



THE CITY OF  
**DALLAS**  
GEORGIA

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)

November 20, 2025

Tyler Lasser - Representative  
LJA Engineering, Inc.  
299 South Main Street  
Alpharetta, GA. 30009  
(via email ONLY – [tlasser@lja.com](mailto:tlasser@lja.com))

Re: Application for Annexation / Zoning  
Blue River Development, LLC.  
2076 Jimmy Lee Smith Parkway  
Dallas, GA 30132  
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you that we have carefully reviewed your client's application for annexation and zoning for property located at, 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000, 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.

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.

Respectfully,

Brandon Rakestraw  
Community Development Director

Cc: Darrin Keaton – City Attorney  
Kendall Smith – City Manager  
Blue River Development, LLC. (Geoffrey Reid) – Applicant (*via email ONLY*)

Enclosure: Surrounding Property Owner Notification Template