



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

February 21, 2025

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

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

Dear Mr. Moore:

I am writing to inform you that we have carefully reviewed your client's application for annexation and rezoning for property located at 3097 Cole Lake Road, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Please be advised that the next steps in the application process will include noticing Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111 by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A. §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, least fifteen (15) days prior to,



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and no more than 45 days from your hearing date. We will advise you of this date in the coming days via email. Your application will be comprehensively evaluated by the Planning Commission and City Council. We will carefully assess each application based on the established criteria, and you will be notified of the outcomes in due course.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the evaluation, we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your client's interest, and I look forward to working with you through this process.

Sincerely,

Brandon Rakestraw
Community Development Director

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



THE CITY OF
DALLAS
GEORGIA

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NOTICE OF PUBLIC HEARINGS
BY THE PLANNING & ZONING COMMISSION & CITY COUNCIL OF THE CITY OF DALLAS

Application No. A-2025-01 & Z-2025-01

The Planning & Zoning Commission & City Council of the City of Dallas will hold public hearing(s) to hear a request for an Annexation & Zoning. The applicant 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 **[Date]** at **[Time]**. 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 **[Date]** at **[Time]**. 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 is invited to attend the hearings for oral comments or submit written comments on the subject to the City of Dallas, Attention: Brandon Rakestraw, 129 East Memorial Drive, Dallas, Georgia 30132, prior to the public hearings.

Sincerely,

Brandon Rakestraw
Community Development Director