



ZONING BOARD OF APPEALS - STAFF REPORT

DEVELOPMENT STANDARD VARIANCE

APPLICATION NO. DSV-2026-05

HEARING DATE
Zoning Board of
Appeals:
07/13/2026 at 5:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

DSV-2026-05-Development Standard Variance – Staff Document

Attachment A: DSV-2026-05-Development Standard Variance Application

Attachment B: DSV-2026-05-Boundary Survey / Legal Description

Attachment C: DSV-2026-05-Warranty Deed

Attachment D: DSV-2026-05-Notice of Public Hearing – Legal Notice

Attachment E: DSV-2026-05-Surrounding Property Notice of Public Hearing

Attachment F: DSV-2026-05-Letter of Intent

Attachment G: DSV-2026-05-Site Plan

Attachment H: DSV-2026-05-Unified Development Code(s):

- Chapter VII – Development Standards; Sec. 7.02 – Off Street Loading and Parking; 4) Design Standards; a) Design and Construction of Parking Areas; a) 4.
- Chapter VII – Development Standards; Sec. 7.02 – Off Street Loading and Parking; 20) Parking Lots in Special Areas; 2) Bicycle Parking
- Chapter VII – Development Standards; Sec. 7.05 – Landscaping Standards; 6) Parking Area Landscaping; a) Perimeter Landscaping for Off-Street Parking Areas
- Chapter VII – Development Standards; Sec. 7.05 – Landscaping Standards; 10) Waste Containers / Recycling Containers / Service Structure Screening Requirements; a)
- Chapter VII – Development Standards; Sec. 7.18 – Commercial and Industrial Layout and Site Planning; 5) Pedestrian Facilities; e)
- Chapter VIII – Supplementary Conditions for Specific Uses; Sec. 8.09 – Drive-In Establishments; 6) Stacking Space Layout and Design; a) iv)

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-05:

Applicant and Titleholder: **Thomas Craton**

Applicant Address: **6735 Bill Carruth Pkwy.**

City: **Hiram** State: **Georgia** Zip: **30141**

Representative: **Allen White Development, LLC., Allen White**

Representative Address: **242 Zion Church Road**

City: **Dallas** State: **Georgia** Zip: **30157**



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Location of Property: **100 Village Walk, Dallas, Georgia 30132**

Tax Parcel ID No.: **137.3.1.015.0000**

Land Lot(s): **374** District: **2nd** Section: **3rd**

Intended Use of Property: **Liquor Store, Package Stores, and Liquor Outlets with Drive-In**

Proposed Unit Count: **1 – Building with exterior dumpster structure**

Zoning District: **C-1 Commercial Low-Density**

Setbacks & Lot Requirements:

Minimum Lot Size – 1.0 acres overall parcel; Minimum Lot Width – 100ft. overall parcel; Minimum Lot Frontage – 50ft.; Maximum Building Height⁹ – (Principal 45ft.) (Accessory – 26ft.); Front Setback^{1, 10, 15} – 30ft.; Side Setback³ – (Principal – 10ft.) (Accessory – 10ft.); Rear Setback² – (Principal – 20ft.) (Accessory – 15ft.); Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/Asf.) (2+ Story – N/Asf.); Total Minimum Living Area (Per Unit) – 750sf. Avg.; Minimum Living Area Façade Width – N/Aft.; Maximum Lot Coverage (structures and buildings) – (50%); Maximum Lot Coverage (all impervious surfaces) – 75%

Unified Development Code Chapter(s) & Section(s):

- ***Chapter VII – Development Standards; Sec. 7.02 – Off Street Loading and Parking; 4) Design Standards; a) Design and Construction of Parking Areas; a) 4.***
- ***Chapter VII – Development Standards; Sec. 7.02 – Off Street Loading and Parking; 20) Parking Lots in Special Areas; 2) Bicycle Parking***
- ***Chapter VII – Development Standards; Sec. 7.05 – Landscaping Standards; 6) Parking Area Landscaping; a) Perimeter Landscaping for Off-Street Parking Areas***
- ***Chapter VII – Development Standards; Sec. 7.05 – Landscaping Standards; 10) Waste Containers / Recycling Containers / Service Structure Screening Requirements; a)***
- ***Chapter VII – Development Standards; Sec. 7.18 – Commercial and Industrial Layout and Site Planning; 5) Pedestrian Facilities; e)***
- ***Chapter VIII – Supplementary Conditions for Specific Uses; Sec. 8.09 – Drive-In Establishments; 6) Stacking Space Layout and Design; a) iv)***

Detailed Description of Variance(s) Requested:

- (1) Chapter VII; Sec. 7.02; 4)a)4. – Reduce parking area setback to 5-feet along Village Walk to allow for additional parking spaces and rear access**



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drive. The reduced setback is consistent with adjoining commercial sites along Village Walk.

- (2) *Chapter VII; Sec. 7.02; 20)2) – Requesting removal of the bicycle parking requirement*
- (3) *Chapter VII; Sec. 7.05; 6)a) – Removal of 20-foot landscape screen along Village Walk to allow for adequate parking and site access. The current site has existing street trees and landscaping along the right-of-way that will be preserved where applicable.*
- (4) *Chapter VII; Sec. 7.05; 10)a) – Requesting approval to place waste container as shown on site plan. Site has roadways on all sides, therefore the location requirement cannot be met. Location will best shield from public view while allowing ease of access for collection.*
- (5) *Chapter VII; Sec. 7.18; 5)e) – Requesting a reduction in sidewalk width along the building to 6-foot. This will allow for wider drive isles and rear access drive. Proposing the installation of a stripe island at the front door location to allow adequate space for ADA and pedestrian access to the building.*
- (6) *Chapter VIII; Sec. 8.09; 6)a)iv) – Requesting a reduction of the drive through turning radius. The current site design has wider drive isles to accommodate both fire and garbage truck access around the entire building.*

STAFF COMMENTS:

Thomas Craton (Applicant / Titleholder), and *Allen White Development, LLC* (Representative), have applied and seek a Development Standards Variance for property legally known as **100 Village Walk, Dallas, GA. 30132**; Tax Parcel I.D. No. **137.3.1.015.0000** located in Land Lot: **374** in the **2nd** District and **3rd** Section of Paulding County.

Properties that border the site to the north, south, east, and west are within the city limits of Dallas.

A. Existing Land Use and Zoning Classification of Nearby Property:

ADJACENT ZONING

NORTH: C-1 (City)

EAST: C-1 (City)

WEST: C-2 (City)

SOUTH: C-2 & TH (City)

ADJACENT DEVELOPMENT

NORTH: Low-Density Commercial (Ace Hardware)

EAST: Low-Density Commercial (First National Community Bank)

WEST: Medium-Density Commercial (Commercial Business Park)

SOUTH: Vacant Medium-Density Commercial & Un-developed Townhome property



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B. Variance Impact on Adjacent Properties

- *None – Surrounding properties are low and medium density commercial permitted land use. Adjacent TH zoned property to south is undeveloped. All properties to north, west and east are developed. Subject property will be compliant with all setbacks and lot requirements. Adequate screening of accessory structure will be compliant with the landscape requirements in the city's Unified Development Code.*

C. Adverse Effect on the Usability of Adjacent or Nearby Property

- *None – Surrounding properties to west, east, and north are developed with active land use. The properties to the south are located on opposite side of HWY 278.*

D. Proposal Cause Excessive or Burdensome Use of Streets, Transportation Facilities, Utilities, Schools

- *None – proposed permitted land use will have no effect.*

E. Supported by Current Conditions

- *Site plan is in compliance with all other buffer and setback requirements.*
- *Site plan conforms with all other development and design requirements.*
- *Existing Public Water supply via City of Dallas Water System. Additional capacity isn't needed.*
- *Existing Public Sanitary Sewer connection via City of Dallas. Additional capacity isn't needed.*
- *Public Roadway connection via proposed commercial drive entrance. Existing city street of Village Walk*

F. 2022 Comprehensive Plan

The 2022-2027 Paulding County Joint Comprehensive Plan shows this parcel as Commercial character area. The area surrounding this parcel to North, East and West is shown as Commercial and Industrial character area, per the future development map shown on page 99.

STAFF RECOMMENDATIONS:

Based on the preceding analysis, Community Development staff recommends approval of the Development Standards Variance request with the following conditions / stipulations.

1. ***Site Plan Conformance.*** *Development shall be constructed in substantial conformance with the site plan and supporting exhibits submitted as part of the approved development standards variance application, unless otherwise modified by the City through an approved amendment.*



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2. ***Landscaping Compliance.*** *The owner/developer shall design, install, and maintain all required landscaping in full compliance with Chapter 7 of the City's Unified Development Code, including but not limited to entrance features, common areas, perimeter buffers, streetscape landscaping, open space areas, and recreational amenities.*
3. ***Commercial Architectural Review.*** *Prior to the issuance of any building permit for commercial development, the owner/developer shall submit detailed architectural elevations for each commercial building type to the City for review and approval. Elevations shall include all four building facades and shall demonstrate compliance with the City's Unified Development Code, commercial design standards, and all applicable architectural requirements.*

Except as expressly modified by these conditions / stipulations, all development shall comply with the applicable provisions of the City's Unified Development Code, Code of Ordinances, Engineering Standards, Development Regulations, and all applicable Local, State, and Federal laws and regulations.

The findings made herein are the opinions of the City of Dallas Community Development staff and do not constitute a final decision. The City of Dallas, Zoning Board of Appeals, make the final decision on all applications.