



ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2026-01

HEARING DATES
Zoning Board of
Appeals:
02/23/2026 at 5:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

- Attachment A: DSV-2025-01-Development Standard Variance – Staff Document
- Attachment B: DSV-2025-01-Development Standard Variance Application
- Attachment C: DSV-2025-01-Boundary Survey / Legal Description
- Attachment D: DSV-2025-01-Warranty Deed
- Attachment E: DSV-2025-01-Notice of Public Hearing – Legal Notice
- Attachment F: DSV-2025-01-Letter of Intent
- Attachment G: DSV-2025-01-Site Plan
- Attachment H: DSV-2025-01-Unified Development Code; Sec. 4.04 – Lot Standards, Sec. 4.15 I-1, Sec. 7.18 – Commercial and Industrial Layout and Site Planning

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-01:

Applicant: ***CROE Properties, LLC.***
 Applicant Address: ***105 White Park Drive***
 City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Titleholder: ***Chris Roe***
 Titleholder Address: ***3708 Buchanan Highway***
 City: ***Dallas*** State: ***Georgia*** Zip: ***30157***

Location of Property: ***105 White Park Drive, Dallas, GA. 30132***
 Tax Parcel ID No.: ***148.2.1.002.0000***
 Land Lot(s): ***455*** District: ***2nd*** Section: ***3rd***
 Intended Use of Property: ***Light Industrial – Commercial Contractor***
 Proposed Unit Count: ***Building Addition to existing***
 Zoning District: ***I-1 (City)***
 Setbacks & Lot Requirements:

Minimum Lot Size –1ac. overall parcel; Minimum Lot Width – 100ft. overall parcel; Minimum Lot Frontage – 50ft.; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback – 30ft.; Side Setback – (Principal – 10ft.) Accessory – 20ft/40ft.; Rear Setback – (Principal – 20ft.) Accessory – 20ft/40ft.; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – n/a) (2+ Story – n/a); Total Minimum Living Area (Per Unit) – n/a; Minimum Living Area Façade Width – n/a; Maximum Lot



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Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

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

- 1- Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; 2) Lot Standards; e) Minimum Building Lines; vii) Building Lines (setbacks); (3) Rear Setback**
- 2- Chapter IV – Zoning Districts; Sec. 4.15 I-1; Rear Setback; Principal 10ft. – Accessory 20ft. / 40ft. *“4 -When adjoining the same or a more intense district /when adjoining a less intense district”***
- 3- Chapter VII – Supplementary Conditions for Specific Uses; Sec. 7.18 – Commercial and Industrial Layout and Site Planning; 5) Pedestrian Facilities; c) Sidewalks shall be a minimum of six (6) feet wide and shall connect the commercial areas to adjacent residential, office and recreational uses.**

Detailed Description of Variance(s) Applied For:

- (1) Applicant requests a reduction in the rear building setback line from 20-feet to 17-feet to allow for construction of a building addition. Previous zoning code allowed for this line to be considered as a side setback line.**
- (2) Applicant requests exemption from having to construct sidewalks along street frontage as there are no existing sidewalks to connect to.**

STAFF COMMENTS:

CROE Properties, LLC. (Applicant) and **Chris Roe** (Titleholder), has applied and seeks a Development Standards Variance for property legally known by Tax Parcel I.D. No. **148.2.1.002.0000** located in Land Lot **455**, in the **2nd** District, and **3rd** Section of Paulding County, more formally known as **105 White Park Drive, Dalas, GA 30132**.

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: I-1 City

ADJACENT DEVELOPMENT

NORTH: Light Industrial – Commercial Business



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EAST: I-1 City

EAST: Light Industrial – Commercial Business

SOUTH: I-1 City

SOUTH: Light Industrial – Commercial Business

WEST: I-1 City

WEST: Light Industrial – Commercial Business

B. Variance impact on adjacent properties

- *None – Surrounding properties are developed. Adjacent property to north building location follows southern property line and will not allow building additions. Subject property has existing parking area that extends close to northern property line. Building addition will not encroach further than existing parking area.*

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

- *None – Surrounding properties are developed.*

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

- *None – Building addition has no effect.*

E. Supported by current conditions

- *Site plan is in compliance with all other lot and setback requirements.*
- *Site plan conforms with all other development and design requirements.*
- *Existing Public Water supply via Paulding County 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 White Park Drive & White Park Place. Additional access point isn't needed.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being within the Industrial character area, per the future development map shown on page 99.

STAFF RECOMMENDATIONS:

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

- N/A



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Unless explicitly stated herein, all other lot, development, design, 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.