



## STAFF ACTION ITEM

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**MEETING DATE:** 07/07/2025

**TITLE:** **Z-2025-02: ZONING REQUEST**

*City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder), have applied to rezone property located at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID No.138.4.2.017.0000 and Parcel ID No.138.4.2.011.0000 in Land Lot 344, in 2<sup>nd</sup> District, 3<sup>rd</sup> Section, of Paulding County.*

**PRESENTED BY:** *Brandon Rakestraw – Public Works Director*

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### **AGENDA ITEM DESCRIPTION (Agenda Content):**

*Z-2025-02: ZONING REQUEST*

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### **HISTORY/PAST ACTION:**

**Z-2025-02: ZONING REQUEST – PLANNING COMMISSION HEARING**

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**FINANCIAL IMPACT:**

N/A

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**INFORMATION:****Z-2025-02: ZONING REQUEST**

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**REZONING APPLICATION AND DOCUMENTS:**

Attachment A – Z-2025-02 Rezoning Official Application

Attachment B – Z-2025-02 Boundary Survey / Legal Description

Attachment C – Z-2025-01 Warranty Deed

Attachment D - Z-2025-02 101 Bainbridge Way LLC\_LEGAL NOTICE

Attachment E - Z-2025-02 101 Bainbridge Way LLC\_Surrounding Property Owners Letter

Attachment F – Z-2025-02 Zoning / Rezoning Request Disposition Form

**STAFF COMMENTS:**

City of Dallas (Applicant) and, 101 Bainbridge Way, LLC (Titleholder), have applied to rezone property located at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID No. 138.4.2.017.0000 and Parcel ID No. 138.4.2.011.0000 in Land Lot 344, in 2<sup>nd</sup> District, 3<sup>rd</sup> Section, of Paulding County.

*Properties that border the site to the north, south, east, and west are all 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 and C-1 City  
1 lot**

**SOUTH: C-1 City**

**WEST: C-1 City**

**ADJACENT DEVELOPMENT**

**NORTH: Bainbridge Subdivision**

**EAST: Bainbridge Subdivision; Vacant C-**

**SOUTH: Existing residential homes**

**WEST: Commercial Development**

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

- *None – This rezoning request corrects an error in the city’s official zoning map.*

**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**

- *None – Original development was constructed in conformity*

**E. Supported by current conditions**

- *Public Water supply via City of Dallas. Water supply capacity verified.*
- *Public Sanitary Sewer connection via City of Dallas. Sanitary sewer capacity verified.*
- *Public Roadway connection via Bainbridge Way / Merchants Drive.*
- *Other available utility connections: Power – GA Power; Gas – multiple providers; Telecom – multiple providers*

**F. 2022 Comprehensive Plan**

*Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Employment Corridor area, per the supporting policy map shown on page 88 (MAP2.30). Property is also adjacent to a crossroad area of influence. Property is also shown to be located in City of Dallas Sewer Service Area.*

**STAFF RECOMMENDATIONS:**

**Based on the preceding analysis, if the planning commission votes to recommend approval, staff recommends the following stipulations be applied:**

*None – The rezoning request corrects an error found on the city zoning map.*

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