



PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. A-2025-03
ZONING/REZONING APPLICATION NO. Z-2025-05

HEARING DATES
Planning Commission:
02/19/2026 at 6:00 PM
City Council:
03/02/2026 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-03_Z-2025-05_ Blue River Development Paulding County Notification Letter
Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter
Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter
Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter
Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice
Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter
Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations

ANNEXATION & ZONING REQUEST:

APPLICATION No: A-2025-03 & Z-2025-05

Applicant: ***Blue River Development***

Applicant Address: ***3715 Davinci Ct.***

City: ***Peachtree Corners*** State: ***Georgia*** Zip: ***30092***

Representative: ***LJA Engineering***

Representative Address: ***299 S. Main Street***

City: ***Alpharetta*** State: ***Georgia*** Zip: ***30009***

Titleholder: ***Larry D. Paris***

Titleholder Address: ***150 Smith Rd.***

City: ***Hiram*** State: ***Georgia*** Zip: ***30141***

Titleholder: ***Linda Paris Holly***

Titleholder Address: ***10367 Cavey Lane***

City: ***Woodstock*** State: ***MD*** Zip: ***21163***

Location of Property: ***2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132***



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Tax Parcel ID No.: **147.1.4.001.0000**

Land Lot(s): **480** District: **2nd** Section: **3rd**

Intended Use of Property: **Commercial / Office & Attached Townhomes**

Proposed Unit Count: **C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units**

Zoning District: **C-1 Low-Density Commercial District & TH Townhome Residential District
(City)**

Setbacks & Lot Requirements:

C-1 Low-Density Commercial District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback –30ft. subject parcel; Side Setback – (Principal – 10ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 20ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A Average) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

TH Townhome Residential District:

Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 24ft.); Front Setback –25ft. subject parcel; Side Setback – (Principal – 40ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 40ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf Average) (2+ Story – 650); Total Minimum Living Area (Per Unit) – 1,040sf/ 950sf; Minimum Living Area Façade Width – 24ft; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 600sf (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%

STAFF COMMENTS:

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas,



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GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the west is within the city limits of Dallas. Property that borders the site to the east is light industrial zoned property within the city limits of Hiram. Properties that border to the, north and south are residential zoned properties in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

NORTH: R-2 - Paulding

EAST: I-1 - City of Hiram

SOUTH: PRD – Paulding Co.

WEST: R-2C – City of Dallas

ADJACENT DEVELOPMENT

NORTH: Single-family Residential

EAST: Light Industrial Use

SOUTH: Palisades Residential Development

WEST: Overlook @ Palisades Residential Development

B. Permitted Use impact on adjacent properties

- *Proposed development density of 4.4 units per acre.*
- *Minimum lot size: 1:2,500sf*
- *Total unit count: 113*
- *Adjacent lot sizes:*
 - *0.20 acres avg. (8,712sf) – Palisades Residential Development to south*
 - *0.17 acres (7,500sf) – Overlook @ Palisades Residential Development to west*
 - *+1 acres for all other stand-alone Residential properties to north*
 - *12-acre Light Industrial property to east*

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*



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- *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
- *Increase student population of nearby public schools.*
- *Possible increase in calls for service for city police department.*
- *Increase daily demand on existing water system - Paulding County Water System.*
- *Decrease available sanitary sewer capacity – Paulding County Sewer System.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Palisades Parkway. Water supply capacity to be verified by Paulding County.*
- *Property is within Paulding County's – Sewer Service Area. Connection and extension of the county's sanitary sewer system may be required to service. Existing sewer infrastructure is located on adjacent property to the east, south, and west. Sewer capacity to be verified by Paulding County.*
- *Public Roadway connection via Palisades Parkway. Palisades Parkway is a divided median parkway currently servicing two single-family residential developments.*
- *Property is located within the Wellstar Wellness District per the 2022-2027 Paulding County Joint Comprehensive Plan. This district promotes the consideration of multi-family housing to provide housing options for the area's growing future workforce.*
- *Development layout adheres to "park-like setting with quality-of-life amenities and attract additional medical and wellness uses" notated within the Land Use + Economic Development section under the Wellstar Wellness District recommendations.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in the Wellstar Wellness District, per the Special Area Studies section of the comprehensive plan. This district notates the consideration of multi-family housing, along with attraction of additional medical and wellness uses. The property is also located within Paulding County's Sewer Service Area. Existing sewer infrastructure is located on adjacent properties to the east, south, and west.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:



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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.
 1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
 2. 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.



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3. 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 (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.