



Community Development Department  
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)

July 8, 2025

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

Re: Ted Bricks & Mortar, LLC.: 535 Homer Cochran Rd. Dallas, GA 30132; Parcel ID No. 135.2.1.033.0000 Annexation/Zoning Application

Dear Mr. Jones:

I am writing to inform you that we have carefully reviewed your client's application for annexation and rezoning for property located at 535 Homer Cochran Road, submitted to the City of Dallas, Georgia, and 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.

Please be advised that the next step in the application process is written notice to Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111. The city will send notice by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then 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 days from your hearing date(s). We will advise you of these dates in the coming days via email.



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Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A template copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the hearing(s), 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 client's interest, and I look forward to working with you through this process.

Sincerely,

Brandon Rakestraw  
Community Development Director

cc: Darrin Keaton – City Attorney  
Kendall Smith – City Manager  
Ted Bricks & Mortar, LLC (Abimbola Kafui Makanjuola) – Applicant (*via email only*)

enc: Surrounding Property Owner Notification Template - Exhibit A



THE CITY OF  
**DALLAS**  
GEORGIA

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**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 *(Month)(Day)*, 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 *(Month)(Day)*, 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 \_\_\_\_ day of \_\_\_\_, 202

*Ted Bricks & Mortar, LLC* (Applicant)

*Oluwatoyin Oni & Egundoyin Oni* (Titleholder)

*Elite Engineering – Jonathan Jones* (Representative)

Sincerely,

Brandon Rakestraw  
Community Development Director