



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

February 21, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
3097 Cole Lake Road, Dallas, GA
30132
David Pearson Communities, Inc.
(Cole Lake Holdings, LLC)
Tax Parcel #170.2.3.001.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from David Pearson Communities, Inc. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Cole Lake Holdings, LLC., identified as Paulding County Tax Parcel Number 170.2.3.001.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is R-2 Single-Family Medium-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Enclosures: Letter of Intent
Application Form
Site Zoning Plan



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application #

Hearing Dates: PC:

CC:

OFFICE USE:

Time/Date Stamp

A-2025-01

2-2025-01

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: DAVID PEARSON Communities, Inc. Business phone: 770-321-5032 Cell: 770-294-1974

Address: 2000 FIRST DR., STE 400 Home phone: 770-321-5032

City: MARIETTA State: GA Zip: 30062 Fax phone: N/A

E-mail address: DOUG@DAVIDPEARSONCOMMUNITIES.COM

BY: [Signature] Director of Land Development

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature] Sandra Blair

Notary Public J. Kevin Moore*

Date Notary Commission Expires

12-3-27

Representative: DOUG PATTEN Phone: 770-294-1974 Cell: 770-294-1974

Address: 2000 FIRST DR. STE 400 City: MARIETTA State: GA Zip: 30062

E-mail address: DOUG@DAVIDPEARSONCOMMUNITIES.COM Fax phone: N/A

Representative's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature] Sandra Blair

Notary Public

Date Notary Commission Expires

12-3-27

*See Attached Authorization Letter

Titleholder: COLE LAKE HOLDINGS, LLC Business phone: 770-321-5032 Home phone: SAME

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

Address: 2000 FIRST DR., STE 400 City: MARIETTA State: GA Zip: 30062

BY: [Signature] Manager

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature] Sandra Blair

Notary Public

Date Notary Commission Expires

12-3-27

Property Information

Present Zoning Classification: R-2 (County)

Requested Zoning Classification: R-2(CITY)

Total Acreage of Zoning/Rezoning Application: 318.428

Acreage of Titleholder: 318.428

Land Lot(s): 586, 638, 639 District(s): 2ND Section(s): 3RD Tax Parcel I.D. Number(s): 170.2.3.001.0000

Location of Property: 3027 COLE LAKE ROAD

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 development (including maximum number of lots, if residential, or number of units): 670 SINGLE FAMILY DETACHED RESIDENTIAL UNITS W/ INDIVIDUAL PHASES

Filed with City: 02/21/2025 (Date) [Signature] Community Development (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations:

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations:

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 428-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
390 N. ORANGE AVENUE
SUITE 625
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PA 17011
TELEPHONE (717) 790-2854

February 13, 2025

Via E-mail to brakestraw@dallas-ga.gov
and Hand Delivery

Mr. Brandon Rakestraw
Community Development Director
City of Dallas
129 East Memorial Drive
Dallas, Georgia 30132

LETTER OF INTENT

(Revised February 13, 2025)

RE: Applications for Annexation and Rezoning from R-2 (Paulding County) to R-2 (City of Dallas) for property located at 3097 Cole Lake Road, Paulding County, Georgia (hereinafter "Property" or "Subject Property")

Dear Mr. Rakestraw:

The proposed development by Applicant of approximately 318.64 acres for a high-quality, residential, single-family community is designed to incorporate significant active and passive amenities for the proposed six hundred seventy (670) new homes. The Subject Property is encumbered with multiple streams and a lake. These natural resources, however, would be largely protected and preserved by virtue of the community design and layout which place a substantial portion of these areas in permanently protected open space. In addition, Applicant proposes other areas set aside for open space parks in order to provide for an abundance of both landscaped park-like settings; as well as, natural park features to benefit future homeowners.

The R-2 zoning district does not require that natural resources and environmentally sensitive areas be set aside or designated as permanently protected open space areas. Rather, such areas can be located within residential lots so long as required buffers are included. Applicant, however, believes the more beneficial approach to protecting these natural resources is to place a substantial portion of these areas in fully protected open space which will be owned and maintained by a robust homeowners' association with strong covenants. Applicant's proposed site plan and design therefore is consistent with expressed goals of the Paulding County-City of Dallas Comprehensive Land Use Plan for this area, which designates the Property as being within a "Residential" future land use and a "Community Residential Character Area."

MOORE INGRAM JOHNSON & STEELE

Mr. Brandon Rakestraw
Community Development Director
City of Dallas
Page 2 of 2
February 13, 2025

Further, due to the overall size of the community, Applicant is proposing two separate active amenity areas along with vast walking trails and passive parks. Applicant is providing a more creative, overall layout which incorporates the goal of open space preservation. In addition, the streams and lake provide substantial topographical and environmental hardships which are far better addressed through preservation and permanent protection. Applicant is agreeable to the new R-2 zoning district and presents a plan with no requested variances.

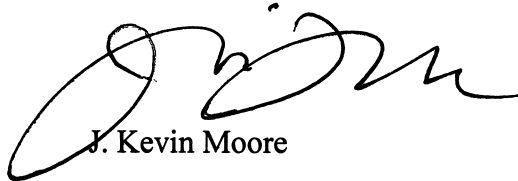
As stated, the Paulding County-City of Dallas Comprehensive Land Use Plan designates the Property as being within a Residential future land use and a Community Residential Character Area. The requested zoning district of R-2 is an expressly permissible zoning district for these land use designations. Furthermore, the stated goals of these land use designations encourage single family, subdivision development, at densities consistent with Applicant's proposal with the preservation of natural resources likewise designed and proposed by Applicant. Accordingly, the Application is wholly consistent with the Land Use Plan and future development envisioned by adopted policies and plans of the City of Dallas and Paulding County.

Due to these factors, Applicant respectfully requests approval of the proposed zoning.

With kindest regards, I remain

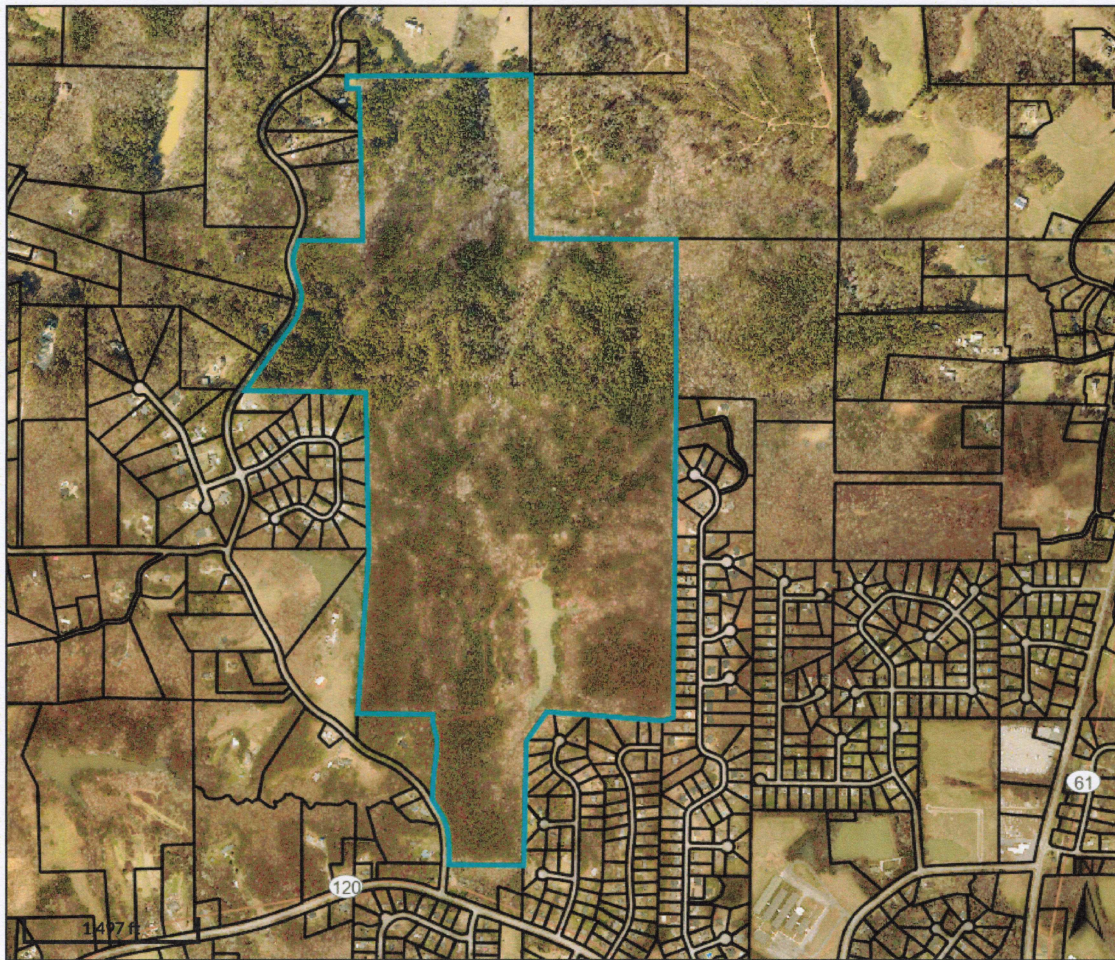
Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

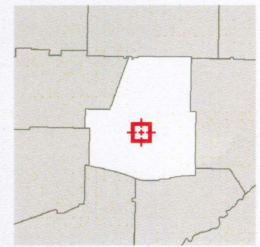


J. Kevin Moore

JKM:cc



Overview



Legend

- Parcels
- Subdivision Names
- Roads

Parcel ID	170.2.3.001.0000	Alternate ID	14336	Owner Address	COLE LAKE HOLDINGS LLC	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Agricultural		2000 FIRST DR STE 400	Date	Price	Reason	Qual
Property Address	3097 COLE LAKE RD	Acreage	318.93		MARIETTA, GA 30062	6/21/2024	0	Q	U
District	COUNTY					6/21/2024	\$2547424	Z	U
Brief Tax Description	n/a								
					Assessed Value	Value \$1,951,900			

(Note: Not to be used on legal documents)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll.

Date created: 2/13/2025

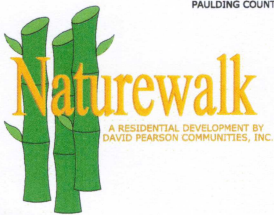
Last Data Uploaded: 2/12/2025 6:47:49 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

LINE	TABLE	DIRECTION
L1	70.38'	N01°33'09"E
L2	35.36'	N02°26'10"E
L3	59.28'	N08°30'24"E
L4	44.32'	N05°45'31"E
L5	52.28'	N04°01'04"E
L6	30.89'	N03°20'06"E
L7	56.47'	N00°13'56"E
L8	33.17'	N07°01'28"W
L9	58.89'	N14°34'09"W
L10	70.22'	N12°34'11"W
L11	55.34'	N01°36'25"E

R2 ZONING SETBACKS

FRONT - 25'
SIDE - 6'
MAJOR SIDE - 15'
REAR INTERIOR - 15'



AMENITIES INCLUDING

2 COMPLETE ACTIVE AMENITY AREAS
SEVERAL ACRES OF OPEN SPACE
AND PASSIVE POCKET PARKS

- FIRST AMENITY CLUBHOUSE HAS DESIGNER COMPLEMENTED 2 STORIES, INCLUDING LOUNGE AREA, BANQUET ROOM WITH KITCHEN, GYM AND GAME ROOM
- LARGE POOL WITH OVERSIZED SUNDECK
- ZERO ENTRY BEACH POOL
- SPLASH FOUNTAIN FOR KIDS
- 11 COURT PICKLE BALL TOURNAMENT FACILITY WITH COVERED VIEWING PAVILION
- BEACH VOLLEY BALL COURT
- FULL SIZE BASKETBALL COURT
- SPACIOUS CHILDRENS PLAY GROUND
- FENCED PARK FOR BOTH LARGE AND SMALL DOGS
- NATURE TRAIL SYSTEM
- LAKE PAVILION W/ PARKING
- FENCED PARK FOR BOTH LARGE AND SMALL DOGS

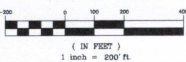
- 2ND AMENITY CLUBHOUSE HAS OVERSIZED SIZED DECK, POOL, AND DOG PARK AND 6 PICKLEBALL COURTS

NOTES:
ALL EASEMENTS OF RECORD FOUND ARE SHOWN.
THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL, OR ARCHAEOLOGICAL LANDMARKS FOUND DURING THE FIELD SURVEY AND RECORDS REVIEW.
ALL PARKING TO BE TO CITY STANDARDS AND SPECIFICATIONS.
ALL PROPOSED RIGHTS OF WAY ARE 50' MINIMUM, ALL ROADS ARE MINIMUM 24' BC-AC WITH MINIMUM 10' PAVED LANES.
ALL CURB-DE-SACS ARE 50' RADII, WITH 40' BACK OF CURB RADII

SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
CURRENT ZONING - R2 (COUNTY)
PROPOSED ZONING - R2 (CITY)
TOTAL TRACT ACREAGE - 318.428 AC
TOTAL LOTS - 670
DENSITY - 2.1 U/A
MINIMUM LOT SIZE: 8,500 S.F. (PROPOSED)
MINIMUM LOT SIZE: 8,500 S.F. (PER ZONING DISTRICT)
MINIMUM LOT WIDTH AT SETBACK - 50 FT. (PROPOSED)
MINIMUM LOT WIDTH: 50 FT. (PER ZONING DISTRICT)
MINIMUM BUILDING HEIGHT: 35 FT

GRAPHIC SCALE



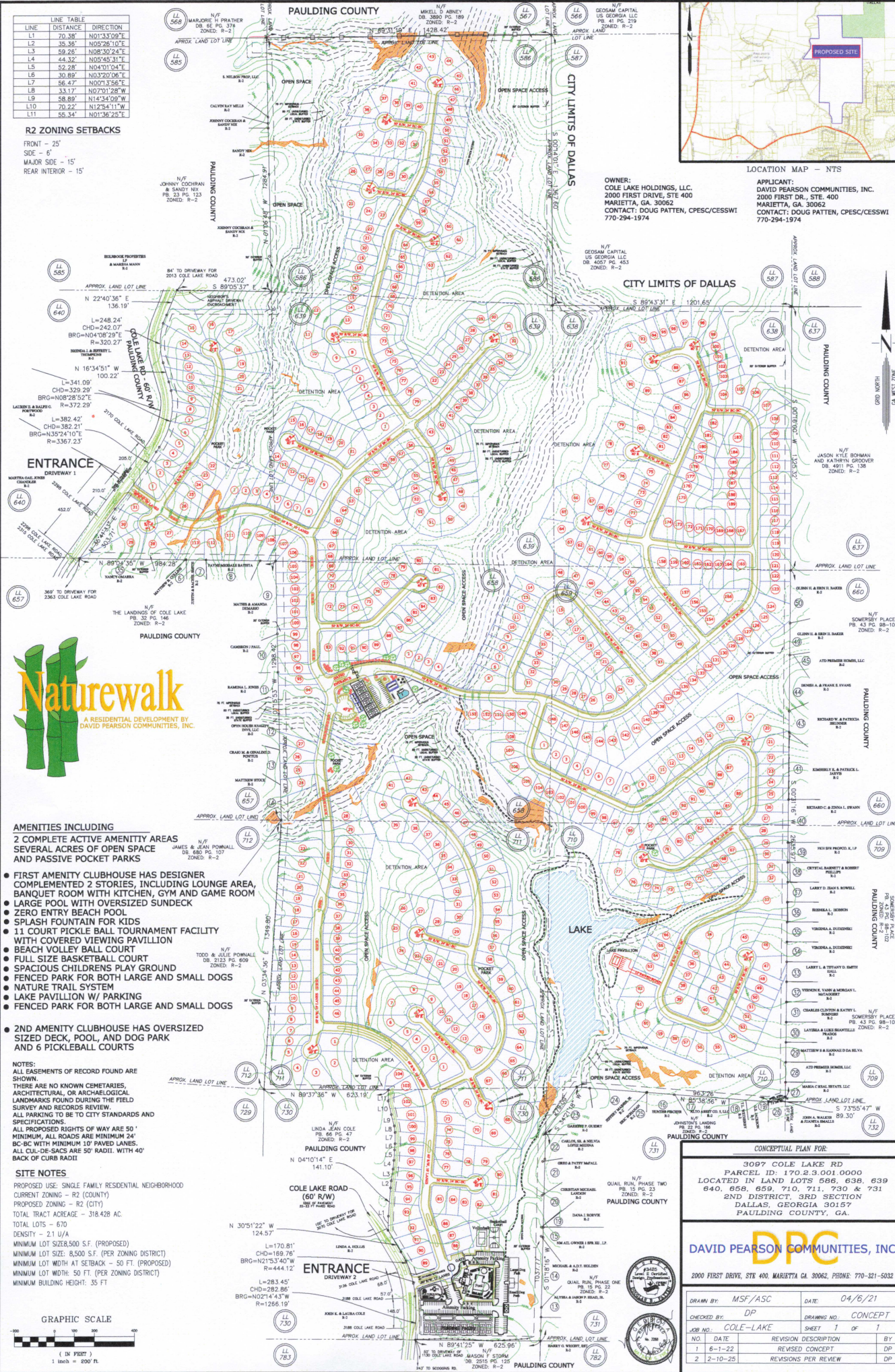
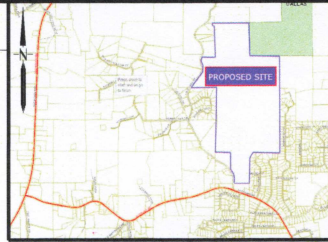
PAULDING COUNTY

CITY LIMITS OF DALLAS

OWNER:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, STE 400
MARIETTA, GA 30062
CONTACT: DOUG PATTEN, CPESC/CESSWI
770-294-1974

APPLICANT:
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, STE 400
MARIETTA, GA 30062
CONTACT: DOUG PATTEN, CPESC/CESSWI
770-294-1974

LOCATION MAP - NTS



CONCEPTUAL PLAN FOR:
3097 COLE LAKE RD
PARCEL ID: 170.2.3.001.0000
LOCATED IN LAND LOTS 586, 638, 639
640, 658, 659, 710, 711, 730 & 731
2ND DISTRICT, 3RD SECTION
DALLAS, GEORGIA 30157
PAULDING COUNTY, GA.

DAVID PEARSON COMMUNITIES, INC.

2000 FIRST DRIVE, STE 400 MARIETTA GA 30062, PHONE: 770-321-5032

DRWN BY: MSF/ASC	DATE: 04/6/21		
CHECKED BY: DP	DRAWING NO.: CONCEPT		
JOB NO.: COLE-LAKE	SHEET 1 OF 1		
NO.	DATE	REVISION DESCRIPTION	BY
1	6-1-22	REVISED CONCEPT	DP
2	2-10-25	REVISIONS PER REVIEW	DP



NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: City of Dallas, Georgia
(via electronic mail and certified mail) Doug Patten

From: Heather Aquino, GRTA Interim Executive Director

Copy: Donald Shockey, ARC
(via electronic mail) Brandon Rakestraw, City of Dallas
Kendall Smith, City of Dallas
Preston Kilgore, City of Dallas
Christina Barry, GDOT
Colin Abbey, GDOT
December Weir, GRTA\ARC
Julianne Meadows, Northwest Georgia Regional
Commission
Ann Lippmann, Paulding Community Development

Erica Parish, Paulding DOT
George Jones, Paulding DOT
Steven Foy, Paulding DOT
Abdul Amer, P.E., A&R Engineering
Nalia Amer, A&R Engineering
Matt Frey, P.E., Frey Land Planning

Date: October 7, 2022

**Notice of Decision for
Request for Non-Expedited Review of
DRI 3599 Canebreak West Residential Development**

The purpose of this notice is to inform Doug Patten (the Applicant) and City of Dallas, Georgia (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 3599 Canebreak West Residential Development (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on July 15, 2022. The review package includes: the site development plan (Site Plan) dated April 6, 2022, titled "Canebreak West Residential" prepared by David Pearson Communities, the Transportation Study dated July 15, 2022, prepared by A&R Engineering received by GRTA on July 15, 2022, and the DCA Initial and Additional forms filed on February 17, 2022, and June 3, 2022.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

1894ADFDA6204C9...
Heather Aquino
Interim Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full Access driveway on Cole Lake Road

- Construct the site entrance to contain
 - One entering and one exiting lane
 - Stop sign controlled driveway approach with Cole Lake Road remaining free flow
 - One Left turn lane for entering traffic

Site Driveway 2: Full Access driveway on Cole Lake Road

- Construct the site entrance to contain
 - One entering and two exiting lanes
 - Stop sign controlled driveway approach with Cole Lake Road remaining free flow
 - One Right-turn deceleration lane

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions of Approval to GRTA Notice of Decision" set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full Access driveway on Cole Lake Road

- Construct the site entrance to contain
 - One entering and one exiting lane
 - Stop sign controlled driveway approach with Cole Lake Road remaining free flow
 - One Left turn lane for entering traffic

Site Driveway 2: Full Access driveway on Cole Lake Road

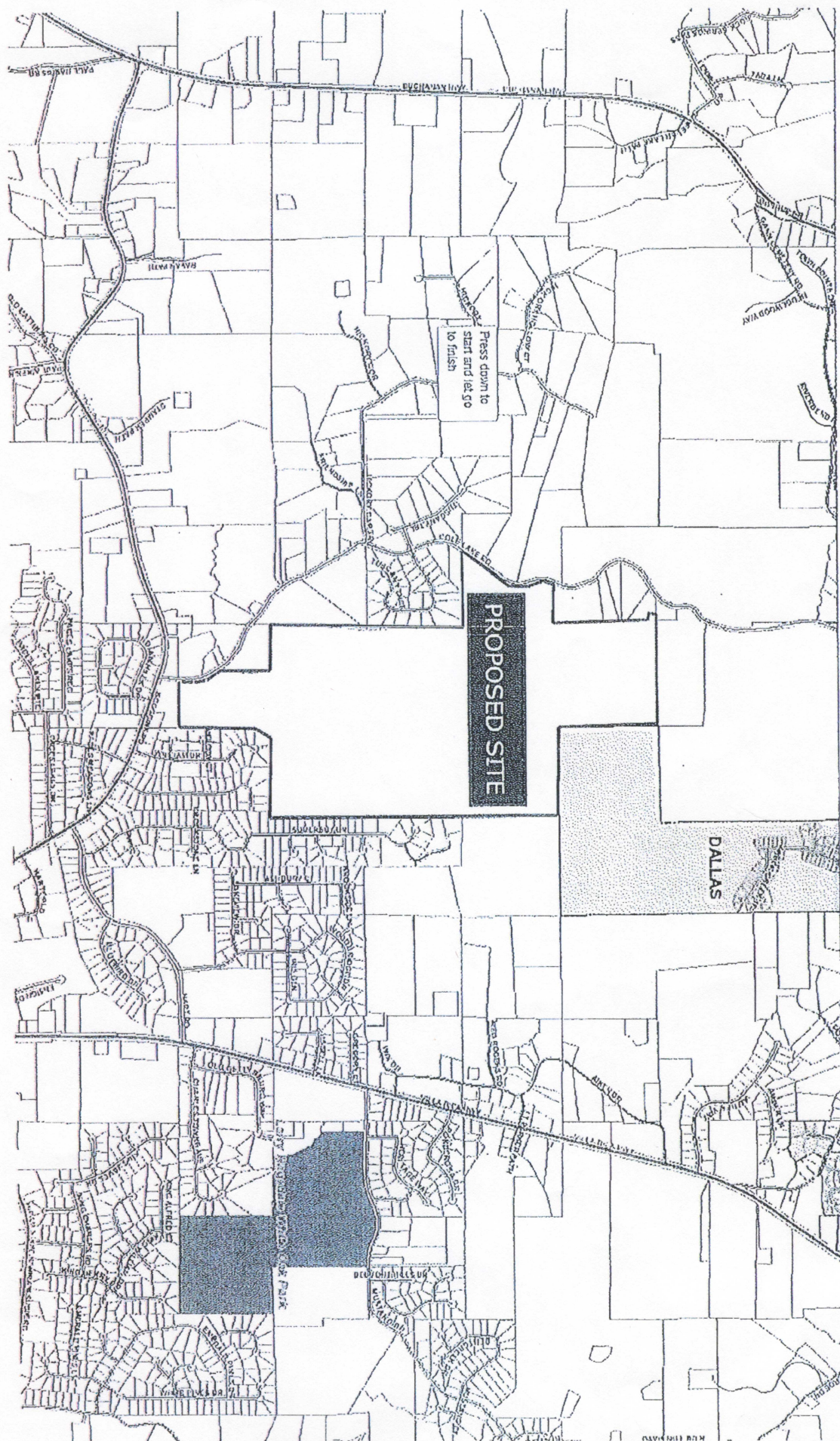
- Construct the site entrance to contain
 - One entering and two exiting lanes
 - Stop sign controlled driveway approach with Cole Lake Road remaining free flow
 - One Right-turn deceleration lane

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

Intersection 12: SR 6 (Merchants Drive) and SR 61 (Nathan Dean Boulevard) / Hampton Drive

- Convert the existing shared through left turn to a dual left with shared through movement in one lane

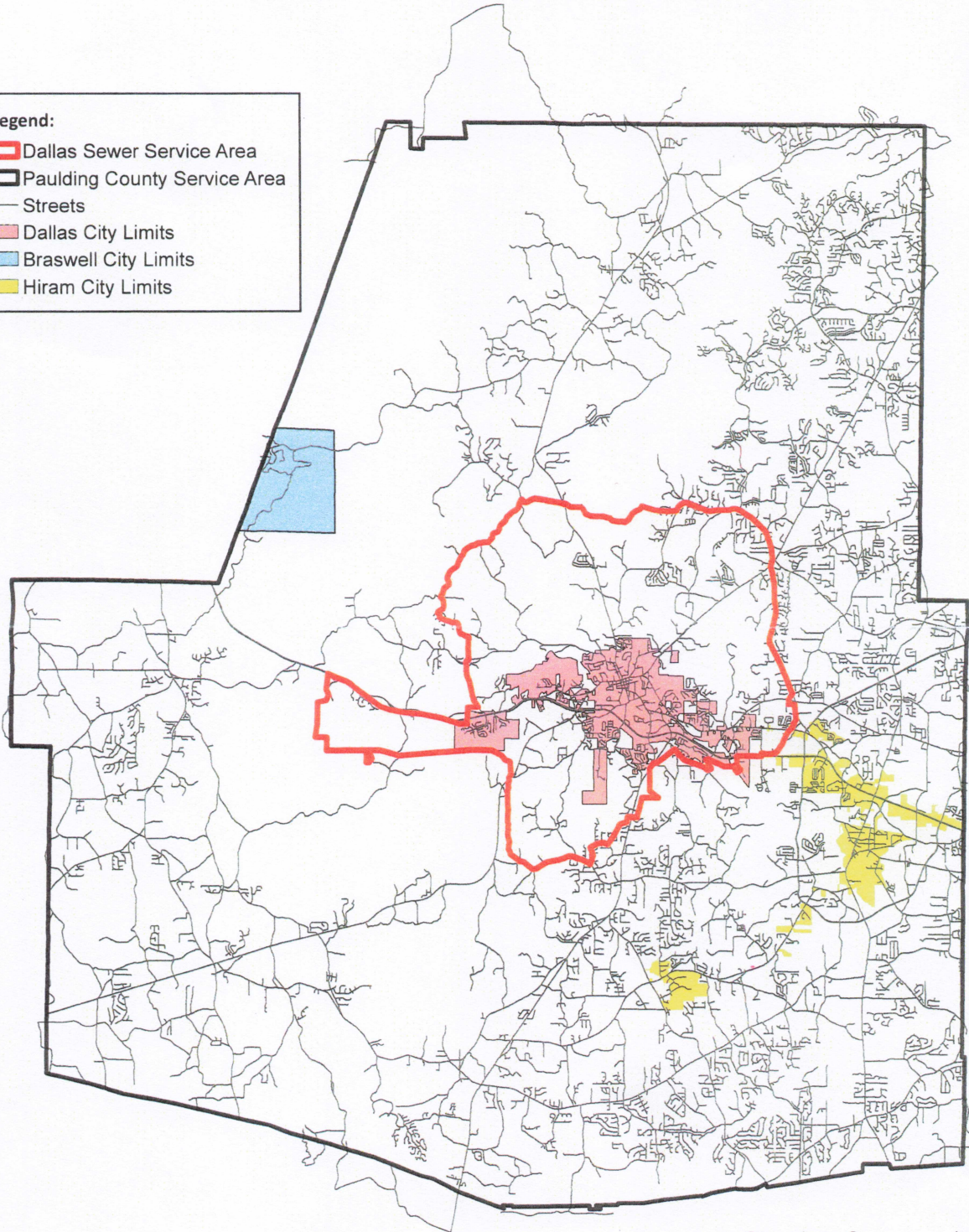


PAULDING COUNTY SEWER SERVICE AREA




Legend:

- Dallas Sewer Service Area
- Paulding County Service Area
- Streets
- Dallas City Limits
- Braswell City Limits
- Hiram City Limits



0 1 2 4 Miles
1 in = 2 miles

SHEET NUMBER 01		PAULDING COUNTY WATER AND SEWER SYSTEM 240 Constitution Blvd. Dallas Ga. 30132	REVISION DATE 4/24/2017	PAULDING COUNTY SEWER SERVICE AREA 2017	DRAWING INFO
					DRAWN:
					DESIGNED:
					CHECKED: