

**ZONING MAP AMENDMENT ORDINANCE
ORDINANCE NO. Z-2026-01**

**APPLICANT – BLUE RIVER DEVELOPMENT
TITLEHOLDER – LARRY D. PARIS & LINDA PARIS HOLLY
APPLICATION NO. Z-2025-05**

**AN ORDINANCE OF THE CITY OF DALLAS, GEORGIA, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF DALLAS; REZONING CERTAIN
REAL PROPERTY; PROVIDING FOR REPEAL OF CONFLICTING
ORDINANCES; PROVIDING FOR SEVERABILITY; AND FOR OTHER
PURPOSES.**

WHEREAS, the Mayor and Council of the City of Dallas are authorized to exercise zoning powers pursuant to the laws of the State of Georgia; and

WHEREAS, the City has adopted a Zoning Ordinance and Official Zoning Map in accordance with the principles of Urban Planning; and

WHEREAS, an application for rezoning has been submitted by Blue River Development regarding the property described herein; and

WHEREAS, the Dallas Planning Commission has reviewed the application and held a public hearing as required by law and has made its recommendation to the Mayor and Council; and

WHEREAS, the Mayor and Council have conducted a public hearing in accordance with applicable state law and local procedures; and

WHEREAS, the Mayor and Council find that the requested zoning map amendment is in the best interest of the public health, safety, and welfare and is consistent with the City’s Comprehensive Plan;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF
THE CITY OF DALLAS, GEORGIA:**

SECTION 1. REZONING OF PROPERTY

The Official Zoning Map of the City of Dallas is hereby amended by rezoning the following property:

- **Property Owner/Applicant:** Blue River Development
- **Property Address:** 2076 Jimmy Lee Smith Parkway, Dallas, Georgia 30132
- **Tax Parcel ID No:** 147.1.4.001.0000
- **Acreage:** +/-32.286
- **Current Zoning Classification:** R-2
- **Requested Zoning Classification:**
 - TH – Townhome Residential District (+/- 23.513 Acres)
 - C-1 – Low-Density Commercial District (+/-8.773 acres)
- **Legal Description:**

A parcel of Land lying in Land Lot 480, of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found 1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run

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North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the POINT OF BEGINNING.

Said parcel contains 1,406,398 square feet or 32.286 acres.

SECTION 2. CONDITIONS OF REZONING

This rezoning is approved subject to the following conditions:

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.

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- 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 (10) units) of the overall 99-unit count.

SECTION 3. AMENDMENT TO ZONING MAP

The Community Development Director is hereby directed to amend the Official Zoning Map of the City of Dallas to reflect this change.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 5. SEVERABILITY

If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

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SECTION 6. EFFECTIVE DATE

Following passage and approval of this ordinance by the Mayor and City Council, this ordinance shall be effective on and after May 4, 2026.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
DALLAS, GEORIGIA, THIS THE ____ DAY OF _____, 2026.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Candace Callaway, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

Tina Clark, City Clerk

Date