



PUBLIC HEARING

MEETING DATE: 12/01/2025

TITLE: **Z-2025-04: ZONING PUBLIC HEARING**

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at 142 Braswell St., Dallas, GA 30132, from R-1 (City of Dallas) to TH (City of Dallas) for a residential, townhome community. The subject property is located and legally known by Tax Parcel ID No.138.1.4.004.0000 in Land Lot 304, 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: *Brandon Rakestraw – Community Development Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

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HISTORY/PAST ACTION:

Planning Commission – Public Hearing; November 20, 2025

*****Recommendation***** – Approve the zoning/rezoning request as follows:

Zoning: TH – Townhome District (city)

Density: 7.00 units per acre maximum density

Total Unit Count: 14

Stipulations: All staff recommended stipulations as listed below.

- 1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will be acceptable if the necessary easements cannot be obtained by Owner/Developer. Owner/Developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.*
- 2. Owner/Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plan for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.*
- 3. Development shall be constructed in full conformity to the city's Unified Development Code and Code of Ordinances.*
- 4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by the city for access.*
- 5. Owner/developer shall comply, design, and construct all off-site/on-site water system improvements and/or upgrades required by the city for service.*
- 6. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.*
- 7. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis; including but not limited to Paulding County School System, City of Dallas Police Department, GA Power, Southern Company Gas, and Telecommunication(s) Companies.*
- 8. Owner/developer shall agree rental properties shall not exceed 10% of the overall unit count for the proposed Townhome Development. This includes the combination of adjacent properties to yield additional unit counts as part of an overall master development.*

Unless explicitly stated herein, all other lot development standards shall comply with the TH - Townhome zoning district as written in the City of Dallas Code of Ordinances.

INFORMATION:

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ZONING APPLICATION AND DOCUMENTS:

Attachment A – Re-Zoning Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D – Z-2025-04_Steeden Preferred Properties, LLC Steve/Denise Nunley Notification Letter

Attachment E - Z-2025-04_Steeden Preferred Properties, LLC LEGAL NOTICE

Attachment F - Z-2025-04_Steeden Preferred Properties, LLC Surrounding Property Owners Letter

Attachment G – Z-2025-04_Planning and Zoning Staff Document