



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 06/02/2025

TITLE: **A-2025-01: ANNEXATION PUBLIC HEARING**

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.

PRESENTED BY: *Brandon Rakestraw – Community Development Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

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HISTORY/PAST ACTION:

INFORMATION:

A-2025-01: ANNEXATION PUBLIC HEARING

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ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

A-2025-01 & Z-2025-01 – Planning & Zoning Staff Document

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-01_Z-2025-01_David Pearson Communities_PC Notification Letter

Attachment E – A-2025-01_Z-2025-01_David Pearson Communities_PCSS Notification Letter

Attachment F – A-2025-01_Z-2025-01_David Pearson Communities_Kevin Moore Notification Letter

Attachment G - A-2025-01_Paulding County Board of Commissioners_Chairman Estes_Response_4.13.2025

Attachment H – A-2025-01_Z-2025-01_David Pearson Communities_Kevin Moore Public Hearing Notification Letter

Attachment I - A-2025-01_Z-2025-01_David Pearson Communities Inc._LEGAL NOTICE

Attachment J - A-2025-01_Z-2025-01_David Pearson Communities LLC_Surrounding Property Owners Letter

Attachment K - DRI 3599 Canebreak West Dallas Report and Recommendations_NWGRC

Attachment L - DRI 3599 Canebreak West Residential Development_USDA_REVISION 1

Attachment M - 3599 Canebreak West Residential Development FINAL SIGNED Notice of Decision_10.4.2022

Attachment N - DRI 3599 Canebreak West Traffic Study Revised 09-29-2022

Attachment O - DRI 3599 Canebreak West Traffic Study - AR Responses to comments 09-29-2022