



February 25, 2026

Justin Carter - Representative  
Foresite Group, LLC.  
51 12<sup>th</sup> Street South  
Birmingham, AL. 35233  
(via email only [REDACTED])

**Subject:** Notice Development Standards Variance  
Application Acceptance: Jake Seaton, Cross  
Development - Applicant; Dallas Land, LLC. -  
Titleholder; Tax Parcel I.D. No.  
138.3.1.053.0000; 166 Thomas B. Murphy  
Dr., Dallas, GA. 30132

Dear Mr. Carter:

I am writing to inform you that we have carefully reviewed your Development Standard Variance application for property located at and formally known as 166 Thomas B. Murphy Dr., Dallas, GA. 30132; Tax Parcel I.D. No. 138.3.1.053.0000, submitted to the City of Dallas, Georgia. We 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.

Your 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 (15) fifteen but not more than (45) forty-five days prior to your scheduled hearing date. A copy of the legal notice is attached as “Exhibit A” for your records.

The Zoning Board of Appeals will hold a public hearing to consider the foregoing matter on *Monday, March 30, 2026, at 5:00 PM*. 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.

Applications are evaluated based on Chapter XI; Sec. 11.06 – Development Standards Variance procedures found within the city’s (UDC) Unified Development Code. In no case shall any variance to the terms of the city’s UDC be authorized without the approval of the Zoning Board of Appeals.



THE CITY OF  
**DALLAS**  
GEORGIA

CITY OF DALLAS, GEORGIA  
Office of Community Development  
129 E. Memorial Dr. Dallas, GA 30132  
Director – Brandon Rakestraw  
[brakestraw@dallas-ga.gov](mailto:brakestraw@dallas-ga.gov)  
[www.dallasga.gov](http://www.dallasga.gov)

The city will supply written notice to all surrounding property owners in accordance with O.C.G.A. §36-66-4(g), via certified mail prior to your hearing date. A template copy of the written notice is attached as “Exhibit B” for your records.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. One (1) sign was placed at the property on March 5, 2026. Please ensure the sign remains as placed throughout this process. The sign can be removed following the conclusion of this development standard variance request.

Should any additional information or clarification be required prior to the hearing, 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 interest, and I look forward to working with you through this process.

Sincerely yours,

Brandon Rakestraw  
Community Development Director

cc: Bryce Atcheson, Assistant Director – Community Development

Enclosure: Exhibit A: Legal Notice  
Exhibit B: Surrounding Property Owner Notification Letter