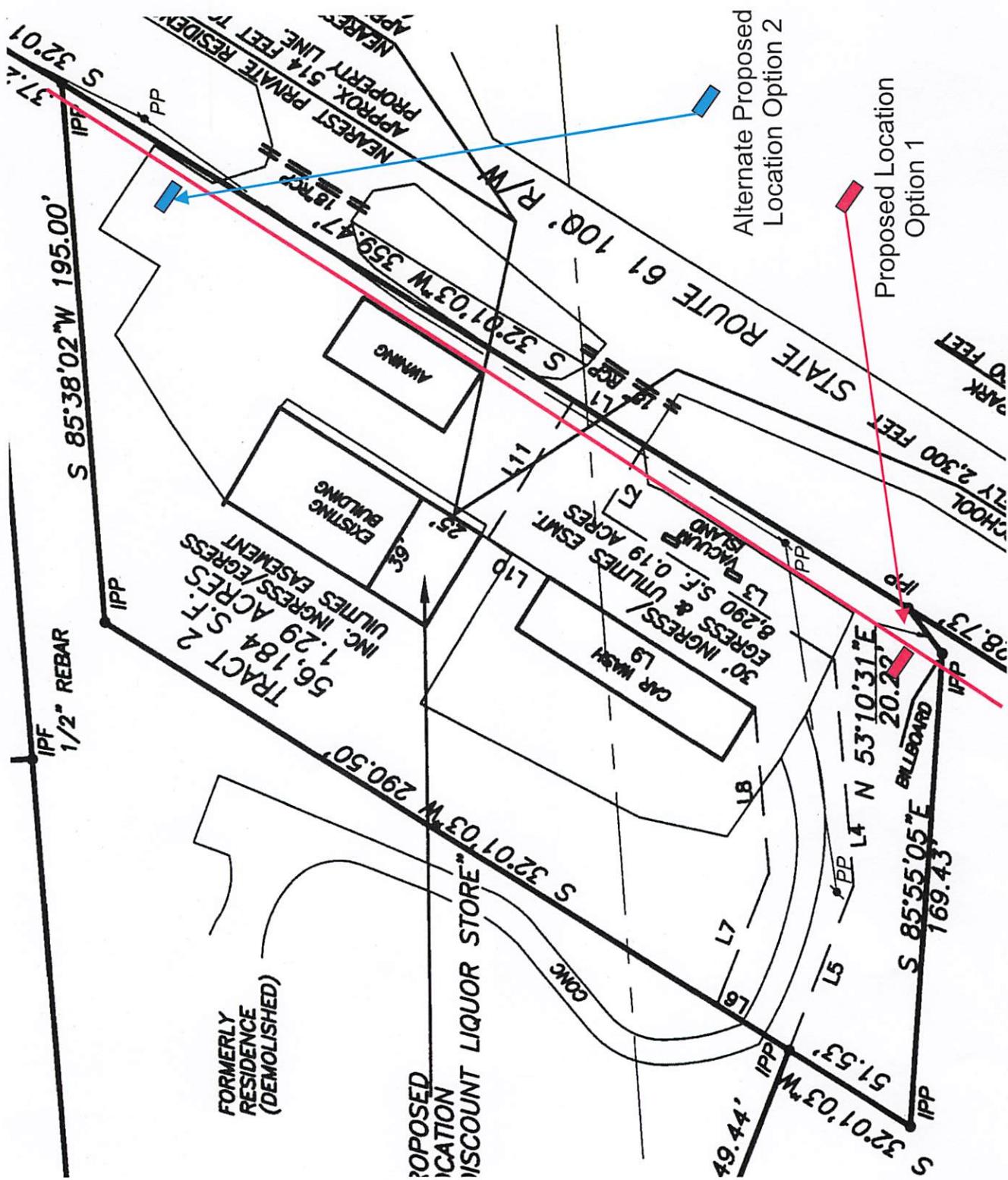
Date/Rev.
12-16-2025
Sales Rep
Larry McIntyre
Project #
252764ME

Designer
LM
File Name
Monument 4-17-23.cdr
Scale
3/8" = 1'

www.ImagePro-Signs.com
office@ImagePro-Signs.com

HIGHWAY 61 LIQUOR- PAULDING COUNTY, GA

Item 2.



ELEVATION 25'

COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP, VINYL OR PAINT COLOR EXACTLY.
It is to be viewed as color representation only.

Page 3 of 3

ImagePro

Signs & Lighting

"We don't look good... until we make you look good"

P. O. Box 2810 • Dallas, GA 30132-0048
(770) 443-3333 • Fax (678) 653-7374

Client
Highway 61 Liquor Store
758 Villa Rica Hwy, Ste b
Dallas, GA 30157

Project

Date/Rev.
12-16-2025

Sales Rep
Larry McIntyre
Project #
252764ME

Designer
LM
Fit: N

File Name: Monum
Scale: 3/8" = 1



The logo consists of the word "Member" in white on a red background, and the letters "OSHA" in white on a blue background, all contained within a white square border.

www.ImagePro-Signs.com
office@imagePro-Signs.com

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY IMAGEPRO SIGNS & LIGHTING, LLC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF IMAGEPRO SIGNS & LIGHTING, LLC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.



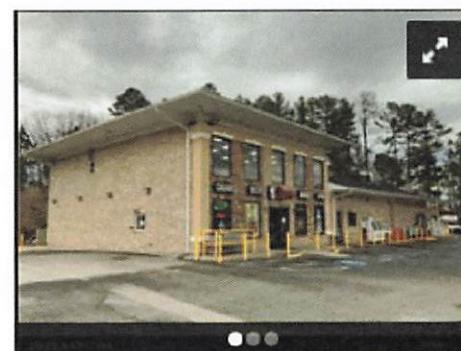


Information



Paulding County, GA
 240 Constitution Blvd
 Room 3082
 Dallas, GA 30132
Paulding.gov [Assessor's Web](#)

Chief Appraiser
[James Stokes](#)
 (770) 443-7606



Announcements

[How to use the Beacon site - view](#)
[Demo Videos](#)

Owner

OM SHRINA LLC
 758 VILLA RICA HWY
 DALLAS, GA 30157

Summary

Parcel Number	149.1.4.002.0000
Account/Realkey	3059
Parent PIN	X-REF C036C-078-
Location Address	758 VILLA RICA HWY
Zip Code	30157
Class	(Note: Not to be used on legal documents) C3-Commercial
Zoning	(Note: This is for tax purposes only. Not to be used for zoning.) C1
Tax District	DALLAS
Millage Rate	30.21
Acres	1.29
Neighborhood	DALLAS COMMERCIAL (007870)
Homestead Exemption	No
Landlot / District / Section	489 / 2 / 3
Subdivision	
Lot #	

City of Hiram

Occupational Tax Certificate

Item 2.

Date Issued: 02/03/2025

Certificate Number: OCC25-23835

Expiration Date: 12/31/2025

Issued to: IMAGEPRO SIGNS & LIGHTING LLC

Type of Business: **Sign Manufacturing**

Location: 127 HIGHLAND FALLS BLVD

Mailing Address: IMAGEPRO SIGNS & LIGHTING LLC

127 HIGHLAND FALLS BLVD
HIRAM, GA 30141

In consideration of which is granted a Certificate in this City for the period ending December 31, 2025.

Witness by hand and seal for the City, day and year above written.

Meline Chosewa

City Clerk

DISPLAY IN A CONSPICUOUS PLACE. MAY BE REVOKED FOR CAUSE.
NON-TRANSFERABLE.

City of Hiram
Occupational Tax Certificate
Receipt for Certificate

Date Issued: 02/03/2025

Certificate Number: OCC25-23835

Expiration Date: 12/31/2025

EEI INFORMATION

CLASS T

8300.00

TOTAL PAID \$200.00

ImagePro

Signs & Lighting

Letter of Authorization for Sign Permit and Installation

ImagePro Signs & Lighting, LLC
 127 Highland Falls Blvd.
 Hiram, Ga. 30141
 Office 770.443.3333
 office@imagepro-signs.com

Date: 10/7/15

To Whom It May Concern:

HWY 61 Liquor Store
 Company Name

758 Villa Rica Hwy, Suite - B
 Company Address

Dallas GA 30157
 City, State & Zip

678 571 5707
 Phone Number

Nandil T Patel owner or authorized agent of the property located at
758 Villa Rica Hwy Suite - B Dallas GA 30157

hereby authorize and grant permission to ImagePro Signs to permit and install the requested sign(s) to be placed on the above referenced property.

Thank you,

Nandil T Patel
 Owner or Authorized Agent



10/7/15
 Date

678 571 5707
 Owner or Authorized Agent's Phone Number



PLANNING & ZONING STAFF DOCUMENT

ANNEXATION APPLICATION NO. A-2025-03

ZONING/REZONING APPLICATION NO. Z-2025-05

HEARING D	Item 3.
Planning Com	
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

<u>HEARING D</u> <u>Planning Com</u> <u>02/19/2026 at 6:00 PM</u>	<u>Item 3.</u>
	<u>City Council:</u> <u>03/02/2026 at 5:15 PM</u>

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

NORTH: R-2 - Paulding

EAST: I-1 - City of Hiram

SOUTH: PRD – Paulding Co.

WEST: R-2C – City of Dallas

ADJACENT DEVELOPMENT

NORTH: Single-family Residential

EAST: Light Industrial Use

SOUTH: Palisades Residential Development

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

ZONING/REZONING APPLICATION NO. Z-2025-05

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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

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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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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)

HEARING DA

Planning Commission:
02/19/2026 6:00 PM

City Council:
03/02/2026 5:15 PM

Item 3.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: ██████████ E-mail address: ██████████

Ben Bell
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: ██████████ E-mail address: ██████████

Tyler Lasser
Representative's Signature

Tyler Lasser
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Tyler Marchman
Notary Public Signature



Notary Commission Expires:

The 22 day of OCTOBER, 2025.

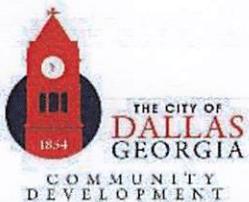
CITY STAFF ONLY: FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025

APPLICATION ACCEPTANCE DATE: November 18, 2025

TIME/DATE STAMP:

DIRECTOR: B. J. D.
(SIGNATURE)

11-18-2025
(DATE)



ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 2 of 11)

Item 3.

(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: (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:

Teressa Ruth Higgins
Notary Public Signature



Property Information

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

Total Acreage of Annexation Application: 32.284 Acreage of Titleholder: 32.284

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

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

Location of Property: 2070 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 - _____



Item 3.

City of Dallas
Community Development Department
Annexation Application
Last Updated 7/2025
(Page 8 of 11)

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

Martha Phyllis Paris
By: 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***



Item 3.

City of Dallas
Community Development Department
Annexation Application
Last Updated 7/2025
(Page 8 of 11)

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***



Item 3.

City of Dallas
Community Development Department
Annexation Application
Last Updated 7/2025
(Page 9 of 11)

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 Hobley

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 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 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.



Item 3.

City of Dallas
Community Development Department
Annexation Application
Last Updated 7/2025
(Page 9 of 11)

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

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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

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



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
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

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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, 20 25.

Caroline Weyer

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 2025



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City of Dallas
Community Development Department
Annexation Application
Last Updated 7/2025
(Page 9 of 11)

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 application? 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 17 day of Sep, 20 25.

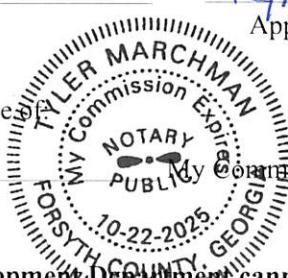
Applicant's Signature

Tyler Lesser (Representative)

Applicant's Name Printed

Signed, sealed and delivered in the presence of

Notary Public Signature



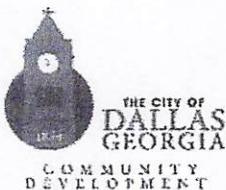
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³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



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, 20 25.

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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Item 3.

City of Dallas
Community Development Department
Annexation Application
Last Updated 7/2025
(Page 10 of 11)

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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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

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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.

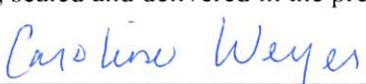
I certify that the foregoing information is true and correct, this 25th day of August, 2025.


Applicant's Signature¹


Applicant's Name Printed



Signed, sealed and delivered in the presence of:


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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Item 3.

City of Dallas
Community Development Department
Annexation Application
Last Updated 7/2025
(Page 10 of 11)

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, 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: _____

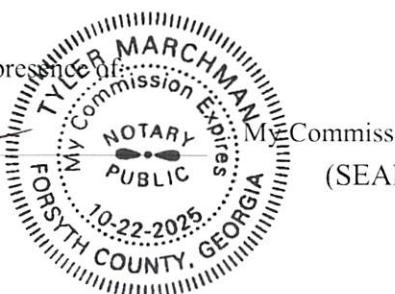
If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. 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 17 day of Sep, 20 25.

Applicant's Signature

Tyler L. Lee (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of
Tyler Lee
Notary Public Signature



My Commission Expires 10-22-2025

(SEAL)

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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: Markis

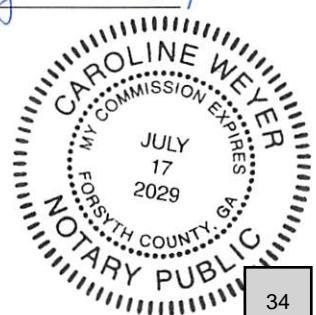
Date: 8/25/25

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 2 of 15)

Item 3.

(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: ██████████ E-mail address: None

Titleholder's Signature

LARRY D. PARIS

Printed Name of Signatory

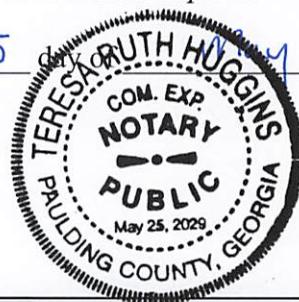
Signed, sealed and delivered in the presence of:

Notary Public Signature

Notary Commission Expires:

The 25 day of May, 20 29.

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 - _____ - _____



Item 3.

City of Dallas
Community Development Department
Zoning/Rezoning Application
Last Updated 7/2025
(Page 9 of 15)

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 [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:

Judith F. Bagby
Notary Public Signature

My Commission Expires

Seal:



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



Item 3.

City of Dallas
Community Development Department
Zoning/Rezoning Application
Last Updated 7/2025
(Page 9 of 15)

AUTHORIZATION OF TITLEHOLDER

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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 6 2025, 20 25

to annex real property described as follows: 2074 Jimmy Lee Smith Dr

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 Oct, 20 25.

Applicant's Signature

Signed, sealed and delivered in the presence of

Notary Public Signature



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 Smart 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

B. Reid

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.

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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.



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

Applicant Name¹: Blue River Developmat

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:

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? 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
Martha Phyllis Paris, her attorney in fact
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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Item 3.

City of Dallas
Community Development Department
Zoning/Rezoning Application
Last Updated 7/2025
(Page 10 of 15)

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 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.

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Item 3.

City of Dallas
Community Development Department
Zoning/Rezoning Application
Last Updated 7/2025
(Page 11 of 15)

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

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

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

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

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

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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, 20 25.


Applicant's Signature!

Geoffrey Red
Applicant's Name Printed



Signed, sealed and delivered in the presence of:

Carolyn 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

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

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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.

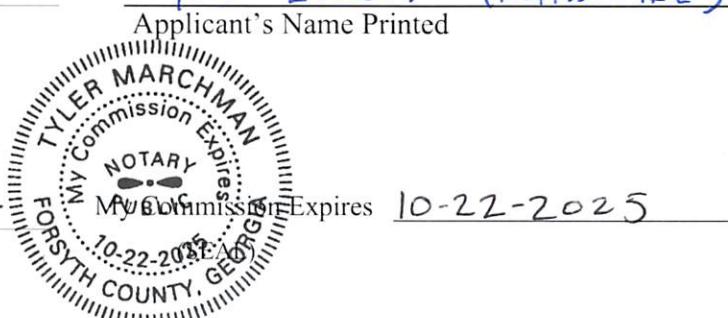
I certify that the foregoing information is true and correct, this 17 day of sep, 2025.

Applicant's Signature¹

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature



***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: 

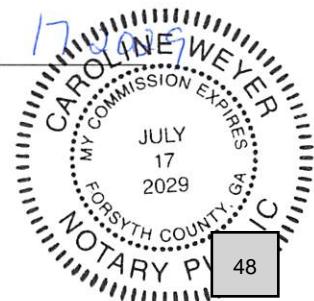
Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17, 2025

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)
 Linda Paris Holley

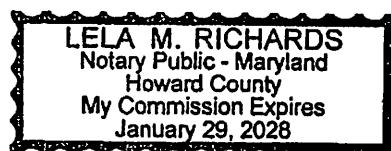


EXHIBIT "A"

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



Recpt:005490

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:

Item 3.

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.

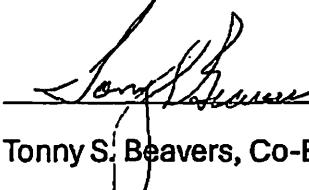
LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads.

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.

 (Seal)

Tonny S. Beavers, Co-Executor of
the Estate of Bobby Russell Paris,
deceased

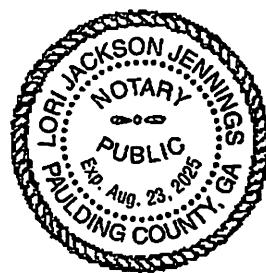
Signed, sealed and delivered

in the presence of:

Susan Haenr

Witness

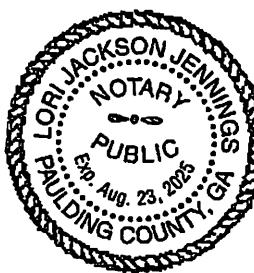
Lori Jackson Jennings
Notary Public



Diane B. Hart (Seal)

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

Susan Haenr
Witness
Lori Jackson Jennings
Notary Public





ADJACENT PARCELS MAP

Adjacent Parcels

1. PID 148.2.3.006.0000
TRG PARIS ROAD LLC
7100 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328

2. PID 147.1.4.028.0000
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

4. PID 147.1.4.004.0000
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

6. PID 147.1.4.021.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

7. PID 147.1.4.022.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

8. PID 147.1.4.023.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

9. PID 147.1.4.024.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

10. PID 147.1.4.025.0000

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

12. PID 147.1.4.029.0000
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

14. PID 147.4.1.004.0000
DAVIS YOLANDA
2451 CUMBERLAND PKWY SE #3622
ATLANTA, GA 30339

15. PID 147.1.4.003.0000
FRANCISSEN CHRISTOPHER D
FRANCISSEN AMANDA I
23 PLUM BRANCH CT
DALLAS, GA 30157

16. PID 147.4.1.005.0000
WALKER KELLEN
16 PLUM BRANCH CT
DALLAS, GA 30157

17. PID 147.4.1.009.0000
MCDougald MERI B
27 PLUM BRANCH TRCE
DALLAS, GA 30157

18. PID 147.4.1.010.0000
MACENO AVIGNON MADELEINE
AVIGNON NICASE AUBERT
33 PLUM BRANCH TRCE
DALLAS, GA 30157

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

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

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

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 design 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. Item 3.

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:

Item 3.

Allgood ES

Capacity: 860

	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

	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

	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.

ANNEXATION REVIEW STANDARDS

Item 3.

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.

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.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
OVERALL PROJECT DATA																
TOTAL AREA: +/- 32.286 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 (24X50' - 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)
MAX. LOT COVERAGE:	60% (ALL IMPERVIOUS SURFACES)
MAX. BUILDING HEIGHT:	40' PRINCIPLE / 24' ACCESSORY
LANDSCAPE STRIP:	AS SHOWN
BUFFER:	10'

SITE LEGEND	
75' STREAM SETBACK	CA CABANA
50' STREAM BUFFER	PL POOL
25' STATE STREAM BUFFER	CG COMMUNITY GREEN
5' SIDEWALK	BN BENCHES
MAIL KIOSK	ES ENTRANCE SIGN
STORMWATER MANAGEMENT (DETENTION/RETENTION/OR WATER QUALITY AREA)	DUMPSTERS

TH PARKING CALCS		TOTAL PER	TOTAL	TOTAL
USE TYPE	UNIT	UNITS	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
TH	OPEN SPACE REQUIRED
TH	OPEN SPACE PROVIDED
C1 - TRACT A	5%
C1 - TRACT B	5%

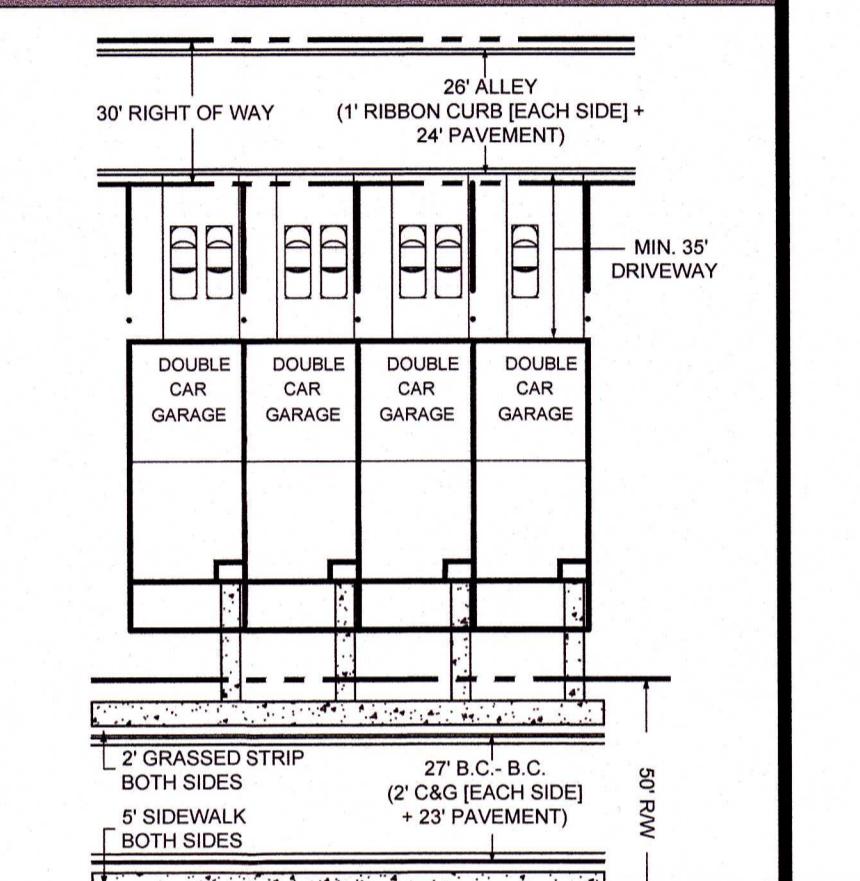
C-1 PROJECT DATA	
PROPOSED CITY OF DALLAS C-1 DEVELOPMENT IS SEEKING SPLIT ZONING.	
C-1 AREA (GROSS):	+/-. 6.869 ACRES
SETBACKS:	
FRONT YARD:	30'
SIDE SETBACK:	10' PRINCIPLE; 10' ACCESSORY
REAR YARD:	20' PRINCIPLE; 15' ACCESSORY
USES INCLUDE, BUT ARE NOT LIMITED TO:	PROFESSIONAL/OFFICE, CLINIC, RESTAURANT/FOOD PREP, OTHER
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)
MAX. LOT COVERAGE:	75% (ALL IMPERVIOUS SURFACES)
MAX. BUILDING HEIGHT:	45' PRINCIPLE / 26' ACCESSORY AS SHOWN
LANDSCAPE STRIP:	30' GRADED AND REPLANTED

C-1 PARKING CALCS	
TRACT A: 33,100 SF BUILDING	BUSINESS, RETAIL, OR PROFESSIONAL OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)
	110.3
PARKING PROVIDED (INCLUDES 5 ADA PARKING SPACES)	111
TRACT B: 34,350 SF BUILDING	BUSINESS, RETAIL, OR PROFESSIONAL OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)
	114.5
PARKING PROVIDED (INCLUDES 5 ADA PARKING SPACES)	116

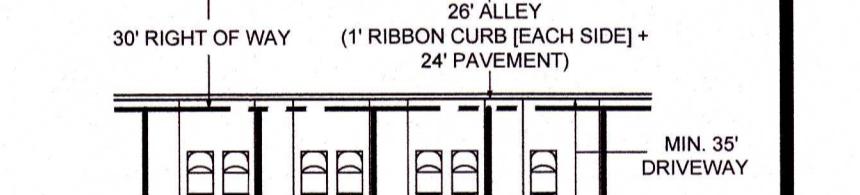
DISTANCE FROM RESIDENTIAL ACCESS POINT (66' RW BOULEVARD)	
ACCESS POINT	APPROXIMATE CENTERLINE DISTANCE (L.F.) FROM ACCESS POINT
NEW COMMERCIAL ACCESS POINT (30' RW)	503.9
SUMMERHILL RD CENTERLINE	762.8
JIMMY LEE SMITH PARKWAY/JIMMY CAMPBELL PARKWAY CENTERLINE	493.2
GREENHOUSE DRIVE CENTERLINE	0
OAKLAND 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

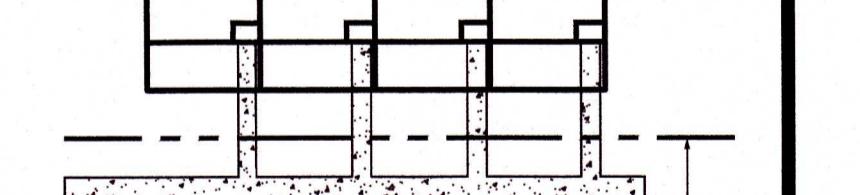
TYPICAL TH LOT DETAILS



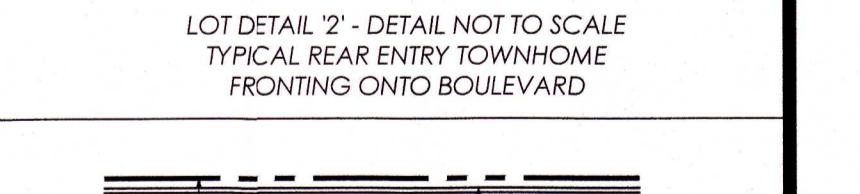
LOT DETAIL '1' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNSHINE FRONTING ONTO STREET



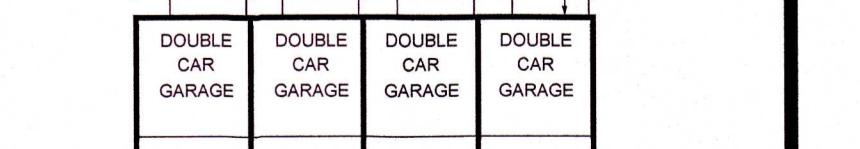
LOT DETAIL '2' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNSHINE FRONTING ONTO BOULEVARD



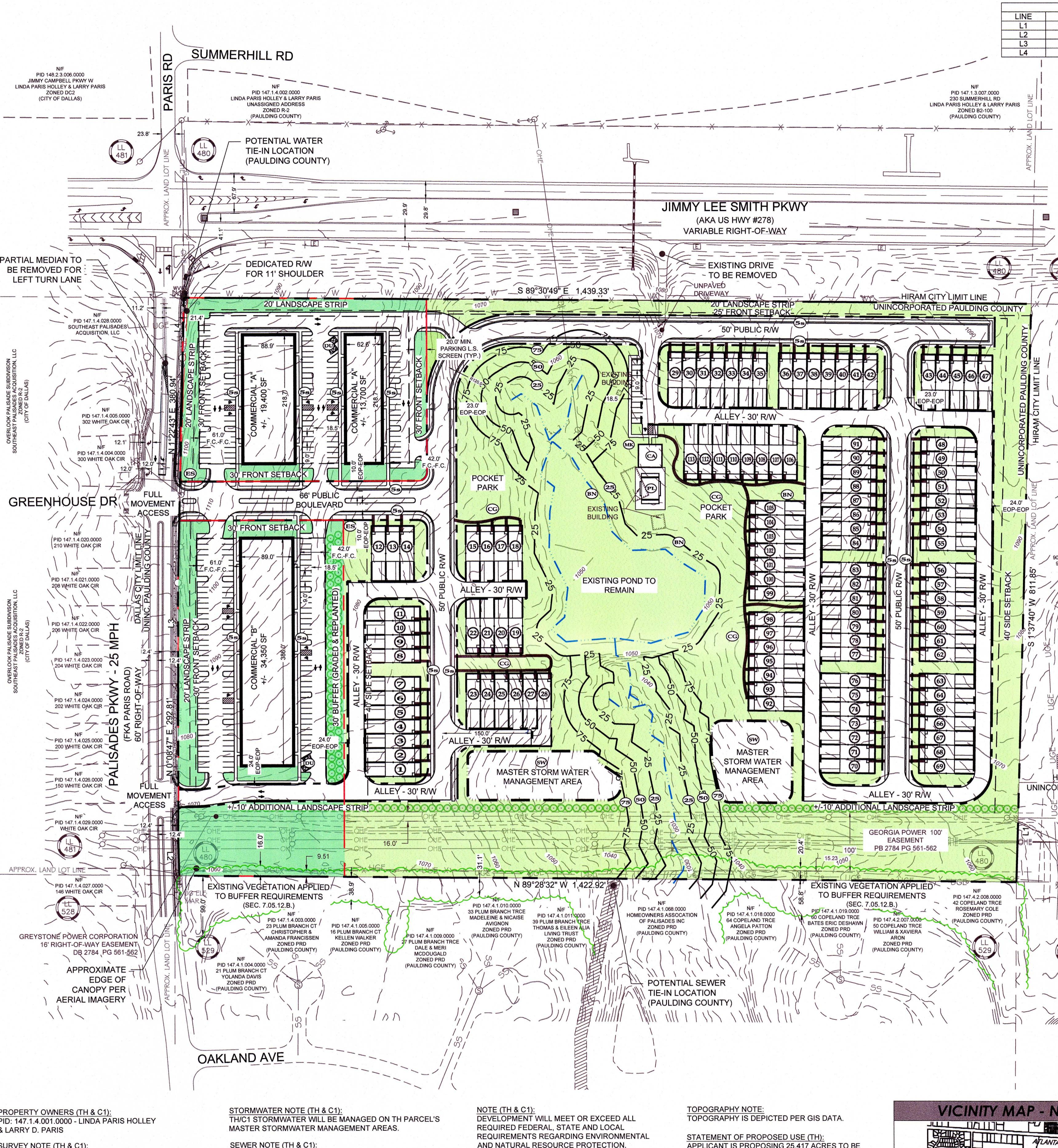
LOT DETAIL '3' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNSHINE FRONTING ONTO OPEN SPACE



LOT DETAIL '4' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNSHINE FRONTING ONTO OPEN SPACE



LOT DETAIL '5' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNSHINE FRONTING ONTO OPEN SPACE



1	2	3	4	5	6	7	8	9	10	11	12
AP	CHK	BY	CHK	BY	CHK						
AP	CHK	BY	CHK	BY	CHK						
AP	CHK	BY	CHK	BY	CHK						
AP	CHK	BY	CHK	BY	CHK						

1	2	3	4	5	6	7	8	9	10	11	12
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THE CITY OF
DALLAS
GEORGIA

Item 3.

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
DALLAS
GEORGIA

Item 3.

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

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

Item 3.

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



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



Item 3.

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



Item 3.

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

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 3.

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)



**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.

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.

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.

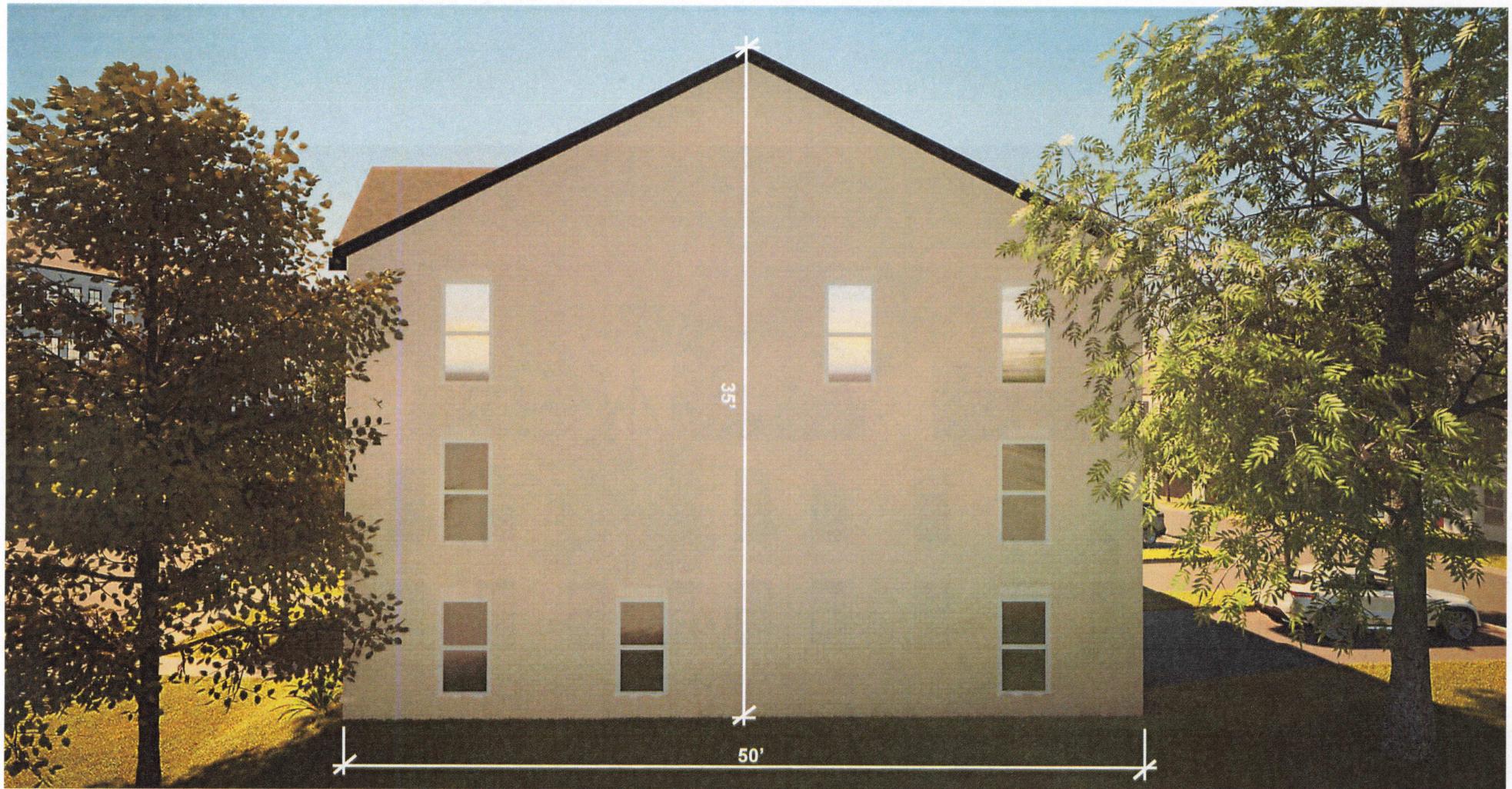
MATERIALS TO INCLUDE:

- BRICK
- CEMENTITIOUS SIDING
- ASPHALT SHINGLES



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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.



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*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.

PUBLIC NOTICE FOR ZONING ORDINANCE AMENDMENT AND ZONING MAP RE-ADOPTION

Notice is hereby given that the City of Dallas, Georgia proposes to amend the Unified Development Code (UDC) to revise regulations governing the allowance and development standards for Places of Worship. The proposed amendment adds Places of Worship as a use permitted only by Special Exception in specified zoning districts and establishes development criteria including minimum lot size, street access, buffering, parking, and other performance standards. The purpose of this amendment is to bring the City's zoning regulations into compliance with applicable federal and state law, including the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Georgia Religious Freedom Restoration Act (RFRA), while preserving neighborhood character, managing traffic impacts, and protecting public health, safety, and welfare.

The City of Dallas also intends to re-adopt and reaffirm the Official Zoning Map of the City of Dallas to reflect administrative corrections and ensure consistency with the Unified Development Code. No changes to zoning districts, boundaries, or entitlements are proposed. The corrected zoning map is available for public inspection at City Hall during normal business hours.

PUBLIC HEARINGS ON PROPOSED AMENDMENT

1. Planning Commission Public Hearing

The Planning Commission will hold a public hearing to consider the proposed ordinance amendment and Zoning Map re-adoption as follows:

Date: Thursday, February 19, 2026 - Time: 6:00 PM

Location: Council Chambers, Dallas City Hall 129 E. Memorial Drive, Dallas, Georgia 30132

All interested parties are invited to attend and be heard.

2. City Council Public Hearing and Final Action

The Dallas City Council will conduct a public hearing and consider the proposed amendment for second reading and final adoption at its regularly scheduled meeting as follows:

Date: Monday, March 2, 2026 - Time: 5:15 PM

Location: Council Chambers, Dallas City Hall 129 E. Memorial Drive, Dallas, Georgia 30132

All interested persons may appear and be heard on this matter.

ADDITIONAL INFORMATION

The proposed ordinance amendment is available for review during regular business hours at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132. Written comments may be submitted to the Community Development Department at any time prior to the public hearings.

For questions or additional information, please contact the Community Development Department at (770) 443-8110.