



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

DATE: June 23, 2025

**RE: Letter of Intent
Height & Length Variance**

To Whom it May Concern:

TRG Crest Paris Rd, LLC has purchased 34.9 acres near the intersection of Paris Rd and Hwy 278 to develop a new multi-family community. Our proposed variance will increase the building height and building length requirement listed in UDC for the MF-1 zoning category. Architectural plans are provided showing which buildings these amendments would affect.

The proposed development will be a market rate, multi-family project with rents ranging from \$1,350 to \$2,400 per month. It will be constructed in a 3 & 4 story configuration, containing approx. 7% studio units, 30% one-bedroom units, 58% two-bedroom units and 6% three-bedroom units. The community will have a resort style pool, outdoor grilling areas, a village green and controlled access. Unit finishes include solid surface countertops, upgraded cabinetry, designer fixtures and plank flooring. The development's green features include LED lighting, low flow fixtures, electric vehicle charging stations, locally sourced materials, low VOC products among others.

The underlying zoning for the project is MF-1, which includes a maximum building height of 45' and a maximum building length of 192'. Both features relate to the overall scale and feel of the community.

- Section 7.10 Table 4.4 states *Maximum Building Height – Principal 45 ft* – Response: As indicated in the building plans provided, the backside of the structures facing either the woods or the village green, are four stories with an average height of 58'. The front side of the buildings facing the parking areas are three stories with an average height of 46'. We keep the three story elevations adjacent to the parking area to make the heights more human scale and acceptable. The four story sides are placed in areas with a large green space or open area to lessen the feeling of height. By increasing the heights of the buildings, we minimize our developable footprint along with the site impact and increase our greenspace.
- Section 7.17 e states *The maximum length of a multi-family building shall not exceed one-hundred ninety-two (192) feet. No more than eight (8) townhome units shall be attached in a single row.* Response: As indicated in the building plans provided, we feel comfortable requesting an increase in this length due to the variation of the building façade. In no instance is our buildings over 35' without the front elevation varying from 5' to 12'. This variation gives the buildings a livable feel and does not overwhelm the residents. By increasing the lengths of the buildings, we minimize our developable footprint along with the site impact and increase our greenspace.
- Additional Comments: These buildings have been used to create livable communities through out Georgia and the Southeast. They are purposefully designed to work with the existing

topography and provide a good balance between indoor and outdoor space. They do not overwhelm but do provide a sense of home while creating a community for the residents to engage in the common areas and enjoy the higher end finishes. If you have any additional questions or wish to see these buildings in use, please let us know and we would be happy to discuss further or arrange a tour of any of our facilities.

The reason for these variances is we are comfortable with increasing both components and can still provide a product that feels luxurious while not overwhelming the residents. In addition, by approving these requests, we can decrease our area of impact by keeping more of the natural woods and increasing our usable green space within the project.

Thank you for the opportunity to be considered to become a part of your community. Please let us know if we can answer any questions or provide additional information.

Sincerely,

The Residential Group, LLC

A handwritten signature in black ink, appearing to read 'K. Alexander', written in a cursive style.

Kurt R. Alexander
Principal

cc: File