



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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## **PUBLIC HEARING NOTIFICATION DEVELOPMENT STANDARDS VARIANCE DSV-2026-04**

Dear Surrounding Property Owners:

*Downtown Development Authority of the City of Dallas* (Applicant, Representative, and Titleholder), has applied and seeks a Development Standards Variance for property legally known as *200 Lester Drive, Dallas, GA. 30132*; Tax Parcel I.D. No. *137.2.2.062.0000* located in Land Lot: *274* in the *2<sup>nd</sup>* District and *3<sup>rd</sup>* Section of Paulding County.

The public hearing for the Zoning Board of Appeals will be held on *Monday, June 15, 2026*, at *6:00pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

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. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401

This the *14<sup>th</sup>* day of *May* 2026.

*Downtown Development Authority of the City of Dallas* (Applicant, Representative, Titleholder)

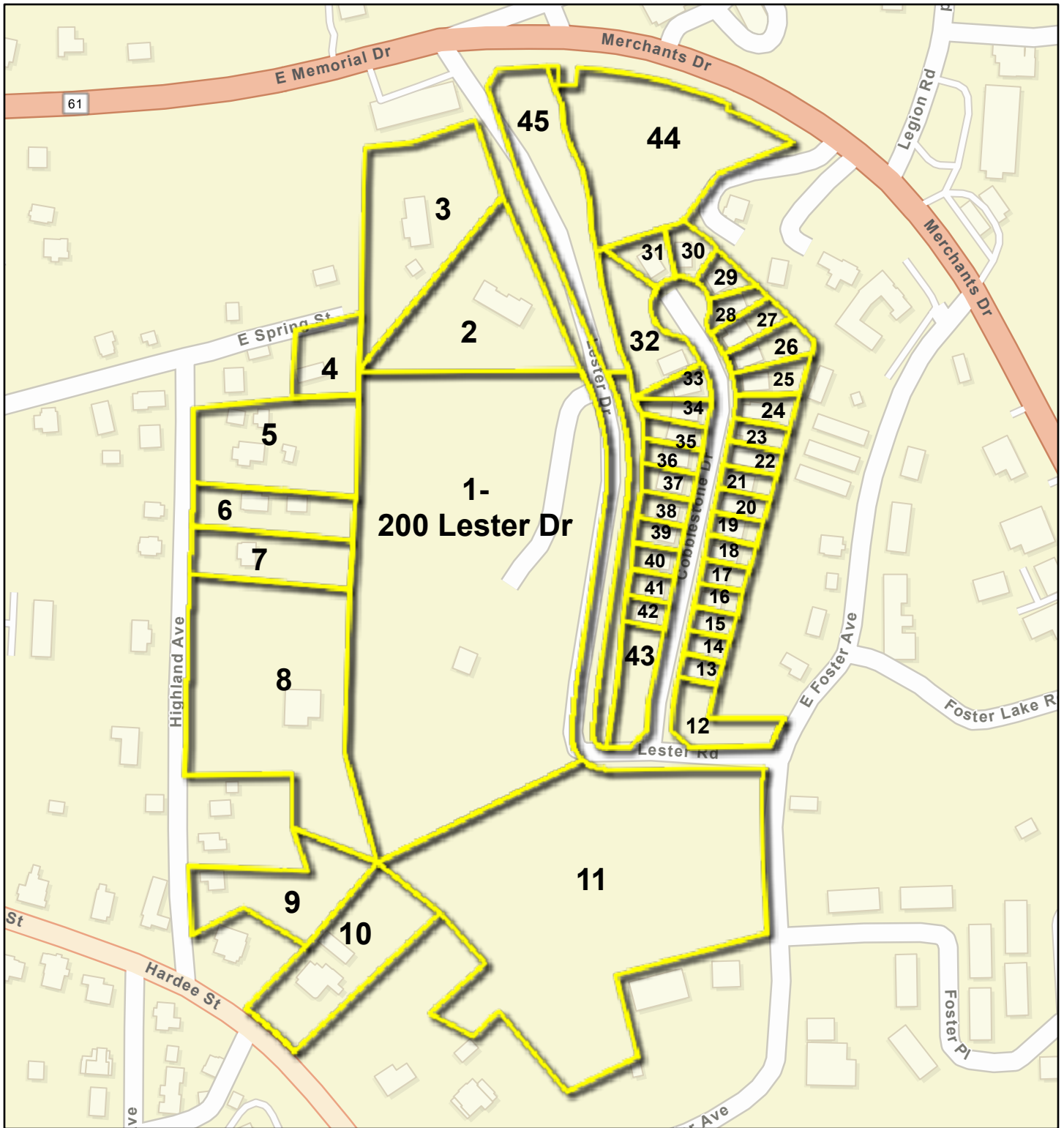
Sincerely yours,

Brandon Rakestraw  
Community Development Director

## Parcel Report- 200 Lester Dr

Map Number	ParcelID	Zoning Code	Acres	TaxDistrict	PropertyAddress	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
1	137.2.2.062.0000	TH	10.19	DALLAS	200 LESTER DR	DOWNTOWN DEV AUTH OF THE CITY OF DALLAS	129 E MEMORIAL DR	DALLAS, GA 30132	
2	116.3.3.023.0000	R-2	1.58	DALLAS	104 LESTER DR	COCHRAN JEFFREY H	104 LESTER DR	DALLAS, GA 30132	
3	116.3.3.050.0000	R-2	1.55	DALLAS	102 LESTER DR	STAPP WANDA C	102 LESTER DR	DALLAS, GA 30132	
4	137.2.2.065.0000	R-2	0.37	DALLAS	419 E SPRING ST	ABERNATHY AMY	MEADOWS KATHERINE	419 E SPRING ST	DALLAS, GA 30132
5	137.2.2.056.0000	R-2	1.13	DALLAS	181 N HIGHLAND AVE	ACUNA JOSE	ACUNA MICHELLE L	181 HIGHLAND AVE	DALLAS, GA 30132
6	137.2.2.048.0000	R-2	0.54	DALLAS	179 N HIGHLAND AVE	CAMP WANDA	179 HIGHLAND AVE N	DALLAS, GA 30132	
7	137.2.2.014.0000	R-2	0.62	DALLAS	177 N HIGHLAND AVE	REYNOLDS CHUCK E	REYNOLDS NICHOLE L	177 N HIGHLAND AVE	DALLAS, GA 30132
8	137.2.2.070.0000	R-2	2.73	DALLAS	171 N HIGHLAND AVE	CREW STEVAN H	CREW LINDA M	PO BOX 63	DALLAS, GA 30132
9	137.2.2.033.0000	R-2	0.87	DALLAS	161 N HIGHLAND AVE	FANDOS GEORGE	FANDOS JULIE	135 FIVE OAKS DR	HIRAM, GA 30141
10	137.2.2.029.0000	R-2	1.18	DALLAS	302 HARDEE ST	BAKER CASEY	BAKER MORGAN	302 HARDEE ST	DALLAS, GA 30132
11	137.2.2.038.0000	R-2	2.71	DALLAS	240 E FOSTER AVE	WELCH FAMILY LP	212 MAIN ST	DALLAS, GA 30132	
12	138.1.1.027.0000	R-1	0.08	DALLAS	102 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
12	138.1.1.026.0000	R-3	0.29	DALLAS	UNASSIGNED ADDRESS	DALLAS WALK HOMEOWNERS ASSOCIATION INC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
13	138.1.1.028.0000	R-3	0.08	DALLAS	104 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
14	138.1.1.029.0000	R-3	0.08	DALLAS	106 COBBLESTONE DR	PROGRESS ATLANTA LLC	PO BOX 4090	SCOTTSDALE, AZ 85261	
15	138.1.1.030.0000	R-3	0.09	DALLAS	108 COBBLESTONE DR	FYR SFR BORROWER LLC	PO BOX 4090	SCOTTSDALE, AZ 85261	
16	138.1.1.031.0000	R-3	0.09	DALLAS	110 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
17	138.1.1.032.0000	R-3	0.09	DALLAS	112 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
18	138.1.1.033.0000	R-3	0.1	DALLAS	114 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
20	138.1.1.034.0000	R-3	0.1	DALLAS	116 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
21	138.1.1.035.0000	R-3	0.1	DALLAS	118 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
22	138.1.1.036.0000	R-3	0.11	DALLAS	120 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
23	138.1.1.037.0000	R-3	0.11	DALLAS	122 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
24	138.1.1.038.0000	R-3	0.14	DALLAS	124 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
25	138.1.1.039.0000	R-3	0.17	DALLAS	126 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
26	138.1.1.040.0000	R-3	0.21	DALLAS	128 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
27	115.4.4.032.0000	R-3	0.15	DALLAS	130 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
28	115.4.4.033.0000	R-3	0.12	DALLAS	132 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
29	115.4.4.034.0000	R-3	0.12	DALLAS	134 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
30	115.4.4.035.0000	R-3	0.15	DALLAS	136 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
31	115.4.4.036.0000	R-3	0.18	DALLAS	138 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
32	115.4.4.037.0000	R-3	0.49	DALLAS	123 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
33	138.1.1.041.0000	R-3	0.12	DALLAS	121 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
34	138.1.1.042.0000	R-3	0.12	DALLAS	119 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
35	138.1.1.043.0000	R-3	0.12	DALLAS	117 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
36	138.1.1.044.0000	R-3	0.11	DALLAS	115 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
37	138.1.1.045.0000	R-3	0.11	DALLAS	113 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
38	138.1.1.046.0000	R-3	0.11	DALLAS	111 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
39	138.1.1.047.0000	R-3	0.1	DALLAS	109 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
40	138.1.1.048.0000	R-3	0.1	DALLAS	107 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
41	138.1.1.049.0000	R-3	0.09	DALLAS	105 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
42	138.1.1.050.0000	R-3	0.09	DALLAS	103 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
43	138.1.1.051.0000	R-1	0.34	DALLAS	101 COBBLESTONE DR	DALLAS WALK HOMEOWNERS ASSOCIATION INC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
44	115.4.4.031.0000	C-1	1.98	DALLAS	MERCHANTS DR	MERCHANTS DALLAS LLC	PO BOX 76624	ATLANTA, GA 30358	
45	116.3.3.025.0000	R-2	1.22	DALLAS	UNASSIGNED ADDRESS	CAMP SARAH P HEIRS OF	298 COLEMAN CAMP PATH	C/O SHERRY CAMP HOLT	DALLAS, GA 30132

# 200 Lester Dr Dallas Parcel Report



5/6/2026

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Amber Whisner