



January 14, 2026

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

Re: Annexation (A-2025-03) & Zoning (Z-2025-05) Application – Public Hearing  
Notification: Blue River Development, LLC.; 2076 Jimmy Lee Smith Parkway,  
Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A. § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, February 19, 2026, at 6:00 PM, while the City Council public hearing will take place on Monday, March 2, 2026, at 5:15 PM. A copy of the legal notice is attached as “Exhibit A”.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of \$50.00 for each public notification sign. We will be placing one annexation and one zoning sign at the property on January 22, 2026. Please ensure a payment of \$100.00 to the City of Dallas



is provided to the Community Development Department office no later than January 21, 2026.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Respectfully,

Brandon Rakestraw  
Community Development Director

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

Enclosure(s): A-2025-03 & Z-2025-05 - Notice of Public Hearing  
A-2025-03 & Z-2025-05 - Surrounding Property Owner Notification