



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 07/07/2025

TITLE: **Z-2025-02: ZONING PUBLIC HEARING**

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 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: *Brandon Rakestraw – Community Development Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-02: ZONING PUBLIC HEARING

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 2nd District, 3rd Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission – Public Hearing; June 26, 2025

***Recommendation** – Approve the zoning/rezoning request as follows:*

Zoning: C-1 (city)

Stipulations: N/A

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.

FINANCIAL IMPACT:

INFORMATION:

Z-2025-02: ZONING PUBLIC HEARING

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 2nd District, 3rd Section, of Paulding County.

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