



STAFF ACTION ITEM

MEETING DATE: 10/06/2025

TITLE: **Z-2025-03: ZONING REQUEST**

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by Tax Parcel ID No.135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: *Brandon Rakestraw – Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

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HISTORY/PAST ACTION:

A-2025-02: ANNEXATION REQUEST

FINANCIAL IMPACT:

Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

INFORMATION:

Z-2025-03: ZONING REQUEST

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ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-02_Z-2025-03_Ted Bricks Mortar LLC_PC Notification Letter

Attachment E – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC _PCSS Notification Letter

Attachment F – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Elite Engineering_Notification Letter

Attachment G – A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Elite Engineering_Public Hearing Notification Letter

Attachment H - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_LEGAL NOTICE

Attachment I - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC _Surrounding Property Owners Letter

Attachment J - A-2025-02_Z-2025-03_ Ted Bricks Mortar LLC_Proposed Housing Elevations

STAFF COMMENTS:

Ted Bricks & Mortar, LLC (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering – Jonathan Jones* (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the east is currently inside City limits. Properties that border to the west, North, and south are all residential zoned properties in Paulding County.

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

ADJACENT ZONING

NORTH: R-2 Paulding

EAST: R-2 City

SOUTH: R-2 Paulding

WEST: R-2 Paulding

ADJACENT DEVELOPMENT

NORTH: Allens Creek Subdivision (Paulding)

EAST: Oakmont Subdivision (City)

SOUTH: Single Family Property

WEST: Single Family Property

B. Permitted Use impact on adjacent properties

- *Proposed development density of 2.58 units per acre.*
- *Minimum lot size of 8,500sf*
- *Total unit count of 24.*
- *Adjacent lot sizes:*
 - *0.35 acres (15,246sf) – Allens Creek Subdivision*
 - *0.17 acres (7,500sf) – Oakmont Subdivision*
 - *+2 acres for all other stand-alone properties.*

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

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on Homer Cochran Road and other nearby collector roads.*
 - *May increase student population of nearby schools.*
 - *Increased response times for city police services due to distance.*
 - *Increase daily demand on Paulding County Water System.*
 - *Decrease available sanitary sewer capacity – City of Dallas.*
 - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Homer Cochran Road. Water supply capacity to be verified by Paulding County.*
- *Public Roadway connection via Homer Cochran Road.*
- *Property is within the City of Dallas – Sewer Service Area. Connection and extension of the city’s sanitary sewer system shall be required to service.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). 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:

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city’s sanitary sewer system to service the proposed development.
2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city’s sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city’s sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
3. Subject development is within the West Dallas Special Utility District: Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-60. – Special utility districts. ;(g) (1): West Dallas Sewer Collector Special Utility District.; e. - The per lot fee, therefore, shall be \$1,843.00 per lot.
4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

5. Owner/developer shall provide a minimum 10-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.
6. 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.
7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.
8. Owner/developer shall comply, design, and construct all offsite water system improvements and/or upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association shall be required for the 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.
11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed. All homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
12. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.
13. Owner/developer shall agree rental properties shall not exceed 21% (Five (5) units) of the overall 24-unit lot count.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 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 make the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.