



ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 1 of 11)

HEARING DATES

Planning Commission:
02/19/2026 6:00 PM

City Council:
03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]
Applicant's Signature

Geoffrey Reid
Printed Name of Signatory

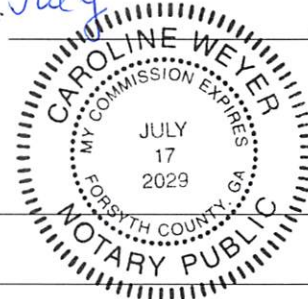
Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:

The 17th day of July, 2029.

SEAL:



Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]
Representative's Signature

Tyler Lasser
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:

The 22 day of OCTOBER, 2025.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025
APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025

DIRECTOR: [Signature] 11-18-2025
(SIGNATURE) (DATE)



ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD

City: HIRAM State: GA Zip: 30141

Phone: [REDACTED] E-mail address: NONE

Larry D Paris
Titleholder's Signature

LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Leresa Ruth Huggins
Notary Public Signature

Notary: Leresa Ruth Huggins
The 26 day of May, 2029.
SEAL: PAULDING COUNTY, GEORGIA
May 26, 2029

Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☒ NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____

Zoning Application No. Z - _____



ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 2 of 11)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [REDACTED] E-mail address: N/A

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT

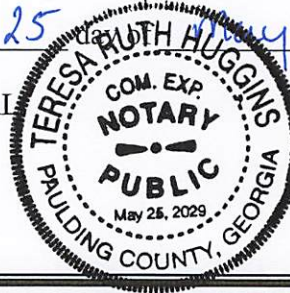
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL



Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: COMMERCIAL / OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☒ NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____

Zoning Application No. Z - _____



AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City WOODSTOCK State MD Zip 21163

Email N/A Phone [REDACTED]

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
Her Attorney-in-FACT

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires _____

Seal:



***A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED
TO BE COMPLETED BY EACH TITLEHOLDER***



AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email NONE Phone [REDACTED]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F. Bagby
Notary Public Signature

My Commission Expires _____

Seal:



***A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED
TO BE COMPLETED BY EACH TITLEHOLDER***



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Larry D. Paris

Applicant's Signature

Larry D. Paris

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins

Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest - Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy.
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

*** A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest - Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 20 25.

[Signature]
Applicant's Signature

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on OCT 6TH, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

LSA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of SEP, 20 25.

Applicant's Signature

Applicant's Name Printed

Tyler Lesser (Representative)

Signed, sealed and delivered in the presence of

Notary Public Signature



Commission Expires 10-22-2025

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature¹

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris
Applicant's Signature¹

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 25th day of August, 2025.

Applicant's Signature¹

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 17 day of Sep, 20 25.

Applicant's Signature¹

Tyler Lessor (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature



My Commission Expires 10-22-2025
(SEAL)

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pickup and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: M. L. L.

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17 2029

Notary Public Signature: Caroline Weyer

(SEAL)

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****





Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PAGE 1 of 15)

HEARING DATES

Planning Commission:
02/19/2026 6:00 PM

City Council:
03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]

Applicant's Signature

Geoffrey Reid

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

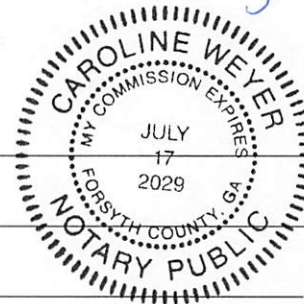
Caroline Weyer

Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL:



Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]

Representative's Signature

Tyler Lasser

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

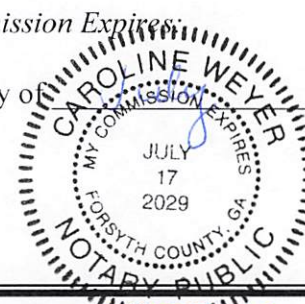
Caroline Weyer

Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: October 6, 2025

APPLICATION ACCEPTANCE DATE: November 18, 2025

DIRECTOR: [Signature] 11-18-2025

(SIGNATURE)

(DATE)



Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [REDACTED] E-mail address: NONE

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

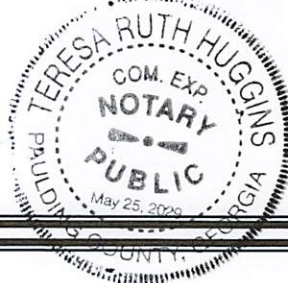
BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT
Signed, sealed and delivered in the presence of:

Teresa Ruth Higgins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL:



Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☒ NO ☐

Additional Tax Parcel I.D. No.(s): _____

Additional Land Lots here: _____

Annexation Application No. Z - _____



Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD.

City: Hiram State: GA Zip: 30141

Phone: [REDACTED] E-mail address: NONE

Larry D. Paris

Titleholder's Signature

LARRY D. PARIS

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

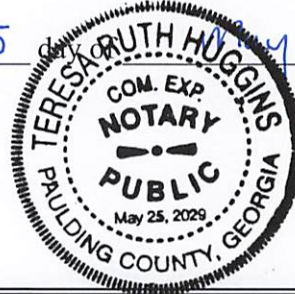
Teresa Ruth Huggins

Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL:



Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C-1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):

Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☒ NO ☐

Additional Tax Parcel I.D. No.(s): _____

Additional Land Lots here: _____

Annexation Application No. Z - _____



AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City Woodstock State MD Zip 21163

Email none Phone _____

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires _____

Seal:



***A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED
TO BE COMPLETED BY EACH TITLEHOLDER***



AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email none Phone [REDACTED]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F. Bagby
Notary Public Signature

My Commission Expires _____

Seal:



***A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED
TO BE COMPLETED BY EACH TITLEHOLDER***



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on OCT 6TH, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

LJA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

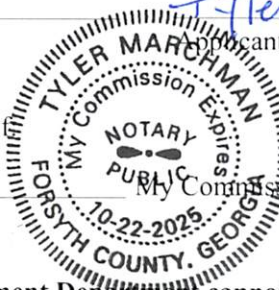
I certify that the foregoing information is true and correct, this 17 day of SEP, 20 25.

Applicant's Signature

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of

Notary Public Signature



My Commission Expires 10-22-2025

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities² have a property interest³ in said properties are as follows:

Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 20 25

Applicant's Signature

By Mail

Applicant's Name Printed

Geoffrey Reid

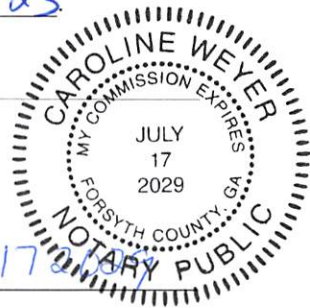
Signed, sealed and delivered in the presence of:

Notary Public Signature

Caroline Weyer

My Commission Expires

July 17, 2029



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy.
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Linda Paris Holley & Larry D. Paris

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her Attorney in Fact
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest - Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy.
Dallas, GA

All Individuals and business entities² have a property interest³ in said properties are as follows:

Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Larry D. Paris

Applicant's Signature

Larry D. Paris

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins

Notary Public Signature

My Commission Expires



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris
Applicant's Signature¹

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature¹

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 25th day of August, 2025.

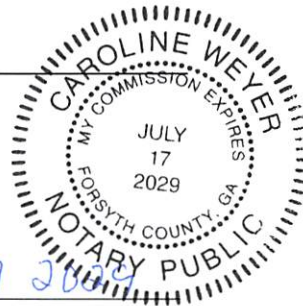
[Signature]
Applicant's Signature¹

Geoffrey Red
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 17 day of sep, 2025.

Applicant's Signature¹

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature



My Commission Expires 10-22-2025

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE
COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: *[Signature]*

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17, 2029

Notary Public Signature: *Caroline Weyer* (SEAL)

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****



Return to:
Bagby Law Office, P.C.
100 West Griffin Street
Dallas, Georgia 30132

STATE OF GEORGIA
COUNTY OF PAULDING

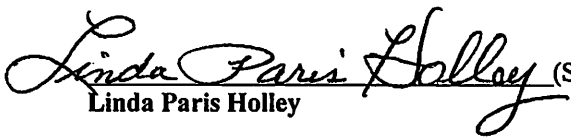
POWER OF ATTORNEY
FOR SPECIFIC PURPOSE

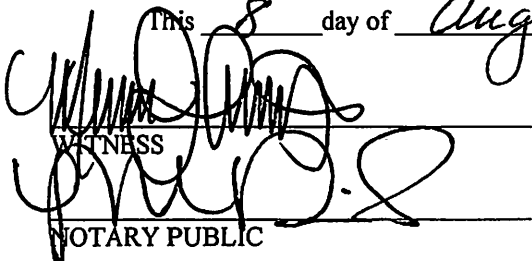
Know all men, that to protect its interest, and for valuable consideration, I, **Linda Paris Holley**, of Woodstock, Maryland, have appointed **Martha Phyllis Paris**, of Paulding County, Georgia, the lawful attorney-in-fact for, and in my name, place and stead, for the following specific purposes to-wit:

- a) To enter into contracts, for cash or upon such terms and conditions as she may deem advisable, for the sale of the real estate located at 2076 Jimmy Lee Smith Parkway, Dallas, Georgia 30132, as described in Exhibit "A" attached hereto; and to execute and deliver appropriate contracts or other instruments for that purpose;
- b) To sell, convey, rent, lease, pledge or otherwise dispose of, by deed, contract or otherwise, said real estate;
- c) To sign, endorse, receive, deposit or issue checks, notes, deeds or other instruments necessary for the closing of the sale of said real estate; and,
- d) To do any other thing or perform any other act which is necessary for the closing of said sale.

The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date below, and such rights, powers, and authority shall remain in full force and effect thereafter until revoked by me in writing or upon my death or until said sale is completed, whichever first occurs.

This 8 day of August, 2025.


Linda Paris Holley (SEAL)


WITNESS
NOTARY PUBLIC

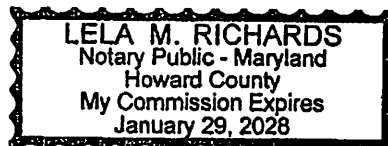


EXHIBIT "A"

Such portions of Original Land Lot 480, Paulding County, Georgia as was deeded to Sellers by way of that certain Assent of Executors to Devise dated November 20, 2023, recorded on April 5, 2024 at Deed Book 5068, Pages 60-62, less and except any property that is located on the north side of the right-of-way of Jimmy Lee Smith Parkway. Said tract being more fully described as follows:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

LESS AND EXCEPT herefrom and not conveyed hereby is any portion of the above-described previously conveyed to any third parties and any rights of way for any public road.

Subject to any easements and rights-of-way previously conveyed to any third parties.

Printed: 08/25/2025 12:19:50 PM



Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-049898	R010720	2076 JIMMY LEE SMITH PKWY	\$3,462.40	\$0.00 Fees: \$0.00	\$0.00	\$3,462.40	\$0.00
Totals:			\$3,462.40	\$0.00	\$0.00	\$3,462.40	\$0.00

Paid Date: 11/20/2024

Charge Amount: \$3,462.40

PARIS BOBBY R HEIRS OF
150 SMITH RD
DALLAS, GA 30132



Scan this code with your
mobile phone to view this
bill

Dallas, GA 30132

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

Recpt:005490

RECORDED: 04/05/2024 1:56 PM

DEED - FROM ESTATE

DEED BOOK 5068 PAGES 60 - 62

FILING FEES: \$25.00**TRANSFER TAX: \$0.00**

PT61: 110-2024-001977

Sheila Butler, Superior Court Clerk

Paulding County, GA**Paulding County Tax ID**

147140010000 and

147140020000

Assent of Executors to Devise

STATE OF GEORGIA

COUNTY OF PAULDING

WHEREAS, Bobby Russell Paris died as a resident of Paulding County, Georgia, on the 20th day of November, 2023, leaving a will which has been probated in solemn form in said County at a regular Term of the Court of Probate thereof.

WHEREAS, under the terms of said will the following described property, to wit:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

SUBJECT TO any easements and rights of way previously conveyed to any third parties.

LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads.

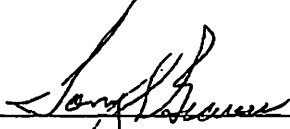
was devised to Linda Paris Holley and Larry D. Paris as tenants in common; and

WHEREAS, the undersigned duly qualified as Co-Executors of the estate of the said, Bobby Russell Paris, and are now administering the estate under the terms of said will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Co-Executors of the will of

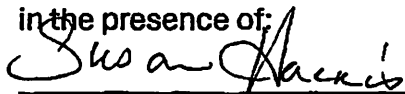
the said Bobby Russell Paris hereby assent to the devise of said property under the terms of said will, so that full fee-simple title thereto is vested in the said Linda Paris Holley and Larry D. Paris, as tenants in common, as provided in said will.

WITNESS our hands and seals this the 5th day of April, 2024.

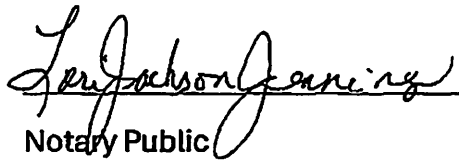
 (Seal)
Tony S. Beavers, Co-Executor of
the Estate of Bobby Russell Paris,
deceased

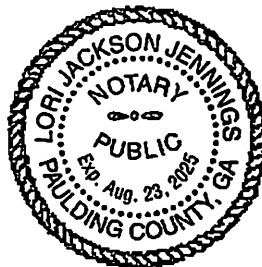
Signed, sealed and delivered

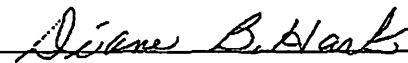
in the presence of:



Witness

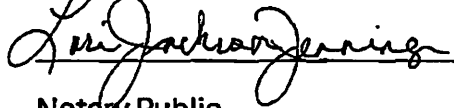

Notary Public

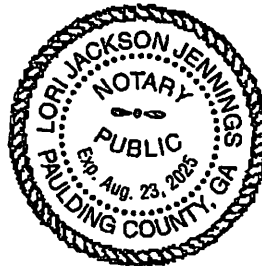


 (Seal)
Diane B. Hart, Co-Executor of the
Estate of Bobby Russell Paris,
deceased



Witness


Notary Public



1. PID 148.2.3.006.0000
JIMMY CAMPBELL PKWY W
TRG PARIS ROAD LLC

OVERLOOK PALISADE SUBDIVISION
SOUTHEAST PALISADES ACQUISITION, LLC
2. PID 147.1.4.028.0000
PALISADES PKWY

3. PID 147.1.4.005.0000
302 WHITE OAK CIR

4. PID 147.1.4.004.0000
300 WHITE OAK CIR

5. PID 147.1.4.020.0000
210 WHITE OAK CIR

6. PID 147.1.4.021.0000
208 WHITE OAK CIR

7. PID 147.1.4.022.0000
206 WHITE OAK CIR

8. PID 147.1.4.023.0000
204 WHITE OAK CIR

9. PID 147.1.4.024.0000
202 WHITE OAK CIR

10. PID 147.1.4.025.0000
200 WHITE OAK CIR

11. PID 147.1.4.026.0000
150 WHITE OAK CIR

12. PID 147.1.4.029.0000
WHITE OAK CIR

13. PID 147.1.4.027.0000
146 WHITE OAK CIR

14. PID 147.4.1.004.0000
21 PLUM BRANCH CT
YOLANDA DAVIS

15. PID 147.1.4.003.0000
23 PLUM BRANCH CT
CHRISTOPHER & AMANDA FRANCISSEN

16. PID 147.4.1.005.0000
16 PLUM BRANCH CT
KELLEN WALKER

17. PID 147.4.1.009.0000
27 PLUM BRANCH TRCE
DALE & MERI MCDUGALD

18. PID 147.4.1.010.0000
33 PLUM BRANCH TRCE MADELEINE
& NICAISE AVIGNON

19. PID 147.4.1.011.0000
39 PLUM BRANCH TRCE
THOMAS & EILEEN ALIA
LIVING TRUST

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCIATION
OF PALISADES INC

21. PID 147.4.1.018.0000
64 COPELAND TRCE
ANGELA PATTON

22. PID 147.4.1.019.0000
60 COPELAND TRCE
ERIC DESHAWN BATES

23. PID 147.4.2.007.0000
50 COPELAND TRCE
WILLIAM & XAVIERA ARON

24. PID 147.4.2.008.0000
42 COPELAND TRCE
ROSEMARY COLE

25. PID 147.1.3.001.0000
168 INTERNATIONAL PKWY
AZAN PRODUCT INC

26. PID 147.1.3.006.0000
90 INTERNATIONAL PKWY
90 INTERNATIONAL LLC

27. PID 147.1.3.007.0000
230 SUMMERHILL RD
230 SUMMERHILL ROAD LLC

28. PID 147.1.4.002.0000
UNASSIGNED ADDRESS
LINDA PARIS HOLLEY & LARRY PARIS



ADJACENT PARCELS MAP

Adjacent Parcels

- | | |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 1. PID 148.2.3.006.0000
TRG PARIS ROAD LLC
7100 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328 | SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 2. PID 147.1.4.028.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 11. PID 147.1.4.026.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 3. PID 147.1.4.005.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 12. PID 147.1.4.029.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 4. PID 147.1.4.004.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 13. PID 147.1.4.027.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 |
| 5. PID 147.1.4.020.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 14. PID 147.4.1.004.0000
DAVIS YOLANDA
2451 CUMBERLAND PKWY SE #3622
ATLANTA, GA 30339 |
| 6. PID 147.1.4.021.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 15. PID 147.1.4.003.0000
FRANCISSSEN CHRISTOPHER D
FRANCISSSEN AMANDA I
23 PLUM BRANCH CT
DALLAS, GA 30157 |
| 7. PID 147.1.4.022.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 16. PID 147.4.1.005.0000
WALKER KELLEN
16 PLUM BRANCH CT
DALLAS, GA 30157 |
| 8. PID 147.1.4.023.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 17. PID 147.4.1.009.0000
MCDUGALD MERI B
27 PLUM BRANCH TRCE
DALLAS, GA 30157 |
| 9. PID 147.1.4.024.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172 | 18. PID 147.4.1.010.0000
MACENO AVIGNON MADELEINE
AVIGNON NICAISE AUBERT
33 PLUM BRANCH TRCE
DALLAS, GA 30157 |
| 10. PID 147.1.4.025.0000 | 19. PID 147.4.1.011.0000
THOMAS & EILEEN ALIA LIVING TRUST |

Adjacent Parcels

39 PLUM BRANCH TRCE
C/O THOMAS & EILEEN ALIA
DALLAS, GA 30157

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCIATION OF PALISADES
INC
1005 ALDERMAN DR STE 201
MRG COMMUNITY MANG
ALPHARETTA, GA 30005

21. PID 147.4.1.018.0000
PATTON ANGELA
64 COPELAND TRCE
DALLAS, GA 30157

22. PID 147.4.1.019.0000
BATES ERIC DESHAWN
60 COPELAND TRCE
DALLAS, GA 30157

23. PID 147.4.2.007.0000
ARON WILLIAM OTIM
ARON XAVIERA TABATHA
P O BOX 2234
DALLAS, GA 30132

24. PID 147.4.2.008.0000
COLE ROSEMARY MARAMBII
42 COPELAND TRCE
DALLAS, GA 30157

25. PID 147.1.3.001.0000
AZAN PRODUCT INC
5220 JIMMY LEE SMITH PKWY STE 104
HIRAM, GA 30141

26. PID 147.1.3.006.0000
90 INTERNATIONAL LLC
1303 HIGHTOWER TRL STE 205
C/O BROWN REALTY ADVISORS INC
ATLANTA, GA 30350

27. PID 147.1.3.007.0000
230 SUMMERHILL ROAD LLC
783 HOLLAND RD
POWDER SPRINGS, GA 30127

28. PID 147.1.4.002.0000
HOLLEY LINDA PARIS
PARIS LARRY D
150 SMITH RD
HIRAM, GA 30141

Applicant's Letter of Intent
Annexation and Rezoning
Jimmy Lee Smith Pkwy, Dallas, GA

Blue River Development (the "Applicant") respectfully requests to concurrently annex and rezone the approximately 32.286-acre site to facilitate the development of a high-quality mixed-use community that will include essential medical office space as well as attached townhomes.

The site is situated at the southeast corner of Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the newly constructed Palisades residential community to the south and west. Other land uses in proximity include multiple heavy commercial and industrial uses to the east, including a self-storage facility. Importantly, the Wellstar Paulding Medical Center is located only a quarter mile from the subject site at the corner of Jimmy Lee Smith Parkway and Bill Caruth Parkway. Internally, there are multiple site constraints, including a 100-foot-wide power easement along the southern property line, as well as a stream and pond with accompanying buffers that bisect the site.

The Applicant proposes to prioritize the development of the commercial space for medical office use. The need for medical office space in Dallas and Paulding County is urgent and significant. Currently, there is a lack of available medical office space to serve Dallas citizens. The Wellstar Paulding Medical Center is at capacity and has even requested that some practices vacate their offices to make room for their expanding needs. Without new dedicated medical office space, there is a risk of losing valuable medical specialties to other communities. Our goal is to keep these practices in Paulding County by providing them with modern office facilities. All uses will be subject to what is permitted under the C-1 zoning category.

Furthermore, the new Paulding Hospital Tower is scheduled to begin operations in 2027, but there are no firm plans in place to expand medical office space to support the increase in hospital beds. This development will fill that gap. The applicant has already received strong interest from multiple medical groups eager to lease space within the proposed commercial component. This demand underscores the importance of moving forward with this project to meet current and future healthcare needs. The expected hours of operation for the commercial uses will be 7am to 7pm, Monday – Sunday. Each of the commercial buildings will be constructed with high-end materials including brick and/or stone and stucco to maintain consistency with the other new commercial development in the area.

In addition to the medical office space, 25.336 acres will be rezoned to "TH" to accommodate 113 attached townhomes, resulting in a low density of 4.4 units per acre. Each three-story unit will be 24 feet wide and constructed with high-quality materials, including brick and cementitious siding, in compliance with Dallas' architectural standards. Units will start at 1,800 heated square feet, offering ample living space with ideal floor plans with at least three bedrooms. Each townhome will have a two-car rear-entry garage and two-car driveway accessible via alleys and will be constructed with brick and cementitious siding. Having rear-loaded garages, each unit will front community open space or internal streets with interconnected sidewalks, fostering walkability and neighborhood engagement. Notable open space features include:

- Community greens between townhome fronts
- Pocket parks
- Primary amenity area with pool and cabana

It should be noted that it is the applicant's intent for the commercial buildings, townhomes, and amenity area structures, to be constructed in general conformance with the submitted renderings.

Per the City's Future Land Use Map, the site is adjacent to the "Residential" character area. While that designation generally promotes residential uses, the Applicant submits that the inclusion of needed medical office space aligns with the Comprehensive Plan's goals of promoting housing diversity, community services, and mixed-use accessibility. The plan emphasizes the need for high-quality, safe, walkable, and connected communities. This project supports that vision by providing both residential housing and critically needed healthcare-related commercial services.

To further demonstrate that the proposed development will not adversely impact the community, the Applicant has submitted the proposed site plan for review and comments from various departments in Paulding County including the following:

Department/Organization	Comments	Corrections
Paulding County Fire Department	"Alleys over 150' in length require a turn-around in compliance with IFC 2018 (D103)"	Reduced alley length for units 23-28
Paulding County Water System	The site is on Paulding County water and sewer – no issues	To be determined at engineering phase
Paulding Department of Transportation	"Additional R/W may be required for maintenance along the frontage of the development, turn lanes would be required if this were Paulding, ISD must meet Greenhouse Dr. across the street was very close to not meeting so due to topography of the road. An intersection analysis at entrance onto 278 would be required if in Paulding – this area is receiving a lot of development with the existing Palisades subdivision, the new R-55 development across Palisades Pkwy and the proposed apartment complex on Paris Rd. across 278."	To be determined at engineering phase
Paulding Schools	See below chart and attached impact statement provided by PCS	N/A

School Capacity Chart:

Allgood ES

Capacity: 860

Capacity: 860	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K-5 Count	850	833.7	843.1	837.5	843.7	832.4	844.7	853.3	858.7	860.1	865.5
% of Capacity	98.8%	96.9%	98.0%	97.4%	98.1%	96.8%	98.2%	99.2%	99.8%	100.0%	100.6%

Herschel Jones MS

Capacity: 850

Capacity: 850	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
6-8 Count	855	891.1	906.2	905.8	897.4	919.1	872.6	879.7	876.9	908.5	926.1
% of Capacity	100.6%	104.8%	106.6%	106.6%	105.6%	108.1%	102.7%	103.5%	103.2%	106.9%	109.0%

Paulding County HS

Capacity: 1775

Capacity: 1775	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
9-12 Count	2066	2028.3	2071.4	2132.6	2168.6	2207.6	2232.7	2189.1	2215.7	2173.9	2137.7
% of Capacity	116.4%	114.3%	116.7%	120.2%	122.2%	124.4%	125.8%	123.3%	124.8%	122.5%	120.4%

In conclusion, this proposed annexation, and rezoning represents a strategic opportunity to address critical community needs through the delivery of high-quality medical office space and thoughtfully designed residential housing. The Applicant is committed to working collaboratively with the City of Dallas to ensure that the development aligns with the City's long-term vision and planning objectives. The applicant respectfully requests favorable consideration of this application and look forward to engaging with City staff, elected officials, and community stakeholders throughout the review process.

For these reasons, the applicant believes this rezoning request is reasonable. Any action to deny the request would violate the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the U.S. Constitution, as well as Article 1, Section 3, Paragraph 1 of the Georgia Constitution, thereby denying the owner viable use of its property.

ANNEXATION REVIEW STANDARDS

A. Whether the annexation proposal is compliant with O.C.G.A. 36-36; Articles 1-8.

The proposed annexation is fully compliant with the applicable provisions of O.C.G.A. 36-36, Articles 1-8. The subject property is contiguous to the existing municipal limits of the City of Dallas and is eligible for annexation under the contiguous property requirements.

B. Whether the annexation proposal is suitable in view of the use and development of adjacent and nearby property and doesn't create an unincorporated island.

The property lies adjacent to the current City limits and is directly connected to existing City infrastructure and services. Annexation will not create an unincorporated island, but rather will unify jurisdictional oversight in this growing corridor. The surrounding development includes residential neighborhoods, commercial uses, and proximity to Wellstar Paulding Medical Center. Incorporating the property into the City allows for coordinated land use, zoning, and service delivery that is suitable and beneficial to both nearby properties and the larger community.

C. Whether the annexation proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The annexation will not adversely affect adjacent or nearby properties. On the contrary, bringing the subject property into the City limits will enhance planning coordination and service delivery for nearby properties. The proposed development includes medical office space and residential townhomes, both of which complement surrounding land uses and add value to the community.

D. Whether the annexation proposal will result in a property use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The annexation will not result in excessive or burdensome use of public facilities. The proposed mix of medical office and residential townhomes balances traffic demand throughout the day, reducing peak-hour congestion. Utilities, including water and sewer, have been confirmed as available by Paulding County with no service issues identified. Fire Department and DOT coordination has addressed circulation and access. Schools may receive a modest increase in enrollment from the townhome component, but the medical office component generates no student impact.

E. Whether the proposed annexation is supported by new or changing conditions not anticipated by the comprehensive plan.

The annexation is supported by changing conditions in the area. The annexation will allow for the site to be designed more consistently with the recent pattern of development in the City of Dallas and surrounding area.

F. Whether the annexation proposal is in conformity with the policies and intent of the comprehensive plan.

The annexation is consistent with the intent of the City of Dallas Comprehensive Plan. The Plan emphasizes the importance of diverse housing choices, quality community services, walkability, and connectivity. By annexing the property, the City can ensure that the proposed development aligns with these goals, providing townhomes at a compatible density of approximately 4.4 units per acre, as well as medical office space that directly supports the community's healthcare needs.

ZONING/REZONING REVIEW STANDARDS

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

The subject property is located along Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the Palisades residential neighborhood to the south and west. To the east, the area includes heavy commercial and industrial uses, including a self-storage facility. Approximately one-quarter mile to the north lies the Wellstar Paulding Medical Center, which serves as a major institutional anchor in the community. This mix of residential, commercial, and institutional uses establishes a transitional setting that makes the proposed development of medical office space and townhomes highly appropriate.

B. Whether the zoning/rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed development is suitable in view of its surroundings because it provides both medical office space and residential housing, uses that complement the area's existing pattern. The medical office component directly supports and enhances the nearby hospital, meeting a demonstrated need for additional medical space. The townhome portion of the project offers a natural transition from the Palisades neighborhood, incorporating compatible residential density, pedestrian connectivity, and high-quality design. Together, these uses integrate seamlessly into the surrounding environment.

C. Whether the zoning/rezoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The rezoning proposal will not adversely affect adjacent or nearby properties. Medical office uses are daytime-oriented and low-impact, which will not create conflicts with surrounding residential areas. The townhomes have been carefully designed with rear-loaded garages, sidewalks, greenspace, and amenities that reinforce neighborhood character and usability. By enhancing healthcare access and offering additional housing options, the project will strengthen nearby properties rather than detract from them.

D. Whether the zoning/rezoning proposal will result in a property use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed mix of medical office and townhomes is not expected to burden existing infrastructure. Medical office traffic is spread throughout the day and does not significantly overlap with school or evening residential peak hours. The Applicant has coordinated with Paulding County DOT and the Fire Department to ensure appropriate access, circulation, and emergency response. Paulding County has also confirmed adequate water and sewer service for the site. While townhomes may generate a modest number of students, the medical office component offsets this impact as it does not contribute to school enrollment. Overall, the development is well-balanced and manageable within existing public facilities.

E. Whether the proposed use is supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed rezoning is supported by significant changes in conditions not previously anticipated. Wellstar Paulding Medical Center is currently at capacity, with some medical practices being asked to vacate to allow for internal operations. This development directly addresses that need by providing new medical office capacity close to the hospital, while also introducing quality residential options for the growing Dallas community.

F. Whether the zoning/rezoning proposal is in conformity with the policies and intent of the comprehensive plan.

The project is consistent with the policies and intent of the City of Dallas Comprehensive Plan. The plan encourages a balance of housing diversity, community services, connectivity, and walkability, all of which are incorporated into the proposed development. The townhome component provides quality, for-sale residential options at a compatible density of approximately 4.4 units per acre, while the medical office component delivers a critical community service in a location adjacent to the City's regional medical anchor. Together, the uses reinforce the Comprehensive Plan's vision for safe, connected, and high-quality neighborhoods.