

A-2023-02

**ARBORS PODS D, E, & F
ANNEXATION**

STAFF COMMENTS:

The applicant (Paulding County Land Development, LLC) is proposing to annex and zone 150.784 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2C (Single Family Residential – Conservation). The property is located at South of Happy Valley Church Road, East of Cole Lake Road, and West of Arbors Creek Drive.

Properties that border the site to the East are currently inside City limits. Properties that border to the South East are under application to be annexed into the City on the same day. Properties that border to the North, West, and South West are in Paulding County.

Existing land use and zoning classification of nearby property:

ADJACENT ZONING

NORTH: County R-2

EAST: Dallas R-2

SOUTH: County R-2

WEST: County R-2

ADJACENT DEVELOPMENT

NORTH: Residential, single family

EAST: Residential, single family

SOUTH: Undeveloped

WEST: Undeveloped

STAFF RECOMMENDATIONS:

Staff recommends approval of annexation. See zoning staff comments for each individual pod for zoning recommendations and stipulations:

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.