



Development Standards Variance Application

Application No. DSV - 2026 - 01

(PAGE 1 of 12)

HEARING DATES

Zoning Board of Appeals:
February 23, 2026 6:00 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: CROE Properties LLC

Address: 105 White Park Drive

City: Dallas **State:** GA **Zip:** 30132

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

[Signature]
Applicant's Signature

Chris Roe
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires: 11-4-27
The 5th day of February, 2026.

SEAL: Penny Hatsell
NOTARY PUBLIC
Paulding County, GEORGIA

Representative: (If Applicable) Chris Roe

Address: 105 White Park Drive

City: Dallas **State:** GA **Zip:** 30132

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

[Signature]
Representative's Signature

Chris Roe
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires: 11-4-27
The 5th day of February, 2026.

SEAL: Penny Hatsell
NOTARY PUBLIC
Paulding County, GEORGIA

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: December 19, 2026

APPLICATION ACCEPTANCE DATE: January 29, 2026

DIRECTOR: [Signature] January 29, 2026
(SIGNATURE) (DATE)



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(PAGE 2 of 12)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Chris Roe
(Each Titleholder must have a separate, complete form, with notarized signatures)

Address: 3708 Buchanan Hwy 1

City: Dallas State: GA Zip: 30157

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

[Signature]
Titleholder's Signature

Chris Roe
Printed Name of Signatory

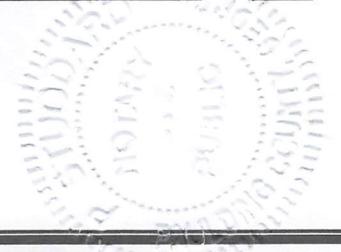
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:

The 19th day of December, 2029.

SEAL:



Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 4 Section: 4.04 Unified Development Code Standard: Yes No

Standard: 4.04(2)(e)(vii)(3)
7.18(5)(c)

Present Zoning Classification: I-1

Land Lot(s): 455, District(s): 02nd Section(s): 3rd

Tax Parcel I.D. Number(s): 148.21.002.0000 Total Acreage: 1.20

Location of Property: 105 White Park Dr Dallas GA 30132
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Applicant Requests a reduction in the rear building setback line from 20 feet to 17 feet to allow for construction of a building addition. Previous zoning code allowed for this line to be considered as a side lot line.

Additional Tax Parcel I.D. No.(s): _____

Additional Land Lots here: _____

Additional Development Standard Variance (Application Numbers - List all): Applicant requests exemption from having to construct sidewalks along street frontage as there are no existing sidewalks to connect to



AUTHORIZATION OF TITLEHOLDER

I, Chris Roe, 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 Development Standard Variance.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant CROE Properties.

Address 105 Whitner Park DR

City Dallas State GA Zip 30132.

Email [Redacted]

Phone [Redacted]

Name of Titleholder Chris Roe

Address 3708 Buchanan Hwy

City Dallas State GA Zip 30157

Email [Redacted] Phone [Redacted]

[Signature]
Signature of Titleholder

Signed, sealed and delivered in the presence of:

[Signature] My Commission Expires: 12-15-2029
Notary Public Signature

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 Name¹: CROE Properties LLC

Reference: Application filed on _____, 20 _____

to obtain a Development Standard Variance for property described as follows: _____

All Individuals and business entities² have a property interest³ in said properties are as follows:

CROE Properties LLC Chris Roe.

Has the applicant made, within two years immediately preceding the filing of this application for special exception, 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:

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:

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:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 15 day of December, 2025.

[Signature]
Applicant's Signature

Chris Roe
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires 12-11-29

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

¹Applicant 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.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property 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, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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 than total) upon the subject property? No Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals 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, Planning Commission, or Zoning Board of Appeals 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 15 day of December, 2025.

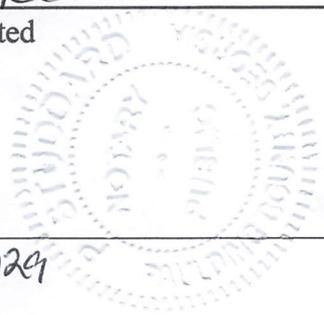
[Signature]
Applicant's Signature¹

Chris Roe
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires: _____
(SEAL) 12-11-2029



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

¹Applicant 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 15th 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>.

Is this request part of a Development of Regional Impact? No Yes

DRI Application # (if applicable) _____

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

Signature of Applicant: 

Date: 12-19-25

Signed, sealed and delivered in the presence of:

My Commission Expires 12-29-29

Notary Public Signature: 

(SEAL)

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

