



City of Dallas

Planning & Zoning Commission

March 30, 2023

6:00PM

DALLAS CITY HALL

129 E. Memorial Dr

Dallas, GA 30132

Z-2023-01

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STAFF COMMENTS:

The applicant (West Dallas LLC) is requesting a special land use provision for a solid waste handling materials recovery facility and transfer station for construction & demolition, commercial, industrial, and municipal solid waste, and scrap tire processing.

The application is to be heard in accordance with Zoning Ordinance Section 44-171(3) for the following uses listed in Section 44-171(2):

- q. Dumping or reduction of garbage, offal or dead animals;
- z. Automobile or equipment salvage or parts yard;
- aa. Building material or equipment salvage or parts yard;
- bb. Junkyard or salvage yard of any kind;

These listed uses describe the uses and purposes of the proposed materials recovery facility and transfer station as presented in the application.

The total property area is 112.09 acres. The site area for the proposed special land use provision is 22.35 acres. The property is located on West Paulding Industrial Parkway.

The property is zoned H-1 Heavy Industrial. Properties that border the site to the North, West, and South are currently inside City limits. Properties that border the site to the East and South are currently within Paulding County Zoning Jurisdiction.

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

ADJACENT ZONING

NORTH: Dallas H-1
(Other property of applicant)

SOUTH: Dallas R-2
Paulding Zoning R-2

EAST: Paulding Zoning R-2

WEST: Dallas H-1
(Other property of applicant)

ADJACENT DEVELOPMENT

NORTH: Heavy Industrial

SOUTH: Residential
Residential

EAST: Undeveloped

WEST: Heavy Industrial

B. Permitted Use impact on adjacent properties.

Properties to the South are residential. Other adjacent properties are either other lands of applicant zoned H-1 or undeveloped.

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

Proximity to adjacent residential homes

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

Increased truck traffic on City streets. Water line improvements may be necessary to serve site unless existing private well on site provides adequate fire protection. No homes proposed, therefore no impact to schools.

E. Supported by current conditions

Water and Sewer are not currently available on site.

F. 2022 Comp Plan

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

DEPARTMENT COMMENTS:

Administration:

Require the truck traffic to turn right out of the development and travel to 278 to head either direction from there.

Business Development:

We may want to require installation of a Flock camera.

Community Development:

Zoning Ordinance Section 44-171(4)

Any use of property as a storage yard, salvage yard or junkyard pursuant to authorization granted under this section shall be screened from view on all sides by a solid wall, planted screen or similar opaque partition at least six feet in height. Any such partition, screen or fence shall comply with all setback requirements of this district.

Police:

Require the truck traffic to turn right out of the development and travel to 278 to head either direction from there.

Public Works:

Currently have development agreement addressing sanitary sewer for development. This parcel falls within the boundaries of the West Dallas Sewer Collector Special Utility District. Extension of infrastructure based on need, intent, and approval of civil drawings. Existing road does not have turnaround.

Recreation:

Require the truck traffic to turn right out of the development and travel to 278 to head either direction from there.

Fire:

There shall be required a fire hydrant located within a 500' hoselay to the proposed buildings. Flow test is required. Will need to add a Knox gate switch on proposed gate (if it is electric).

Health Department:

The Paulding County EH office has no questions or comments regarding West Dallas LLC Materials Recovery project.

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

1. Development shall comply with all recommendations from GRTA.
2. Development improvements shall be constructed in substantial conformance with the site plan submitted with the application.
3. Development shall provide 40-foot wide zoning buffer on 22.35 acre site adjacent to all property not currently zoned H-1. Buffer shall not be used as part of operation nor for storage of equipment or materials. Buffer shall screen site from view by a solid wall, planted screen or similar opaque partition at least six feet in height.
4. Development shall provide 50-foot wide undisturbed zoning buffer adjacent to all residential properties. If undisturbed buffer does not screen site improvements and/or site operations from view, then buffer shall be enhanced by a solid wall, planted screen or similar opaque partition of sufficient height to screen site from view of residential properties.

5. The special land use provision shall be limited to the 22.35 acres shown on the site plan.
6. The special land use provision shall not supersede any existing special land use permit on the property, but shall be concurrent. Any existing special land use permit on the property, if any, shall remain valid.
7. Developer shall provide a paved commercial cul-de-sac for turnaround at end of existing paved road in accordance with City detail STR-25. Developer shall also provide paved commercial driveway at cul-de-sac in accordance with GDOT detail A2.

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