



**ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2026-02**

HEARING DATES
Zoning Board of
Appeals:
03/30/2026 at 5:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

- DSV-2025-01-Development Standard Variance – Staff Document
- Attachment A: DSV-2025-01-Development Standard Variance Application
- Attachment B: DSV-2025-01-Boundary Survey / Legal Description
- Attachment C: DSV-2025-01-Warranty Deed
- Attachment D: DSV-2025-01-Notice of Public Hearing – Legal Notice
- Attachment E: DSV-2025-01-Letter of Intent
- Attachment F: DSV-2025-01-Site Plan
- Attachment G: DSV-2025-01-Unified Development Code: Chapter VII – Development Standards; Sec. 7.05 – Landscape Standards; 12) Buffer Yard Requirements; b) Buffer Yard Standards, and Chapter VIII – Supplementary Conditions for Specific Uses; Sec. 8.12 – Outdoor Sales, Display, and Storage Standards; 4) Outdoor Storage; a) General Standards that are applicable to all outdoor storage.

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-02:

Applicant: **Jake Seaton, Cross Development**
 Applicant Address: **4317 Marsh Ridge Road**
 City: **Carrollton** State: **Texas** Zip: **75010**

Representative: **Justin Carter & Nathan Spence, Foresite Group, LLC.**
 Representative Address: **51 12th Street South**
 City: **Birmingham** State: **Alabama** Zip: **35233**

Titleholder: **Dallas Land, LLC.**
 Titleholder Address: **5080 Peachtree Blvd., Suite 210**
 City: **Atlanta** State: **Georgia** Zip: **30341**

Location of Property: **166 Thomas B. Murphy Drive, Dallas, GA. 30132**
 Tax Parcel ID No.: **138.3.1.053.0000**
 Land Lot(s): **378** District: **2nd** Section: **3rd**
 Intended Use of Property: **Medium-Density–Commercial: Vehicle Repair & Service, Major**
 Proposed Unit Count: **Single Building Construction**
 Zoning District: **C-2 Medium-Density–Commercial (City)**



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Setbacks & Lot Requirements:

Minimum Lot Size – 2.5 acres overall parcel; Minimum Lot Width – 150ft. overall parcel; Minimum Lot Frontage – 50ft.; Maximum Building Height – (Principal 60ft.) (Accessory – 26ft.); Front Setback – 35ft.; Side Setback – (Principal – 30ft.) (Accessory – 10ft/30ft.); Rear Setback – (Principal – 45ft.) (Accessory – 15ft/45ft.); Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – n/a) (2+ Story – n/a); Total Minimum Living Area (Per Unit) – n/a; Minimum Living Area Façade Width – n/a; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 80%

Unified Development Code Chapter(s) & Section(s):

- 1- Chapter VII – Development Standards; Sec. 7.05 – Landscape Standards; 12) Buffer Yard Requirements; b) Buffer Yard Standards*
- 2- Chapter VIII – Supplementary Conditions for Specific Uses; Sec. 8.12 – Outdoor Sales, Display, and Storage Standards; 4) Outdoor Storage; a) General Standards that are applicable to all outdoor storage.*

Detailed Description of Variance(s) Applied For:

- (1) Applicant requests a reduction of the 10’ landscape buffer along the east property line from 10’ to 0’ at the noted encroachment area only per the site plan provided with this variance application. Landscape buffer will remain 10’ in width along east property for all unaffected areas.*
- (2) Applicant is requesting permission to exceed the outdoor storage requirement of 25% of the building footprint specified in Sec. 8.12;4) a). Applicant plans to provide 60 storage spaces, thus exceeding the maximum 25% threshold. Applicant will provide opaque screening per the UDC requirements. This includes but is not limited to 7’ tall fencing and evergreen screen.*

STAFF COMMENTS:

Cross Development / Jake Seaton (Applicant), Foresite Group, LLC. / Justin Carter & Nathan Spence (Representative), and Dallas Land, LLC. (Titleholder), has applied and seeks a Development Standards Variance for property legally known as 166 Thomas B. Murphy Drive,



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Dallas, GA. 30132; Tax Parcel I.D. No. **138.3.1.053.0000** located in Land Lot: **378** in the **2nd** District and **3rd** Section of Paulding County.

Properties that border the site to the south, east, and west are within the city limits of Dallas.

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

ADJACENT ZONING

NORTH: Railroad Right-of-Way

EAST: C-2 (City)

WEST: I-1 (City)

SOUTH: C-2 (City)

ADJACENT DEVELOPMENT

NORTH: Railroad Property abutting Public ROW Hardee Street

EAST: Medium-Density – Commercial: Undeveloped

WEST: Light Industrial: Commercial Business

SOUTH: Medium-Density – Commercial: Strip Center

B. Variance impact on adjacent properties

- *None – Surrounding properties are of equal permitted land use. Adjacent property to north is owned by Norfolk Southern Railroad. All properties to west, north and south are developed. Subject property will provide adequate screening per the buffer requirements in the city’s Unified Development Code.*

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

- *None – Surrounding properties to west, north, and south are developed. The single property to the east that is undeveloped is of equal permitted land use.*

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

- *None – proposed permitted land use will have no effect.*

E. Supported by current conditions

- *Site plan is in compliance with all other buffer and outdoor storage requirements.*
- *Site plan conforms with all other development and design requirements.*
- *Existing Public Water supply via Paulding County Water System. Additional capacity isn’t needed.*
- *Existing Public Sanitary Sewer connection via City of Dallas. Additional capacity isn’t needed.*



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- *Public Roadway connection via Thomas B. Murphy Drive. Access point (curb cut) exists on site. Outparcel access was constructed with original development of surrounding property.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being within the Commercial character area, per the future development map shown on page 99.

STAFF RECOMMENDATIONS:

Based on the preceding analysis, Community Development staff recommends approval of the Development Standards Variance request with the following stipulations.

1. Landscape buffer yard area along east property line shall remain 10-foot in width in all areas except for the area noted on site plan. All other landscape buffer requirements shall be compliant with Sec. 7.05; 12); b).
2. Outdoor storage on the property shall adhere to and be fully compliant with Sec. 8.12; 4) a) i) & iv).

Unless explicitly stated herein, all other lot, development, design, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Zoning Board of Appeals, make the final decision on all applications.