



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: 06/02/2025

TITLE: **Z-2025-01: ZONING PUBLIC HEARING**

David Pearson Communities, Inc. (Applicant/Titleholder), and J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP (Representative), have applied and seeks to annex & zone approximately 318.428 acres of property located at 3097 Cole Lake Road Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, six hundred seventy (670) unit single-family community. The subject property is located and legally known by Parcel ID No.170.2.3.001.0000 in Land Lot(s) 586, 638, 639, 640, 658, 659, 710, 711, 730, and 731, in 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: *Brandon Rakestraw – Community Development Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

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HISTORY/PAST ACTION:

Planning Commission – Public Hearing; May 22, 2025

***Recommendation** – Approve the zoning/rezoning request as follows upon overturn of annexation recommendation of denial:*

Zoning: R-2 (city)

Density: 2.1 units per acre maximum density

Stipulations: All staff recommended stipulations as listed below.

- 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 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 20-foot planted or natural (where possible) buffer around the entire site perimeter.*
- 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 comply with all Georgia Safe Dams and NRCS requirements, recommendations, and guidelines in conjunction with Pumpkinvine Creek Watershed Structure No. 50 and any surrounding inventoried bodies of water; including body of water located on property.*
13. *Owner/developer shall provide Fiscal Impact Analysis per Chapter XI – Petitions, Permits, and Procedures; Sec. 11.05 – Zoning and Future Development Map and Text Amendments; 2). c.iii.2.*
14. *Owner/developer shall comply with the GRTA Notice of Decision for DRI 3599 and provide all improvement conditions included therein.*

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.

FINANCIAL IMPACT:

INFORMATION:

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ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

A-2025-01 & Z-2025-01 – Planning & Zoning Staff Document

Attachment A – Annexation/Zoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

Attachment D - A-2025-01_Z-2025-01_David Pearson Communities_PC Notification Letter

Attachment E – A-2025-01_Z-2025-01_David Pearson Communities_PCSS Notification Letter

Attachment F – A-2025-01_Z-2025-01_David Pearson Communities_Kevin Moore Notification Letter

Attachment G - A-2025-01_Paulding County Board of Commissioners_Chairman Estes_Response_4.13.2025

Attachment H – A-2025-01_Z-2025-01_David Pearson Communities_Kevin Moore Public Hearing Notification Letter

Attachment I - A-2025-01_Z-2025-01_David Pearson Communities Inc._LEGAL NOTICE

Attachment J - A-2025-01_Z-2025-01_David Pearson Communities LLC_Surrounding Property Owners Letter

Attachment K - DRI 3599 Canebreak West Dallas Report and Recommendations_NWGRC

Attachment L - DRI 3599 Canebreak West Residential Development_USDA_REVISION 1

Attachment M - 3599 Canebreak West Residential Development FINAL SIGNED Notice of Decision_10.4.2022

Attachment N - DRI 3599 Canebreak West Traffic Study Revised 09-29-2022

Attachment O - DRI 3599 Canebreak West Traffic Study - AR Responses to comments 09-29-2022