



City of Dallas

Planning & Zoning Commission

June 1, 2023

6:00PM

DALLAS CITY HALL

129 E. Memorial Dr

Dallas, GA 30132

Z-2023-03

Z-2023-03

STAFF COMMENTS:

The applicant (City of Dallas) is proposing to rezone 1.73 acres from H-1 to G. The property is located at the southeast corner of Dallas Industrial Drive and George T. Bagby Drive.

Properties that border the site to the North, East, and West are currently inside City limits. Property to the South is in County

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

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: Dallas H-1

NORTH: Heavy Industrial

EAST: Dallas H-1

EAST: Undeveloped

SOUTH: County R-2

SOUTH: Residential

WEST: Dallas H-1

WEST: Undeveloped

B. Permitted Use impact on adjacent properties.

Site is located within an industrial park..

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 City streets. Will not increase student population of nearby schools.

E. Supported by current conditions

Water and Sewer are currently available on site.

F. 2022 Comp Plan

Matches with the 2022 Comp Plan Future Land use map as Industrial.

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. None.

Unless explicitly stated herein, all other lot development standards shall comply with the G 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.

City of Dallas, Ga Planning and Zoning Commission Decision

Application # **Z-2023-03**

The City of Dallas, Ga Planning and Zoning Commission APPROVES / DENIES application # **Z-2023-03** on this _____ day of _____, 2023 with city recommended stipulations as referenced below.

- 1.
- 2.
- 3.
- 4.
- 5.

Applicant Signature

Planning and Zoning Commissioner

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

The decision regarding this application made herein is the decision of the City of Dallas, Ga Planning and Zoning Commission 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.

City of Dallas, Ga Mayor and Council Final Application Decision

Application # **Z-2023-03**

The City of Dallas, GA Mayor and Council APPROVES / DENIES application # **Z-2023-03** on this _____ day of _____, 2023 with city recommended stipulations as referenced below.

1

2.

3.

4.

5.

Applicant Signature

Mayor

City Clerk

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

*The decision regarding this application made herein is the decision of the City of Dallas, Ga Mayor and Councils **final decision**. The City of Dallas Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications. The above parties agree to decision and stipulations if applicable. Upon final annexation recording, recorded documents will be added to this packet.*