



Board of Zoning Appeals - Public Hearing

Monday, November 17, 2025

5:00 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.](#) Approval of the 8/28/2025 Meeting Minutes.

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

- [2.](#) HRV Devco, LLC (Applicant) and William R. Cobb (Titleholder), has applied and seeks a Development Standards Variance for property legally known by Tax Parcel I.D. No. 137.4.4.031.0000 located in Land Lot(s) 372; 421 in the 2nd District and 3rd Section of Paulding County.

ADJOURNMENT



Board of Zoning Appeals

Thursday, August 28, 2025

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.

MINUTES

CALL TO ORDER

PRESENT

Brad Wood
Mike Cason
Jeff Cole

MINUTES APPROVAL

1. Approval of the 9/16/2024 Meeting Minutes.

Motion to approve the Minutes from the September 16, 2025 meeting.
Motion made by Cole, Seconded by Cason.
Voting Yeah: Cole, Cason, Wood

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. Election of Officers

Motion to approve Chairman, Vice Chairman, and Secretary to retain their current positions.
Motion made by Cole, Seconded by Cason.
Voting Yea: Cason, Cole, Wood

3. Variance Application DSV-2025-01

TRG Paris Rd, LLC (Applicant/Titleholder), has applied and seeks Development Standard Variance(s) for property legally known by Tax Parcel ID No.(s) 148.2.2.019.0000, 148.2.2.030.0000, 148.2.2.035.0000, 147.1.1.023.0000, and 147.1.1.017.0000 located in Land Lot(s) 409, 456, and 481 in the 2nd and 3rd Section of Paulding County, located at 270 & 458 Paris Road, Dallas, GA 30132.

Kurt Alexander spoke on behalf of the application.

Jeff Echols and Morgan McClure spoke in opposition.

Motion to approve Application DSV-2025-01.

Motion made by Cason, Seconded by Cole.

Voting Yea: Cason, Cole, Wood

ADJOURNMENT

Motion to adjourn.

Motion approved by Cason, Seconded by Cole.

Voting Yea: Cole, Cason, Wood

Secretary

Date



Development Standards Variance Application

Application No. DSV - 2025 - 02

(PAGE 1 of 12)

HEARING DA Item 2.
Zoning Board of Appeals:
6:00 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: HRV Devco, LLC / Bryan Ponder

Address: 2300 Windy Ridge Parkway Ste 1120 South Tower

City: Atlanta State: GA Zip: 30339

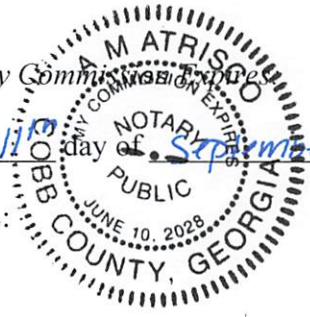
Phone: (404) 379-2147 E-mail address: Bponder@JTGHoldings.com


Applicant's Signature

Bryan Ponder
Printed Name of Signatory

Signed, sealed and delivered in the presence of:


Notary Public Signature

Notary Commission Expires
The 11 day of September, 2025.
SEAL: 

Representative: (If Applicable) N/A

Address: N/A

City: N/A State: N/A Zip: N/A

Phone: (N/A) - E-mail address: N/A

N/A
Representative's Signature

N/A
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

N/A
Notary Public Signature

Notary Commission Expires:
The N/A day of N/A, 20N/A.
SEAL:

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: SEPTEMBER 11, 2025

APPLICATION ACCEPTANCE DATE: OCTOBER 3, 2025

DIRECTOR:  10/3/2025
(SIGNATURE) (DATE)



Development Standards Variance Application

Application No. DSV - 2025-02

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: William R. Cobb

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

Address: 2535 Appaloosa Trail

City: Marietta **State:** Georgia **Zip:** 30064

Phone: (404) 414 - 4022 **E-mail address:** roncobb367@aol.com


Titleholder's Signature

William R. Cobb

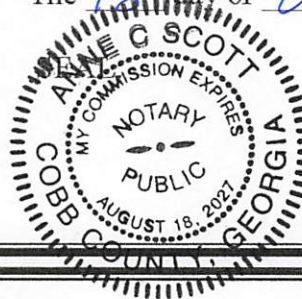
Printed Name of Signatory

Signed, sealed and delivered in the presence of:


Notary Public Signature

Notary Commission Expires:

The 18 day of August, 2027



Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 7 Section: 7.16.2.a Unified Development Code Standard: ☒ Yes ☐ No

Standard: Sec. 7.16 - SINGLE-FAMILY DEVELOPMENT AMENITIES REQUIRED (R-1, R-2, R-3, TH, AND PUD)

2) Allowable and Mandatory Recreational Amenities: a) Swimming pool sized to comply with NRPA standards (mandatory first amenity).

Present Zoning Classification: R-2

Land Lot(s): 372, 421, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.4.4.031.0000, _____, _____

Location of Property: East of the intersection of Mt Comet and Trailside Rd.

(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Request to remove a swimming pool as a mandatory 1st amenity. applicant proposes to install three alternative amenities: (2) tot lots and (2) picnic areas, including tables and BBQ areas as well as walking trails to connect to the Silver Comet Trail in lieu of of swimming pool to keep the intent of the amenity section of the code.

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

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

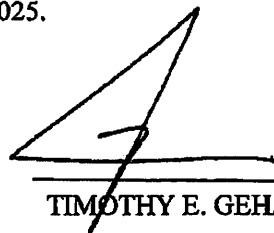
Additional Development Standard Variance (Application Numbers - List all): _____

**UNANIMOUS WRITTEN CONSENT OF THE
SOLE MANAGER OF HRV DevCo, LLC**

The undersigned, being sole Manager of HRV DevCo, LLC, a Texas limited liability company (the "Company"), does hereby unanimously consent, approve, and adopt the following resolutions as the unanimous act of the Manager of the Company effective as of the date set forth hereinbelow:

RESOLVED, that Bryan Ponder in his capacity as Director of Land Development of the Company is authorized to execute and deliver all instruments and documents on behalf of the Company as he deems necessary or advisable and in the best interest of the Company to (i) sell and convey single-family residential homes constructed by the Company, including, the execution and delivery of Contracts of Sale, Deeds, Affidavits for closing, Tax Proration Agreements, Closing Statements, Title Company Acknowledgements and such other documents and instruments as are necessary or advisable to sell, close and convey such homes, and (ii) close and obtain funding of interim construction loans for the construction of single-family residential homes to be constructed by the Company, including, the execution and delivery of Supplemental Deeds of Trust, Closing Statements, Draw Requests, Affidavits for closing, Title Company Acknowledgements and such other documents and instruments as are necessary or advisable to close and obtain funding of the interim construction loans, provided that the execution of promissory notes, checks and other instruments of payment or indebtedness by Bryan Ponder on behalf of the Company is expressly not authorized. The execution and delivery by Bryan Ponder of any such documents or instruments shall be conclusive evidence that he did so deem the same to be necessary or advisable and in the best interest of the Company and shall bind the Company. These resolutions are intended to add an additional party that is authorized to execute documents on behalf of the Company and are not intended to replace or remove any parties currently so authorized.

Executed to be effective as of September 11th, 2025.



TIMOTHY E. GEHAN, Sole Manager



AUTHORIZATION OF TITLEHOLDER

I, William R. Cobb, 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 Development Standard Variance.

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

Name of Applicant HRV Devco, LLC / Bryan Ponder

Address 2300 Windy Ridge Parkway Ste 1120 South Tower

City Atlanta State GA Zip 30339

Email Bponder@JTGHoldings.com

Phone (404) 379-2147

Name of Titleholder William R. Cobb

Address 2535 Appaloosa Trail

City Marietta State GA Zip 30064

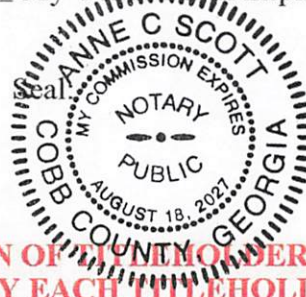
Email roncobb367@aol.com Phone 404-414-4022


Signature of Titleholder

Signed, sealed and delivered in the presence of:


Notary Public Signature

My Commission Expires: August 18, 2027



***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: William R. Cobb, Titleholder

Reference: Application filed on _____, 20____

to obtain a Development Standard Variance for property described as follows: Request to remove
a swimming pool as mandatory first amenity - Richland Walk

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

William R. Cobb, Titleholder

Has the applicant made, within two years immediately preceding the filing of this application for special exception, 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 11 day of SEPTEMBER, 2025.

Applicant's Signature

William R. Cobb, Titleholder

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires



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

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

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

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

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



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

Applicant Name¹: Bryan Norman Ponder

Reference: Application filed on 9/11/2025, 20

25 to obtain a Development Standard Variance for property described as follows:

Request to remove a swimming pool as mandatory First Avenue - Richmond Walk

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

Has the applicant made, within two years immediately preceding the filing of this application for special exception, 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:

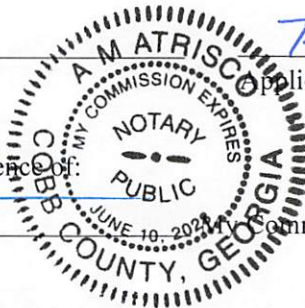
The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

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 11 day of September, 2025.

[Signature]
Applicant's Signature



Bryan Ponder
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Commission Expires June 10, 2028

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.



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

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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.

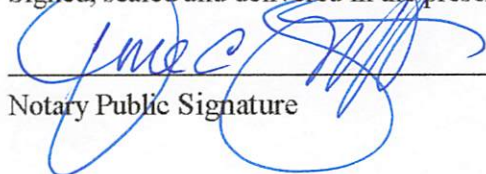
I certify that the foregoing information is true and correct, this 18 day of August, 2025.


Applicant's Signature

William R. Cobb Titleholder

Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature



Commission Expires: August 18, 2027

***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.



City of Dallas
Community Development Department
Development Standard Variance Application
Last Updated 7/2025
(Page 6 of 12)

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>.

Is this request part of a Development of Regional Impact? ☒ No ☐ Yes

DRI Application # (if applicable) _____

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

Signature of Applicant: _____

Date: 9/11/2025

Signed, sealed and delivered in the presence of:

My Commission Expires June 16, 2028

Notary Public Signature: _____

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





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

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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 11 day of September, 2025.

[Signature]
Applicant's Signature¹

Bryan Ponder
Applicant's Name Printed

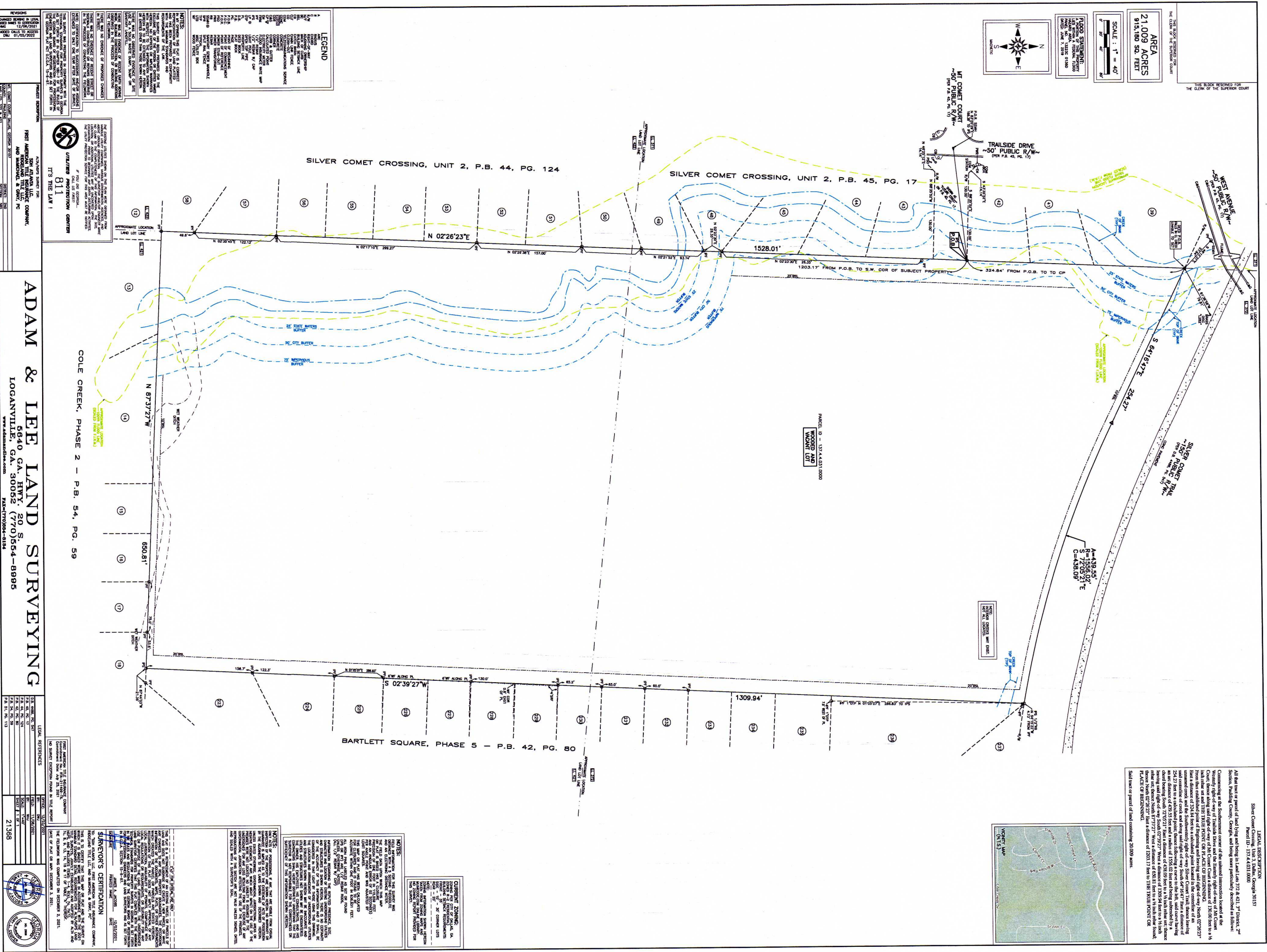
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED 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.



LEGAL DESCRIPTION
Silver Comet Crossing, Unit 3, Dallas, Georgia 30157
Parcel ID - 137.4.4.031.0000

All that tract or parcel of land lying and being in Land Lots 372 & 421, 3rd District, 2nd Section, Paulding County, Georgia, and being more particularly described as follows:

Commencing at the Southernmost corner of the mitered intersection located at the Westerly right-of-way of Trailside Drive and the Easterly right-of-way of Mt Comet Court; thence along said right-of-way of Mt Comet Court a distance of 130.00 feet to a ½ inch rebar set and THE TRUE POINT OR PLACE OF BEGINNING.

From thus established point of Beginning and leaving said right-of-way North 02°26'23" East a distance of 324.84 feet to a calculated point located in the centerline of an unnamed creek and the Southwesterly right-of-way Silver Comet Trail; thence leaving said centerline of creek and along said right-of-way South 64°16'47" East a distance of 254.27 feet to a calculated point; thence following a curve to the left, said curve having an arc distance of 439.55 feet and a radius of 1556.02 feet and being subtended by a chord bearing South 72°05'21" East a distance of 438.09 feet to a ½ inch rebar set; thence leaving said right-of-way South 02°39'27" West a distance of 1309.94 feet to a ½ inch rebar set; thence North 87°37'27" West a distance of 650.81 feet to a ½ inch rebar found; thence North 02°26'23" East a distance of 1203.17 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 20.009 acres.

eFiled and eRecorded

DATE: 04/21/2021

TIME: 4:22 PM

DEED BOOK: 4486

PAGE: 547 - 548

FILING FEES: \$25.00

PARTICIPANT ID: 2080232381

PT61: 1102021003021

RECORDED BY: MK

CLERK: Sheila Butler
Paulding County, GA

+++++
 RETURN TO:
 Sams, Larkin & Huff, LLP
 Attn: Joel L. Larkin
 176 Powder Springs Street
 Suite 100
 Marietta, Ga 30064

STATE OF GEORGIA
 COUNTY OF PAULDING

Please Cross Reference to:
 Deed Book 3844, Page 3
 Paulding County, Georgia Records

DEED UNDER POWER OF SALE

THIS INDENTURE, made as of the 6th day of April, 2021, by **KENNETH M. HARDY**, a resident of the State of Georgia (hereinafter referred to as "Borrower"), acting by and through **WILLIAM R. COBB**, a resident of the State of Georgia (hereinafter referred to as "Lender"), the duly appointed agent and attorney-in-fact of Borrower, as party of the first part, and **WILLIAM R. COBB**, as party of the second part (hereinafter referred to as "Buyer").

WITNESSETH:

WHEREAS, Borrower made and delivered to Lender that certain Promissory Note from Borrower to Lender, dated March 7, 2018, in the original principal amount of One Hundred Six Thousand Six Hundred Seventy and 50/100 Dollars (\$106,670.50), with principal, attorneys' fees and other costs of collection payable as set forth therein (hereinafter referred to as the "Note"); and,

WHEREAS, as security for the indebtedness evidenced by the Note, Borrower executed and delivered to Lender that certain Deed to Secure Debt dated March 7, 2018, and recorded on March 19, 2018, in the Office of the Clerk of the Superior Court of Paulding County, Georgia, in Deed Book 3844, Page 3 (hereinafter referred to as the "Security Deed"), which Security Deed conveyed the property herein described as security for the Note; and,

WHEREAS, the Security Deed contained a power of sale authorizing the sale of the property conveyed by the Security Deed in the event the indebtedness secured thereby was not paid when due or upon other specified defaults and constituted Lender as attorney-in-fact of Borrower to make said sale and deliver a conveyance of said property to the purchaser; and,

WHEREAS, a default occurred, and by reason of said default Lender elected, pursuant to the terms of the Note and Security Deed, to declare the entire principal and interest immediately due and payable; and,

WHEREAS, Lender as attorney-in-fact of Borrower and according to the terms of the Security Deeds, did give notice of default to the Borrower and upon the Borrower's failure to cure said default in accordance with law and the provisions contained in the Security Deed did advertise said property for sale once a week for four (4) weeks in the newspaper in Paulding County, Georgia, wherein the Sheriff carries his advertisements, namely the Dallas New Era, said dates of publication being March 12, 19 and 26 and April 2, 2021; and,

WHEREAS, notice was provided to Borrower in the manner and to the extent required by law; and,

WHEREAS, Lender, as attorney-in-fact of Borrower, did expose said property for sale to the highest bidder for cash on the first Tuesday in April, 2021, within the legal hours of sale at the usual place for conducting Sheriff's sales in Paulding County, Georgia, and offered said property for sale at public outcry to the highest bidder for cash, when and where Buyer bid ONE HUNDRED FORTY-FIVE THOUSAND AND NINE AND 00/100 DOLLARS (\$145,009.00); and,

WHEREAS, the said property was knocked off to Buyer for the aforesaid sum;

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the Security Deeds, Borrower, acting by and through Lender as attorney-in-fact, has bargained, sold, granted and conveyed, and by these presents does hereby bargain, sell, grant and convey to Buyer, Seller's one half interest in that certain tract or parcel of real property which is more particularly described as follows:

All that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia and being a part of original Land Lots 372 and 421, more particularly described as follows: BEGINNING at an iron pin placed at the intersection of the West line of Land Lot 372 with the South right-of-way of Silver Comet Trail (a 150 foot right-of-way); Thence running South 64° 16' 44" East along said right-of-way a distance of 254.27 feet; thence running Southeasterly along said right-of-way an arc distance of 439.55 feet, said arc being subtended by a chord line of south 72° 05' 21" East a distance of 438.09 feet to an iron pin found; thence running south 02° 39' 27" West a distance of 1,309.94 feet to an iron pin found; thence running North 87° 34' 25" West a distance of 650.59 feet to an iron pin found, thence running North 02° 25' 54" East a distance of 1,527.44 feet to the POINT OF BEGINNING. Said tract contains approximately 21.002 acres in accordance with a plat of survey prepared for K-Go, Inc. by Cecil R. Kelly, Registered Land Surveyor #2066, dated September 4, 2003. Said plat is incorporated herein by reference.

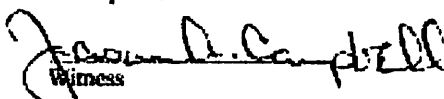
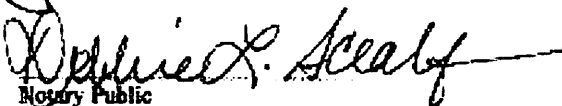
TOGETHER WITH ALL AND SINGULAR the rights, members and appurtenances thereto appertaining; also, all of the estate, right, title, interest, claim or demand of Borrower, legal, equitable or otherwise whatsoever, in and to the same.

TO HAVE AND TO HOLD the said tract of land and every part thereof unto the Buyer, to its own proper use, benefit and behoof in fee simple in as full and ample a manner as the said Borrowers did hold and enjoy same.

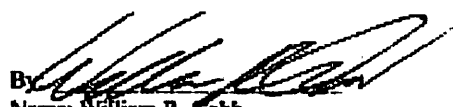
THIS CONVEYANCE IS SUBJECT TO any and all outstanding ad valorem taxes (including taxes which are a lien, whether or not now due or payable), any matters which might be disclosed by an accurate survey and inspection of the property, and any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Borrower, by and through Lender as attorney-in-fact of Borrower has signed, sealed and delivered this deed this day and year first above written

Signed, sealed and delivered
In the presence of:


Witness

Notary Public

DEBBIE L. SCALF
NOTARY PUBLIC
COBB COUNTY
State of Georgia
My Commission Expires April 17, 2026

By 
Name: William R. Cobb
Title: Attorney in Fact for
Kenneth M. Hardy

**CITY OF DALLAS
LEGAL NOTICE
DEVELOPMENT STANDARDS VARIANCE
DSV-2025-02**

HRV Devco, LLC (Applicant) and **William R. Cobb** (Titleholder), has applied and seeks a Development Standards Variance for property legally known by Tax Parcel I.D. No. **137.4.4.031.0000** located in Land Lot(s) **372; 421** in the **2nd** District and **3rd** Section of Paulding County.

The public hearing for the Zoning Board of Appeals will be held on **Monday, November 17, 2025** at **5:00pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401

This the 16th day of October, 2025.

HRV Devco, LLC. (Applicant)

William R. Cobb (Titleholder)

August 21, 2025

Zoning Board of Appeals
City of Dallas
129 E. Memorial Dr.
Dallas, GA 30132

LETTER OF INTENT: Variance Request for 21.00 acres

Honorable Zoning Board of Appeals Members.

On behalf of, HRV DEVCO, LLC and Bryan Ponder (the “Applicant”), please accept this Letter of Intent to request a variance to remove the requirement of a swimming pool as a mandatory 1st amenity for 21.00-acres of land, being Tax Parcel 137.4.4.031.000 (the “Subject Property”) for the development of a +/- (47) lot single-family residential community. The Subject Property is currently undeveloped and zoned R-2.

The Applicant is requesting a *variance to code section 7.16.2.a to remove the requirement of a swimming pool as a mandatory 1st amenity*. The project, which is adjacent to a phase of the Silver Comet Crossing subdivision, is uniquely situated adjacent to existing homeowners who would not be part of the new homeowners' association (HOA). The inclusion of a pool would create a significant and undeniable point of contention. The pool, a highly visible and desirable amenity, would exist in close proximity to residents who would not have the legal right to use it, but would likely attempt to do so. This situation creates a foreseeable practical difficulty for the HOA, requiring it to enforce access restrictions and manage conflicts, thereby diverting resources and creating a stressful, adversarial environment that undermines the peace and general welfare of the entire community.

Furthermore, requiring a pool for this phase creates an undue financial hardship on the future residents. The annual cost for the pool amenity is around \$513 per resident, where-as the expected annual dues for the proposed community without a pool are expected to be in the \$400 range. A community of this size would struggle to meet the significant annual costs of adding the additional \$513 in maintaining a swimming pool plus any additional special assessments. This financial burden potentially make the homes less attractive and affordable. Without the financial viability to consistently maintain the pool, it potentially could fall into disrepair, transforming a supposed asset into a significant public safety and liability risk for all residents.

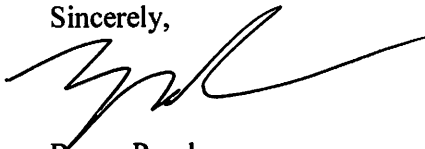
In lieu of the swimming pool requirement, the applicant proposes to install three alternative amenities: two tot lots (playgrounds) and two picnic areas, including picnic tables and a BBQ grill/pit area, from the list of Allowable and Mandatory Recreational Amenities. Additionally, walking trails will be installed throughout providing a connection to the adjacent Silver Comet Trail.

Granting this variance would not change the essential character of the neighborhood. The surrounding developments, including the existing Silver Comet Crossing community, do not have a pool amenity, and this project is a natural extension of that existing neighborhood. By installing these alternative amenities, a granted variance would be consistent with the intent of section 7.16 by still including sufficient amenities for the community's enjoyment without unnecessary burdens. The variance would serve the greater good by fostering a cohesive community and preventing future conflicts.

If approved, a tentative schedule for the project would be as follows:

1. Development Start – March 2026
2. Final Plat – March 2027
3. Construction Complete – March 2029

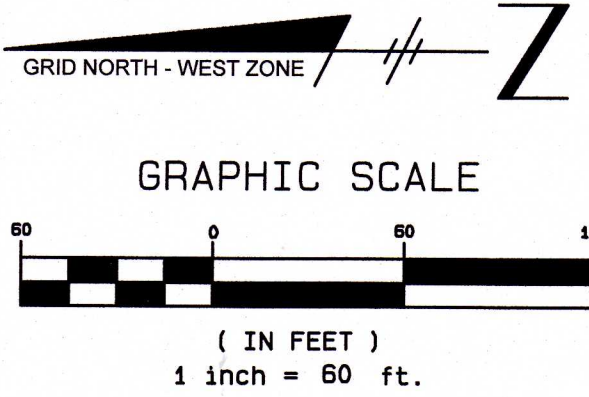
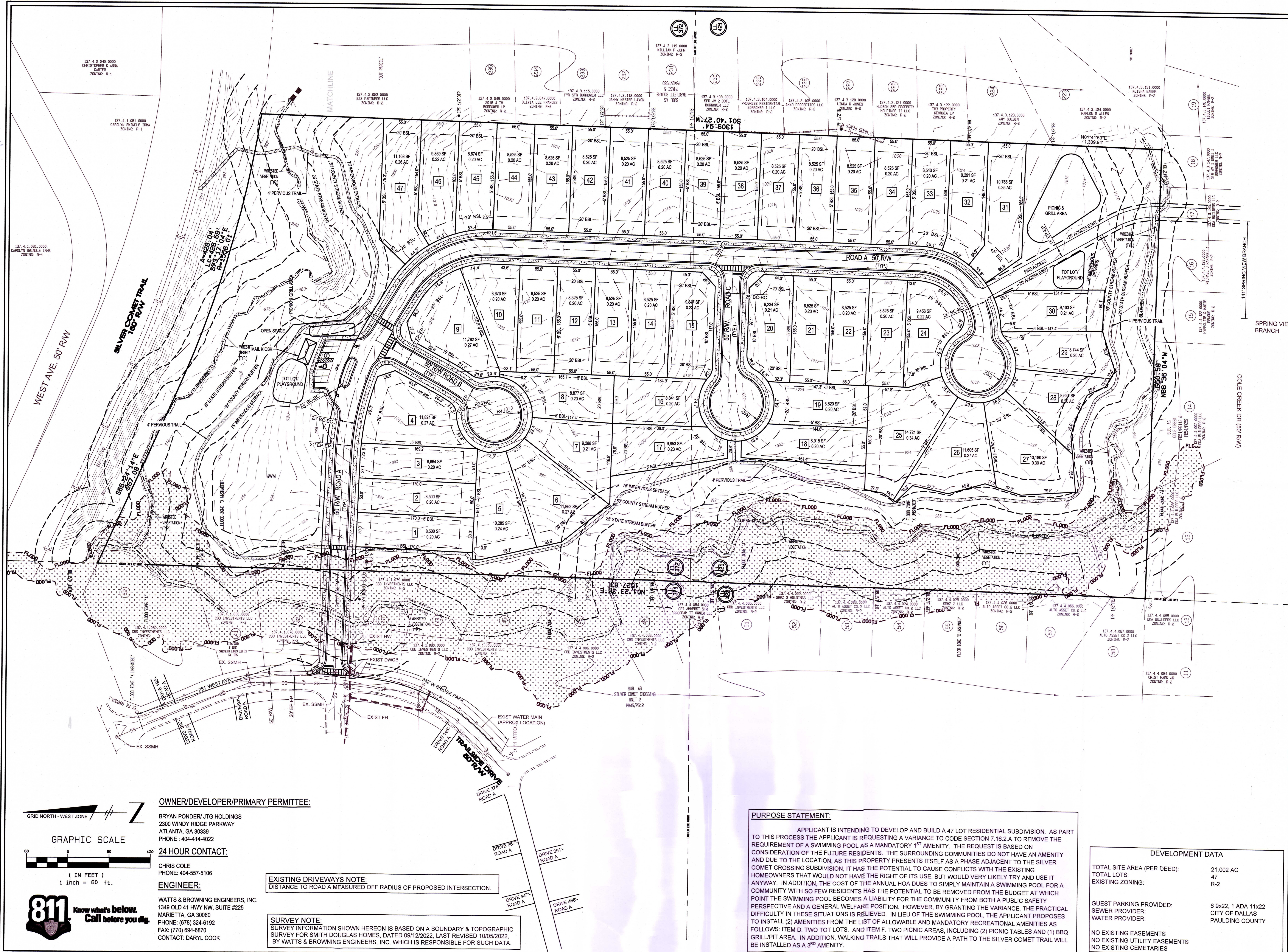
Sincerely,



Bryan Ponder

Division President

Union Main Homes



OWNER/DEVELOPER/PRIMARY PERMITTEE:

BRYAN PONDER/ JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE: 404-414-4022

24 HOUR CONTACT:

CHRIS COLE
PHONE: 404-557-5106

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 894-8870
CONTACT: DARYL COOK

EXISTING DRIVEWAYS NOTE:
DISTANCE TO ROAD A MEASURED OFF RADIUS OF PROPOSED INTERSECTION.

SURVEY NOTE:
SURVEY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY FOR SMITH DOUGLAS HOMES, DATED 09/12/2022, LAST REVISED 10/05/2022, BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.

PURPOSE STATEMENT:

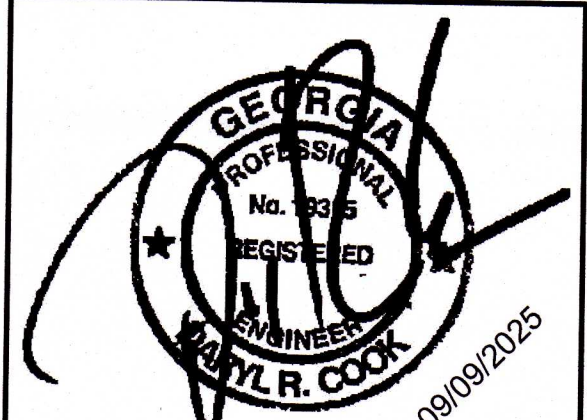
APPLICANT IS INTENDING TO DEVELOP AND BUILD A 47 LOT RESIDENTIAL SUBDIVISION. AS PART TO THIS PROCESS THE APPLICANT IS REQUESTING A VARIANCE TO CODE SECTION 7.16.2.A TO REMOVE THE REQUIREMENT OF A SWIMMING POOL AS A MANDATORY 1ST AMENITY. THE REQUEST IS BASED ON CONSIDERATION OF THE FUTURE RESIDENTS. THE SURROUNDING COMMUNITIES DO NOT HAVE AN AMENITY AND DUE TO THE LOCATION, AS THIS PROPERTY PRESENTS ITSELF AS A PHASE ADJACENT TO THE SILVER COMET CROSSING SUBDIVISION, IT HAS THE POTENTIAL TO CAUSE CONFLICTS WITH THE EXISTING HOMEOWNERS THAT WOULD NOT HAVE THE RIGHT OF ITS USE, BUT WOULD VERY LIKELY TRY AND USE IT ANYWAY. IN ADDITION, THE COST OF THE ANNUAL HOA DUES TO SIMPLY MAINTAIN A SWIMMING POOL FOR A COMMUNITY WITH SO FEW RESIDENTS HAS THE POTENTIAL TO BE REMOVED FROM THE BUDGET AT WHICH POINT THE SWIMMING POOL BECOMES A LIABILITY FOR THE COMMUNITY FROM BOTH A PUBLIC SAFETY PERSPECTIVE AND A GENERAL WELFARE POSITION. HOWEVER, BY GRANTING THE VARIANCE, THE PRACTICAL DIFFICULTY IN THESE SITUATIONS IS RELIEVED. IN LIEU OF THE SWIMMING POOL, THE APPLICANT PROPOSES TO INSTALL (2) AMENITIES FROM THE LIST OF ALLOWABLE AND MANDATORY RECREATIONAL AMENITIES AS FOLLOWS: ITEM D. TWO TOT LOTS. AND ITEM F. TWO PICNIC AREAS, INCLUDING (2) PICNIC TABLES AND (1) BBQ GRILL/PIT AREA. IN ADDITION, WALKING TRAILS THAT WILL PROVIDE A PATH TO THE SILVER COMET TRAIL WILL BE INSTALLED AS A 3RD AMENITY.

DEVELOPMENT DATA

TOTAL SITE AREA (PER DEED):	21,002 AC
TOTAL LOTS:	47
EXISTING ZONING:	R-2
GUEST PARKING PROVIDED:	6 9x22, 1 ADA, 11x22
SEWER PROVIDER:	CITY OF DALLAS
WATER PROVIDER:	PAULDING COUNTY
NO EXISTING EASEMENTS	
NO EXISTING UTILITY EASEMENTS	
NO EXISTING CEMETARIES	

LAND PLAN EXHIBIT

FOR
RICHLAND WALK
LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
CITY OF DALLAS,
PAULDING COUNTY, GEORGIA

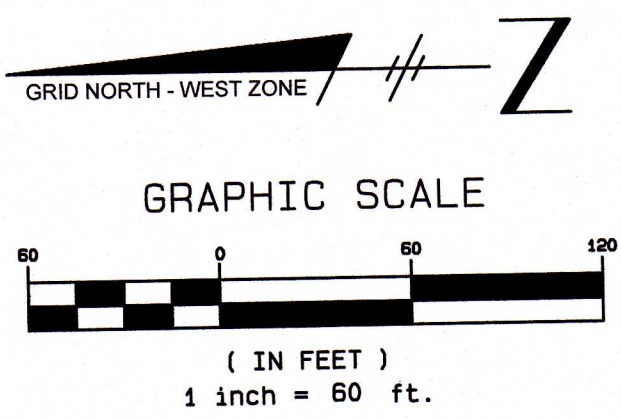
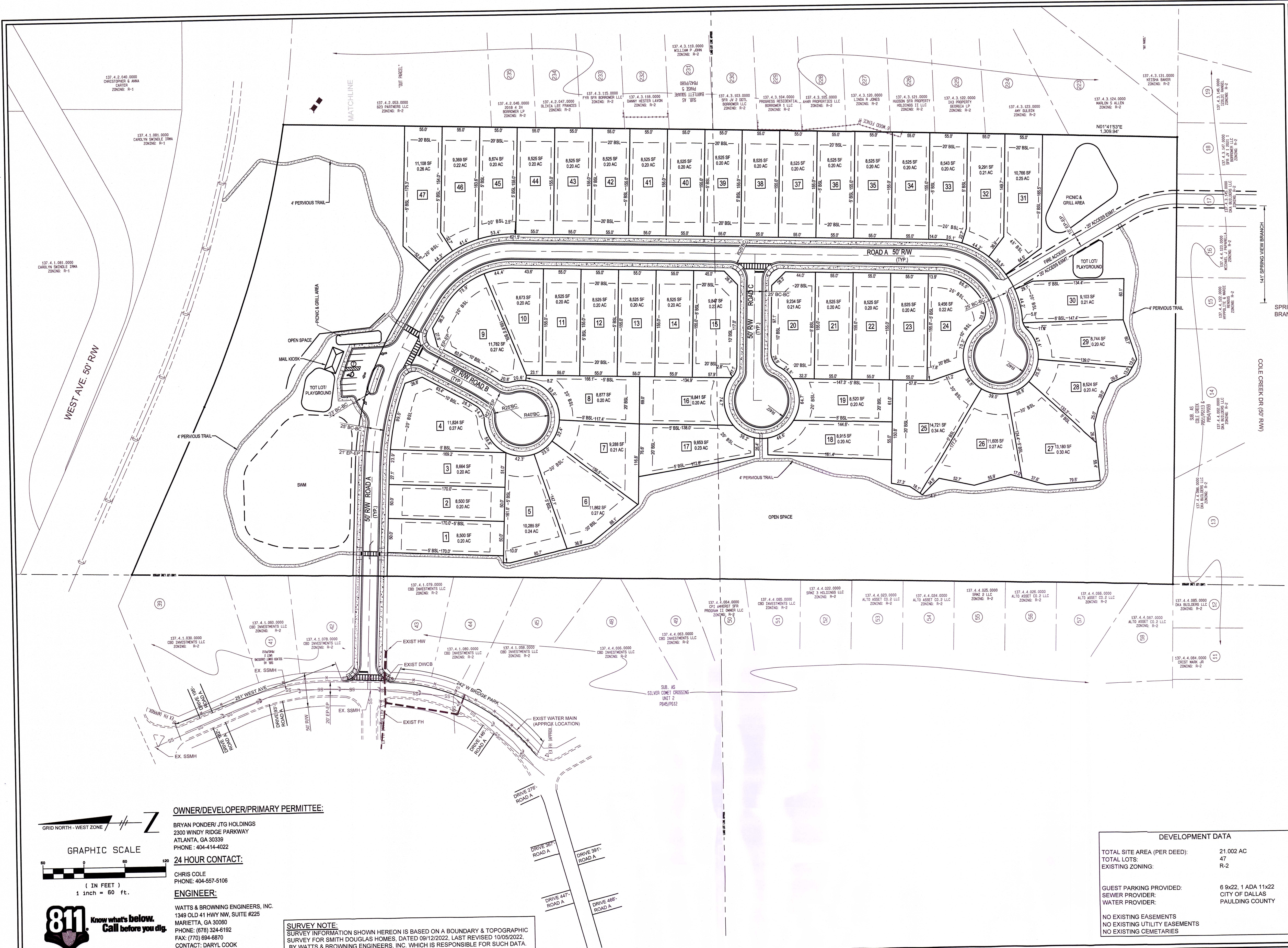


GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

NO.	DATE	BY	DESCRIPTION
1	06/19/2025	JJT	REVISE LOTS
2	06/27/2025	JJT	REVISE LOTS
3	09/10/2025	RB	NEARBY INFORMATION ADDED
4	09/16/2025	RB	ADDED ADDITIONAL SHEETS

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 894-8870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 60'
DESIGNED BY:	RB
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923
SHEET NUMBER:	EX-1



OWNER/DEVELOPER/PRIMARY PERMITTEE:
BRYAN PONDER/ JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE: 404-414-4022

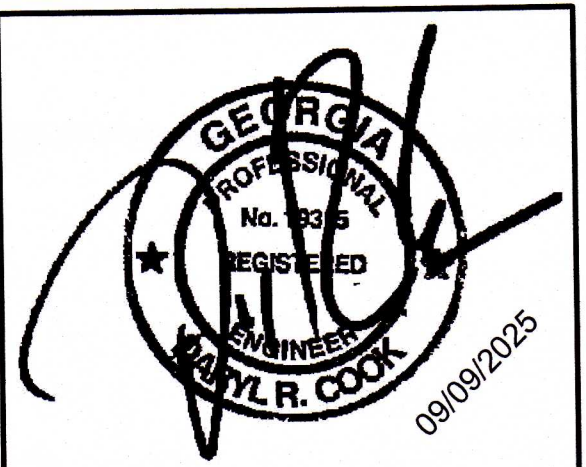
24 HOUR CONTACT:
CHRIS COLE
PHONE: 404-557-5106

ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK

SURVEY NOTE:
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WATER PROVIDER:	PAULDING COUNTY
NO EXISTING EASEMENTS	
NO EXISTING UTILITY EASEMENTS	
NO EXISTING CEMETARIES	

LAND PLAN EXHIBIT
FOR
RICHLAND WALK
LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
CITY OF DALLAS,
PAULDING COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
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2	06/19/2025	JTG	REVISE LOTS
3	08/10/2025	RB	NEARBY INFORMATION ADDED
4	08/16/2025	RB	ADDED ADDITIONAL SHEETS

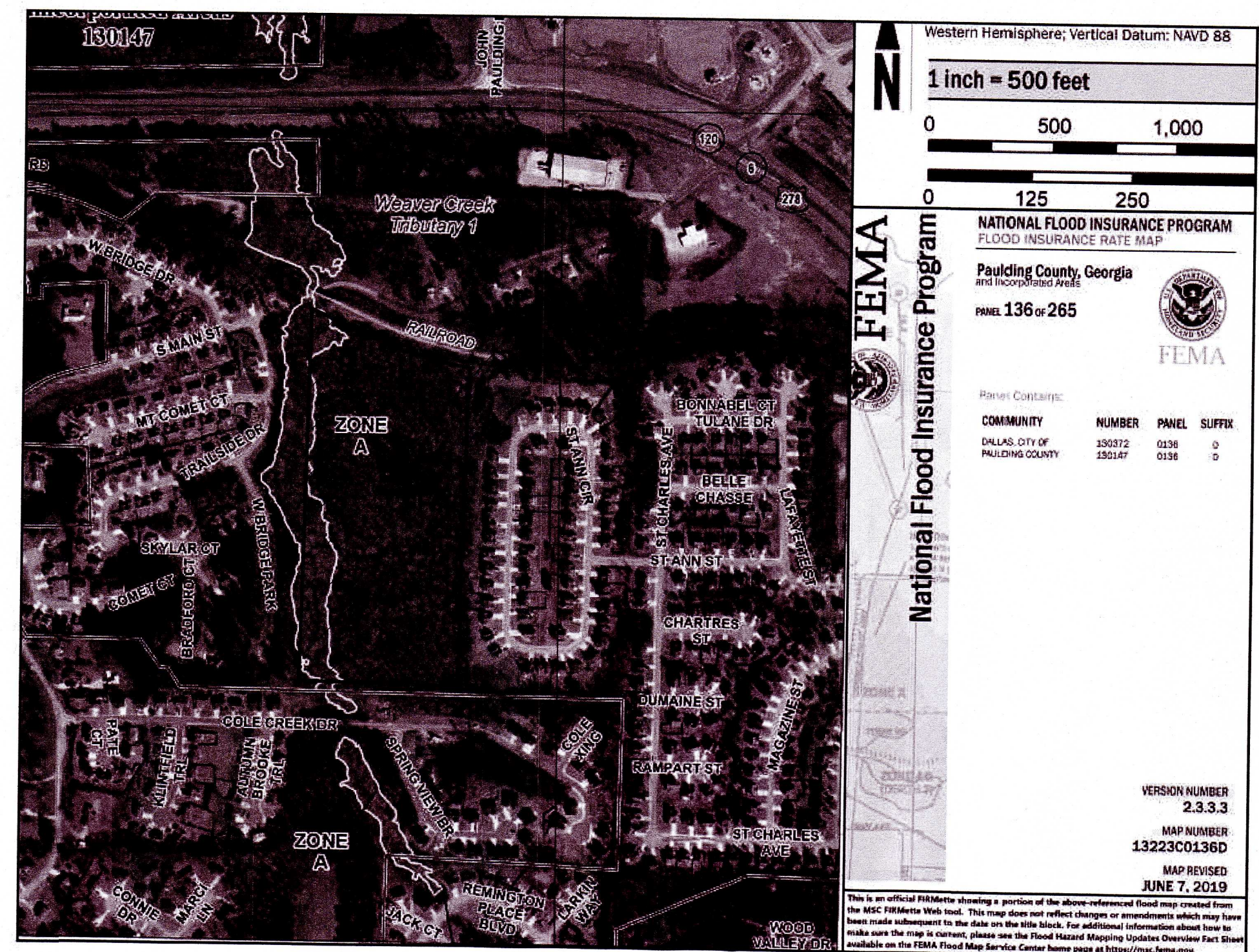
W&B
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CIVIL ENGINEERS & LAND SURVEYORS
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MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 60'
DESIGNED BY:	RB
DRAWN BY:	JTG
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923
SHEET NUMBER:	EX-2

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO PAULDING COUNTY, FIRM MAP NUMBER 13223C0136D, EFFECTIVELY DATED, JUNE 7, 2019. THE REFERENCED PROPERTY APPEARS TO BE LOCATED:

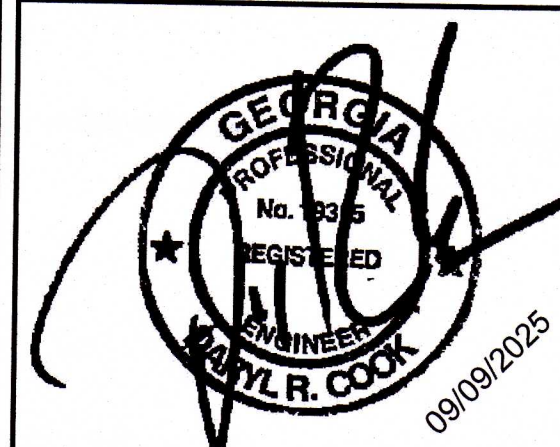
- IN ZONE A (SHADED): AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATIONS DETERMINED. (2.2 AC OF SITE)
- IN ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD LINE IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.



LAND PLAN EXHIBIT

FOR
RICHLAND WALK
 LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
 CITY OF DALLAS,
 PAULDING COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

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CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENG.R.COM
LSF000429 - PEF000714

SCALE:	1" = 60'
DESIGNED BY:	RB
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923

SHEET NUMBER.
EX-3

SURVEY NOTE:
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OWNER/DEVELOPER/PRIMARY PERMITTEE:

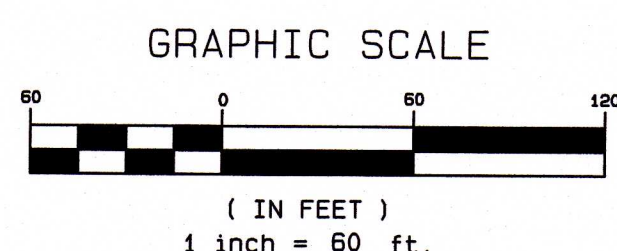
BRYAN PONDER/ JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE : 404-414-4022

• 24 HOUR CONTACT:

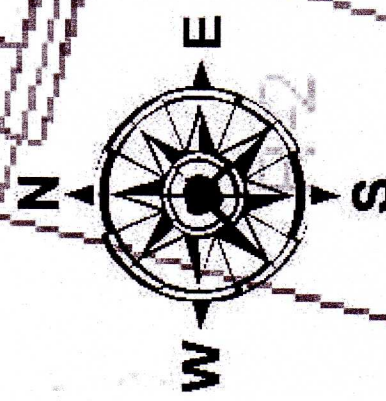
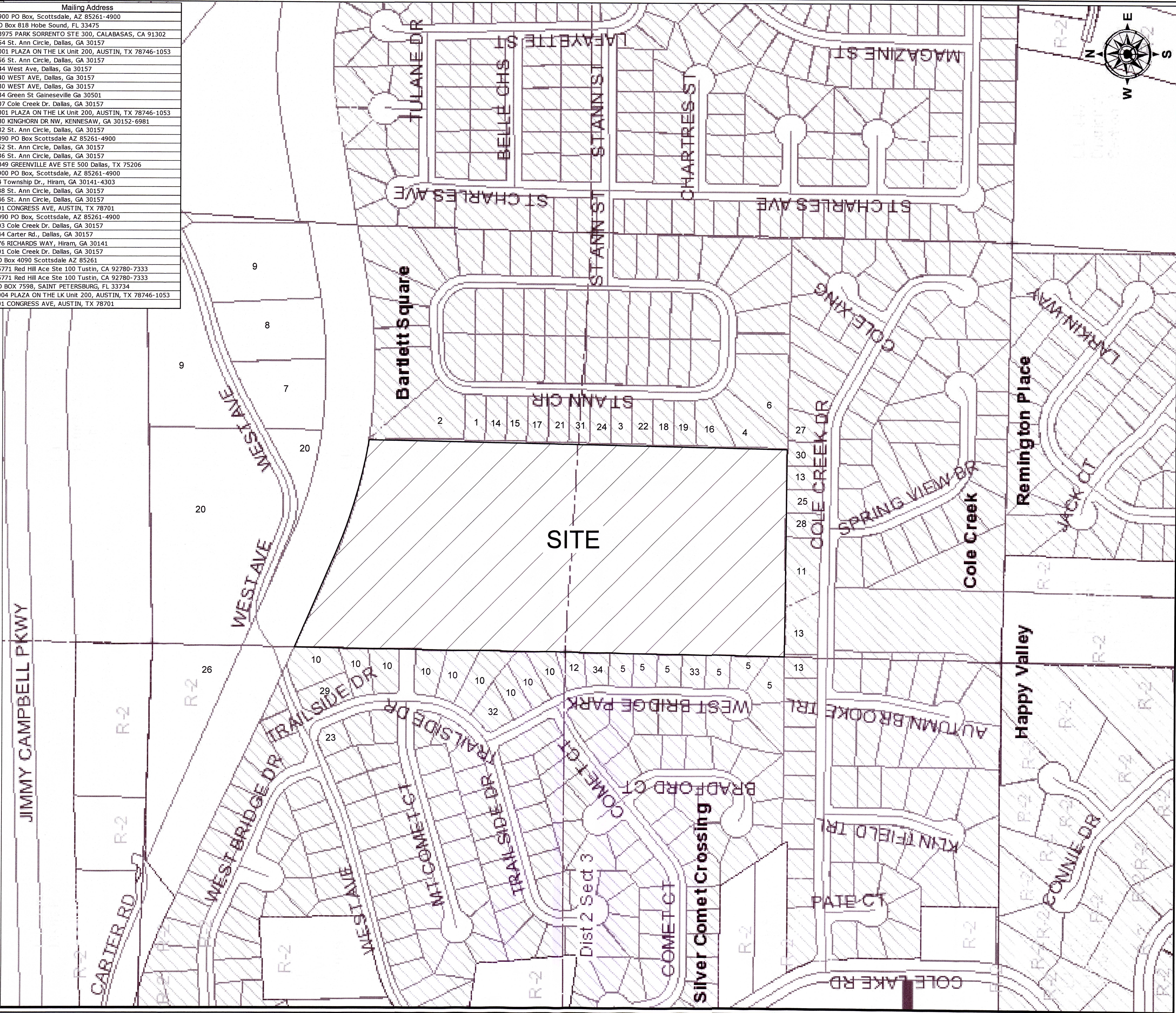
CHRIS COLE
PHONE: 404-557-5106

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK



ID	Owner	Mailing Address
1	2018 4 IH Borrower LP	4900 PO Box, Scottsdale, AZ 85261-4900
2	623 Partners LLC	PO Box 818 Hobe Sound, FL 33475
3	AH4R Properties LLC	23975 PARK SORRENTO STE 300, CALABASAS, CA 91302
4	ALLEN MARLON S	154 St. Ann Circle, Dallas, GA 30157
5	ALTO ASSET COMPANY 2 LLC	5001 PLAZA ON THE LK Unit 200, AUSTIN, TX 78746-1053
6	BAKER KEISHA	156 St. Ann Circle, Dallas, GA 30157
7	Carter Christopher B & Anna C.	344 West Ave, Dallas, Ga 30157
8	Carter Kelly & Theresa	340 WEST AVE, Dallas, Ga 30157
9	Carter L Deborah	330 WEST AVE, Dallas, Ga 30157
10	CBD Investments LLC	434 Green St Gainesville Ga 30501
11	Cheryl Long	407 Cole Creek Dr. Dallas, GA 30157
12	CPI AMHERST SFR PROGRAM II OWNER LLC	5001 PLAZA ON THE LK Unit 200, AUSTIN, TX 78746-1053
13	DKA BUILDERS LLC	980 KINGHORN DR NW, KENNESAW, GA 30152-6981
14	Frances Olivia Lee	132 St. Ann Circle, Dallas, GA 30157
15	FYR SFR Borrower LLC	4090 PO Box Scottsdale AZ 85261-4900
16	GULBIN AMY	152 St. Ann Circle, Dallas, GA 30157
17	Hester Danny Lavon	136 St. Ann Circle, Dallas, GA 30157
18	HUDSON SFR PROPERTY HOLDINGS II LLC	4849 GREENVILLE AVE STE 500 Dallas, TX 75206
19	IH3 PROPERTY GEORGIA LP	4900 PO Box, Scottsdale, AZ 85261-4900
20	Ima Caroline Swindle	74 Township Dr., Hiram, GA 30141-4303
21	John William P	138 St. Ann Circle, Dallas, GA 30157
22	JONES LINDA R	146 St. Ann Circle, Dallas, GA 30157
23	MONTPELIER ASSETS LLC	401 CONGRESS AVE, AUSTIN, TX 78701
24	P.R. BORROWER 1 LLC	4090 PO Box, Scottsdale, AZ 85261-4900
25	PAPARELLA MICHAEL J	503 Cole Creek Dr. Dallas, GA 30157
26	Paulding Child Advocacy Center Inc.	244 Carter Rd., Dallas, GA 30157
27	RANGEL IZOLDI	276 RICHARDS WAY, Hiram, GA 30141
28	RENOUS HYPOLITE, RENOUS MARIE C	501 Cole Creek Dr. Dallas, GA 30157
29	RH Partners ownerco llc	PO Box 4090 Scottsdale AZ 85261
30	SFR JV 1 2021 1 BORROWER LLC	15771 Red Hill Ace Ste 100 Tustin, CA 92780-7333
31	SFR JV 2 2021 1 DDTL BORROWER LLC	15771 Red Hill Ace Ste 100 Tustin, CA 92780-7333
32	SILVER COMET HOLDING COMPANY	PO BOX 7598, SAINT PETERSBURG, FL 33734
33	SRMZ 2 LLC	5004 PLAZA ON THE LK Unit 200, AUSTIN, TX 78746-1053
34	SRMZ 3 HOLDINGS LLC	401 CONGRESS AVE, AUSTIN, TX 78701



OWNER/DEVELOPER/PRIMARY PERMITTEE:

BRYAN PONDER/JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE : 404-414-0022

24 HOUR CONTACT:

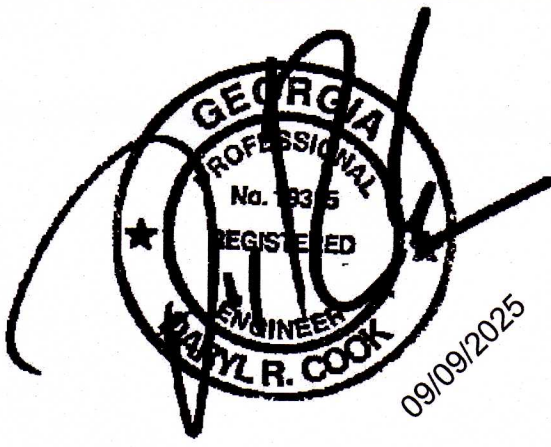
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CONTACT: DARYL COOK

LAND PLAN EXHIBIT

FOR
RICHLAND WALK
LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
CITY OF DALLAS,
PAULDING COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

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4	08/16/2025	RB	ADDED ADDITIONAL SHEETS



WATTS & BROWNING ENGINEERS, INC.
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MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
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LSF000429 - REF000714

SCALE:	NTS
DESIGNED BY:	RB
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923

SHEET NUMBER:
EX-4

CHAPTER VII – DEVELOPMENT STANDARDS

City of Dallas, Georgia

Sec. 7.16 – SINGLE-FAMILY DEVELOPMENT AMENITIES REQUIRED (R-1, R-2, R-3, TH, AND PUD)

- 1) Minimum Number of Amenities Required. Single-family residential subdivisions, either attached or detached, shall incorporate recreational amenities from the list in Subsection 2. Below in the following amounts:
 - a) Developments with fewer than twenty-five (25) dwelling units shall be exempt from this requirement; except that the Director may require an amenity not listed in this section to provide enhanced resident enjoyment and engagement.
 - b) Developments with twenty-five (25) to one hundred (100) dwelling units shall provide at least one amenity;
 - c) Developments with one-hundred one (101) to one-hundred seventy-five (175) dwelling units shall provide at least two (2) amenities; and
 - d) Developments with one-hundred seventy-six (176) or more dwelling units shall provide at least three (3) amenities and the City Council shall determine the ratio of additional recreational amenities based on National Recreation and Park Association (www.nrpa.org) standards.
- 2) Allowable and Mandatory Recreational Amenities:
 - a) Swimming pool sized to comply with NRPA standards (mandatory first amenity).
 - b) Golf course.
 - c) Resident clubhouse (second amenity – option 1).
 - d) Two tot lots with a minimum size of five-hundred (500) square feet per lot.
 - e) Basketball, volleyball, or other sport court meeting the standards of Section 7.14(3)(c) (second amenity – option 2).
 - f) Two picnic areas, with a minimum size of five-hundred (500) square feet per area, and including a minimum of two picnic tables and one (1) barbeque grill/pit per area.
 - g) Other amenity approved by the City Council
- 3) Density Bonuses for Single-Family Development:
 - a) City may approve a five (5%) percent density bonus for every amenity provided in excess of the required amenities indicated in subsection 7.16(2) above, not to exceed a maximum of density bonus of twenty (20%) percent.



ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2025-02

HEARING D Item 2.
Zoning Board of Appeals:
11/17/2025 at 5:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

Attachment A: DSV-2025-01-Development Standard Variance Application
Attachment B: DSV-2025-01-Boundary Survey / Legal Description
Attachment C: DSV-2025-01-Warranty Deed
Attachment D: DSV-2025-01-LEGAL NOTICE
Attachment E: DSV-2025-01-Letter of Intent
Attachment F: DSV-2025-01-Site Plan
Attachment G: DSV-2025-01-Unified Development Code; Sec 7.16
Attachment H: DSV-2025-01-Development Standard Variance – Staff Document

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2025-02:

Applicant: ***HRV Devco, LLC.***

Applicant Address: ***2300 Windy Ridge Parkway; Suite 1120 South Tower***

City: ***Atlanta*** State: ***Georgia*** Zip: ***30339***

Titleholder: ***William R. Cobb***

Titleholder Address: ***2535 Appaloosa Trail***

City: ***Marietta*** State: ***Georgia*** Zip: ***30064***

Location of Property: ***East of the intersection of Mt. Comet Ct. & Trailside Dr.***

Tax Parcel ID No.(s): ***137.4.4.031.0000***

Land Lot(s): ***372, 421*** District: ***2nd*** Section: ***3rd***

Intended Use of Property: ***Single-Family Residential Subdivision***

Proposed Unit Count: ***47***

Zoning District: ***R-2 (City)***

Setbacks & Lot Requirements:

***Minimum Lot Size – 8,500sf lot or 1ac overall parcel;
Minimum Lot Width – 50ft lot 100ft over all parcel; Minimum
Lot Frontage – 50ft.; Maximum Building Height – (Principal
35ft.) (Accessory – 24ft.); Front Setback – 25ft.; Side Setback –
(Principal – 6ft.) Accessory – 5ft/10ft.); Rear Setback –
(Principal – 15ft.) Accessory – 5ft/10ft.); Minimum Distance
from Structure on Same Lot – 5ft.; Minimum Ground Floor
Area (Per Unit) – (1 Story – 1,500sf.) (2+ Story – 650sf.); Total
Minimum Living Area (Per Unit) – 1,500sf./600sf.; Minimum
Living Area Façade Width – 24ft.; Maximum Lot Coverage***



**ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2025-02**

HEARING D Item 2.
**Zoning Board of
Appeals:**
11/17/2025 at 5:00pm

(structures and buildings) – 40%, Acc: 5% or 600sf. (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 50%

Unified Development Code Chapter(s) & Section(s):

Chapter VII – Development Standards; Sec. 7.16 – Single-Family Development Amenities Required (R-1, R-2, R-3, TH, AND PUD); 2) Allowable and Mandatory Recreational Amenities; a) Swimming pool sized to comply with NRPA standards (mandatory first amenity).

Detailed Description of Variance(s) Applied For:

- (1) Request to remove a swimming pool as a mandatory 1st amenity. Applicant proposes to install three alternative amenities in lieu of swimming pool to keep the intent of the amenity section of the code.***
- i. Two (2) tot lots***
 - ii. Two (2) picnic areas, including tables and BBQ areas***
 - iii. Walking trail around perimeter of development property with a connection to the Silver Comet Trail***

STAFF COMMENTS:

HRV Devco, LLC (Applicant) and **William R. Cobb** (Titleholder), has applied and seeks a Development Standards Variance for property legally known by Tax Parcel I.D. No. ***137.4.4.031.0000*** located in Land Lot(s) ***372; 421*** in the ***2nd*** District and ***3rd*** Section of Paulding County.

Properties that border the site to the north, south, east, and west are within the city limits of Dallas.

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

ADJACENT ZONING

NORTH: R-1 City

EAST: R-2 City

SOUTH: R-2 City

WEST: R-2 City

ADJACENT DEVELOPMENT

NORTH: Un-Developed Residential Property

EAST: Bartlett Square Subdivision

SOUTH: Cole Creek Subdivision

WEST: Silver Comet Crossing Subdivision



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B. Variance impact on adjacent properties

- *None – No amenities exist in the subdivisions to the east, west, and south. Site plan complies to all setbacks and buffers.*

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

- *None – Site plan complies to all setbacks and buffers.*

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

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on West Avenue, Cole Lake Road and other nearby collector roads.*
 - *May increase student population of nearby schools.*
 - *Increased response needs for city police services.*
 - *Increase daily demand on Paulding County Water System.*
 - *Decrease available sanitary sewer capacity – City of Dallas.*
 - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Site plan is in compliance with all lot and setback requirements.*
- *Site plan conforms with all development and design requirements.*
- *Public Water supply via Paulding County Water System. Water supply capacity shall be verified as part of preliminary platting approval.*
- *Public Sanitary Sewer connection via City of Dallas. Sanitary sewer capacity shall be verified as part of preliminary platting approval. On-site and off-site system capacity upgrades by developer may be required.*
- *Public Roadway connection via Trailside Drive and West Avenue.*
- *Other available utility connections: Power – GA Power; Gas – multiple providers; Telecom – multiple providers*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in City of Dallas Sewer Service Area.



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STAFF RECOMMENDATIONS:

Based on the preceding analysis, if the Zoning Board of Appeals votes to recommend approval, staff recommends the following stipulations be applied:

- 1- Developer shall construct and have available for public use the following amenities at time of final plat approval by the city:
 - i. Two (2) tot lots.
 - ii. Two (2) picnic areas, including tables, fire pits, and BBQ areas.
 - iii. Hard surface walking trail of 8' in width around perimeter of development property within a common area easement, including a connection to the Silver Comet Trail, Silver Comet Crossing subdivision, and Bartlett Square subdivision.
- 2- On-site and Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
- 3- Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plan for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
- 4- Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be \$1,843.00 per lot.
- 5- Development shall be constructed in substantial conformity to the site plan provided in development standard variance application.
- 6- Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
- 7- Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.



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- 8- Owner/developer shall agree rental properties shall not exceed 21% (Five (10) units) of the overall 47-unit lot count.
- 9- Proposed single-family development shall conform with all remaining standards found in the city's unified development code and code of ordinances.

Unless explicitly stated herein, all other lot, development, design, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.

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