



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 03/02/2026

TITLE: **A-2025-03: ANNEXATION PUBLIC HEARING**

Blue River Development, LLC (Applicant), **Linda Paris Holley & Larry D. Paris** (Titleholder), and **LJA Engineering, Inc.; Tyler Lasser** (Representative), have applied and seeks to annex & zone approximately **32.286** acres of property located at **2076 Jimmy Lee Smith Parkway; Dallas, GA 30132**, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by **Tax Parcel ID No.147.1.4.001.0000** in Land Lot **480**, **2nd** District, **3rd** Section, of Paulding County.

PRESENTED BY: **Brandon Rakestraw – Community Development Director**

AGENDA ITEM DESCRIPTION (Agenda Content):

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HISTORY/PAST ACTION:

Planning Commission – Public Hearing; February 19, 2026

INFORMATION:

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ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

A-2025-03 & Z-2025-05 – Planning & Zoning Staff Document

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter

Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter

Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter

Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter

Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice

Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter

Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations