

**Z-2023-08**

**STAFF COMMENTS:**

The applicant (Kerley Family Homes, LLC) is proposing to rezone 15.57 acres from C-2 to R-4. The front portion of the property is to remain C-2. The property is located at 260 Merchants Drive. The property is to be combined with adjacent property in zoning application Z-2023-09 for a total of 18.01 acres.

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

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

**ADJACENT ZONING**

**ADJACENT DEVELOPMENT**

**NORTH:** Dallas R-2  
Dallas C-2

**NORTH:** Residential, single family  
Commercial

**EAST:** Dallas R-2

**EAST:** Residential, single family  
City Park

**SOUTH:** Dallas C-2

**SOUTH:** Commercial

**WEST:** Dallas C-2

**WEST:** Commercial

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

*Proposed use will increase number of residents who could potentially patron adjacent businesses.*

**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. May increase student population of nearby schools.*

**E. Supported by current conditions**

*Water and Sewer are available.*

**F. 2022 Comp Plan**

*The 2022 Comp Plan Future Land use map is Commercial.*

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

1. Developer is responsible for off-site downstream sewer infrastructure improvements that are required. Improvements must be installed and accepted by City prior to final plat approval.
2. Development shall be constructed in substantial conformity with the site plan provided in zoning application.
3. Developer shall provide a minimum 20-foot planted or natural (where possible) buffer adjacent to the property boundaries as shown on the zoning site plan.
4. Developer shall provide a berm with two rows of evergreen trees staggered six feet on center where the development borders single family residential properties. Berm with evergreen trees shall be located on the development side of the 20-foot planted or natural buffer.
5. Developer shall provide fence along development side of 20-foot buffer along north and east sides of development.
6. Developer shall provide a 10-foot concrete multi-use trail along the entire length of property frontage along Merchants Drive for connection to City of Dallas Battlefield Trail.
7. Developer shall provide curb and gutter along the entire length of property frontage along Merchants Drive.
8. Developer is responsible for providing required all development entrance improvements as required by Georgia DOT.
9. Developer is responsible for providing and installing license plate reader camera at development entrance compatible with the City of Dallas Police Department system.
10. Home Owners Association with mandatory membership required for preservation and maintenance of common areas.
11. Developer shall submit detailed architectural, site, and landscaping plans to the City of Dallas for design review approval.

**Unless explicitly stated herein, all other development standards shall comply with the R-4 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.*