

A-2025-01  
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EXTENSION OF SERVICES REPORT  
DAVID PEARSON COMMUNITIES, INC., ANNEXATION/ZONING REQUEST

The proposed development is 670 homes. The property is located at 3097 Cole Lake Rd. The projected population increase from the development is 2,000 people, which is an increase of 13% over the current estimated population of 15,000 people in the City of Dallas.

SERVICES LISTED IN OCGA 36-36-5

**WATER** – The water service provider for the area is currently Paulding County Water which will continue as the service provider if annexed. The developer must provide any water system improvements required by Paulding County Water to deliver adequate water supply to the property.

**SANITARY SEWER** – The property currently does not have sanitary sewer. The sanitary sewer service provider for the area is currently the City of Dallas which will continue as the service provider if annexed. The closest sanitary sewer is located along Pumpkinvine Creek approximately 2.3 miles away from the property. Plans have been approved for sewer to other developments that would extend new sewer to within 0.5 miles of the property. However, there are no guarantees that the other developments will ever materialize. The developer must extend the sewer to the property at his cost. Average sewer flow from the proposed development is estimated as 0.2 mgd, which is 6% of the 3.0 mgd permitted capacity of the City sewer plant.

**POLICE PROTECTION** – Police protection for the area is currently provided by Paulding County Sheriff Department. If annexed, police protection will be provided by the City of Dallas Police Department. Service would be provided from the Police Department, 120 Main St., Dallas, GA 30132, which is 4.3 miles away from the proposed entrance to the site. 4 new police officers with corresponding vehicles and equipment will need to be hired to maintain current level of service.

**FIRE PROTECTION** – Fire protection for the area is currently provided by Paulding County Fire Department which will continue as the service provider if annexed. Service is currently provided from Fire Station 10, 406 Dallas Nebo Rd., Dallas, GA 30157, which is 2.5 miles away from the proposed entrance to the site.

The Paulding County Fire Department has expressed concern that the proposed site plan shows areas within the community where more than 120 homes are served by only one access road. The developer must provide alternative remedies to comply with state fire code requirements for access.

**GARBAGE COLLECTION** – Garbage collection for the area is currently provided by private companies. If annexed, garbage collection will be provided by the City of Dallas. The new development would expend approximately 40% of the resources of one planned new collection crew, consisting of 3 persons and a garbage collection truck, in order to maintain current level of service throughout the City.

STREET MAINTENANCE – Cole Lake Road is currently maintained by Paulding County Transportation. Cole Lake Road will continue to be maintained by Paulding County if annexed. However, the streets within the development will be maintained by the City of Dallas if annexed.

Paulding County DOT has provided the following comments:

“We (Paulding County DOT) will note that Cole Lake Road has been identified in the ongoing County Comprehensive Safety Action Plan, as a road section on the High Injury crash map, listed in the top 10% of injury crashes. Cole Lake Road is an unimproved County road, and it would be beneficial for the City and the County to partner on projects to provide shoulder widening, curvature improvements, and intersection improvements, particularly with multiple City annexations of property occurring adjacent to Cole Lake Road. The City annexations are proposed to have residential subdivisions constructed on the annexation areas, with subdivision access points onto Cole Lake Road. Utilizing trip generation rates and provided reports, the existing daily traffic volumes on Cole Lake Road are projected to more than quadruple.”

## OTHER SERVICES

EMERGENCY MEDICAL SERVICE – Emergency Medical response for the area is currently provided by Paulding County Fire Department which will continue as the service provider if annexed. Service is currently provided from Fire Station 10, 406 Dallas Nebo Rd., Dallas, GA 30157, which is 2.5 miles away from the proposed entrance to the site. Medical transports are provided by a private ambulance service, Metro Ambulance Service.

PERMITTING AND INSPECTIONS – Permitting and inspections for the area is currently provided by Paulding County. If annexed, permitting and inspections will be provided by the City of Dallas Community Development Department.

SCHOOLS – Paulding County School System is the school system. There will be no change in school provider. The school attendance zones are currently Poole Elementary, South Paulding Middle School, and Paulding County High School. The closest elementary school is Allgood Elementary at 312 Hart Rd., Dallas, GA 30157, which is 1.3 miles away from the proposed entrance to the site. The proposed development is anticipated to add 426 new students to the school system.

During the DRI process, Paulding County Schools provided the following comments:

“As a community, Paulding County is experiencing marked residential development growth that impacts several domains of infrastructure and services. This application points to several areas, including water, wastewater, solid waste, stormwater, and transportation. What has not been considered is the impact on the Paulding County School District which includes funding, enrollment, and services for the additional student yield which will be an estimated 426+ students for these additional 670 homes.

As one of the fastest growing school districts, our district budget is impacted currently by an imbalance of residential to commercial development. Only 17% of our tax digest is non-residential whereas other large districts average 38% of the tax digest as non-residential. This imbalance requires us to rely on other sources such as state funding, federal funding, and grant funding which are highly susceptible to changes in funding mechanisms. We have experienced austerity cuts in state funding, and we have atypical percentages of federal funding such as Title I and Free/Reduced Lunch compared to other low wealth districts.

PCSD (Paulding County School District) is one of the fastest growing school districts in the state. Our 3-year average annual growth rate for FY17-FY21 was 1.3%, compared to other large district rates of -0.5%. FY23 enrollment is projected to grow by 2.8% or 840 students, which is the size of an average elementary or middle school in one year. Large residential unit projects, such as this one, are substantially more difficult in Paulding where we have a larger number of school-aged children per household, 10.7% more persons-per-household than the state average, specifically school-aged children.

This demand means school enrollment stretches beyond capacity until new seats become available. We anticipate more than 14 of our current schools to experience critical operational and instructional impacts due to overcrowding within the next few years, for which new construction is required to combat. New construction in this current market is difficult and expensive. In addition, the value of the new residential construction contributes to this burden as the property taxes, typical of Paulding's new residential construction, do not generate or support the cost of constructing additional instructional units. And, due to substantial debt from past growth spurts, our district's available capital budget is lessened by debt costs.

Finally, PCSD, like other industries, is currently burdened by a shortage of labor, in teaching staff, but more specifically in transportation, cafeteria and custodial services. The increased enrollment requires additional instructional and support staff which simply are not available. Therefore, even in attendance zones, such as this proposed development, where classes are available, the increased number of critical service staff is not. This would require us to stress and stretch what is already a struggle in providing essential services. Most recently our district had to implement mitigations such as decreasing the number of attendance days for our high school students due to staffing issues.

Due to these funding, enrollment, and service impacts, we ask that all approving agencies, local and state, scrutinize critically the approval of such residential development projects just as rigidly as you do for our community's infrastructure.”

PARKS & RECREATION – City of Dallas Sara Babb Park is located at 216 Recreation Dr., Dallas, GA 30132, which is 5.6 miles away from the proposed entrance to the site.