



Zoning/Rezoning Application

Application No. Z - 2025 - 06

(PAGE 1 of 15)

HEARING DATES

Planning Commission:
3-19-26 6:00 PM

City Council:
4-6-26 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Jeff Helms

Address: 379 Blackberry Run Drive

City: Dallas State: Georgia Zip: 30132

Phone: [REDACTED] E-mail address [REDACTED]

[Signature]
Applicant's Signature

Jeff Helms
Printed Name of Signatory

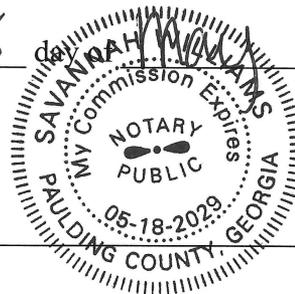
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:

The 18 day of May, 2029.

SEAL:



Representative: Elite Engineering

Address: 300 W I Pkwy, PO Box 799

City: Dallas State: Georgia Zip: 30132

Phone: [REDACTED] E-mail address: [REDACTED]

[Signature]
Representative's Signature

Will Summey
Printed Name of Signatory

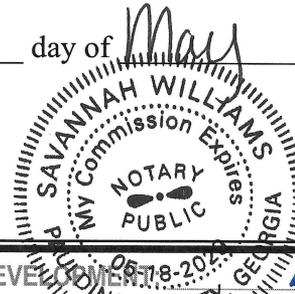
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:

The 18 day of May, 2029.

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT 11-25, 2026

APPLICATION ACCEPTANCE DATE 2-06, 2026

DIRECTOR: [Signature] (DATE) 02/06/2026



Zoning/Rezoning Application

Application No. Z - 2025 - 06

(PAGE 2 of 15)

(PLEASE PRINT OR TYPE ALL INFORMATION)

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

Address: 379 Blackberry Run Drive

City: Dallas State: Georgia Zip: 30132

Phone: [REDACTED] E-mail address: [REDACTED]

Jeff Helms
Titleholder's Signature

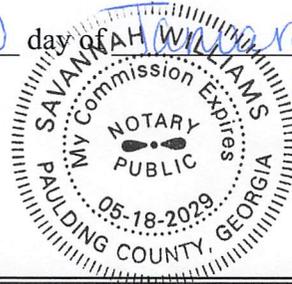
Jeff Helms
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Savannah Williams
Notary Public Signature

Notary Commission Expires:
The 30 day of February, 2026.

SEAL:



Property Information

Present Zoning Classification: R-1 Requested Zoning Classification: R-2

Total Acreage of Zoning Application: 6.351 Acreage of Titleholder: 6.351

Land Lot(s): 372 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.4.1.081.0000

Location of Property: 361 West Ave
(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 land use (including maximum number of lots, if residential, or number of units):

Proposed Use: change to R-2 zoning

Proposed Lot Count: 19 Proposed Density: 0.33 U/AC Proposed Lot Size: 7500 SQFT

Compliant with 2022-2027 Joint Comprehensive Plan: YES NO

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Annexation Application No. Z - _____ - _____



AUTHORIZATION OF TITLEHOLDER

I, Jeff Helms, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Jeff Helms

Address 379 Blackberry Run Dr

City Dallas State Ga Zip 30132

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder Jeff Helms

Address 361 West Ave

City Dallas State Georgia Zip 30157

Email [REDACTED] Phone [REDACTED]

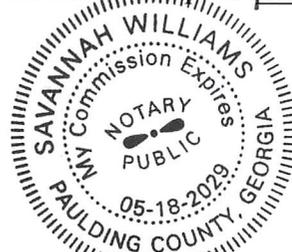
[Signature]
Signature of Titleholder

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires May 18, 2029

Seal:



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Jeff Helms

Reference: Application filed on December 9th, 20 25

to annex real property described as follows: 361 West Avenue Dallas, Georgia 30157

All Individuals and business entities² have a property interest³ in said properties are as follows:
100% Owner

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? No Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
none

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
none

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
none

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 9 day of December, 20 25.

Jeff Helms
Applicant's Signature

Jeff Helms
Applicant's Name Printed

Signed, sealed and delivered in the presence of:
Savannah Williams
Notary Public Signature



May 18, 2029
My Commission Expires

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name: Elite Engineering

Reference: Application filed on January 12th, 2026

to annex real property described as follows: 361 West Avenue Dallas, Georgia 30157

All Individuals and business entities have a property interest in said properties are as follows:
Owner Representative

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? No Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made: none

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution: none

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application: none

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 12 day of January, 2026.

Applicant's Signature [Signature] Applicant's Name Printed Summey

Signed, sealed and delivered in the presence of Savannah Williams Notary Public Signature Commission Expires May 18, 2029

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

1Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
2Business entity - Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
3Property interest - Direct or indirect ownership, including any percentage of ownership less than total ownership.



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? [X] No [] Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? [X] No [] Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? [X] No [] Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 9 day of December, 20 25.

[Signature]
Applicant's Signature¹

Jeff Helms
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



Commission Expires

May 18, 2029

*A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

¹ Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? [X] No [] Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? [X] No [] Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? [X] No [] Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 12 day of January, 20 26.

[Signature]
Applicant's Signature

Will Summey
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



My Commission Expires May 18, 2029

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1 Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

