



# 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: ██████████ E-mail address: ██████████

Applicant's Signature

Printed Name of Signatory

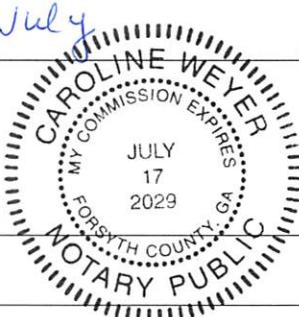
Signed, sealed and delivered in the presence of:

Notary Public Signature

Notary Commission Expires:

The 17<sup>th</sup> day of July, 2029.

SEAL:



Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: ██████████ E-mail address: ██████████

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public Signature



CITY STAFF ONLY:

TIME/DATE STAMP:

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

DIRECTOR:

(SIGNATURE)

(DATE)

11-18-2025







### 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

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

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\***



### 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:



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

Applicant Name<sup>1</sup>: 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 entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows:

Larry D. Paris + Linda Paris Hobley

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 28<sup>th</sup> 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 this form. Applicants may want to confer with an attorney for guidance.

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<sup>1</sup>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.

<sup>2</sup>Business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

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



City of Dallas  
Community Development Department  
Annexation Application  
Last Updated 7/2025  
(Page 9 of 11)

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*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 28<sup>th</sup> 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



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DALAS, GA

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Blue River Development, LLC

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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.

Caroline Weyer

Applicant's Signature

Caroline Weyer

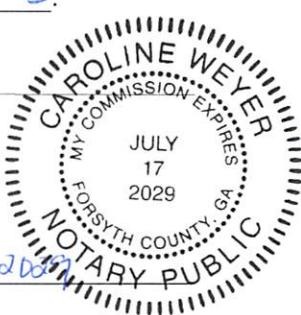
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer

Notary Public Signature

My Commission Expires July 17 2025



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LSA Engineering

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*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 Lesser (Representative)

Applicant's Name Printed

Signed, sealed and delivered in the presence of

Notary Public Signature



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### 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 28<sup>th</sup> day of August, 20 25.

Linda Paris Holley  
Applicant's Signature<sup>1</sup>

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)



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Larry D. Paris  
Applicant's Signature<sup>1</sup>

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)



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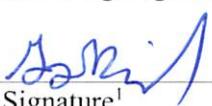
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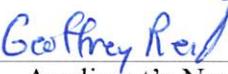
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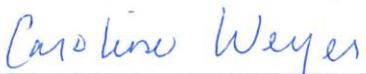
I certify that the foregoing information is true and correct, this 25th day of August, 2025.

  
Applicant's Signature<sup>1</sup>

  
Applicant's Name Printed



Signed, sealed and delivered in the presence of:

  
Notary Public Signature

My Commission Expires July 17 2029  
(SEAL)

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Applicant's Signature

*Tyler L. Lee (Representative)*  
Applicant's Name Printed

Signed, sealed and delivered in the presence of  
*Tyler Lee*  
Notary Public Signature



My Commission Expires 10-22-2025  
(SEAL)

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## 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 15<sup>th</sup> 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: Markis

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 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: ██████████ E-mail address: None

Titleholder's Signature

LARRY D. PARIS

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public Signature

Notary Commission Expires:

The 25 day of May, 20 29.

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 RHWY

(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 [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:

Judith F. Bagby  
Notary Public Signature

My Commission Expires

Seal:



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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:



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Applicant Name<sup>1</sup>: Blue River Development

Reference: Application filed on OCT 6 2025, 20 25

to annex real property described as follows: 2074 Jimmy Lee Smith Pkwy

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> 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 Oct, 20 25.

Applicant's Signature

Signed, sealed and delivered in the presence of

Notary Public Signature



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 \***

<sup>1</sup>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.

<sup>2</sup>Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

<sup>3</sup>Property 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 Name<sup>1</sup>: Blue River Development

Reference: Application filed on Oct 6th

, 20 25

to annex real property described as follows:

2076 Jimmy Lee Smart Pkwy

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> 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

Geoffrey Reid

Applicant's Signature

Geoffrey Reid

Applicant's Name Printed

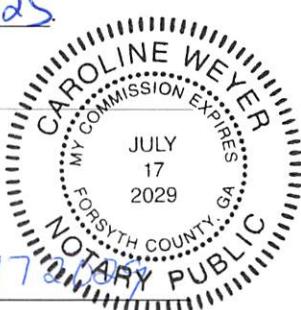
Signed, sealed and delivered in the presence of:

Caroline Weyer

Notary Public Signature

My Commission Expires

July 17/2028



**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.**

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<sup>2</sup>Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

<sup>3</sup>Property 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 Name<sup>1</sup>: Blue River Developmat

Reference: Application filed on Oct. 6, 2025

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

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> 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 28<sup>th</sup> day of August, 2025.

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.

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<sup>1</sup>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.

<sup>2</sup>Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

<sup>3</sup>Property 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 Name<sup>1</sup>: 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 entities<sup>2</sup> have a property interest<sup>3</sup> 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 28<sup>th</sup> 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.**

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<sup>1</sup>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.

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<sup>3</sup>Property 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 28<sup>th</sup> day of August, 2025.

Larry D. Paris  
Applicant's Signature<sup>1</sup>

Larry D. Paris  
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa R. 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 \***

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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

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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 28<sup>th</sup> day of August, 2025.

Linda Paris Holley

Applicant's Signature

Linda Paris Holley

Applicant's Name Printed

By: Martha Phyllis Davis

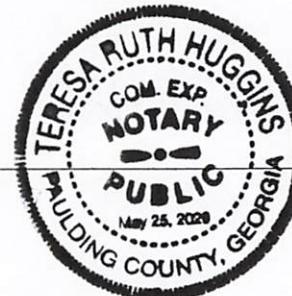
Martha Phyllis Davis, her attorney in fact

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

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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, 20 25.

Caroline Weyer  
Applicant's Signature!

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)

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COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER \***

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

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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.

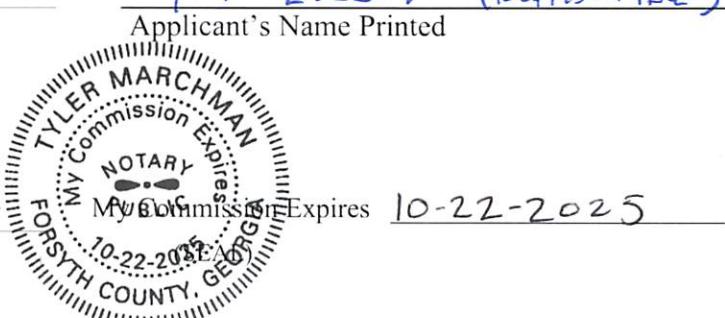
I certify that the foregoing information is true and correct, this 17 day of sep, 2025.

Applicant's Signature<sup>1</sup>

Tyler Lasser (Representative)  
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature



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

<sup>1</sup> 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 15<sup>th</sup> 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: 

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17, 2025

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:

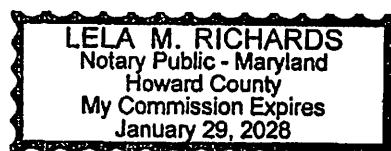
- a) To enter into contracts, for cash or upon such terms and conditions as she may deem advisable, for the sale of the real estate located at 2076 Jimmy Lee Smith Parkway, Dallas, Georgia 30132, as described in Exhibit "A" attached hereto; and to execute and deliver appropriate contracts or other instruments 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)  
Linda Paris Holley

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.



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
<b>Totals:</b>			<b>\$3,462.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,462.40</b>	<b>\$0.00</b>

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

After recording please return to:  
Tonny S. Beavers  
P. O. Box 1849  
Dallas, GA 30132

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 20<sup>th</sup> 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.

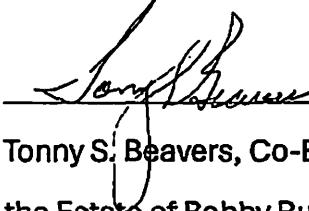
**LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY** is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads.

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.

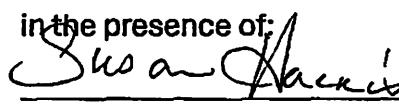
WITNESS our hands and seals this the 5<sup>th</sup> day of April, 2024.

 (Seal)

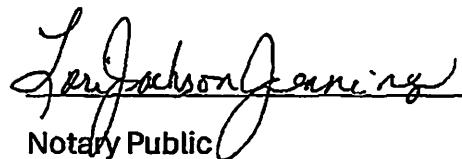
Tonny S. Beavers, Co-Executor of  
the Estate of Bobby Russell Paris,  
deceased

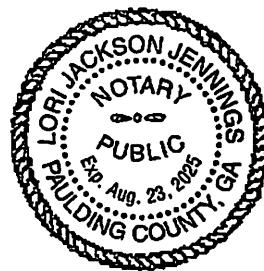
Signed, sealed and delivered

in the presence of:



Witness

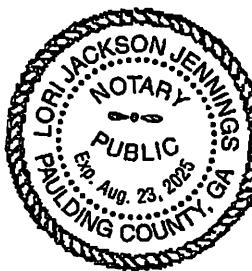
  
Lori Jackson Jennings  
Notary Public



 (Seal)

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

  
Susan Haenr  
Witness  
  
Lori Jackson Jennings  
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  
& NICASE 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

2. PID 147.1.4.028.0000  
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

4. PID 147.1.4.004.0000  
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

6. PID 147.1.4.021.0000  
SOUTHEAST PALISADES ACQUISITION LLC  
277 PARK AVE 9TH FL  
NEW YORK, NY 10172

7. PID 147.1.4.022.0000  
SOUTHEAST PALISADES ACQUISITION LLC  
277 PARK AVE 9TH FL  
NEW YORK, NY 10172

8. PID 147.1.4.023.0000  
SOUTHEAST PALISADES ACQUISITION LLC  
277 PARK AVE 9TH FL  
NEW YORK, NY 10172

9. PID 147.1.4.024.0000  
SOUTHEAST PALISADES ACQUISITION LLC  
277 PARK AVE 9TH FL  
NEW YORK, NY 10172

10. PID 147.1.4.025.0000

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

12. PID 147.1.4.029.0000  
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

14. PID 147.4.1.004.0000  
DAVIS YOLANDA  
2451 CUMBERLAND PKWY SE #3622  
ATLANTA, GA 30339

15. PID 147.1.4.003.0000  
FRANCISSEN CHRISTOPHER D  
FRANCISSEN AMANDA I  
23 PLUM BRANCH CT  
DALLAS, GA 30157

16. PID 147.4.1.005.0000  
WALKER KELLEN  
16 PLUM BRANCH CT  
DALLAS, GA 30157

17. PID 147.4.1.009.0000  
MCDougald MERI B  
27 PLUM BRANCH TRCE  
DALLAS, GA 30157

18. PID 147.4.1.010.0000  
MACENO AVIGNON MADELEINE  
AVIGNON NICASE AUBERT  
33 PLUM BRANCH TRCE  
DALLAS, GA 30157

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

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

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

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 had 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

	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

	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

	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.