



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-04

HEARING DATE
Zoning Board of
Appeals:
06/15/2026 at 6:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

DSV-2026-04-Development Standard Variance – Staff Document

Attachment A: DSV-2026-04-Development Standard Variance Application

Attachment B: DSV-2026-04-Boundary Survey / Legal Description

Attachment C: DSV-2026-04-Warranty Deed

Attachment D: DSV-2026-04-Notice of Public Hearing – Legal Notice

Attachment E: DSV-2026-04-Letter of Intent

Attachment F: DSV-2026-04-Site Plan

Attachment G: DSV-2026-04-Unified Development Code(s):

- Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1-3) Front, Side, and Rear Setbacks
- Chapter VII – Development Standards; Sec. 7.13 – Open Space Requirements; 4) Non-Qualifying Open Space and 5) Minimum Required Open Space
- Chapter VII – Development Standards; Sec. 7.16 – Single-Family Development Amenities Required; 2) Allowable and Mandatory Recreational Amenities
- Chapter VII – Development Standards; Sec. 7.17 – Multi-Family and Townhome Layout and Site Planning; 2) Layout and Site Planning, 3) Open Space, 4) Vehicular and Pedestrian Circulation
- Chapter IX – Design Standards; Sec. 9.02 – Multi-Family and Townhome Design Standards; 5) Automobile Storage

Attachment H: DSV-2026-04 – Code of Ordinance(s):

- Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-24 – Minimum Design Standards;(b) Streets; (10) Intersections
- Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-25 Required Improvements; Sidewalks, Curb and Gutter

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-04:

Applicant and Titleholder: ***Downtown Development Authority of the City of Dallas***

Applicant Address: ***129 E. Memorial Drive***

City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Representative: ***Downtown Development Authority of the City of Dallas, Darrin Keaton***

Representative Address: ***129 E. Memorial Drive***

City: ***Dallas*** State: ***Georgia*** Zip: ***30132***



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Location of Property: *200 Lester Drive, Dallas, GA. 30132*
Tax Parcel ID No.: *137.2.2.062.0000*
Land Lot(s): *274* District: *2nd* Section: *3rd*
Intended Use of Property: *Single-Family Attached (Townhomes)*
Proposed Unit Count: *69 Units*
Zoning District: *TH Townhome (City)*

Setbacks & Lot Requirements:

Minimum Lot Size –1.0 acres overall parcel; Minimum Lot Width –100ft. overall parcel; Minimum Lot Frontage – 50ft.; Maximum Building Height⁹ – (Principal 40ft.) (Accessory – 24ft.); Front Setback^{1, 10} – 25ft.; Side Setback² – (Principal – 40ft.) (Accessory – 10ft); Rear Setback² – (Principal – 40ft.) (Accessory – 10ft); Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf.) (2+ Story – 650sf.); Total Minimum Living Area (Per Unit) – 1,040sf./950sf.; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – (50%¹¹)(Acc: 5% or 600sf.(whichever is greater)); Maximum Lot Coverage (all impervious surfaces) – 60%¹²

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

- **Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1-3) Front, Side, and Rear Setbacks**
- **Chapter VII – Development Standards; Sec. 7.13 – Open Space Requirements; 4) Non-Qualifying Open Space and 5) Minimum Required Open Space**
- **Chapter VII – Development Standards; Sec. 7.16 – Single-Family Development Amenities Required; 2) Allowable and Mandatory Recreational Amenities**
- **Chapter VII – Development Standards; Sec. 7.17 – Multi-Family and Townhome Layout and Site Planning; 2) Layout and Site Planning, 3) Open Space, 4) Vehicular and Pedestrian Circulation**
- **Chapter IX – Design Standards; Sec. 9.02 – Multi-Family and Townhome Design Standards; 5) Automobile Storage**

Code of Ordinances Chapter(s) & Sections(s):

- **Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-24 – Minimum Design Standards;(b) Streets; (10) Intersections**
- **Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-25 Required Improvements; Sidewalks, Curb and Gutter**



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Detailed Description of Variance(s) Applied For:

- (1) *Applicant requests approval of a reduction of the side setback along north property line to 25'*
- (2) *Applicant requests approval of a reduction of the rear setback along west property line to 32'*
- (3) *Applicant requests approval to have slopes exceeding 25%*
- (4) *Applicant requests approval of a reduction in the open space percentage*
- (5) *Applicant requests approval to construct one or more of the allowable amenities listed in 2) d, 2) f, and 2) g in leu of mandatory swimming pool*
- (6) *Applicant requests approval to allow cut and fill slopes exceeding 10%*
- (7) *Applicant requests approval to allow planted features in place of preserving existing and natural features*
- (8) *Applicant requests approval to adjust open space percentage*
- (9) *Applicant requests approval to allow driveway depths of 25' from edge of pavement*
- (10) *Applicant requests approval to allow non-rear facing garage townhome units. This request is for units 45-69*
- (11) *Applicant requests approval to allow a minimum tangent of less than 100-feet at intersection*
- (12) *Applicant requests approval to construct non-rollback curb and gutter within alleys*

STAFF COMMENTS:

Downtown Development Authority of the City of Dallas (Applicant/Titleholder), *Downtown Development Authority of the City of Dallas, Darrin Keaton* (Representative), has applied and seeks a Development Standards Variance for property legally known as **200 Lester Drive, Dallas, GA. 30132**; Tax Parcel I.D. No. **137.2.2.062.0000** located in Land Lot: **274** in the **2nd** District and **3rd** Section of Paulding County.

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

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

ADJACENT ZONING

NORTH: R-2 (City)

EAST: R-2 (City)

WEST: R-2 (City)

SOUTH: R-2 (City)

ADJACENT DEVELOPMENT

NORTH: Low-Density Single-Family Residential

EAST: Low-Density Single-Family Residential

WEST: Low-Density Single-Family Residential

SOUTH: Low-Density Single-Family Residential



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B. Variance impact on adjacent properties

- *None – Surrounding properties are single-family permitted land use. Adjacent property to south is undeveloped. All properties to west, north and east are developed. Subject property will provide adequate screening per the buffer requirements in the city's Unified Development Code.*

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

- *None – Surrounding properties to west, east, and north are developed. The single property to the south that is undeveloped is currently zoned R-2 single-family.*

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

- *None – proposed permitted land use will have no effect. Improvements to the existing city street of Lester Drive will address current deficiencies.*

E. Supported by current conditions

- *Site plan is in compliance with all other buffer and setback requirements.*
- *Site plan conforms with all other development and design requirements.*
- *Existing Public Water supply via City of Dallas Water System. Additional capacity isn't needed.*
- *Existing Public Sanitary Sewer connection via City of Dallas. Additional capacity isn't needed.*
- *Public Roadway connection via Lester Drive. This existing city street intersects with E. Memorial Drive and E. Foster Avenue.*

F. 2022 Comprehensive Plan

The 2022-2027 Paulding County Joint Comprehensive Plan shows this parcel as Parks/Recreation/Conservation. The area surrounding this parcel is shown as Residential character area, per the future development map shown on page 99.

The noted land use of this property as Parks / Recreation / Conservation will be updated to residential character area during the upcoming Comprehensive Plan update for City of Dallas. This use change will be a continuation of the prominent land use for this area. Due to the close proximity to the downtown area, single-family attached and/or detached style housing is recommended for this area.



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STAFF RECOMMENDATIONS:

Based on the preceding analysis, Community Development staff recommends approval of the Development Standards Variance request with the following stipulations.

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
3. Landscape buffer yard area along north, south, east, and west property line shall remain 10-foot in width in all areas surrounding the exterior property lines as shown on the development civil site plan. All landscape buffer requirements shall be compliant with the city's unified development code.
4. A Homeowners Association shall be required for the residential townhome development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall be mandatory membership for all residents.
5. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of each single-family home to be constructed. All single-family homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
6. Owner/developer shall agree that rental properties shall not exceed 10% (Six (6) units) of the overall 69-unit count.

Unless explicitly stated herein, all other development, design, lot, 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, Community Development staff and do not constitute a final decision. The City of Dallas, Zoning Board of Appeals, make the final decision on all applications.