

A-2023-01
Z-2023-04

ARBORS POD C

STAFF COMMENTS:

The applicant (Geosam Capital US (Georgia), LLC) is proposing to annex and zone 32.72 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 South and East are other lands of the applicant that currently inside City limits. Properties that border to the North and North West are under application to be annexed into the City on the same day. Properties that border to the West are in Paulding County.

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

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: County R-2

NORTH: Undeveloped

EAST: Dallas R-2

EAST: Residential, single family

SOUTH: Dallas R-2

SOUTH: Residential, single family

WEST: County R-2

WEST: Undeveloped

B. Permitted Use impact on adjacent properties.

All surrounding properties are either undeveloped or single family residential.

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

Increased traffic on Arbor Creek Drive through existing and planned phases of the Arbors at Silver Trail subdivision. Increased traffic on Happy Valley Church Road and other nearby collector roads. May increase student population of nearby schools.

E. Supported by current conditions

Water and Sewer are available. Sewer outfall construction is required. Water will tie into City lines in existing Arbors subdivision.

F. 2022 Comprehensive Plan

Conforms to the 2022 Paulding Comprehensive Plan as being Community Residential character area.

STAFF RECOMMENDATIONS:

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. Development shall not increase the total number of lots that were originally approved during zoning of the adjacent property for The Arbors at Silver Trail subdivision.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2C 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.