



Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

April 16, 2025

J. Kevin Moore
Moore Ingram Johnson & Steele LLP
Emerson Overlook
326 Roswell Street, Suite 100
Marietta, GA 30060
(via email ONLY – JKM@mijs.com)

Re: David Pearson Communities, Inc: Parcel ID No. 170.2.3.001.000
Annexation/Zoning Application – Public Hearing Notification

Dear Mr. Moore:

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 May 22, 2025, at 6:00 PM, while the City Council public hearing will take place on Monday June 2, 2025, 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 two signs at the property on April 24, 2025. To ensure compliance, please make the payment of \$100.00 to the City of Dallas at the Community Development Department office no later than April 23, 2025.



THE CITY OF
DALLAS
GEORGIA

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

Thank you for your attention to this matter.

Sincerely,

Brandon Rakestraw
Community Development Director

CC: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Doug Patten – Applicant Representative (via email only)

A-2025-01
Z-2025-01
CITY OF DALLAS
LEGAL NOTICE
ANNEXATION &
ZONING/REZONING

David Pearson Communities, Inc. (Applicant/Titleholder), and J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP (Representative), have applied and seeks to annex & zone approximately 318.428 acres of property located at 3097 Cole Lake Road Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, six hundred seventy (670) unit single-family community. The subject property is located and legally known by Parcel ID No.170.2.3.001.0000 in Land Lot(s) 586, 638, 639, 640, 658, 659, 710, 711, 730, and 731, in 2nd District, 3rd Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on May 22, 2025 at 6:00pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on June 2, 2025 at 5:15pm. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

This the 24th day of April, 2025

David Pearson Communities, Inc (Applicant/Titleholder)

J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP (Representative)