



Development Standards Variance Application

Application No. DSV - 2026 - 02

(PAGE 1 of 12)

HEARING DATES
Zoning Board of Appeals:
03-30-26 6:00 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Jake Seaton, Cross Development

Address: 4317 Marsh Ridge Rd

City: Carrollton

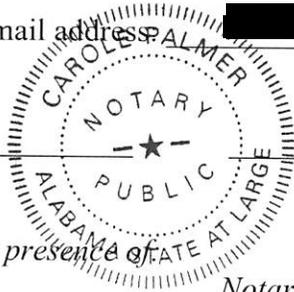
State: TX

Zip: 75010

Phone: ([REDACTED])

E-mail address: [REDACTED]

Applicant's Signature



Jake Seaton

Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Commission Expires:

Notary Public Signature

The 27th day of January, 2026.

SEAL:

Representative: (If Applicable) Justin Carter & Nathan Spence, Foresite Group, LLC

Address: 51 12th Street South

City: Birmingham

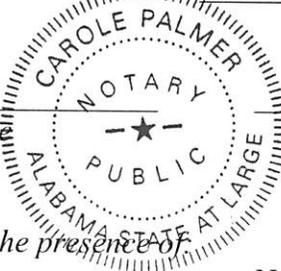
State: AL

Zip: 35233

Phone: [REDACTED]

E-mail address: [REDACTED]

Representative's Signature



Justin Carter

Printed Name of Signatory

Signed, sealed and delivered in the presence of

Notary Commission Expires:

Notary Public Signature

The 27th day of January, 2026.

SEAL:

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: FEB 3RD, 2026

APPLICATION ACCEPTANCE DATE: FEB 25TH, 2026

DIRECTOR:

(SIGNATURE)

2/25/2026
(DATE)



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Application No. DSV - 2026 - 02

(PAGE 2 of 12)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Dallas Land, LLC

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

Address: 5080 Peachtree Blvd, Suite 210

City: Atlanta

State: GA

Zip: 30341

Phone: [REDACTED]

E-mail address: [REDACTED]

[Signature]
Titleholder's Signature

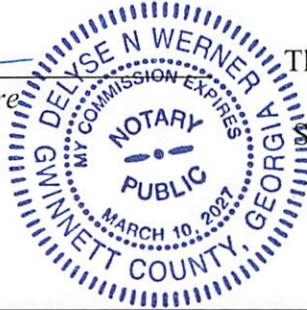
T.J. Connolly Manager
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires: 3/10/2027

[Signature]
Notary Public Signature

The 23rd day of January, 2026.



SEAL:

Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 5(12)(b) Unified Development Code Standard: Yes No

Standard: 10' Landscape buffer

Present Zoning Classification: C-2 (Commercial Density)

Land Lot(s): 378, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 138.3.1.053.000, _____ Total Acreage: 1.91

Location of Property: 166 Thomas B. Murphy Drive, Dallas, GA 30132 (East of Nathan Dean Blvd & North of US-278)
(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): Reduction of Landscape buffer along the east property line from 10' to 0'. We are encroaching into the landscape buffer with a proposed driveway, fence, and retaining wall. We are requesting this variance due to the existing vegetation between our property and the railroad (Sec. 7.05(12)(b)). We will provide the same level of screening as the code requirement.

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

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

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



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(PAGE 2 of 12)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Dallas Land, LLC

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

Address: 5080 Peachtree Blvd, Suite 210

City: Atlanta

State: GA

Zip: 30341

Phone: [REDACTED]

E-mail address: [REDACTED]

[Signature]
Titleholder's Signature

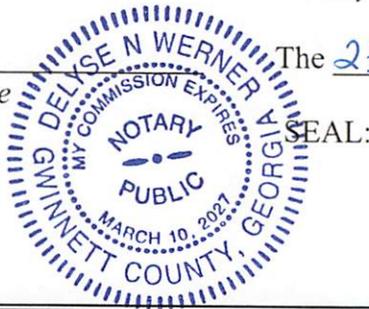
T.J. Connelly, Manager
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires: 3/10/2027

[Signature]
Notary Public Signature

The 23rd day of January, 2026.



Property / Variance Information:

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

Development Standard: Chapter: 8 Section: 8.12.4.a Unified Development Code Standard: Yes No

Standard: Outdoor Storage of 25% of the building footprint.

Present Zoning Classification: C-2 (Commercial Density)

Land Lot(s): 378, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 138.3.1.053.000, _____ Total Acreage: 1.91

Location of Property: 166 Thomas B. Murphy Drive, Dallas, GA 30132 (East of Nathan Dean Blvd & North of US-278)
(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): Requesting a variance to exceed the outdoor storage requirements of 25% of the building footprint specified under Ch. 8 Sec. 8.12.4. We are providing 60 storage spaces that exceed the 25% of the building footprint requirement. Due to the nature of the proposed business, it is integral that a minimum of 60 storage spaces are provided. These cars will be heavily screened and will meet requirements specified in Ch. 8 Sec. 8.12.4.a.i including a 7' tall fence.

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

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

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



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: 1/27/2026

Signed, sealed and delivered in the presence of: _____
My Commission Expires 2028

Notary Public Signature:  (SEAL)



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



AUTHORIZATION OF TITLEHOLDER

I, Timothy J Connolly as manager of Dallas Land, LLC, 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 Jake Seaton, Cross Development

Address 4317 Marsh Ridget Rd

City Carrollton State TX Zip 75010

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder Timothy J Connolly as manager of Dallas Land, LLC

Address 5080 Peachtree Blvd, Suite 210

City Atlanta State GA Zip 30341

Email [REDACTED] Phone [REDACTED]

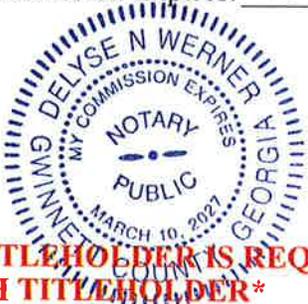
[Handwritten Signature]
Signature of Titleholder

Signed, sealed and delivered in the presence of:

[Handwritten Signature]
Notary Public Signature

My Commission Expires: 3/10/2027

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: Jake Seaton, Cross Development

Reference: Application filed on _____, 20____

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

Commercial development of an auto body shop at 166 Thomas B. Murphy Drive, Dallas, GA 30132

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.

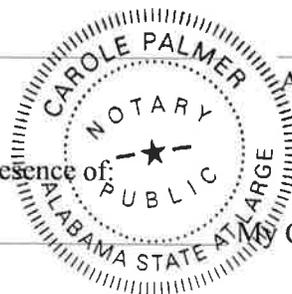
I certify that the foregoing information is true and correct, this 27th day of January, 2026

Jake Seaton

Applicant's Signature

Applicant's Name Printed

Signed, sealed and delivered in the presence of:



Commission Expires

2028

Notary Public Signature

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

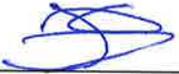
If yes, describe the nature and extent of such interest: _____

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 27th day of January, 2026.



Applicant's Signature¹

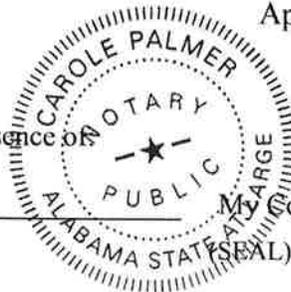
Jake Seaton

Applicant's Name Printed

Signed, sealed and delivered in the presence of



Notary Public Signature



My Commission Expires: 2028

***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.