



PLANNING & ZONING STAFF DOCUMENT

ZONING/REZONING APPLICATION NO. Z-2025-04

HEARING DATES

Planning Commission:

11/20/2025 at 6:00 PM

City Council:

12/01/2025 at 5:15 PM

RE-ZONING APPLICATION AND DOCUMENTS:

Attachment A – Re-Zoning Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D – Z-2025-04_ Steeden Preferred Properties, LLC Steve/Denise Nunley Notification Letter
Attachment E - Z-2025-04_ Steeden Preferred Properties, LLC LEGAL NOTICE
Attachment F - Z-2025-04_ Steeden Preferred Properties, LLC Surrounding Property Owners Letter
Attachment G – Z-2025-04_ Planning and Zoning Staff Document

RE-ZONING APPLICATION REQUEST:

APPLICATION No.: Z-2025-04

Applicant: ***Steeden Preferred Properties, LLC.***

Applicant Address: ***PO Box 330***

City: ***Taylorsville*** State: ***Georgia*** Zip: ***30178***

Titleholder: ***Steeden Preferred Properties, LLC.***

Titleholder Address: ***PO Box 330***

City: ***Taylorsville*** State: ***Georgia*** Zip: ***30178***

Location of Property: ***142 Braswell Street***

Tax Parcel ID No.: ***138.1.4.004.0000***

Land Lot(s): ***304*** District: ***2nd*** Section: ***3rd***

Intended Use of Property: ***Town Home Residential Development/Subdivision***

Proposed Unit Count: ***14 (Subject Property) Owner plans to combine said property with adjacent property under same ownership. Adjacent property present zoning is TH.***

Proposed Zoning District: ***TH (City)*** Present Zoning District: ***R-1 (City)***

STAFF COMMENTS:

Steeden Preferred Properties, LLC (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at ***142 Braswell St., Dallas, GA 30132***, from ***R-1*** (City of Dallas) to ***TH*** (City of Dallas) for a residential, townhome community. The subject property is located and legally known by ***Tax Parcel ID No. 138.1.4.004.0000*** in Land Lot ***304***, ***2nd*** District, ***3rd*** Section, of Paulding County.



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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-1 City

EAST: R-1 City

SOUTH: R-1 City

WEST: TH City

ADJACENT RESIDENTIAL PROPERTY

NORTH: Single-Family Residential (City)

EAST: Single-Family Residential (City)

SOUTH: Single-Family Residential (City)

WEST: Proposed Townhome Development (City)

B. Permitted Use impact on adjacent properties

- *Proposed development density of 6.83 units per acre.*
- *Minimum lot size 1:2,500sf – 10,000sf.*
- *Total unit count of 14.*
- *Adjacent lot sizes:*
 - *West – 4.02 acres (1:2,500sf – 10,000sf minimum lot size) Proposed Town Home Development*
 - *East - 0.67 acres (29,185.2sf) – Single-Family Residential Property*
 - *South - 0.61 acres (26,571.6sf) – Single-Family Residential Property*
 - *North – 1.00 acres (43,560) – Un-developed Single-Family Residential Property*

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

- *As part of the development plan approval by the city. A Fiscal Impact Analysis shall be provided. Written letters of concurrence from all entities specified in zoning stipulation # 7 shall be provided noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
 - *Increased traffic on E. Foster Avenue and Braswell Street, along with other nearby collector roads.*
 - *May increase student population of nearby schools.*
 - *Possible increase in call volume for city police services due to distance.*
 - *Increase daily demand on City Water System.*



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- *Decrease available sanitary sewer capacity – City of Dallas.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Adjacent property to the west is zoned TH. Said property is under the same ownership as proposed property for re-zoning.*
- *Property owner plans to combine proposed property with adjacent property to provide a larger tract of property of future development.*
- *Property is connected to public city street. Street improvements are subject to development.*
- *Property has the ability to be serviced by city public water and sewer service. 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 Residential area, per the future development map shown on page 99; City of Dallas city limits.

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 be acceptable if the necessary easements cannot be obtained by Owner/Developer. Owner/Developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
2. Owner/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. Development shall be constructed in full conformity to the city's Unified Development Code and Code of Ordinances.



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4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by the city for access.
5. Owner/developer shall comply, design, and construct all off-site/on-site water system improvements and/or upgrades required by the city for service.
6. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
7. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis; including but not limited to Paulding County School System, City of Dallas Police Department, GA Power, Southern Company Gas, and Telecommunication(s) Companies.
8. Owner/developer shall agree rental properties shall not exceed 10% of the overall unit count for the proposed Townhome Development. This includes the combination of adjacent properties to yield additional unit counts as part of an overall master development.

Unless explicitly stated herein, all other lot development standards shall comply with the TH 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.