

## SEP-2025-01

### **REZONING APPLICATION AND DOCUMENTS:**

Attachment A – SEP-2025-01 Special Exception Application  
Attachment B – SEP-2025-01 Boundary Survey / Legal Description  
Attachment C – SEP-2025-01 Warranty Deed  
Attachment D - SEP-2025-01 Grace Baptist \_LEGAL NOTICE  
Attachment E - SEP-2025-01 Grace Baptist \_Surrounding Property Owners Letter  
Attachment F – SEP-2025-01 Special Exception Permit Request Disposition Form

### **STAFF COMMENTS:**

Grace Baptist Church of Mableton, Inc. (Applicant/Titleholder) and, Thomas Brown, CEO (Representative), have applied for a Special Exception Permit for a portion of land in Land Lot 230 in the 2<sup>nd</sup> District, 3<sup>rd</sup> Section of Paulding County, located at the following address, 123 Watson Drive, Dallas, GA 30132 within Paulding County, Georgia. Current Zoning District of subject property is C-1 in the City of Dallas. The C-1 zoning district in the City of Dallas allows the specific use of Places of Worship, subject to a Special Exception Permit issued by the City of Dallas – Planning Commission.

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

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

##### **ADJACENT ZONING**

**NORTH: R-1 City**

**EAST: R-1 City**

**SOUTH: CBD City**

**WEST: R-1 and C-1 City**

##### **ADJACENT DEVELOPMENT**

**NORTH: Coach Lane Subdivision**

**EAST: Existing residential**

**SOUTH: Vacant**

**WEST: Existing commercial and residential**

#### **B. Permitted Use impact on adjacent properties**

- *Increase traffic during hours of operation.*

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

- *None*

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

- *Increased traffic on Watson Drive and other nearby collector roads.*

**E. Supported by current conditions**

- *Public Water supply via City of Dallas. Water supply capacity verified.*
- *Public Sanitary Sewer connection via City of Dallas. Sanitary sewer capacity verified.*
- *Public Roadway connection via Watson Drive / Confederate Ave.*
- *Other available utility connections: Power – GA Power; Gas – multiple providers; Telecom – multiple providers*

**F. 2022 Comprehensive Plan**

*Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Character Corridor, and Employment Corridor area, 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 planning commission votes to recommend approval, staff recommends the following stipulations be applied:**

- 1- *Business is to hire and provide traffic control services (Officer)during all hours of operation. This includes services, school, events, or any additional times of operation. This shall satisfy subsection 4.04(2)f(ii)requirement for location with frontage or direct access to an arterial street.*

**Unless explicitly stated herein, all other lot development standards shall comply with the C-1 zoning district 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 Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.*