



February 6, 2026

Chris Roe
CROE Properties, LLC
105 White Park Drive
Dallas, GA 30132
(via email ONLY [REDACTED])

Re: CROE Properties, LLC, 105 White Park
Drive, Dallas, GA 30132; Tax Parcel ID No.
148.2.1.002.0000; Development Standard
Variance Application

Dear Mr. Roe:

I am writing to inform you that we have carefully reviewed your Development Standard Variance application for property located at and formally known as 105 White Park Drive, Dallas, GA 30132; Tax Parcel I.D. No. 148.2.1.002.0000, 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.

Your 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 (15) fifteen but not more than (45) forty-five days prior to your scheduled hearing date. A copy of the legal notice is attached as “Exhibit A” for your records.

The Zoning Board of Appeals will hold a public hearing to consider the foregoing matter on *Monday, February 23, 2026, at 5:00 PM*. 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.

Applications are evaluated based on Chapter XI; Sec. 11.06 – Development Standards Variance procedures found within the city’s (UDC) Unified Development Code. In no case shall any variance to the terms of the city’s UDC be authorized without the approval of the Zoning Board of Appeals.



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
www.dallasga.gov

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. One (1) sign was placed at the property on January 29, 2026. Please ensure the sign remains as placed throughout this process. The sign can be removed following the conclusion of this development standard variance request.

Should any additional information or clarification be required prior to the hearing, 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 yours,

Brandon Rakestraw
Community Development Director

cc: Bryce Acheson, Assistant Director – Community Development

Enclosure: Exhibit A: Legal Notice
Exhibit B: Surrounding Property Owner Notification Letter