



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

August 26, 2025

Jonathan Jones
Elite Engineering
300 WI Parkway
P.O. Box 799
Dallas, GA 30132
(via email ONLY jjones@eliteofga.com)

Re: Annexation (A-2025-02) & Zoning (Z-2025-03) Application – Public Hearing
Notification: Ted Bricks & Mortar, LLC.; 535 Homer Cochran Road, Dallas, GA
30132; Parcel ID No. 135.2.1.033.0000

Dear Mr. Jones:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning 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 fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, September 25, 2025, at 6:00 PM, while the City Council public hearing will take place on Monday, October 6, 2025, at 5:15 PM. A copy of the legal notice is attached as “Exhibit A”.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one sign at the property on September 4, 2025. To ensure compliance, please make the payment of \$50.00 to the City of Dallas at the Community Development Department office no later than September 3, 2025.



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Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

CC: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Abimbola Kafui Makanjuola – Applicant (via email only amakanju@hotmail.com)

A-2025-02

Z-2025-03

**CITY OF DALLAS
LEGAL NOTICE
ANNEXATION & ZONING/REZONING**

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at *535 Homer Cochran Rd., Dallas, GA 30132*, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *September 25, 2025* 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, Georgia 30132.

The public hearing for the City Council will be held on *October 6, 2025* at *5:15pm*. 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.

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 4th day of September, 2025

Ted Bricks & Mortar, LLC (Applicant)

Oluwatoyin Oni & Egundoyin Oni (Titleholder)

Elite Engineering – Jonathan Jones (Representative)