

A-2021-07

Z-2021-09



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____

Hearing Dates: PC: _____

CC: _____

OFFICE USE:

Time/Date Stamp: _____

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Adam Baker Business phone: _____ Cell: 678-662-3398

Address: 475 E. Main St. Suite 132 Home phone: _____

City: Cartersville State: GA Zip: 30121 Fax phone: _____

E-mail address: abaker@evergreendres.com

Applicant's Signature: [Signature] Printed Name of Applicant: _____

Signed, sealed and delivered in the presence of: _____

Notary Public: [Signature] Date Notary Commission Expires: 10-15-2005



Representative: Boyd Austin Phone: 404-407-3534

Address: P.O. Box 11 City: Dallas State: GA Zip: 30132

E-mail address: Boyd.austin@comcast.net Fax phone: _____

Representative's Signature: [Signature] Printed Name of Signatory: Boyd L. Austin, Jr.

Signed, sealed and delivered in the presence of: _____

Notary Public: [Signature] Date Notary Commission Expires: 6-20-2005



Titleholder: Virginia Hutchins Home phone: _____

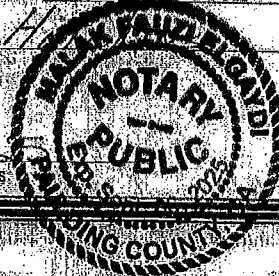
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 1402 Crown Ter City: Marletta State: GA Zip: 30062

Signature: [Signature] Printed Name of Signatory: Virginia H.

Signed, sealed and delivered in the presence of: _____

Notary Public: [Signature] Date Notary Commission Expires: Sept 6, 2005



Property Information: R-2 (Paulding County)

Present Zoning Classification: R-2 (Paulding County) Requested Zoning Classification: R-2 with Conditions (City of Dallas)

Total Acreage of Zoning/Rezoning Application: 15.4 Acreage of Titleholder: 15.4

Land Lot(s): 5207 Distric(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 149.4.1.011.0000

Location of Property: Unassigned Address - Hay Rentroe and Villa Rica Hwy

(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): An age-restricted (55+) fee-simple residential community, consisting of 50 lots.

Filed with City: _____ (Date) _____ (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: _____

Key Partners Consulting, LLC

Annexation Application # _____

Zoning Application # _____

October 15, 2021

City of Dallas, Georgia
Community Development Department
129 East Memorial Drive
Dallas, GA 30132

RE: Application for Annexation/Rezoning
Unaddressed 15.4 acre parcel, SE Corner of Hay-Renfroe Drive & Villa Rica Hwy
Present Owner: Virginia F. Hutchins

SA Land Group, LLC is requesting annexation into the City of Dallas, Georgia, and a zoning classification of R-2 with Conditions for the subject parcel. The site will be developed into an age-restricted (55+), fee-simple residential community consisting of no more than 50 homes.

This property adjoins the City of Dallas on its western boundary. This annexation will not create an island. It was the subject of a previous application for annexation and a denser zoning category. At that time, Paulding County had no objection to the annexation of the property into the City of Dallas; the present application should not encounter objections.

The Owner and the Applicant understands that it will be submitted to Paulding County for consideration within its 30-day consideration period. We acknowledge that the Paulding County Board of Commissioners will have only two meetings (October 26, 2021 and November 9, 2021) prior to the City's hearing dates of December 2, 2021 and December 6, 2021.

Thank you for your prompt notice of this annexation request to the Paulding County Board of Commissioners. Please advise if you have questions or require additional information.

Respectfully,



Boyd Austin
Representative

P. O. Box 11, Dallas, GA 30132
C: (404) 402-3539 Email: boydaustin@comcast.net

ZONING SUMMARY

Applicant: Adam Baker

Date: 11/05/2021

Title Holder: Virginia Hutchins

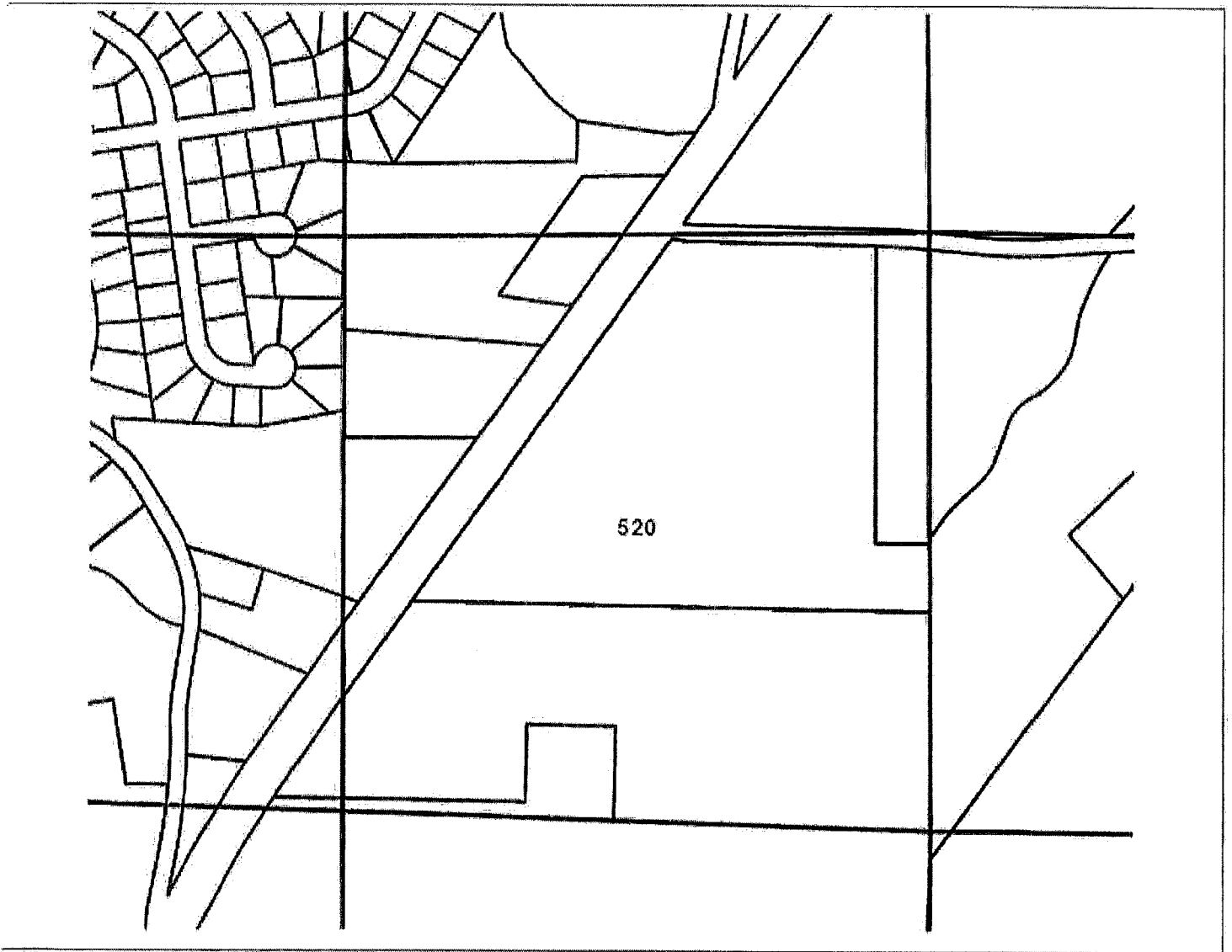
District: 2

Land Lot: 150

Section: 3

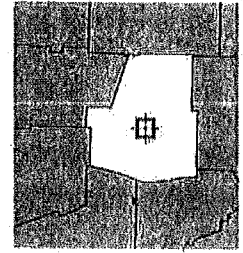
Present Zoning: Paulding R-2 (Suburban Residential)

Requesting: to annex property into the City of Dallas and zone R-2 with conditions





Overview



Legend

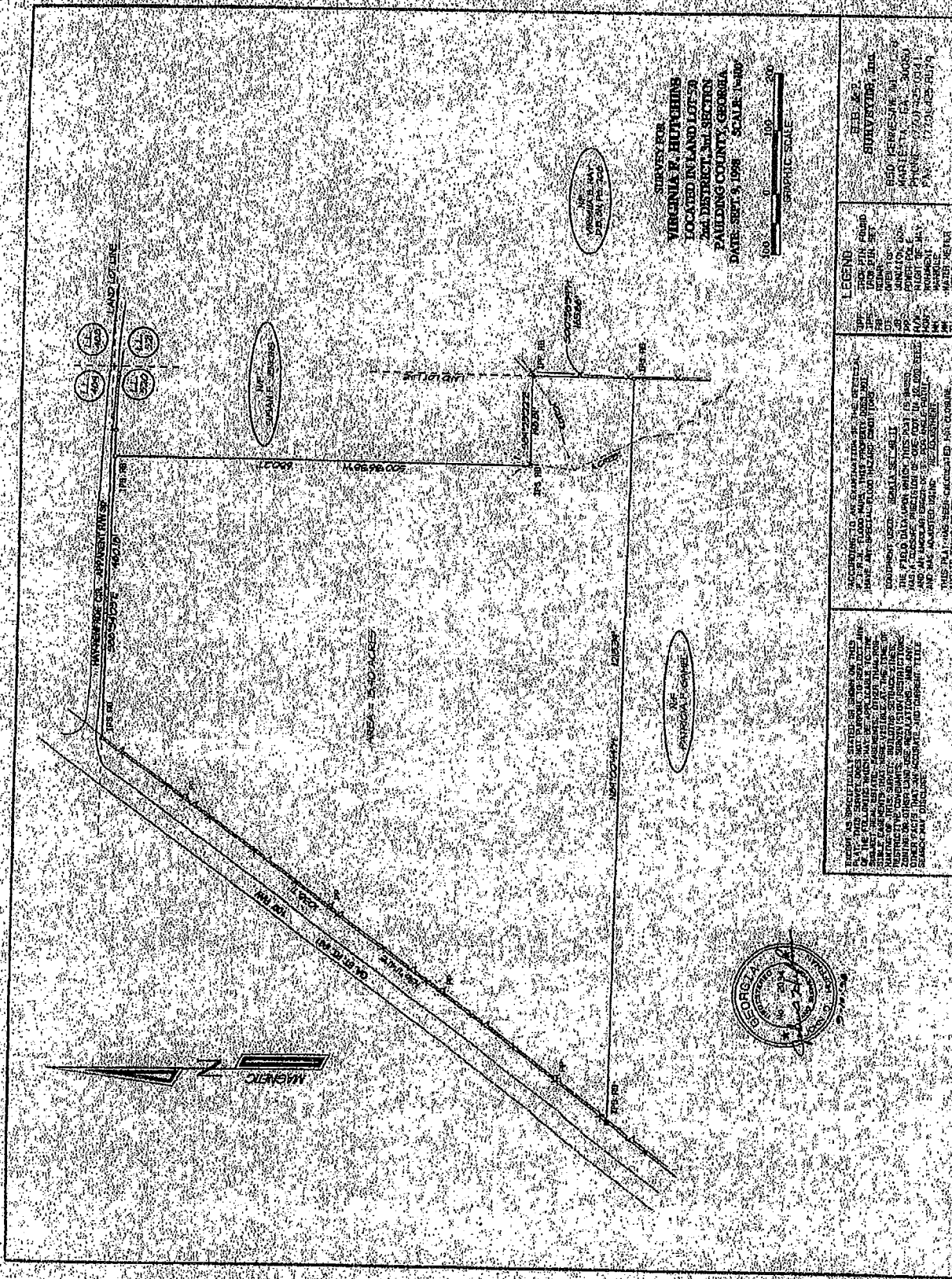
- Parcels
- LandLots
- Subdivision Names

Parcel ID	149.4.1.011.0000	Alternate ID	43329	Owner Address	HUTCHINS VIRGINIA F 1402 CROWN TER MARIETTA, GA 30062	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	Residential	Date	10/22/1998	Price	0	Reason	L
Property Address	UNASSIGNED ADDRESS	Acreage	15.4	Value	Assessed Value \$145,100		0	Qual	n/a
District	COUNTY								
Brief Tax Description	n/a								

(Note: Not to be used on legal documents)

Date created: 11/5/2021
Last Data Uploaded: 11/4/2021 7:11:58 PM

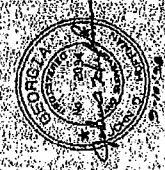
Developed by Schneider
GEOSPATIAL



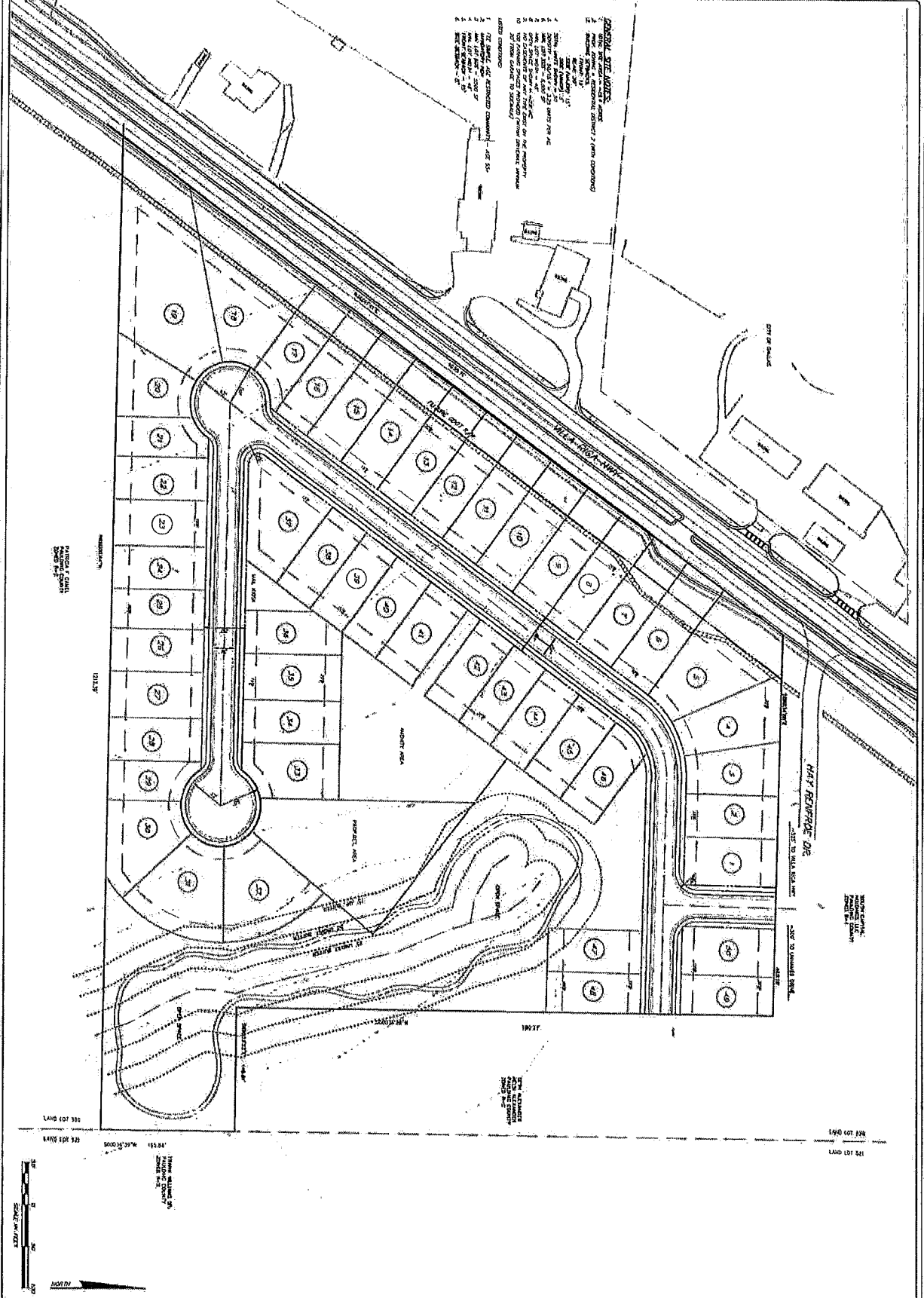
SURVEY FOR
VIRGINIA K. HURLBUSH
 LOCATED IN LAND LOT 58
 DISTRICT 31E SECTION
 PAULDING COUNTY, GEORGIA
 DATE: SEPT. 9, 1998 SCALE: 1" = 40'



<p>LEGEND</p>	<p>ACCORDING TO AN INVESTIGATION OF THE RECORDS OF THE CLERK OF SUPERIOR COURT FOR THE COUNTY OF PAULDING, GEORGIA, THIS PROPERTY WAS NOT RECORDED IN THE PUBLIC RECORDS IN PAULDING COUNTY, GEORGIA.</p>	<p>THE FIELD OF THIS SURVEY WAS RUN ON ONE DAY IN 1998. THE SURVEY WAS RUN BY THE SURVEYOR AND HIS ASSISTANT. THE SURVEY WAS RUN IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF GEORGIA.</p>
<p>1" = 40'</p>	<p>1" = 40'</p>	<p>1" = 40'</p>
<p>2" = 80'</p>	<p>2" = 80'</p>	<p>2" = 80'</p>
<p>3" = 120'</p>	<p>3" = 120'</p>	<p>3" = 120'</p>
<p>4" = 160'</p>	<p>4" = 160'</p>	<p>4" = 160'</p>
<p>5" = 200'</p>	<p>5" = 200'</p>	<p>5" = 200'</p>
<p>6" = 240'</p>	<p>6" = 240'</p>	<p>6" = 240'</p>
<p>7" = 280'</p>	<p>7" = 280'</p>	<p>7" = 280'</p>
<p>8" = 320'</p>	<p>8" = 320'</p>	<p>8" = 320'</p>
<p>9" = 360'</p>	<p>9" = 360'</p>	<p>9" = 360'</p>
<p>10" = 400'</p>	<p>10" = 400'</p>	<p>10" = 400'</p>



SEE F-98-058-B



GENERAL SITE NOTES:
 1. THIS PLAN IS A CONCEPT PLAN FOR THE PROPOSED DEVELOPMENT OF THE TRACT.
 2. THE TRACT IS BOUNDARY BY THE HAY RENFROE DRIVE TO THE NORTH, THE 19027 ROAD TO THE EAST, AND THE 19118 ROAD TO THE WEST.
 3. THE TRACT IS ZONED R-2.
 4. THE TRACT IS BOUNDARY BY THE 19027 ROAD TO THE EAST, THE 19118 ROAD TO THE WEST, AND THE 19119 ROAD TO THE SOUTH.
 5. THE TRACT IS BOUNDARY BY THE 19027 ROAD TO THE EAST, THE 19118 ROAD TO THE WEST, AND THE 19119 ROAD TO THE SOUTH.
 6. THE TRACT IS BOUNDARY BY THE 19027 ROAD TO THE EAST, THE 19118 ROAD TO THE WEST, AND THE 19119 ROAD TO THE SOUTH.
 7. THE TRACT IS BOUNDARY BY THE 19027 ROAD TO THE EAST, THE 19118 ROAD TO THE WEST, AND THE 19119 ROAD TO THE SOUTH.
 8. THE TRACT IS BOUNDARY BY THE 19027 ROAD TO THE EAST, THE 19118 ROAD TO THE WEST, AND THE 19119 ROAD TO THE SOUTH.
 9. THE TRACT IS BOUNDARY BY THE 19027 ROAD TO THE EAST, THE 19118 ROAD TO THE WEST, AND THE 19119 ROAD TO THE SOUTH.
 10. THE TRACT IS BOUNDARY BY THE 19027 ROAD TO THE EAST, THE 19118 ROAD TO THE WEST, AND THE 19119 ROAD TO THE SOUTH.

NO.	DATE	REVISION DESCRIPTION
01		ADDED GDOT R/W
02		REV LAYOUT
03		
04		
05		
06		
07		
08		
09		
10		

HAY RENFROE DR. TRACT

LAND LOT 520, 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GA
 ZONED R-2



LET3J metrics

1050 SHELBY ROAD NW
 BUILDING 300, SUITE 300
 KENNESAW, GA 30144

PROFESSIONAL SOLUTIONS
 LET3JMETRICS.COM

Z-2021-04

STAFF COMMENTS:

The applicants (Adam Baker) are proposing to annex and zone approx. 15.4 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2 (Low-Density Multi-family) with conditions. The property is located at the corner of Hay Renfroe and Villa Rica Hwy.

Properties that border the West portion are currently within the City limits of Dallas are zoned C-2.

All other adjacent properties are within Paulding County Zoning Jurisdiction

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: Paulding Zoning

NORTH: Paulding Zoning

SOUTH: Paulding Zoning

SOUTH: Paulding Zoning

EAST: Paulding Zoning

EAST: Paulding Zoning

WEST: C-2

WEST: Convenient Store

B. Permitted Use impact on adjacent properties.

Surrounding properties are zoned R-2 and C-2 with a proposed commercial development to the North.

C. Adverse effect on the usability of adjacent or nearby property?

Added traffic at the intersection of Hay Renfroe and GA Hwy 61.

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools.

Minimal effect on the school system as this is a proposed 55 and older development. Street will have an increased use.

E. Supported by current conditions

Public sewer and water available for tie-one, upgrades will be needed.

F. 2017 Comp Plan

Coincides with 2017 Comp plan in regards to residential development.

Based on the preceding analysis, staff recommends the following stipulations;

- 1.** Proposed annexation falls in the West Dallas Special Utility District. \$1,843 per lot sewer impact fee will be required at time of final plat in addition to standard water and sewer fees imposed on each lot.
- 2.** Owner/Developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.
- 3.** Development agreement will be required before permit issuance to cover any additional stipulations agreed to upon review of final plat.
- 4.** Development to remain a 55 and older development as proposed by developer.
- 5.** Road improvements contingent of PDOT/GADOT approval. Written agreement must be submitted to City of Dallas.

6. Owner/Developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

City of Dallas, Ga Planning and Zoning Commission Decision

Application # A-2021-07 Z-2021-09

The City of Dallas, Ga Planning and Zoning Commission APPROVES / DENIES application # A-2021-07 Z-2021-09 on this _____ day of _____, 2021 with city recommended stipulations as referenced below.

1. Proposed annexation falls in the West Dallas Special Utility District. \$1,843 per lot sewer impact fee will be required at time of final plat in addition to standard water and sewer fees imposed on each lot.

2. Owner/Developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.

3. Development agreement will be required before permit issuance to cover any additional stipulations agreed to upon review of final plat.

4. Development to remain a 55 and older development as proposed by developer.

5. Road improvements contingent of PDOT/GADOT approval. Written agreement must be submitted to City of Dallas.

6. Owner/Developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.

7.

8.

9.

Applicant Signature

Planning and Zoning Commissioner

The decision regarding this application made herein is the decision of the City of Dallas, Ga Planning and Zoning Commission and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

City of Dallas, Ga Mayor and Council Final Application Decision

Application # A-2021-07 Z-2021-09

The City of Dallas, GA Mayor and Council APPROVES / DENIES application # A-2021-07 Z-2021-09 on this _____ day of _____, 2021 with city recommended stipulations as referenced below.

1. Proposed annexation falls in the West Dallas Special Utility District. \$1,843 per lot sewer impact fee will be required at time of final plat in addition to standard water and sewer fees imposed on each lot.

2. Owner/Developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.

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6. Owner/Developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.

- 7.

- 8.

- 9.

Applicant Signature

Mayor

City Clerk

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 with sewer zoning district as written in the City of Dallas Code of Ordinances.

*The decision regarding this application made herein is the decision of the City of Dallas, Ga Mayor and Councils **final decision**. The City of Dallas Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications. The above parties agree to decision and stipulations if applicable. Upon final annexation recording, recorded documents will be added to this packet.*