



**PLANNING & ZONING STAFF DOCUMENT**  
**ZONING/REZONING APPLICATION NO. Z-2025-06**

HEARING DATES  
Planning Commission:  
03/19/2026 at 6:00 PM  
City Council:  
04/06/2026 at 5:15 PM

**ANNEXATION & ZONING APPLICATION AND DOCUMENTS:**

- Attachment A –Rezoning Official Application
- Attachment B – Boundary Survey / Legal Description
- Attachment C – Site Plan
- Attachment D – Z-2025-06\_ Jeff Helms / Elite Engineering\_ Application Acceptance / Notice of Public Hearing Notification Letter
- Attachment E - Z-2025-06\_ Jeff Helms Legal Notice
- Attachment F - Z-2025-06\_ Jeff Helms Surrounding Property Owners Letter
- Attachment G - Z-2025-06\_ Jeff Helms Proposed Architectural Elevations

**ANNEXATION & ZONING REQUEST:**

**APPLICATION No: Z-2025-06**

Applicant: *Jeff Helms*

Applicant Address: *379 Blackberry Run Drive*

City: *Dallas* State: *Georgia* Zip: *30132*

Representative: *Elite Engineering*

Representative Address: *300 W I Parkway, PO Box 799*

City: *Dallas* State: *Georgia* Zip: *30132*

Titleholder: *Jeff Helms*

Titleholder Address: *379 Blackberry Run Drive*

City: *Dallas* State: *Georgia* Zip: *30132*

Location of Property: *361 West Avenue, Dallas, GA 30132*

Tax Parcel ID No.: *137.4.1.081.0000*

Land Lot(s): *372* District: *2<sup>nd</sup>* Section: *3<sup>rd</sup>*

Intended Use of Property: *Single-family Detached Housing*

Proposed Unit Count: *19 lots*

Zoning District: *R-2 Medium-Density Single-Family Residential*

Setbacks & Lot Requirements:

***R-2 Medium-Density Single-Family:  
Minimum Lot Size –7,500sf. Lot, 1ac. overall parcel.; Minimum  
Lot Width – 50ft. lot, 100ft. overall parcel; Minimum Lot  
Frontage – 50ft. lot; 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***



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

STAFF COMMENTS:

Jeff Helms (Applicant / Titleholder), and Elite Engineering, Jonathan Jones (Representative), have applied and seek to rezone +/-6.351 acres of property located at 361 West Avenue; Dallas, GA 30132, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot 480; 2nd District; 3rd Section, of Paulding County and legally known by Tax Parcel ID No.147.1.4.001.0000.

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

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

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: C-2 City of Dallas

NORTH: Commercial Business Use

EAST: R-1 City of Dallas

EAST: Single-family Use

SOUTH: R-2 City of Dallas

SOUTH: Proposed Single-family Residential Use

WEST: R-2 City of Dallas

WEST: Government Use

B. Permitted Use impact on adjacent properties

- Proposed development density of 2.99 units per acre.
Minimum lot size: 7,500sf
Total unit count: 19
Adjacent lot sizes:
o 0.20 acres avg. (8,712sf) – Bartlet Square Residential Development to southeast



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- 0.17 acres (7,500sf) – Silver Comet Crossing Residential Development to southwest
- +1 acres for all other stand-alone adjacent Residential properties
- +7-acre Commercial property to north

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

- None – surrounding property is developed or on-going planning to develop as current zoned land use.

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

- Staff comments:
  - 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 – City of Dallas Water System.
  - Decrease available sanitary sewer capacity – City of Dallas Sewer System.
  - Increase in customer count for city garbage service.

#### E. Supported by current conditions

- Public Water supply via City of Dallas Water existing along West Avenue. Water supply capacity to be verified by City. Minor extension of City water system shall be required to service.
- Property is within City of Dallas– Sewer Service Area. Connection and extension of the city’s sanitary sewer system shall be required to service. Existing sewer infrastructure is located along the north right-of-way of West Avenue. Sewer capacity to be verified by City of Dallas.
- Public Roadway connection via West Avenue.

#### F. 2022 Comprehensive Plan

*The 2022-2027 Paulding County Joint Comprehensive Plan has the property listed as Parks/Recreation/Conservation character area, per the future development map shown on page 99.*

#### G. Staff Comments

*The noted land use of this property and adjacent properties as Parks / Recreation / Conservation will be updated to commercial business for all properties affronting Highway 278, and residential character area for all properties affronting West Avenue during the upcoming Comprehensive Plan update for City of Dallas. This use change is due to the need of new commercial business in the city; especially along the major corridor of Highway 278. Residential use along West Avenue will be a continuation of*



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*the prominent land use for this area. Due to the close proximity of the Silver Comet Trail, single-family attached and/or detached style housing is recommended for this area. The current use of Parks / Recreation / Conservation can not be achieved due to property assemblage and total acreage.*

**STAFF RECOMMENDATIONS:**

**Based on the preceding analysis Community Development staff recommend approval of this rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:**

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 City of Dallas for access.
5. Owner/developer shall comply, design, and construct all offsite water and/or sanitary sewer system improvements and/or upgrades required by the City of Dallas for servicing the proposed development.
6. 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.



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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.
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.
7. A Homeowners Association shall be required for the single-family residential 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.
8. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of each single-family home to be constructed. All single-family homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
9. Owner/developer shall agree rental properties shall not exceed 16% (Three (3) units) of the overall 19-unit count.

**Unless explicitly stated herein, all other lot and development standards shall comply with the R-2 zoning district. All other regulations, 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.*



# Zoning/Rezoning Application

Application No. Z - 2025 - 06

(PAGE 1 of 15)

### HEARING DATES

Planning Commission:  
3-19-26 6:00 PM

City Council:  
4-6-26 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Jeff Helms

Address: [REDACTED]

City: Dallas State: Georgia Zip: 30132

Phone: [REDACTED] E-mail address [REDACTED]

[Signature]  
Applicant's Signature

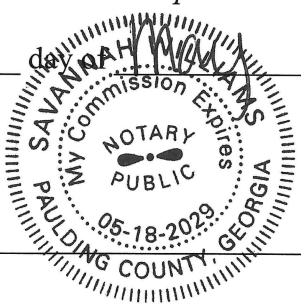
Jeff Helms  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

Notary Commission Expires:  
The 18 day of May, 2029.

SEAL:



Representative: Elite Engineering

Address: [REDACTED]

City: Dallas State: Georgia Zip: 30132

Phone: ( [REDACTED] ) E-mail address: [REDACTED]

[Signature]  
Representative's Signature

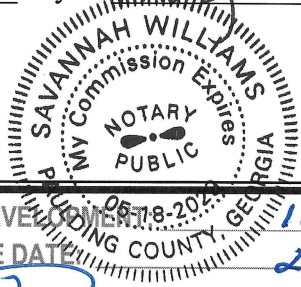
Will Summey  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

Notary Commission Expires:  
The 18 day of May, 2029.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT 11-25, 2026

APPLICATION ACCEPTANCE DATE 2-06, 2026

DIRECTOR: [Signature] 02/06/2026  
(SIGNATURE) (DATE)



# Zoning/Rezoning Application

Application No. Z - 2025 - 06

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

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

Address: [REDACTED]

City: Dallas State: Georgia Zip: 30132

Phone: ( [REDACTED] ) E-mail address: [REDACTED]

Jeff Helms  
Titleholder's Signature

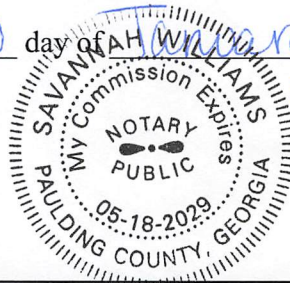
Jeff Helms  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Savannah Williams  
Notary Public Signature

Notary Commission Expires:  
The 30 day of January, 2026.

SEAL:



## Property Information

Present Zoning Classification: R-1 Requested Zoning Classification: R-2

Total Acreage of Zoning Application: 6.351 Acreage of Titleholder: 6.351

Land Lot(s): 372 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.4.1.081.0000

Location of Property: 361 West Ave  
(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: change to R-2 zoning

Proposed Lot Count: 19 Proposed Density: 0.33 U/AC Proposed Lot Size: 7500 SQFT

Compliant with 2022-2027 Joint Comprehensive Plan: YES  NO

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Annexation Application No. Z - \_\_\_\_\_ - \_\_\_\_\_



**AUTHORIZATION OF TITLEHOLDER**

I, Jeff Helms, 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 Jeff Helms

Address [REDACTED]

City Dallas State Ga Zip 30132

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder Jeff Helms

Address 361 West Ave

City Dallas State Georgia Zip 30157

Email [REDACTED] Phone [REDACTED]

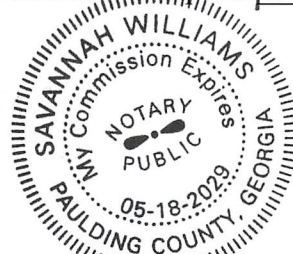
*Jeff Helms*  
Signature of Titleholder

Signed, sealed and delivered in the presence of:

*Savannah Williams*  
Notary Public Signature

My Commission Expires May 18, 2029

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 Name<sup>1</sup>: Jeff Helms

Reference: Application filed on December 9th, 20 25

to annex real property described as follows: 361 West Avenue Dallas, Georgia 30157

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows:  
100% Owner

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:  
none

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:  
none

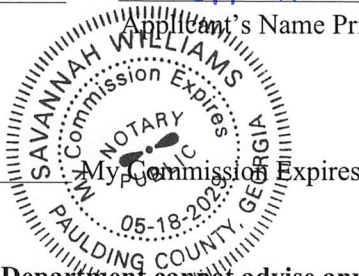
An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:  
none

*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 9 day of December, 20 25.

Jeff Helms  
Applicant's Signature Jeff Helms  
Applicant's Name Printed

Signed, sealed and delivered in the presence of:  
Savannah Williams  
Notary Public Signature



May 18, 2029  
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 \***

<sup>1</sup>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.

<sup>2</sup>Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

<sup>3</sup>Property 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 Name<sup>1</sup>: Elite Engineering

Reference: Application filed on January 12th, 20 26

to annex real property described as follows: 361 West Avenue Dallas, Georgia 30157

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows:  
Owner Representative

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:  
none

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:  
none

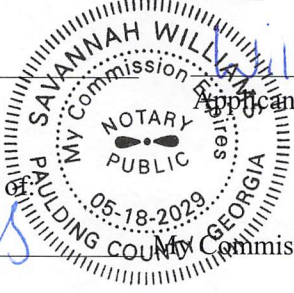
An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:  
none

*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 12 day of January, 20 26.

[Signature]  
Applicant's Signature Savannah Williams  
Applicant's Name Printed

Signed, sealed and delivered in the presence of Savannah Williams  
Notary Public Signature May 18 2029  
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 \***

<sup>1</sup>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.

<sup>2</sup>Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

<sup>3</sup>Property 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 that 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: \_\_\_\_\_

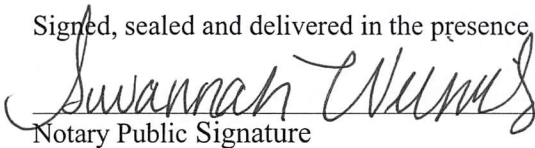
If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

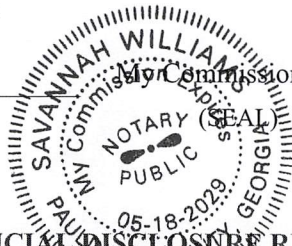
I certify that the foregoing information is true and correct, this 9 day of December, 2025.

  
Applicant's Signature<sup>1</sup>

Jeff Helms  
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

  
Notary Public Signature



Notary Commission Expires

May 18, 2029

**\*A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER \***

<sup>1</sup> 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

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? [X] 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 that total) upon the subject property? [X] 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? [X] 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 12 day of January, 20 26.

[Signature]
Applicant's Signature

Will Summey
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



My Commission Expires May 18, 2029

\*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 15<sup>th</sup> 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) \_\_\_\_\_

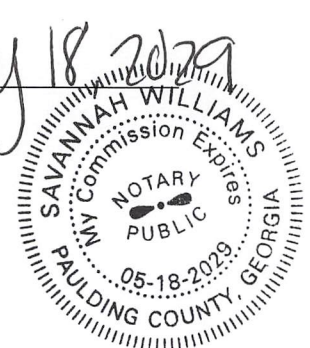
**I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.**

Signature of Applicant: *Jules Helm*  
Date: 12.9.25

Signed, sealed and delivered in the presence of:

Notary Public Signature: *Savannah Williams* My Commission Expires May 18 2029  
(SEAL)

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





ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

December 9, 2025

**City of Dallas City Council**

129 E. Memorial Drive

Dallas, GA 30132

**RE: West Ave – Rezoning to R-2**

Dear Council,

I represent JCH Construction in their request to rezone approximately 6.351 acres located off West Avenue to R-2 zoning to allow the development of 21 residential lots.

**A. Existing Land Use and Zoning of Nearby Property**

The subject property is surrounded primarily by established residential uses and zoning classifications that include single-family residential development. The surrounding land uses are consistent with low-density residential character and development patterns already present in the area.

**B. Suitability of the Proposed Use**

The proposed R-2 zoning will permit a residential use that is compatible with and suitable for the existing and anticipated development of adjacent and nearby properties. The development will consist of single-family homes that are consistent in scale, use, and character with surrounding residential neighborhoods.

**C. Impact on Adjacent and Nearby Properties**

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The development will be designed and constructed in compliance with the City of Dallas Unified Development Code, including applicable setbacks, lot sizes, and building standards, ensuring compatibility with neighboring properties.

**D. Impact on Public Infrastructure and Services**

The proposed residential development will not create an excessive or burdensome demand on existing streets, transportation facilities, utilities, or schools. Public infrastructure is available to serve the proposed use, and the anticipated traffic and utility demands are consistent with typical low-density residential development.



ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

**E. Support by Changing Conditions**

The requested rezoning is supported by the continued growth of residential development in the area and reflects current market conditions and housing needs. The proposed use represents an appropriate transition and utilization of the property consistent with surrounding development patterns.

**F. Consistency with the Comprehensive Plan**

The proposed rezoning to R-2 is in conformity with the policies and intent of the City's Comprehensive Plan, which encourages orderly growth and compatible residential development. The request supports responsible land use planning and aligns with the long-term vision for residential development within the area.

The proposed development will include minimum building sizes of 1,500 square feet and will comply with Chapter IX, Section 9.01 of the City's Unified Development Code. There are no variance requests associated with this application. Construction is anticipated to begin in summer 2026, with home construction starting in early 2027.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

**ELITE ENGINEERING, LLC**

Jonathan Jones, P.E.  
President



## Legal Description

### PARCEL A

All the tract of land lying in or being in Land Lot 372, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at a half inch rebar being the Northwest corner of Land Lot 372; THEN along the North line of Land Lot 372 South 89 degrees 37 minutes 59 seconds East for 660.01 feet to a half inch rebar; THEN leaving said Land Lot Line South 00 degrees 40 minutes 46 seconds West for 343.15 feet to a point located on the North Right of Way Line of West Avenue (40 foot width); THEN along said Right of Way South 61 degrees 18 minutes 37 seconds West for 172.32 feet to a point; THEN with a curve turning to the right with an arc length of 94.73 feet, a radius of 190.00 feet, a chord bearing of South 81 degrees 20 minutes 45 seconds West , and a chord length of 93.75 feet to a point; THEN with a curve turning to the right with an arc length of 64.79 feet, a radius of 278.82 feet, a chord bearing of North 75 degrees 17 minutes 49 seconds West , and a chord length of 64.65 feet to a point; THEN North 67 degrees 41 minutes 22 seconds West for 23.84 feet to a point; THEN North 67 degrees 25 minutes 17 seconds West for 86.26 feet to a point; THEN North 68 degrees 02 minutes 09 seconds West for 52.51 feet to a point; THEN with a curve turning to the left with an arc length of 61.55 feet, a radius of 359.56 feet, a chord bearing of North 72 degrees 05 minutes 28 seconds West , and a chord length of 61.48 feet to a point; THEN with a curve turning to the left with an arc length of 58.14 feet, a radius of 175.98 feet, a chord bearing of North 85 degrees 55 minutes 41 seconds West , and a chord length of 57.87 feet to a point; THEN with a curve turning to the left with an arc length of 20.59 feet, a radius of 131.52 feet, a chord bearing of South 82 degrees 05 minutes 11 seconds West , and a chord length of 20.57 feet to a half inch rebar set at the intersection of the North Right of Way of West Avenue (40 foot width) and the North Right of Way of the Silver Comet Trail (150 foot width); THEN along the Right of Way of said Silver Comet Trail North 65 degrees 22 minutes 48 seconds West for 76.40 feet to a point located on the West line of Land Lot 372; THEN along said Land Lot Line leaving said Right of Way North 01 degrees 15 minutes 42 seconds East for 314.04 feet to the POINT OF BEGINNING;

This parcel contains 5.864 Acres more or less and is shown as Parcel A on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.

## Legal Description

### PARCEL B

All the tract of land lying in or being in Land Lot 372, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

COMMENCING at the Northwest corner of Land Lot 372; THEN South 49 degrees 11 minutes 19 seconds East for 856.22 feet to a point located on the North Right of Way of the Silver Comet Trail (150 foot width) which is the POINT OF BEGINNING;

THEN from said POINT OF BEGINNING along the North Right of Way of said Silver Comet Trail on a curve turning to the right with an arc length of 367.35 feet, a radius of 1352.49 feet, a chord bearing of North 73 degrees 09 minutes 23 seconds West , and a chord length of 366.22 feet to a point; THEN North 65 degrees 22 minutes 48 seconds West for 94.13 feet to a point at the intersection of the North Right of Way line of the Silver Comet Trail and the South Right of Way line of West Avenue (40 foot width); THEN along the South Right of Way line of West Avenue South 68 degrees 02 minutes 09 seconds East for 22.34 feet to a point; THEN South 67 degrees 25 minutes 17 seconds East for 86.14 feet to a point; THEN South 67 degrees 41 minutes 22 seconds East for 24.26 feet to a point; THEN with a curve turning to the left with an arc length of 75.27 feet, a radius of 318.82 feet, a chord bearing of South 75 degrees 20 minutes 27 seconds East , and a chord length of 75.09 feet to a point; THEN with a curve turning to the left with an arc length of 117.63 feet, a radius of 230.00 feet, a chord bearing of North 81 degrees 11 minutes 24 seconds East , and a chord length of 116.36 feet to a point; THEN North 61 degrees 18 minutes 37 seconds East for 163.98 feet to a point; THEN leaving said Right of Way South 05 degrees 59 minutes 46 seconds West for 173.18 feet to the POINT OF BEGINNING;

This parcel contains 0.487 Acre more or less and is shown as Parcel B on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.

eFiled and eRecorded  
DATE: 10/20/2025  
TIME: 1:56 PM  
DEED BOOK: 5314  
PAGE: 805 - 806  
FILING FEES: \$25.00  
TRANSFER TAX: \$375.00  
PT61: 1102025006230  
RECORDED BY: EM  
CLERK: Sheila Butler  
Paulding County, GA

Return Recorded Document to:  
Hallmark, Bowman & Hallmark, LLC  
3818 Powder Springs Rd, Powder Springs, GA 30127  
(770)943-1106

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF COBB

File #: 25-7184

This Indenture made this 17th day of October, 2025 between Ana Rountree, as Conservator for Irma Carolyn Swindle (Estate No. 2023-442), of the County of Paulding, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and JCH Construction Company, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lots 372 and 421 of the 2nd District and 3rd Section of Paulding County, Georgia, and being the West half of Land Lot 372 containing twenty (20) acres more or less and also the Northwest corner of Land Lot 421 containing ten (10) acres being in the aggregate thirty (30) acres, more or less, being the same property conveyed to SHERRILL J. HOLLAND by NORA LEE CARTER HOLLAND in a Warranty Deed dated October 14, 1977 and recorded October 14, 1977 in Deed Book 8-K, Page 288 of the deed records of the Clerk of the Superior Court of Paulding County, Georgia.

LESS AND EXCEPT:

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 the 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 1309.94 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 1527.44 feet to the POINT OF BEGINNING.

Said tract containing 21.002 acres in accordance with a plat of survey prepared or K-Go, Inc. by Cecil R. Kelley, Registered Land Surveyor #2066, dated September 4 2003. Said plat being incorporated herein by reference thereto.

Said property being known as 361 West Avenue, Dallas, GA 30157 according to the present system of numbering houses in and around Paulding County, Georgia.


Tax ID#:R0334 55

**This Deed is given subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting said bargained premises.**

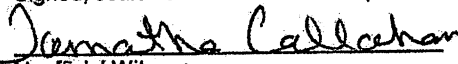
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

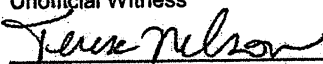
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

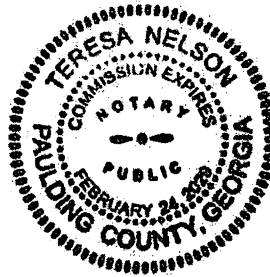
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

BY:   
Ana Rountree, as Conservator for Irma Carolyn Swindle (Estate No. 2023-442)

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public  
My Commission Expires: 2/24/2029





**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
2025-067779	R0334 55	361 WEST AVE	\$1,985.03	\$0.00 Fees: \$0.00	\$0.00	\$1,985.03	\$0.00
<b>Totals:</b>			<b>\$1,985.03</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,985.03</b>	<b>\$0.00</b>

**Paid Date: 10/22/2025**

**Charge Amount: \$1,985.03**

SWINDLE IRMA CAROLYN  
74 TOWNSHIP DR  
HIRAM, GA 30141



Scan this code with your mobile phone to view this bill





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)

February 6, 2026

Jonathan Jones  
Elite Engineering  
300 W I Parkway, PO Box 799  
Dallas, GA 30132  
(via email only [-jjones@eliteofga.com](mailto:jjones@eliteofga.com))

Re: Rezoning Application Z-2025-06; Jeff  
Helms; 361 West Avenue, Dallas, GA 30132;  
Tax Parcel I.D. No. 137.4.1.081.0000;

Dear Mr. Jones:

I am writing to inform you that we have carefully reviewed your rezoning application for property located at and formally known as 361 West Avenue, Dallas, GA 30132; Tax Parcel I.D. No. 137.4.1.081.0000, 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.

I would like to bring to your attention the rezoning 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(s). A copy of the legal notice is attached as “Exhibit A” for your records.

Public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, March 26, 2026, at 6:00 PM, while the City Council public hearing will take place on Monday, April 6, 2026, at 5:15 PM.

Applications are evaluated based on Chapter XI; Sec. 11.05 - Zoning and Future Development Map and Text Amendments, within the city’s Unified Development Code, by the Planning Commission and City Council. In no case shall any zoning or future



development map and/or text amendment be authorized without the approval of the City Council.

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. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one sign at the property on Thursday, March 5, 2026. To ensure compliance, please make a payment of \$50.00 to the City of Dallas at the Community Development Department office no later than Wednesday, March 4, 2026. Please disregard this payment request if payment was supplied with application submission.

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 interest, and I look forward to working with you through this process.

Sincerely,

Brandon Rakestraw  
Community Development Director

Cc: Darrin Keaton – City Attorney  
Bryce Atcheson– Assistant Director  
Jeff Helms – Titleholder (*via email only*: [constructionjch@gmail.com](mailto:constructionjch@gmail.com))

Enclosure: Exhibit A: Z-2025-06 - Notice of Public Hearing Legal Notice  
Exhibit B: Z-2025-06 - Surrounding Property Owner Letter

**NOTICE OF PUBLIC HEARING  
LEGAL NOTICE  
ZONING/REZONING: Z-2025-06**

Jeff Helms (Applicant / Titleholder), and Elite Engineering, Jonathan Jones (Representative), have applied and seek to rezone +/-6.351 acres of property located at 361 West Avenue; Dallas, GA 30132, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot 480; 2<sup>nd</sup> District; 3<sup>rd</sup> Section, of Paulding County and legally known by Tax Parcel ID No.147.1.4.001.0000.

The Planning & Zoning Commission will hold a public hearing to consider the foregoing matter on Thursday, March 19, 2026, at 6:00. 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 City Council will hold a public hearing to consider the foregoing matter on Monday, April 6, 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 5<sup>th</sup> day of March, 2026

Jeff Helms (Applicant / Titleholder)

Elite Engineering, Jonathan Jones (Representative)



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)

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**NOTICE OF PUBLIC HEARING  
LEGAL NOTICE  
ZONING/REZONING: Z-2025-06**

Dear Surrounding Property Owners,

Jeff Helms (Applicant / Titleholder), and Elite Engineering, Jonathan Jones (Representative), have applied and seek to rezone +/-6.351 acres of property located at 361 West Avenue; Dallas, GA 30132, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot 480; 2<sup>nd</sup> District; 3<sup>rd</sup> Section, of Paulding County and legally known by Tax Parcel ID No. 147.1.4.001.0000.

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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 5<sup>th</sup> day of March, 2026

Jeff Helms (Applicant / Titleholder)  
Elite Engineering, Jonathan Jones (Representative)

Sincerely,

Brandon Rakestraw  
Community Development Director

N/F  
HOPTROFF, JEFFREY MARK JR &  
TIBBITS RUSSELL  
PO BOX 529 DALLAS, GA, 30133  
TAX ID:  
137.4.1.682.0000  
R-2

N/F  
HARRIS PARK PROPERTIES LLC  
309 WEST AVE DALLAS, GA 30157  
TAX ID:  
137.4.2.043.0000  
C-2

N/F  
PAULDING CHILD ADVOCACY CENTER  
INC  
344 CARTER RD DALLAS, GA 30157  
TAX ID:  
137.4.1.007.0000  
R-2

N/F  
CARTER DEBORAH L  
330 WEST AVE  
DALLAS, GA 30157  
TAX ID:  
137.4.2.055.0000  
R-1

SITE  
PARCEL  
A

N/F  
CARTER CHRISTOPHER B  
&  
CARTER ANNA C  
344 WEST AVE DALLAS, GA  
30157  
TAX ID:  
137.4.2.040.0000  
R-1

N/F  
CBD INVESTMENTS LLC  
434 GREENE ST  
GAINESVILLE, GA  
30501  
TAX ID:  
137.4.1.030.0000  
R-2

WEST AVE

SILVER COMET  
TRAIL  
(150' R/W)

SITE  
PARCEL  
B

N/F  
COBB WILLIAM R  
2535 APPALOOSA TRL  
MARIETTA, GA 30064  
TAX ID:  
137.4.4.031.0000  
R-2

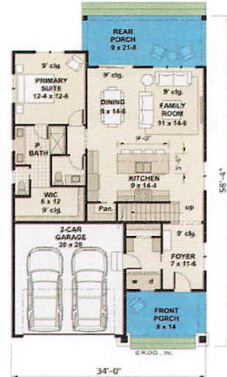
N/F  
BROWN JEFFREY ALLEN  
122 ST ANN CIR DALLAS, GA 30157  
TAX ID:  
137.4.2.045.0000  
R-2

N/F  
623 PARTNERS LLC  
PO BOX 818 HOBE SOUND, FL 33475  
TAX ID:  
137.4.2.053.0000  
R-2

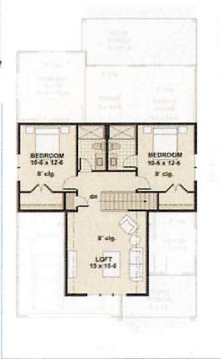
Lot # on Map	361 West Ave Adjoining Owners			
	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Hoptroff Jeffrey Mark Jr and Tibbits Russell	PO Box 529 ,Dallas, Ga, 30132	137.4.1.082.0000	R-2
2	Harris Park Properties LLC	309 West Ave ,Dallas, Ga, 30157	137.4.2.042.0000	C-2
3	Carter Deborah L	330 West Ave, Dallas, Ga, 30157	137.4.2.055.0000	R-1
4	Carter Christopher B and Carter Anna C	344 West Ave, Dallas, Ga, 30157	137.4.2.040.0000	R-1
5	Silver Comet Trail			
6	Paulding Child Advocacy Center Inc	244 Carter rd, Dallas, Ga, 30157	137.4.1.007.0000	R-2
7	CBD Investments LLC	434 Green St, Gainesville, Ga, 30501	137.4.1.030.0000	R-2
8	Cobb William R	2535 Appaloosa Trl, Marietta, Ga, 30064	137.4.4.031.0000	R-2
9	623 Partners LLC	PO Box 818, Hobe Sound, Fl, 33475	137.4.2.053.0000	R-2
10	Brown Jeffrey Allen	122 St Ann Cir, Dallas, Ga, 30157	137.4.2.045.0000	R-2

# Proposed Floorplans West Avenue JCH Construction Company, LLC

Heated S.F.: 1,995



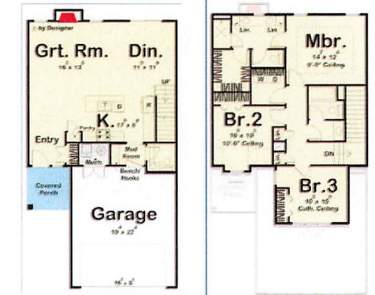
Ext Option Same Floorplan



Heated S.F.: 1,981



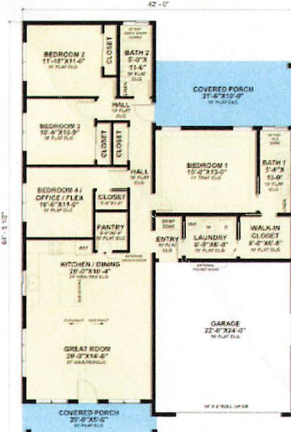
Heated S.F.: 1,610



Floorplan Option 1 (1600)



Heated S.F.: 1,668



Heated S.F.: 1,642

