



Community Development Department
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September 11, 2024

Planning Report

Application Number: Z-2020-06

Applicant: Blackwater Dallas

Owner: White Cheetah, LLC

Engineer: LJA Engineering, INC.

Parcel ID: 135.3.1.075.0000

Address: Jimmy Campbell Highway, Dallas, GA 30132

Zoning: C-2 General Business District, Corridor Overlay Zone

Project Proposal: Convenience Store with Fuel Canopy, Retail, and Restaurant Development

Project Overview

The applicant is returning to the Planning Commission for site plan approval per the conditions that were required as a part of rezoning approval on November 2, 2020. At that time, the Planning Commission approved the new commercial development comprising one freestanding convenience store with two fuel canopies and a freestanding mixed-use retail and restaurant building on the parcel. The parcel is situated in the C-2 General Business District and is subject to the Corridor Overlay District standards. The City Council approved the rezoning from R-2 to C-2 in 2020 subject to the following conditions:

- Connection to Silver Comet Trail
- Create a barrier
- Must meet Corridor Overlay Rules

The submitted plans include a site plan, landscape plan, architectural elevations, and a lighting plan. The proposed convenience store will cover 5,500 square feet with a 2,500-square-foot office on the second floor. Additionally, the development includes a 2,000-square-foot restaurant and three retail spaces totaling 4,000 square feet.

Site Context

- **Location:** Jimmy Campbell Highway near Silver Comet Trail
- **Parcel Area:** 6.44 acres
- **Zoning:** C-2 (General Business), subject to the **Corridor Overlay Zone** regulations.

- **Adjacent Uses:**
 - **North:** Commercial
 - **East:** Undeveloped land (zoned C-2)
 - **West:** Silver Comet Trail
 - **South:** Residential (R-2)

Zoning Compliance

The site is within the C-2 General Business District and must adhere to the **Corridor Overlay Zone** standards. These requirements include enhanced landscaping, aesthetic controls, signage restrictions, and greenbelt buffer zones along the highway. Key Compliance Areas:

- **Setbacks:**
 - 40 feet front
 - 25 feet rear and side
- **Building Height:** Maximum 35 feet; the proposal conforms with a maximum building height of two stories.
- **Greenbelt Requirement:** The plans include a 10-foot landscaped greenbelt along the highway, meeting the overlay district's requirements.
- **Landscaping:** The landscaping plan incorporates a variety of trees and shrubs, which adhere to the overlay's requirements for diverse plantings. However, some issues with landscape strip compliance may require adjustment, as noted below.

Parking & Access

- **Total Parking Provided:** 93 spaces, including 4 ADA-compliant spaces.
- **Fueling Stations:** The development includes **two fuel canopies with multiple pumps**, but the **proximity of the canopy to adjacent building entrances** could create safety concerns, especially with pedestrian circulation.
- **Access Points:** The primary access to the site will be from Jimmy Campbell Highway, with proposed connectivity to the **Silver Comet Trail** for pedestrian access.
- **Section 44-218 Parking Requirements** states, "Parking is to be discouraged between the required greenbelt and the building(s) when other suitable areas for parking exist on the property; however, a maximum of 20 percent private parking may be permitted in the area between the greenbelt and the planting on the periphery of the property". It appears that an excess of 20% of all spaces are located between the greenbelt and the convenience store.

Corridor Overlay Design Requirements

The design follows the **Corridor Overlay District** standards, which regulate building aesthetics, landscaping, and signage:

- **Building Materials:** The architectural plans indicate brick and stone facades, which are consistent with the Corridor Overlay District's design guidelines.
- **Signage:** Any signage will require separate approval and must adhere to the overlay's sign regulations. The **pylon sign locations** are noted but must meet height and setback requirements, which should be further verified during final sign review.
- **Lighting:** The lighting plan includes full-cutoff fixtures to minimize light pollution, in compliance with overlay standards.

Environmental Considerations

The site plan accounts for the required **stream buffers**:

- A **50-foot undisturbed stream buffer** and a **25-foot state-mandated stream buffer** are clearly marked on the plans and appear to meet zoning regulations.

Identified Issues & Recommendations

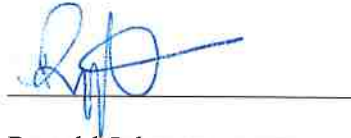
- Compliance with Section 44-218.

Staff Recommendation

The proposed development generally conforms with the zoning ordinance for the C-2 district and the Corridor Overlay Zone requirements. However, the identified issues regarding parking layout should be addressed prior to final approval.

Recommendation: Conditional approval of the design review, subject to the following conditions:

1. All visual and written representations shall hereby be entered into the legal record and made required. This includes all materials and measurements as indicated and advised on the approved site plans and elevation drawings. No changes to such documents shall be permitted without seeking subsequent plan review approval for the change and the applicant is required to apply for design review approval again in such an event.



Ronald Johnson, AICP
Community Development Director

