



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 03/02/2026

TITLE: Z-2025-05: ZONING 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

***Recommendation** – Approve the zoning/rezoning request as follows:*

Zoning: C-1 Low-Density Commercial District & TH Townhome Residential District (City)

Density: 4.4 units per acre maximum density (TH Townhome Residential District)

Total Unit Count: C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units

Stipulations: All staff recommended stipulations as listed below.

- 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 Paulding County Department of Transportation and/or City of Dallas for access.*
- 5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County’s Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.*
- 6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.*
- 7. 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.

- a. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.*
 - b. 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.*
 - c. 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.*
- 8. A Homeowners Association shall be required for the Town Home 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.*
- 9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.*
- 10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.*
- 11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.*
- 12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.*
- 13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.*

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

FINANCIAL IMPACT:

N/A

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