



City of Dallas

Planning & Zoning Commission

June 1, 2023

6:00PM

DALLAS CITY HALL

129 E. Memorial Dr

Dallas, GA 30132

DEV-2023-01

DEV-2023-01

STAFF COMMENTS:

The applicant has submitted development plans for property located within the Corridor Overlay District. Per Section 44-214 of the City of Dallas Zoning Ordinance, approval by the Planning Commission is required for any proposed development plan in the Corridor Overlay District.

The property is 4.39 acres located at 100 Cadillac Parkway. The property is zoned G General Industrial. The proposed use of self-storage is permitted by the zoning district.

Properties that border the site to the North, East, South, and West are currently inside City limits.

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

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: G

NORTH: General Industrial

EAST: G

EAST: Commercial

SOUTH: G

SOUTH: General Industrial

WEST: R-3

WEST: Multi-family, beyond railroad

DEPARTMENT COMMENTS:

Community Development and Public Works have reviewed the plans multiple times, made comments, and reviewed revisions.

Public Works has met with the Transportation Committee of City Council regarding approval of the site entrance.

Georgia EPD made a state waters determination for the stream on the site.

City of Dallas will not provide sewer service. Paulding County will determine if the site is either on septic system or tied into Paulding County sewer.

Staff recommends approval with NO stipulations.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision.

City of Dallas, Ga Planning and Zoning Commission Decision

Application # DEV-2023-01

The City of Dallas, Ga Planning and Zoning Commission APPROVES / DENIES application # DEV-2023-01 on this _____ day of _____, 2023 with city recommended stipulations as referenced below.

- 1.
- 2.
- 3.
- 4.
- 5.

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.