

# DEVELOPMENT STANDARD VARIANCE - STAFF DOCUMENT

## VARIANCE REQUEST NO. *DSV-2025-01*

### DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

Attachment A: DSV-2025-01-Official Variance Application  
Attachment B: DSV-2025-01-Boundary Survey / Legal Description  
Attachment C: DSV-2025-01-Warranty Deed  
Attachment D: DSV-2025-01-LEGAL NOTICE  
Attachment E: DSV-2025-01-Letter of Intent  
Attachment F: DSV-2025-01-Site Plan  
Attachment G: DSV-2025-01-Building Elevation Drawings  
Attachment H: DSV-2025-01-Unified Development Code; Sec 7.10 & Sec. 7.17  
Attachment I: DSV-2025-01-Development Standard Variance – Staff Document

### DEVELOPMENT STANDARD VARIANCE REQUEST:

#### **DSV-2025-01:**

Property Owner: *TRG Paris Rd., LLC*

Property Owner Addresser: *7100 Peachtree Dunwoody Rd., Atlanta, GA 30328*

Location of Property: *270 & 458 Paris Rd., Dallas, GA 30132*

Tax Parcel ID No.(s): *148.2.2.019.000; 148.2.2.030.0000; 148.2.2.035.0000; 147.1.1.023.0000; 147.1.1.017.0000*

Intended Use of Property: *Multi-family (Apartment Complex)*

Zoning District: *MF-1*

Setbacks & Lot Requirements:

*Minimum Lot Size – 1ac.; Minimum Lot Width – 100ft.; Minimum Lot Frontage – 50ft.; Maximum Building Height – (Principal 40ft.) (Accessory – 24ft.); Front Setback – 30ft.; Side Setback – (Principal – 40ft.) Accessory – 10ft.); Rear Setback – (Principal – 40ft.) Accessory – 10ft.); Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 950sf. Average) (2+ Story – 650sf. Average); Total Minimum Living Area (Per Unit) – 950st. Average; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 750sf. (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%*

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

*Chapter VII – Development Standards; Sec. 7.10 – Height Standards; 1) General Height Standards Applicable to all Zoning Districts; a) Height Requirements  
Chapter VII – Development Standards; Sec. 7-17 – Multifamily and Townhome Layout and Site Planning; 2) Layout and Site Planning; e)*

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## Detailed Description of Variance(s) Applied For:

- (1) Request maximum building height of 60ft. Sec. 7.10; 1) a) – states maximum building height shall not exceed 40ft.
- (2) Request maximum building length not to exceed 295ft. Sec 7.17; 2) e) – states maximum building length not to exceed 192ft.

## **STAFF COMMENTS:**

**TRG Paris Rd., LLC** (Applicant/Titleholder), has applied and seeks Development Standards Variance(s) for property legally known by Tax Parcel ID No.(s) **148.2.2.019.000; 148.2.2.030.0000; 148.2.2.035.0000; 147.1.1.023.0000; 147.1.1.017.0000** located in Land Lot(s) **409; 456; 481** in the **2<sup>nd</sup>** District and **3<sup>rd</sup>** Section of Paulding County, located at **270 & 458 Paris Road, Dallas, GA 30132**

*Properties that border the site to the south, and west are within the city limits of Dallas.  
Properties that border the site to the north, and east are within unincorporated Paulding County.*

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

### **ADJACENT ZONING**

**NORTH: R-2 Paulding County**

**EAST: R-2 Paulding County**

**SOUTH: R-2 & C-2 City**

**WEST: R-3 & I-1 City**

### **ADJACENT DEVELOPMENT**

**NORTH: Existing Residential Properties**

**EAST: Existing Residential Properties**

**SOUTH: Cadillac Pkwy. Industrial Park & Overlook at Palisades Subdivision**

**WEST: Sandalwood Apartment & White Park Industrial / Commercial Development**

## **B. Variance impact on adjacent properties**

- *None – Site plan complies to all setbacks and buffers.*

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

- *None – Site plan complies to all setbacks and buffers.*

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

- *Fascial Impact Analysis- completed by TRG Paris Rd., LLC.*

## **E. Supported by current conditions**

- *Site plan is in compliance with all lot and setback requirements.*
- *Site plan conforms with all development and design requirements.*
- *Public Water supply via Paulding County Water System. Water supply capacity verified.*

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- *Public Sanitary Sewer connection via City of Dallas. Sanitary sewer capacity verified, thus requiring off-site system capacity upgrades by developer.*
- *Public Roadway connection via Paris Road.*
- *Other available utility connections: Power – GA Power; Gas – multiple providers; Telecom – multiple providers*

## **F. 2022 Comprehensive Plan**

*The 2022-2027 Paulding County Joint Comprehensive Plan shows the property within the Employment Corridor area and Wellness District per the supporting policy map shown on page 88 (MAP2.30). Property is also adjacent to a crossroad area of influence. Property is also shown to be located in City of Dallas Sewer Service Area.*

## **STAFF RECOMMENDATIONS:**

**Based on the preceding analysis, if the Zoning Board of Appeals votes to recommend approval, staff recommends the following stipulations be applied:**

- 1- Proposed multi-family development shall conform with all remaining MF-1 standards found in the city's unified development code and code of ordinances.

**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, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga; Zoning Board of Appeals makes the final decision on all Development Standard Variance Applications.*