



PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. Z-2025-06

HEARING DATES
Planning Commission:
03/19/2026 at 6:00 PM
City Council:
04/06/2026 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

- Attachment A –Rezoning Official Application
- Attachment B – Boundary Survey / Legal Description
- Attachment C – Site Plan
- Attachment D – Z-2025-06_ Jeff Helms / Elite Engineering_ Application Acceptance / Notice of Public Hearing Notification Letter
- Attachment E - Z-2025-06_ Jeff Helms Legal Notice
- Attachment F - Z-2025-06_ Jeff Helms Surrounding Property Owners Letter
- Attachment G - Z-2025-06_ Jeff Helms Proposed Architectural Elevations

ANNEXATION & ZONING REQUEST:

APPLICATION No: Z-2025-06

Applicant: *Jeff Helms*

Applicant Address: *379 Blackberry Run Drive*

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

Representative: *Elite Engineering*

Representative Address: *300 W I Parkway, PO Box 799*

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

Titleholder: *Jeff Helms*

Titleholder Address: *379 Blackberry Run Drive*

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

Location of Property: *361 West Avenue, Dallas, GA 30132*

Tax Parcel ID No.: *137.4.1.081.0000*

Land Lot(s): *372* District: *2nd* Section: *3rd*

Intended Use of Property: *Single-family Detached Housing*

Proposed Unit Count: *19 lots*

Zoning District: *R-2 Medium-Density Single-Family Residential*

Setbacks & Lot Requirements:

R-2 Medium-Density Single-Family:

Minimum Lot Size –7,500sf. Lot, 1ac. overall parcel.; Minimum Lot Width – 50ft. lot, 100ft. overall parcel; Minimum Lot Frontage – 50ft. lot; Maximum Building Height – (Principal 35ft.) (Accessory – 24ft.); Front Setback –25ft.; Side Setback – (Principal – 6ft.) Accessory – 5ft./10ft.); Rear Setback – (Principal – 15ft.) (Accessory –5ft./10ft.); Minimum Distance



PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. Z-2025-06

HEARING DATES
Planning Commission: 03/19/2026 at 6:00 PM
City Council: 04/06/2026 at 5:15 PM

from Structure on Same Lot – 5ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,500sf.) (2+ Story – 650sf.); Total Minimum Living Area (Per Unit) – 1,500sf./600sf.; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – 40%, Acc. 5% or 600sf. (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 50%

STAFF COMMENTS:

Jeff Helms (Applicant / Titleholder), and Elite Engineering, Jonathan Jones (Representative), have applied and seek to rezone +/-6.351 acres of property located at 361 West Avenue; Dallas, GA 30132, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot 480; 2nd District; 3rd Section, of Paulding County and legally known by Tax Parcel ID No.147.1.4.001.0000.

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

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

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: C-2 City of Dallas

NORTH: Commercial Business Use

EAST: R-1 City of Dallas

EAST: Single-family Use

SOUTH: R-2 City of Dallas

SOUTH: Proposed Single-family Residential Use

WEST: R-2 City of Dallas

WEST: Government Use

B. Permitted Use impact on adjacent properties

- Proposed development density of 2.99 units per acre.
Minimum lot size: 7,500sf
Total unit count: 19
Adjacent lot sizes:
o 0.20 acres avg. (8,712sf) – Bartlet Square Residential Development to southeast



PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. Z-2025-06

<p><u>HEARING DATES</u> Planning Commission: 03/19/2026 at 6:00 PM City Council: 04/06/2026 at 5:15 PM</p>
--

- 0.17 acres (7,500sf) – Silver Comet Crossing Residential Development to southwest
- +1 acres for all other stand-alone adjacent Residential properties
- +7-acre Commercial property to north

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

- None – surrounding property is developed or on-going planning to develop as current zoned land use.

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

- Staff comments:
 - Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.
 - Increase student population of nearby public schools.
 - Possible increase in calls for service for city police department.
 - Increase daily demand on existing water system – City of Dallas Water System.
 - Decrease available sanitary sewer capacity –City of Dallas Sewer System.
 - Increase in customer count for city garbage service.

E. Supported by current conditions

- Public Water supply via City of Dallas Water existing along West Avenue. Water supply capacity to be verified by City. Minor extension of City water system shall be required to service.
- Property is within City of Dallas– Sewer Service Area. Connection and extension of the city’s sanitary sewer system shall be required to service. Existing sewer infrastructure is located along the north right-of-way of West Avenue. Sewer capacity to be verified by City of Dallas.
- Public Roadway connection via West Avenue.

F. 2022 Comprehensive Plan

The 2022-2027 Paulding County Joint Comprehensive Plan has the property listed as Parks/Recreation/Conservation character area, per the future development map shown on page 99.

G. Staff Comments

The noted land use of this property and adjacent properties as Parks / Recreation / Conservation will be updated to commercial business for all properties affronting Highway 278, and residential character area for all properties affronting West Avenue during the upcoming Comprehensive Plan update for City of Dallas. This use change is due to the need of new commercial business in the city; especially along the major corridor of Highway 278. Residential use along West Avenue will be a continuation of



PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. Z-2025-06

HEARING DATES
Planning Commission:
03/19/2026 at 6:00 PM
City Council:
04/06/2026 at 5:15 PM

the prominent land use for this area. Due to the close proximity of the Silver Comet Trail, single-family attached and/or detached style housing is recommended for this area. The current use of Parks / Recreation / Conservation can not be achieved due to property assemblage and total acreage.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
3. 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.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall comply, design, and construct all offsite water and/or sanitary sewer system improvements and/or upgrades required by the City of Dallas for servicing the proposed development.
6. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
 1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.



PLANNING & ZONING STAFF DOCUMENT

ZONING/REZONING APPLICATION NO. Z-2025-06

HEARING DATES

Planning Commission:
03/19/2026 at 6:00 PM

City Council:
04/06/2026 at 5:15 PM

2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.
3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.
7. A Homeowners Association shall be required for the single-family residential 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 require mandatory membership.
8. 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.
9. Owner/developer shall agree rental properties shall not exceed 16% (Three (3) units) of the overall 19-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the R-2 zoning district. All other regulations, requirements, standards and specification shall comply with 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, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.