



Board of Zoning Appeals - Public Hearing

Monday, June 15, 2026

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. Consideration to approve the 3/30/2026 Meeting Minutes.

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. CITY OF DALLAS, GEORGIA — LEGAL NOTICE

Notice is hereby given that the Dallas Zoning Board of Appeals (ZBA) will hold a public hearing on June 15, 2026 at 6:00 p.m. at Dallas City Hall, 129 E Memorial Drive, Dallas, GA 30132, to consider development standards variances for property located at 200 Lester Drive, Dallas, GA 30132 (Parcel ID 137.2.2.062.0000), zoned TH (Townhome District). The requests include: (1) a variance from UDC Sec. 7.16 requiring that “swimming pools shall be provided as a mandatory first amenity” to allow an alternative amenity due to site topography/geographic limitations; and (2) a variance from UDC Sec. 7.17(4)(f) (Driveway Depth) requiring a minimum 40-foot driveway depth from the edge of pavement where sidewalks are not present, to allow a 25-foot driveway depth due to site topography/geographic limitations. The application may be reviewed at Community Development, 320 E Foster Avenue, Dallas, GA 30132, 770-443-8110, during normal business hours. Publication date: April 30, 2026.

3. Development Standards Variance DSV-2026-03 Peter Bandi / Keystone Land Surveying (Applicant), Jeremy Huber / Paran Homes (Representative), and Southeast Palisades Acquisition, LLC / Kendall King (Titleholder), has applied and seeks a Development Standards Variance for property legally known as 114 White Oak Circle, Dallas, GA. 30132; Overlook at Palisades Lot 98; Tax Parcel I.D. No. 148.3.2.065.0000 located in Land Lot: 528 in the 2nd District and 3rd Section of Paulding County, Georgia.

ADJOURNMENT



Board of Zoning Appeals - Public Hearing

Monday, March 30, 2026

5:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

MINUTES

CALL TO ORDER

PRESENT

Commissioner Brad Wood
Commissioner Mike Cason
Commissioner Jeff Cole

MINUTES APPROVAL

1. Consideration to approve the 2/23/2026 Meeting Minutes.

Approval of the 2/23/2026 Meeting Minutes.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. DSV-2026-02, Cross Development / Jake Seaton (Applicant), Foresite Group, LLC. / Justin Carter & Nathan Spence (Representative), and Dallas Land, LLC. (Titleholder), has applied and seeks a Development Standards Variance for property legally known as 166 Thomas B. Murphy Drive, Dallas, GA. 30132; Tax Parcel I.D. No. 138.3.1.053.0000 located in Land Lot: 378 in the 2nd District and 3rd Section of Paulding County.

Jake Seaton with Cross Development and Justin Carter with Forest Group both spoke on behalf of the application. No one spoke in opposition.

Motion to approve Application DSV-2026-02 with staff conditions:

1. Landscape buffer yard area along east property line shall remain 10-foot in width in all areas except for the area noted on site plan. All other landscape buffer requirements shall be compliant with Sec. 7.05; 12); b).

2. Outdoor storage on the property shall adhere to and be fully compliant with Sec. 8.12; 4) a) i) & iv)

Motion made by Commissioner Cole, Seconded by Commissioner Cason.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Secretary

Date



Development Standards Variance Application

Application No. DSV - 2026 - 04

(PAGE 1 of 12)

HEARING DA Item 2.
Zoning Board of Appeals:
June 15, 2026 @ 6:00 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Downtown Development Authority of the City of Dallas

Address: 129 E. Memorial Drive

City: Dallas State: Georgia Zip: 30132

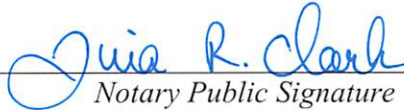
Phone: (770) 443 - 8110 E-mail address: jkelly@dallas-ga.gov


Applicant's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

Representative: (If Applicable) Downtown Development Authority of the City of Dallas, Darrin Keaton

Address: 129 E. Memorial Drive

City: Dallas State: Georgia Zip: 30132

Phone: (770) 445 - 8110 E-mail address: dkeaton@dallas-ga.gov

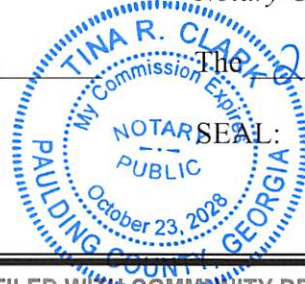

Representative's Signature

Darrin Keaton, Attorney
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

CITY STAFF ONLY:

TIME/DATE STAMP:
COMPLETED
05-11-2026


FILED WITH COMMUNITY DEVELOPMENT: May 11, 2026

APPLICATION ACCEPTANCE DATE: May 11, 2026

DIRECTOR:  05-11-2026
(SIGNATURE) (DATE)



Development Standards Variance Application

Item 2.

Application No. DSV - 2026 - 04

(PAGE 2 of 12)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Downtown Development Authority of the City of Dallas

(Each Titleholder must have a separate, complete form, with notarized signatures)

Address: 129 E. Memorial Drive

City: Dallas State: Georgia Zip: 30132

Phone: (770) 443 - 8110 E-mail address: jkelly@dallas-ga.gov

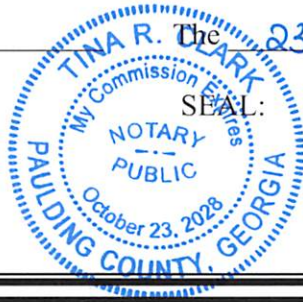

Titleholder's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 4 Section: 4.04 Unified Development Code Standard: Yes No

Standard: (2)(e)(vii)(2); (2)(e)(viii)(3)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Request relief to current lot standards requirements for townhome residential district.
Adjust side setback along north property line to 25-ft. Adjust rear setback along west property line to 32-ft.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



Development Standards Variance Application

Item 2.

Application No. DSV - 2026 - 04

(PAGE 2 of 12)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Downtown Development Authority of the City of Dallas

(Each Titleholder must have a separate, complete form, with notarized signatures)

Address: 129 E. Memorial Drive

City: Dallas State: Georgia Zip: 30132

Phone: (770) 443 - 8110 E-mail address: jkelly@dallas-ga.gov

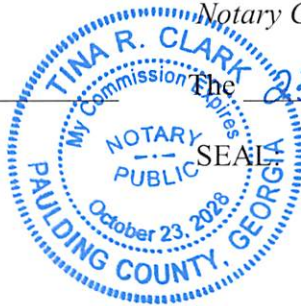

Titleholder's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 7 Section: 7.13 Unified Development Code Standard: Yes No

Standard: 7.13 (4)(c) & (5)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Request relief to current open space requirements.

Request allowance of slopes exceeding 25%.

Adjust minimum open space percentage that will equal less than the listed percentage required.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



Development Standards Variance Application

Item 2.

Application No. DSV - 2026 - 04

(PAGE 2 of 12)

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Address: 129 E. Memorial Drive

City: Dallas State: Georgia Zip: 30132

Phone: (770) 443 - 8110 E-mail address: jkelly@dallas-ga.gov


Titleholder's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 7 Section: 7.16 Unified Development Code Standard: Yes No
Standard: 7.16(2)(a)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Request relief for mandatory first amenity of swimming pool sized to comply with NRPA standards.
Request approval to construct one or more of the listed allowable amenities 2)d), 2)f), and 2)g).

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



Development Standards Variance Application

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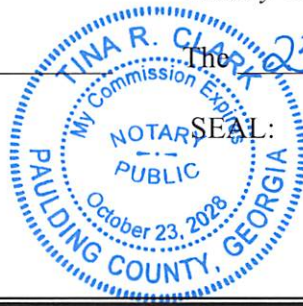

Titleholder's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 7 Section: 7.17 Unified Development Code Standard: Yes No

Standard: 7.17(2)(a); 7.17(2)(c); 7.17(3); 7.17(4)(f)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Request relief to the multi-family and townhome layout and site planning requirements.

Request approval to allow cut and fill slopes over 10%, allow planted features in place of preserving existing and natural features, adjustment to open space %, adjustment to minimum driveway depth to 25' from edge of pavement.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24 (b)(10)a & Sec. 34-25.(f)



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State: Georgia

Zip: 30132

Phone: (770) 443 - 8110 E-mail address: jkelly@dallas-ga.gov


Titleholder's Signature

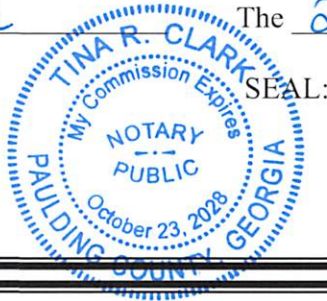
L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature

The 23 day of October, 2028.



SEAL:

Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 9 Section: 9.02 Unified Development Code Standard: Yes No

Standard: 9.02(5)(f)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132

(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Request relief to the multi-family and townhome design standards

Request approval to allow non rear garage-facing townhome unit. Proposed design has a total of 25-front load units.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



Development Standards Variance Application

Item 2.

Application No. DSV - 2026 - 04

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Phone: (770) 443 - 8110 E-mail address: jkelly@dallas-ga.gov


Titleholder's Signature

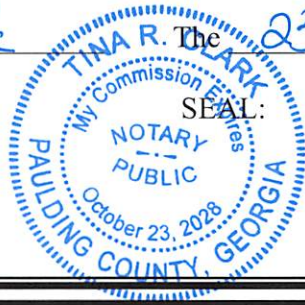
L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature

The 23 day of October, 2028.



Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 34 Section: 34-24 Unified Development Code Standard: Yes No

Standard: Sec. 34-24.(b)(10)a; Sec. 34-25.(f)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132

(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): Request relief to Chapter 34 Subdivisions, Article II Regulations

Request approval to allow a minimum tangent of less than 100-feet at intersection noted on site plan.

Request approval to construct non-rollback curb and gutter on alleys noted on site plan.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



AUTHORIZATION OF TITLEHOLDER

I, L. James Kelly, Chairman, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Development Standard Variance.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Downtown Development Authority of the City of Dallas

Address 129 E. Memorial Drive

City Dallas State Georgia Zip 30132

Email jkelly@dallas-ga.gov

Phone (770) 443 - 8110

Name of Titleholder Downtown Development Authority of the City of Dallas

Address 129 E. Memorial Drive

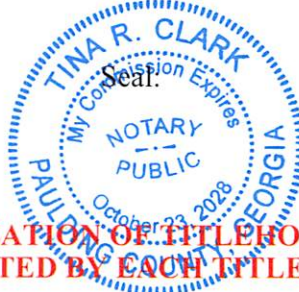
City Dallas State Georgia Zip 30132

Email jkelly@dallas-ga.gov Phone (770) 443 - 8110


Signature of Titleholder

Signed, sealed and delivered in the presence of:

Tina R. Clark My Commission Expires: October 23, 2028
Notary Public Signature



A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No Yes

If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No Yes

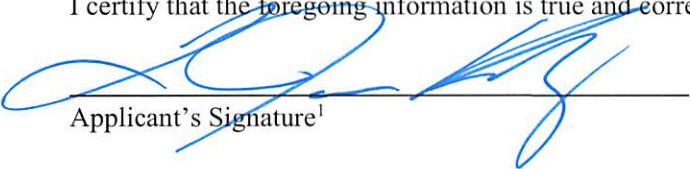
If yes, describe the nature and extent of such interest: N/A

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council, Planning Commission, or Zoning Board of Appeals must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 11 day of MAY, 2026.

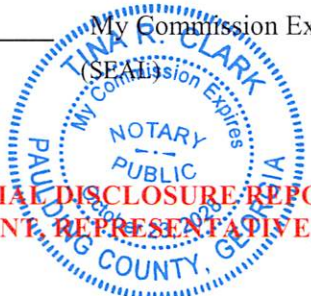

Applicant's Signature¹

L. James Kelly, Chairman
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature

My Commission Expires: October 23, 2028



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Is this request part of a Development of Regional Impact? No Yes

DRI Application # (if applicable) N/A

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: 

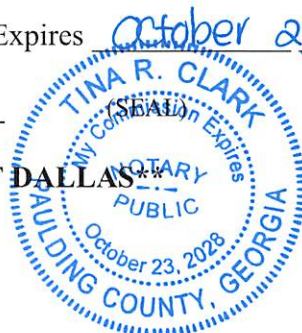
Date: 05-11-2026

Signed, sealed and delivered in the presence of:

My Commission Expires October 23, 2028

Notary Public Signature: 

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****





ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-04

HEARING DATE Item 2.
Zoning Board of Appeals:
06/15/2026 at 6:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

- DSV-2026-04-Development Standard Variance – Staff Document
- Attachment A: DSV-2026-04-Development Standard Variance Application
- Attachment B: DSV-2026-04-Boundary Survey / Legal Description
- Attachment C: DSV-2026-04-Warranty Deed
- Attachment D: DSV-2026-04-Notice of Public Hearing – Legal Notice
- Attachment E: DSV-2026-04-Letter of Intent
- Attachment F: DSV-2026-04-Site Plan
- Attachment G: DSV-2026-04-Unified Development Code(s):
 - Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1-3) Front, Side, and Rear Setbacks
 - Chapter VII – Development Standards; Sec. 7.13 – Open Space Requirements; 4) Non-Qualifying Open Space and 5) Minimum Required Open Space
 - Chapter VII – Development Standards; Sec. 7.16 – Single-Family Development Amenities Required; 2) Allowable and Mandatory Recreational Amenities
 - Chapter VII – Development Standards; Sec. 7.17 – Multi-Family and Townhome Layout and Site Planning; 2) Layout and Site Planning, 3) Open Space, 4) Vehicular and Pedestrian Circulation
 - Chapter IX – Design Standards; Sec. 9.02 – Multi-Family and Townhome Design Standards; 5) Automobile Storage
- Attachment H: DSV-2026-04 – Code of Ordinance(s):
 - Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-24 – Minimum Design Standards;(b) Streets; (10) Intersections
 - Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-25 Required Improvements; Sidewalks, Curb and Gutter

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-04:

Applicant and Titleholder: ***Downtown Development Authority of the City of Dallas***

Applicant Address: ***129 E. Memorial Drive***

City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Representative: ***Downtown Development Authority of the City of Dallas, Darrin Keaton***

Representative Address: ***129 E. Memorial Drive***

City: ***Dallas*** State: ***Georgia*** Zip: ***30132***



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-04

HEARING DATE	Item 2.
Zoning Board of Appeals:	
06/15/2026 at 6:00pm	

Location of Property: *200 Lester Drive, Dallas, GA. 30132*
 Tax Parcel ID No.: *137.2.2.062.0000*
 Land Lot(s): *274* District: *2nd* Section: *3rd*
 Intended Use of Property: *Single-Family Attached (Townhomes)*
 Proposed Unit Count: *69 Units*
 Zoning District: *TH Townhome (City)*

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 40ft.) (Accessory – 24ft.); Front Setback^{1, 10} – 25ft.; Side Setback² – (Principal – 40ft.) Accessory – 10ft); Rear Setback² – (Principal – 40ft.) Accessory – 10ft); Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf.) (2+ Story – 650sf.); Total Minimum Living Area (Per Unit) – 1,040sf./950sf.; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – (50%¹¹)(Acc: 5% or 600sf.(whichever is greater)); Maximum Lot Coverage (all impervious surfaces) – 60%¹²

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

- Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1-3) Front, Side, and Rear Setbacks
- Chapter VII – Development Standards; Sec. 7.13 – Open Space Requirements; 4) Non-Qualifying Open Space and 5) Minimum Required Open Space
- Chapter VII – Development Standards; Sec. 7.16 – Single-Family Development Amenities Required; 2) Allowable and Mandatory Recreational Amenities
- Chapter VII – Development Standards; Sec. 7.17 – Multi-Family and Townhome Layout and Site Planning; 2) Layout and Site Planning, 3) Open Space, 4) Vehicular and Pedestrian Circulation
- Chapter IX – Design Standards; Sec. 9.02 – Multi-Family and Townhome Design Standards; 5) Automobile Storage

Code of Ordinances Chapter(s) & Sections(s):

- Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-24 – Minimum Design Standards;(b) Streets; (10) Intersections
- Chapter 34 – Subdivisions; Article II. – Regulations; Sec. 34-25 Required Improvements; Sidewalks, Curb and Gutter



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-04

HEARING DATE: **Item 2.**
 Zoning Board of Appeals:
 06/15/2026 at 6:00pm

Detailed Description of Variance(s) Applied For:

- (1) *Applicant requests approval of a reduction of the side setback along north property line to 25'*
- (2) *Applicant requests approval of a reduction of the rear setback along west property line to 32'*
- (3) *Applicant requests approval to have slopes exceeding 25%*
- (4) *Applicant requests approval of a reduction in the open space percentage*
- (5) *Applicant requests approval to construct one or more of the allowable amenities listed in 2) d, 2) f, and 2) g in lieu of mandatory swimming pool*
- (6) *Applicant requests approval to allow cut and fill slopes exceeding 10%*
- (7) *Applicant requests approval to allow planted features in place of preserving existing and natural features*
- (8) *Applicant requests approval to adjust open space percentage*
- (9) *Applicant requests approval to allow driveway depths of 25' from edge of pavement*
- (10) *Applicant requests approval to allow non-rear facing garage townhome units. This request is for units 45-69*
- (11) *Applicant requests approval to allow a minimum tangent of less than 100-feet at intersection*
- (12) *Applicant requests approval to construct non-rollback curb and gutter within alleys*

STAFF COMMENTS:

Downtown Development Authority of the City of Dallas (Applicant/Titleholder), *Downtown Development Authority of the City of Dallas, Darrin Keaton* (Representative), has applied and seeks a Development Standards Variance for property legally known as **200 Lester Drive, Dallas, GA. 30132**; Tax Parcel I.D. No. **137.2.2.062.0000** located in Land Lot: **274** 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: R-2 (City)

EAST: R-2 (City)

WEST: R-2 (City)

SOUTH: R-2 (City)

ADJACENT DEVELOPMENT

NORTH: Low-Density Single-Family Residential

EAST: Low-Density Single-Family Residential

WEST: Low-Density Single-Family Residential

SOUTH: Low-Density Single-Family Residential



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-04

HEARING D. Item 2.
Zoning Board of Appeals:
06/15/2026 at 6:00pm

B. Variance impact on adjacent properties

- *None – Surrounding properties are single-family permitted land use. Adjacent property to south is undeveloped. All properties to west, north and east are developed. Subject property will provide adequate screening per the buffer 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. The single property to the south that is undeveloped is currently zoned R-2 single-family.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *None – proposed permitted land use will have no effect. Improvements to the existing city street of Lester Drive will address current deficiencies.*

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 Lester Drive. This existing city street intersects with E. Memorial Drive and E. Foster Avenue.*

F. 2022 Comprehensive Plan

The 2022-2027 Paulding County Joint Comprehensive Plan shows this parcel as Parks/Recreation/Conservation. The area surrounding this parcel is shown as Residential character area, per the future development map shown on page 99.

The noted land use of this property as Parks / Recreation / Conservation will be updated to residential character area during the upcoming Comprehensive Plan update for City of Dallas. This use change will be a continuation of the prominent land use for this area. Due to the close proximity to the downtown area, single-family attached and/or detached style housing is recommended for this area.



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-04

HEARING DATE: **Item 2.**
Zoning Board of Appeals:
06/15/2026 at 6:00pm

STAFF RECOMMENDATIONS:

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

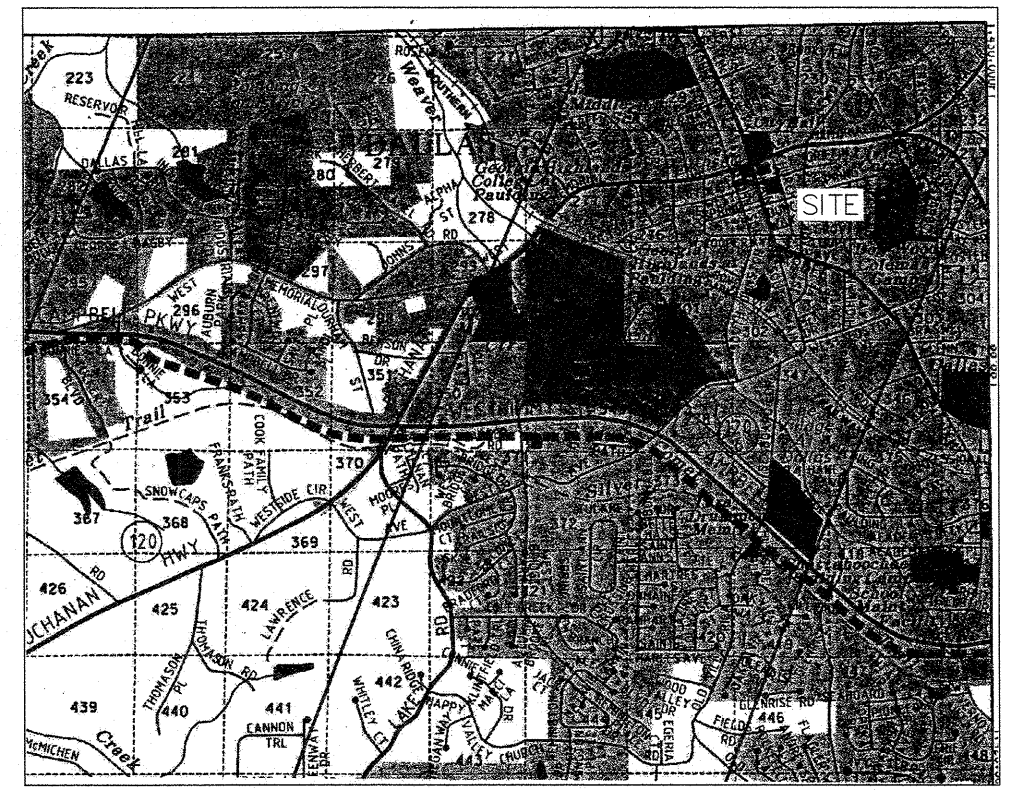
1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city’s Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
3. Landscape buffer yard area along north, south, east, and west property line shall remain 10-foot in width in all areas surrounding the exterior property lines as shown on the development civil site plan. All landscape buffer requirements shall be compliant with the city’s unified development code.
4. A Homeowners Association shall be required for the residential townhome 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 be mandatory membership for all residents.
5. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of each single-family home to be constructed. All single-family homes, buildings, or other structures shall comply with standards set forth in the city’s ordinance codes.
6. Owner/developer shall agree that rental properties shall not exceed 10% (Six (6) units) of the overall 69-unit count.

Unless explicitly stated herein, all other development, design, lot, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.

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.

SURVEY REFERENCES

- 1) PLAT OF SURVEY FOR H.G. EDMONDSON PREPARED BY A.W. ROBINSON AND RECORDED IN PB. 1 PG. 107
- 2) PLAT OF SURVEY FOR J.M. COVINGTON PREPARED BY A.W. ROBINSON AND RECORDED IN PB. 1 PG. 115
- 3) PLAT OF SURVEY FOR JAMES GOODMAN PREPARED BY A.W. ROBINSON AND RECORDED IN PB. 1 PG. 115
- 4) PLAT OF SURVEY FOR JOHN MARK COVINGTON PREPARED BY RICHARD NUTT AND RECORDED IN PB. 7 PG. 19
- 5) PLAT OF SURVEY FOR MARGARET CREW PREPARED BY JOHN TRIPCONY AND RECORDED IN PB. 17 PG. 194
- 6) PLAT OF SURVEY FOR MARGARET CREW PREPARED BY JOHN TRIPCONY AND RECORDED IN PB. 18 PG. 148
- 7) FINAL PLAT FOR DALLAS WALK PREPARED BY PHILLIP RAY AND RECORDED IN PB. 52 PG. 114
- 8) PLAT OF SURVEY FOR SARAH CAMP PREPARED BY JOHN TRIPCONY AND RECORDED IN PB. 79 PG. 5



LOCATION SKETCH

LESTER DRIVE
1.255 ACRES

TRACT I
8.500 ACRES

TRACT II
0.454 ACRES

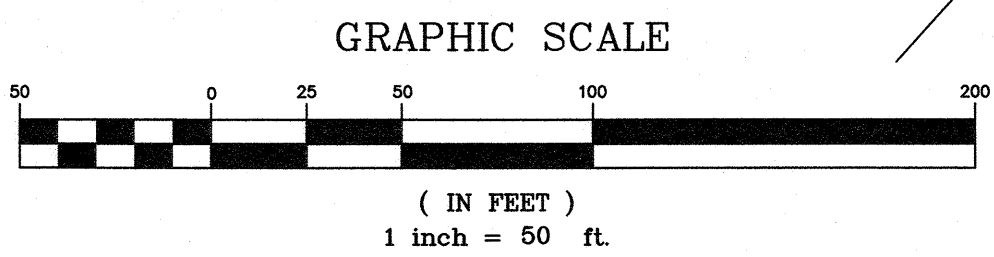
ENCROACHMENT TABLE

FENCE ENCROACHES AT NORTHWESTERN CORNER OF SUBJECT PROPERTY.
CURB ALONG LESTER DRIVE ENCROACHES ON TRACT II

LINE	BEARING	LENGTH
L1	S89°32'50"E	6.16
L2	N89°27'51"E	43.62
L3	S06°39'55"W	6.71
L4	N89°32'50"W	5.05
L5	N24°02'40"W	35.94
L6	S01°08'11"E	10.02

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	171.92	300.00	S07°37'38"E	169.58
C2	70.02	240.00	S01°43'38"W	69.78
C3	79.59	55.00	S48°05'21"E	72.83
C4	21.71	15.00	N48°05'21"W	19.86
C5	58.78	200.00	N01°47'21"E	58.57
C6	194.84	340.00	N07°37'38"W	192.19

NOTES
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.



TECHNICAL DATA
TRAVERSE PRECISION - 1"/38,759'
ANGLE ADJUSTMENT - 1"/ANGLE
TRAVERSE ADJUSTMENT - COMPASS
PLAT PRECISION - 1"/389,547'
EQUIPMENT - SOKKIA SET 2-100
IPS - 1/2" RE. ROD SET
R.R. - REINFORCING ROD
OTP - OPEN TOP PIPE

MATTERS OF TITLE DISCLOSED IN SCHEDULE B, PART II OF REPORT PREPARED BY AUGUSTA TITLE, INC. FILE NO. 92889 WITH AN ISSUE DATE OF MARCH 9, 2026:

(14) SANITARY SEWER EASEMENT; DEED BOOK 5338, PAGE 18; DOES AFFECT SUBJECT PROPERTY; SHOWN HEREON

To Penn Hodge, L.L.C., (name of lender, if known), (name of title insurance company, if known), Downtown Development Authority of the City of Dallas, Georgia:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 11(a), 13, 14, 15, & 20 of Table A thereof. The field work was completed on **March 05, 2026**. Date of plat or map: April 9, 2026

W. Carlton Rakestraw, Jr., Registration No. 2236

CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458 DATE OF FIELD WORK - 04/09/26

ADDRESS:
200 LESTER DRIVE
DALLAS, GEORGIA 30132

LEGEND
FIRE HYDRANT
WATER METER
WATER MANHOLE
HOSE BIBB
WATER VALVE
UTILITY POLE
LIGHT POLE
WEATHER SIREN
OVERHEAD UTILITIES
FENCE LINE
WATER LINE

ALTA/NSPS LAND TITLE SURVEY FOR
PENN HODGE, L.L.C.
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DALLAS, GEORGIA

LOCATED IN
LAND LOTS 273, 274, 303, & 304, 2ND DISTRICT,
3RD SECTION, PAULDING COUNTY,
CITY OF DALLAS, GEORGIA

CARLTON RAKESTRAW
& ASSOCIATES

REGISTERED LAND
SURVEYORS
2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200

DATE 04/20/26 DRAWN BY CDJ
SCALE 1" = 50' CHECKED BY WCR

DATE	DESCRIPTION	BY



EXHIBIT "A"

TRACT I

All that tract or parcel of land lying in Land Lots 274 and 303, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

COMMENCING AT A POINT, said point being the intersection of the southerly margin of the right-of-way of Lester Drive (a 40 foot public right-of-way) with the westerly margin of the right-of-way of Foster Avenue (a variable width public right-of-way); Thence running along said southerly margin of the right-of-way of Lester Drive, North 89 degrees 32 minutes 50 seconds West, a distance of 300.65 feet to a one half inch reinforcing rod set and the TRUE POINT OF BEGINNING; Thence leaving said southerly margin of the right-of-way of Lester Drive and running South 65 degrees 52 minutes 44 seconds West, a distance of 455.65 feet to an angle iron found; Thence North 17 degrees 51 minutes 54 seconds West, a distance of 212.90 feet to a stone monument found on the line common to Land Lot 274 and Land Lot 303; Thence North 02 degrees 02 minutes 24 seconds East, a distance of 474.81 feet to a 1-1/4 inch steel shaft found; Thence North 02 degrees 48 minutes 21 seconds East, a distance of 235.34 feet to a three eighths inch reinforcing rod found; Thence North 89 degrees 37 minutes 31 seconds East, a distance of 415.42 feet to a one half inch open top pipe found on the southwesterly margin of the right-of-way of Lester Drive; Thence running along said southwesterly margin of the right-of-way of Lester Drive the following courses and distances: South 24 degrees 02 minutes 40 seconds East, a distance of 53.34 feet to a point; Thence running along a curve to the right on an arc distance of 171.92 feet (said arc being subtended by a chord with a bearing of South 07 degrees 37 minutes 38 seconds East, a chord distance of 169.58 feet and having a radius distance of 300.00 feet) to a point; Thence South 08 degrees 47 minutes 24 seconds West, a distance of 405.53 feet to a point; Thence running along a curve to the left on an arc distance of 70.02 feet (said arc being subtended by a chord with a bearing of South 01 degrees 43 minutes 38 seconds West, a chord distance of 69.78 feet and having a radius distance of 240.00 feet) to a point; Thence running along a curve to the left on an arc distance of 79.59 feet (said arc being subtended by a chord with a bearing of South 48 degrees 05 minutes 21 seconds East, a chord distance of 72.83 feet and having a radius distance of 55.00 feet) to a point; Thence South 89 degrees 32 minutes 50 seconds East, a distance of 6.16 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 8.500 Acres.

EXHIBIT "A"

TRACT II

All that tract or parcel of land lying in Land Lots 274 and 303, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

COMMENCING AT A POINT, said point being the intersection of the northerly margin of the original 30 foot right-of-way of Lester Drive (a proposed 40 foot public right-of-way) with the westerly margin of the right-of-way of Foster Avenue (a variable width public right-of-way); Thence running along said northerly margin of the 30 foot right-of-way of Lester Drive, North 89 degrees 32 minutes 50 seconds West, a distance of 308.96 feet to a point; Thence North 01 degrees 08 minutes 11 seconds West, a distance of 10.02 feet to point on the proposed 40 foot public right-of-way of Lester Drive and the TRUE POINT OF BEGINNING; Thence running along said northeasterly margin of the 40 foot right-of-way of Lester Drive the following courses and distances: North 89 degrees 32 minutes 50 seconds West, a distance of 5.05 feet to a point; Thence running along a curve to the right on an arc distance of 21.71 feet (said arc being subtended by a chord with a bearing of North 48 degrees 05 minutes 21 seconds West, a chord distance of 19.86 feet and having a radius distance of 15.00 feet) to a point; Thence running along a curve to the right on an arc distance of 58.78 feet (said arc being subtended by a chord with a bearing of North 01 degrees 47 minutes 21 seconds East, a chord distance of 58.57 feet and having a radius distance of 200.00 feet) to a point; Thence North 08 degrees 47 minutes 24 seconds East, a distance of 406.00 feet to a point; Thence running along a curve to the left on an arc distance of 194.84 feet (said arc being subtended by a chord with a bearing of North 07 degrees 37 minutes 38 seconds West, a chord distance of 192.19 feet and having a radius distance of 340.00 feet) to a point; Thence North 24 degrees 02 minutes 40 seconds West, a distance of 35.94 feet to a point; Thence leaving said northeasterly margin of the 40 foot right-of-way of Lester Drive and running North 89 degrees 27 minutes 51 seconds East, a distance of 44.63 feet to the center of an unnamed creek, the center of which is the property line between subject property and Dallas Walk, a residential subdivision; Thence running along chords of the meandering creek as witnessed by one half inch reinforcing rods found on the Dallas Walk lot corners for the following courses and distances: South 08 degrees 02 minutes 34 seconds East, a distance of 60.15 feet to a one half inch reinforcing rod found; Thence South 31 degrees 13 minutes 14 seconds East, a distance of 33.17 feet to a one half inch reinforcing rod found; Thence South 01 degrees 40 minutes 54 seconds West, a distance of 141.63 feet to a one half inch reinforcing rod found; Thence South 08 degrees 33 minutes 26 seconds West, a distance of 49.64 feet to a one half inch reinforcing rod found; Thence South 07 degrees 23 minutes 28 seconds West, a distance of 48.79 feet to a one half inch reinforcing rod found; Thence South 08 degrees 43 minutes 39 seconds West, a distance of 49.68 feet to a one half inch reinforcing rod found; Thence South 08 degrees 11 minutes 13 seconds West, a distance of 49.67 feet to a one half inch reinforcing rod found; Thence South 10 degrees 11 minutes 38 seconds West, a distance of 49.33 feet to a one half inch reinforcing rod found; Thence South 08 degrees 27 minutes 34 seconds West, a distance of 218.74 feet to a point; Thence South 06 degrees 39 minutes 55 seconds West, a distance of 6.71 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.454 Acres.

EXHIBIT "A"

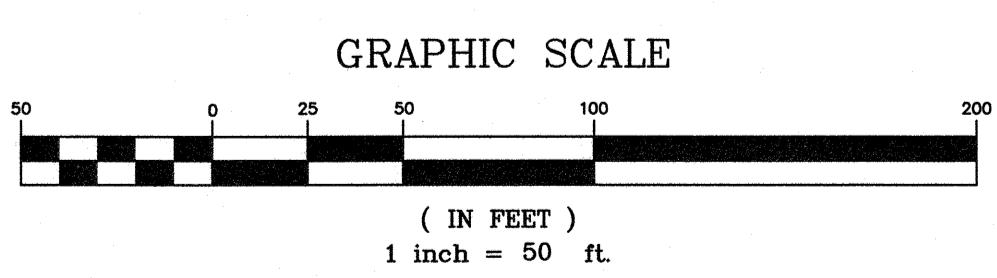
LESTER DRIVE

All that tract or parcel of land lying in Land Lots 273, 274, 303 and 304, 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

BEGINNING AT A POINT, said point being the intersection of the southerly margin of the right-of-way of Lester Drive (a 40 foot public right-of-way) with the westerly margin of the right-of-way of Foster Avenue (a variable width public right-of-way); Thence running along said southerly and westerly margin of the right-of-way of Lester Drive the following courses and distances: North 89 degrees 32 minutes 50 seconds West, a distance of 300.65 feet to a one half inch reinforcing rod set; Thence North 89 degrees 32 minutes 50 seconds West, a distance of 6.16 feet to a point; Thence running along a curve to the right on an arc distance of 79.59 feet (said arc being subtended by a chord with a bearing of North 48 degrees 05 minutes 21 seconds West, a chord distance of 72.83 feet and having a radius distance of 55.00 feet) to a point; Thence running along a curve to the right on an arc distance of 70.02 feet (said arc being subtended by a chord with a bearing of North 01 degrees 43 minutes 38 seconds East, a chord distance of 69.78 feet and having a radius distance of 240.00 feet) to a point; Thence North 08 degrees 47 minutes 24 seconds East, a distance of 405.53 feet to a point; Thence running along a curve to the left on an arc distance of 171.92 feet (said arc being subtended by a chord with a bearing of North 07 degrees 37 minutes 38 seconds West, a chord distance of 169.58 feet and having a radius distance of 300.00 feet) to a point; Thence North 24 degrees 02 minutes 40 seconds West, a distance of 53.34 feet to a one half inch open top pipe found; Thence North 24 degrees 01 minutes 30 seconds West, a distance of 375.23 feet to a one half inch reinforcing rod set; Thence leaving said southerly and westerly margin of the right-of-way of Lester Drive and running North 65 degrees 58 minutes 30 seconds East, a distance of 40.00 feet to a point on the northerly and easterly margin of the right-of-way of Lester Drive; Thence running along said northerly and easterly margin of the right-of-way of Lester Drive the following courses and distances: South 24 degrees 01 minutes 33 seconds East, a distance of 392.61 feet to a point; Thence South 24 degrees 02 minutes 40 seconds East, a distance of 35.94 feet to a point; Thence running along a curve to the right on an arc distance of 194.84 feet (said arc being subtended by a chord with a bearing of South 07 degrees 37 minutes 38 seconds East, a chord distance of 192.19 feet and having a radius distance of 340.00 feet) to a point; Thence South 08 degrees 47 minutes 24 seconds West, a distance of 406.00 feet to a point; Thence running along a curve to the left on an arc distance of 58.78 feet (said arc being subtended by a chord with a bearing of South 01 degrees 47 minutes 21 seconds West, a chord distance of 58.57 feet and having a radius distance of 200.00 feet) to a point; Thence running along a curve to the left on an arc distance of 21.71 feet (said arc being subtended by a chord with a bearing of South 48 degrees 05 minutes 21 seconds East, a chord distance of 19.86 feet and having a radius distance of 15.00 feet) to a point; Thence South 89 degrees 32 minutes 50 seconds East, a distance of 5.05 feet to a point; Thence leaving said 40 foot margin of the right-of-way and running South 01 degrees 08 minutes 11 seconds East, a distance of 10.02 feet to a point on said margin of the 30 foot right-of-way.

Thence running along said margin of the 30 foot right-of-way, South 89 degrees 32 minutes 50 seconds East, a distance of 308.96 feet to a point being the intersection of the northerly margin of the 30 foot right-of-way of Lester Road with the westerly margin of the 30 foot right-of-way of Foster Avenue; Thence running along said westerly margin of the 30 foot right-of-way of Foster Avenue along a curve to the left on an arc distance of 30.93 feet (said arc being subtended by a chord with a bearing of South 14 degrees 26 minutes 45 seconds West, a chord distance of 30.92 feet and having a radius distance of 276.28 feet) to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 1.255 Acres.



CRA, INC., CERTIFICATE OF AUTHORIZATION LAND SURVEYOR FIRM LICENSE NO. LSF000458 DATE OF FIELD WORK - 04/09/26

LEGEND

- FIRE HYDRANT - [Symbol]
- WATER METER - [Symbol]
- WATER MANHOLE - [Symbol]
- HOSE BIBB - [Symbol]
- WATER VALVE - [Symbol]
- UTILITY POLE - [Symbol]
- LIGHT POLE - [Symbol]
- WEATHER SIREN - [Symbol]
- OVERHEAD UTILITIES - [Symbol] OH
- FENCE LINE - [Symbol] x
- WATER LINE - [Symbol] w

PROJECT NO. PA4344
SHEET 2 OF 2 SHEETS
PLOT FILE - PA4344 ALTA

ALTA/NSPS LAND TITLE SURVEY FOR
PENN HODGE, L.L.C.
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DALLAS, GEORGIA

LOCATED IN
LAND LOTS 273, 274, 303, & 304, 2ND DISTRICT,
3RD SECTION, PAULDING COUNTY,
CITY OF DALLAS, GEORGIA

CARLTON RAKESTRAW
& ASSOCIATES
REGISTERED LAND
SURVEYORS
2203 CHARLES HARDY PARKWAY
DALLAS, GEORGIA 30157
770 - 443 - 2200

DATE 04/20/26 DRAWN BY CDJ
SCALE 1" = 50' CHECKED BY WCR

DATE	DESCRIPTION	BY
REVISIONS		



EXHIBIT A – LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 2nd District and 3rd Section of Paulding County, Georgia, and being part of Land Lot 274 and Land Lot 303, being more particularly described as follows: TO REACH THE POINT OF BEGINNING, begin at the intersection of the East Right-of-way of a public street known as Dogwood Drive and the South Right-of-way of Georgia Highway 6, also known as the Dallas-Atlanta By-Pass, thence running South 19 degrees 43 minutes 51 seconds East a distance of 213.20 feet to an iron pin and the POINT OF BEGINNING; thence running South 23 degrees 36 minutes 46 seconds East a distance of 392.85 feet to an iron pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance of 44.46 feet to a creek; thence running along the center line of the creek for a distance of 732.92 feet, the traverse of the center line of the creek being described as South 13 degrees 28 minutes 29 seconds West for a distance of 16.64 feet; thence running South 13 degrees 45 minutes 38 seconds East for a distance of 45.35 feet; thence running South 46 degrees 00 minutes 35 seconds East for a distance of 22.44 feet; thence running South 19 degrees 36 minutes 51 seconds East for a distance of 22.78 feet; thence running South 06 degrees 38 minutes 21 seconds West for a distance of 71.31 feet; thence running South 12 degrees 26 minutes 43 seconds West for a distance of 39.07 feet; thence running South 01 degrees 29 minutes 38 seconds West for a distance of 27.23 feet; thence running South 10 degrees 41 minutes 14 seconds East for a distance of 24.81 feet; thence running South 20 degrees 50 minutes 18 seconds West for a distance of 28.53 feet; thence running South 17 degrees 21 minutes 59 seconds West for a distance of 28.84 feet; thence running South 07 degrees 23 minutes 05 seconds West for a distance of 64.77 feet; thence running South 05 degrees 08 minutes 35 seconds West for a distance of 52.06 feet; thence running South 06 degrees 09 minutes 43 seconds West for a distance of 36.14 feet; thence running South 27 degrees 16 minutes 26 seconds West for a distance of 36.51 feet; thence running South 14 degrees 22 minutes 43 seconds East for a distance of 30.01 feet; thence running South 03 degrees 03 minutes 54 seconds East for a distance of 41.32 feet; thence running South 12 degrees 56 minutes 12 seconds West for a distance of 27.45 feet; thence running South 07 degrees 53 minutes 49 seconds West for a distance of 31.92 feet; thence running South 10 degrees 17 minutes 44 seconds West for a distance of 32.34 feet; thence running South 23 degrees 15 minutes 13 seconds West for a distance of 53.40 feet to a point; thence leaving the center line of said creek and running South 89 degrees 06 minutes 56 seconds East for a distance of 317.63 feet to an iron pin; thence running along the West right-of-way of a public street known as Foster Ave South 16 degrees 06 minutes 44 seconds West (ARC=31.10' and RAD=350.20') for a distance of 31.09 feet to an iron pin; thence running North 89 degrees 06 minutes 56 seconds West for a distance of 300.00 feet to an iron pin; thence running South 67 degrees 18 minutes 38 seconds West for a distance of 455.65 feet to an iron pin; thence running North 17 degrees 28 minutes 28 seconds West for a distance of 212.96 feet to an iron pin; thence running North 02 degrees 28 minutes 47 seconds East for a distance of 474.77 feet to an iron pin; thence running North 03 degrees 17 minutes 26 seconds East for a distance of 235.25 feet to an iron pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance of 415.33 feet to an iron pin; thence running North 23 degrees 36 minutes 46 seconds West for a distance of 376.69 feet to an iron pin; thence running North 68 degrees 19 minutes 41 seconds East for a distance of 40.02 feet and the POINT OF BEGINNING.

The Tract of Land described also being known as 200 Lester Drive, Dallas, Georgia, and being more fully shown by plat of survey prepared by Crusselle, Rakestraw and Associates, and dated October 20, 1988, said plat of survey being made a part hereof by reference thereto.

eFiled and eRecorded
DATE: 04/29/2025
TIME: 7:59 AM
DEED BOOK: 5235
PAGE: 512 - 513
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PT61: 1102025002325
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

Item 2.

Return to:
Amber Whisner
Dallas DDA
129 E Memorial Dr
Dallas, GA 30132

**STATE OF GEORGIA
COUNTY OF PAULDING**

QUITCLAIM DEED

THIS INDENTURE, made this the 22th day of April, 2025, by THE CITY OF DALLAS, GA, as party of the first part, hereinafter called Grantor, to THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS, GEORGIA as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to the Grantee heirs and assigns, all right, title interest, claim or demand which the Grantor have or may have had in and to the following described property:

200 Lester Drive, Dallas, GA - Parcel 137.2.2.062.0000

ALL THAT tract or parcel of land lying and being in the 2nd District and 3rd Section of Paulding County, Georgia, and being part of Land Lot 274 and Land Lot 303, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, begin at the intersection of the East Right-of-way of a public street known as Dogwood Drive and the South Right-of-way of Georgia Highway 6, also known as the Dallas-Atlanta By-Pass, thence running South 19 degrees 43 minutes 51 seconds East a distance of 213.20 feet to an iron pin and the POINT OF BEGINNING; thence running South 23 degrees 36 minutes 46 seconds East a distance of 392.85 feet to an iron pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance of 44.46 feet to a creek; thence running along the center line of the creek for a distance of 732.92 feet, the traverse of the center line of the creek being described as South 13 degrees 28 minutes 29 seconds West for a distance of 16.64 feet; thence running South 13 degrees, 45 minutes 38 seconds East for a distance of 45.35 feet; thence running South 46 degrees 00 minutes 35 seconds East for a distance of 22.44 feet; thence running South 19 degrees 36 minutes 51 seconds East for a distance of 22.78 feet; thence running South 06 degrees 38 minutes 21 seconds West for a distance of 71.31 feet; thence running South 12 degrees 26 minutes 43 seconds West for a distance of 39.07 feet; thence running South 01 degrees 29 minutes 38 seconds West for a distance of 27.23 feet; thence running South 10 degrees 41 minutes 14 seconds East for a distance of 24.81 feet; thence running South 20 degrees 50 minutes 18 seconds West for a distance of 28.53 feet; thence running South 17 degrees 21 minutes 59 seconds West for a distance of 28.84 feet; thence running South 07 degrees 23

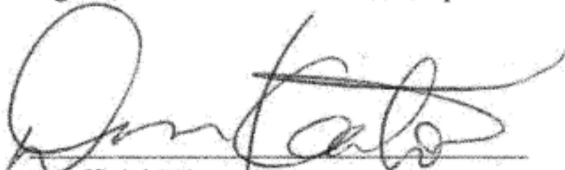
minutes 05 seconds West for a distance of 64.77 feet; thence running South 05 degrees 08 minutes 35 seconds West for a distance of 52.06 feet; thence running South 06 degrees 09 minutes 43 seconds West for a distance of 36.14 feet; thence running South 27 degrees 16 minutes 26 seconds West for a distance of 36.51 feet; thence running South 14 degrees 22 minutes 43 seconds East for a distance of 30.01 feet; thence running South 03 degrees 03 minutes 54 seconds East for a distance of 41.32 feet; thence running South 12 degrees 56 minutes 12 seconds West for a distance of 27.45 feet; thence running South 07 degrees 53 minutes 49 seconds West for a distance of 31.92 feet; thence running South 10 degrees 17 minutes 44 seconds West for a distance of 32.34 feet; thence running South 23 degrees 15 minutes 13 seconds West for a distance of 53.40 feet to a point; thence leaving the center line of said creek and running South 89 degrees 06 minutes 56 seconds East for a distance of 317.63 feet to an iron pin; thence running along the West right-of-way of a public street known as Foster Ave South 16 degrees 06 minutes 44 seconds West (ARC=31.10' and RAD=350.20') for a distance of 31.09 feet to an iron pin; thence running north 89 degrees 06 minutes 56 seconds West for a distance of 300.00 feet to an iron pin; thence running South 67 degrees 18 minutes 38 seconds West for a distance of 455.65 feet to an iron pin, thence running North 17 degrees 28 minutes 28 seconds West for a distance of 212.96 feet to an iron pin; thence running North 02 degrees 28 minutes 47 seconds East for a distance of 474.77 feet to an iron pin; thence running North 03 degrees 17 minutes 26 seconds East for a distance of 235.25 feet to an iron pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance of 415.33 feet to an iron pin; thence running North 23 degrees 36 minutes 46 seconds West for a distance of 376.69 feet to an iron pin; thence running North 68 degrees 19 minutes 41 seconds East for a distance of 40.02 feet and the POINT OF BEGINNING.

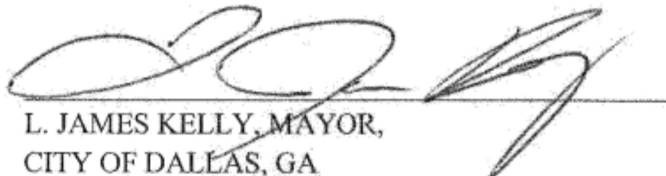
The Tract of Land described also being known as 200 Lester Drive, Dallas Georgia and being more fully shown by plat of survey prepared by Crusselle, Rakestraw and Associates, and dated October 20, 1988. Said plat of survey being made a part hereof by reference thereto.

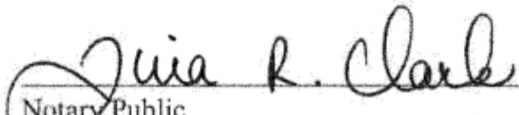
TO HAVE AND TO HOLD said described premises to the said Grantee, its heirs and assigns, FEE SIMPLE, so that neither Grantor nor their heirs, nor any other person or persons claiming under them shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal the day and the year above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


L. JAMES KELLY, MAYOR,
CITY OF DALLAS, GA
Grantor


Notary Public
My commission expires:



Item 2.

151-248

WARRANTY DEED

Paulding County Ga
Real Estate Transfer Tax

Paid \$ NONE

NEW ERA PRINT, DALLAS, GA

Date

11th day of NOVEMBER
1974
Paulding County
(Deputy Clerk) Superior Court

STATE OF GEORGIA,

THIS INDENTURE, made this 11th day of NOVEMBER
in the year of our Lord One Thousand Nine Hundred and EIGHTY-EIGHT
between JOHN MARK COVINGTON, M.D.

of the State of GEORGIA and County of PAULDING of the first part
and the CITY OF DALLAS, GEORGIA

of the State of GEORGIA and County of PAULDING of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum
of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto
the said part Y of the second part, its heirs and assigns, all that tract or
parcel of land lying and being in the Second District and Third Section of Paulding County,
Georgia, and being a part of original Land Lot 274 and Land Lot 303, being more
particularly described as follows:

TO REACH THE POINT OF BEGINNING, begin at the intersection of the East
Right-of-way of a public street known as Dogwood Drive and the South Right-
of-way of Georgia Highway 6, also known as the Dallas-Atlanta By-Pass, thence
running South 19 degrees 43 minutes 51 seconds East a distance of 214.20
feet to an iron pin and the POINT OF BEGINNING; thence running South 23
degrees 36 minutes 46 seconds East a distance of 392.85 feet to an iron
pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance
of 44.46 feet to a creek; thence running along the center line of the creek
for a distance of 732.92 feet, the traverse of the center line of the
creek being described as South 13 degrees 28 minutes 29 seconds West for
a distance of 16.64 feet; thence running South 13 degrees, 45 minutes 38
seconds East for a distance of 45.35 feet; thence running South 46 degrees
00 minutes 35 seconds East for distance of 22.44 feet; thence running
South 19 degrees 36 minutes 51 seconds East for distance of 22.78 feet;
thence running South 06 degrees 38 minutes 21 seconds West for distance of
71.31 feet; thence running South 12 degrees 26 minutes 43 seconds West for
a distance of 39.07 feet; thence running South 01 degrees 29 minutes 38
seconds West for a distance of 27.23 feet; thence running South 10 degrees
41 minutes 14 seconds East for a distance of 24.81 feet; thence running
South 20 degrees 50 minutes 18 seconds West for a distance of 28.53 feet;
thence running South 17 degrees 21 minutes 59 seconds West for a distance
of 28.84 feet; thence running South 07 degrees 23 minutes 05 seconds West
for a distance of 64.77 feet; thence running South 05 degrees 08 minutes
35 seconds West for a distance of 52.06 feet; thence running South 06
degrees 09 minutes 43 seconds West for a distance of 36.14 feet; thence
running South 27 degrees 16 minutes 26 seconds West for a distance of 36.51
feet; thence running South 14 degrees 22 minutes 43 seconds East for a
distance of 30.01 feet; thence running South 03 degrees 03 minutes 54
seconds East for a distance of 41.32 feet; thence running South 12 degrees
56 minutes 12 seconds West for a distance of 27.45 feet; thence running
South 07 degrees 53 minutes 49 seconds West for a distance of 31.92 feet;
thence running South 10 degrees 17 minutes 44 seconds West for a distance of
32.34 feet; thence running South 23 degrees 15 minutes 13 seconds West for
a distance of 53.40 feet to a point; thence leaving the center line of said
creek and running South 89 degrees 06 minutes 56 seconds East for a distance
of 317.63 feet to an iron pin; thence running along the West right-of-way of
a public street known as Foster Ave South 16 degrees 06 minutes 44 seconds
West (ARC=31.10' and RAD=350.20') for a distance of 31.09 feet to an iron
pin; thence running North 89 degrees 06 minutes 56 seconds West for a distance
of 300.00 feet to an iron pin; thence running South 67 degrees 18 minutes
38 seconds West for a distance of 455.65 feet to an iron pin; thence running
North 17 degrees 28 minutes 28 seconds West for a distance of 212.96 feet to
an iron pin; thence running North 02 degrees 28 minutes 47 seconds East for a
distance of 474.77 feet to an iron pin; thence running North 03 degrees 17
minutes 26 seconds East for a distance of 235.25 feet to an iron pin; thence
running South 89 degrees 57 minutes 48 seconds East for a distance of 45.33
feet to an iron pin; thence running North 23 degrees 36 minutes 46 seconds
West for a distance of 376.69 feet to an iron pin; thence running North 68
degrees 19 minutes 41 seconds East for a distance of 40.02 feet and the
POINT OF BEGINNING.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of ITSELE the said part Y of the second part, ITS heirs and assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for HIS heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, ITS heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part Y of the first part ha S hereunto set HIS hand and affixed HIS seal, the day and year above written.

Signed, sealed and delivered in the presence of

Thomas C. Sanders, N.P.
Thomas C. Sanders, N.P.

John Mark Covington
JOHN MARK COVINGTON, C.L.
(Seal)
(Seal)
(Seal)
(Seal)

Thomas C. Sanders
N.P.



RECORDED 11-11-1988
SYLVIA G. STRICKLAND, CLERK
SUPERIOR COURT, PAULDING CO.

BOOK - 151 PAGE 249

WARRANTY DEED

FROM

TO

Georgia, County

Clerk's Office Superior Court.

Filed for Record at o'clock M.

Recorded in Book Folio 19

Recorded in Book Folio 19

Clerk

NOTICE:
THE RECORD OF THIS INSTRUMENT IS AVAILABLE FOR THE PUBLIC BY REFERENCE TO THE INDEX.
SYLVIA G. STRICKLAND
CLERK SUPERIOR COURT
PAULDING COUNTY, GA.

THE TRACT OF LAND DESCRIBED ON THE REVERSE SIDE OF THIS INSTRUMENT IS MORE FULLY SHOWN BY PLAT OF SURVEY PREPARED BY CRUSSELL, BAKERSTRAW AND ASSOCIATES, AND DATED OCTOBER 20, 1988. SAID PLAT OF SURVEY BEING MADE A PART HEREOF BY REFERENCE THERETO.

WARRANTY DEED—FORM 36A

12m-9-70

American Seal & Stamp Co. - Atlanta, Ga.

STANDARD WARRANTY DEED



STATE OF GEORGIA,

PAULDING County.

THIS INDENTURE, made this 1st day of March in the year of our Lord One Thousand Nine Hundred and Seventy-Eight

between John M. Covington, M. D., and Joy Worthy Goodman

of the State of Georgia and County of Paulding of the first part

and John M. Covington, M. D.

of the State of Georgia and County of Paulding of the second part

WITNESSETH; That the said part ies of the first part, for and in consideration of the sum of Ten Dollars and other valuable goods DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto

the said part Y of the second part, his heirs and assigns, all that tract or parcel of

land lying and being in the second district and third section of Paulding County, Georgia in the city of Dallas and being part of original land lots Nos. 274 and 303, more fully described as follows:

Being twelve (12) acres, more or less, out of the west side of original land lot number 274, and being all of said lot lying on the west side of a branch which runs through said lot from south to north and south of the By-Pass Road. Said property being bounded on the south and west by the original line, on the north by the By-Pass Road and on the east by the aforesaid branch.

Also, three (3) acres, more or less, out of original land lot number 303, described as beginning at a point on Foster Street where the north original line of said lot intersects with the said street; thence running south along the western side of Foster Street a distance of 30 feet; thence running in a westerly direction on a straight line parallel with said north line, a distance of 300 feet, more or less, to the south-west line; thence running in a southwest direction a distance of 455 feet more or less, to the northwest corner of the H. G. Edmonson property; thence in a western direction along the north line of the J. W. Hay property a distance of 271 1/2 feet to the south-east corner of the Gilbert T. Durham property; thence north along the east line of the Gilbert T. Durham property a distance of 60 feet; thence west along the north line of the Gilbert T. Durham property a distance of 100 feet to Highland Avenue; thence running north along the east side of Highland Avenue a distance of 71 feet to the W. H. Crew property; thence running east along the south boundary of the W. H. Crew property to the northwest corner of land lot number 303 and continuing along the north original line of land lot number 303 to Foster Street and the point of beginning.

(Excluded from the above legal description are the private residence properties of John M. Covington, M. D. and Coleman Camp.)

Paulding County, Ga. Real Estate Transfer Tax Paid \$20.00 Date 3-10-78 C.D. Furner (Clerk) Superior Court

Item 2.

TO HAVE AND TO HOLD the said bargained promises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of..... the said part Y of the second part, his heirs and assigns, forever, IN FEE SIMPLE.

And the said parties..... of the first part, for..... their..... heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party..... of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties... of the first part have..... hereunto set..... their..... hand..... and affixed their..... seal....., the day and year above written.

Signed, sealed and delivered in the presence of

Dianne Bone
Dianne Bone

Joy W. Goodman (Seal)
John M. Covington, M.D. (Seal)

Shirley White, NP.

..... (Seal)
..... (Seal)

Shirley White, NP, Seal Affixed

WARRANTY DEED

FROM

John M. Covington, M. D., and
Joy Worthy Goodman

TO

John M. Covington, M. D.

March 14, 1978

Georgia, Paulding.....County
Clerk's Office, Superior Court.

Filed for Record ato'clock.....M.
....., 19.....

Recorded in Book.....Folio.....
....., 19.....

....., Clerk

American Seal & Stamp Company — Atlanta

Item 2.

80-110

WARRANTY DEED

NEW ERA PRINT, DALLAS, GA.

STATE OF GEORGIA, Paulding County.

THIS INDENTURE, made this 18th day of August in the year of our Lord One Thousand Nine Hundred and Seventy-Two between John M. Covington, M. D. & James B. Goodman, D.D.S.

of the State of Georgia and County of Paulding of the first part and John M. Covington, M. D. & Joy Worthy Goodman

of the State of Georgia and County of Paulding of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE GOODS DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in The Second District and Third Section of Paulding County, Georgia, in the City of Dallas and being part of original Land Lots Numbers 274 and 303, more fully described as follows: Being 12 acres more or less out of the west side of original land lot number 274, and being all of said lot lying on the west side of a branch which runs through said lot from south to north and south of the By-Pass Road. Said property being bounded on the south and west by the original line on the north by the By-Pass Road and on the east by the aforesaid branch.

Also, three acres more or less out of original land lot number 303, described as beginning at a point on Foster Street where the north original line of the said lot intersects with the said street; thence running south along the western side of Foster Street a distance of 30 feet; thence running in a westerly direction on a straight line parallel with said north line, a distance of 300 feet, more or less to the south west line; thence running in a southwest direction a distance of 455 feet more or less to the northwest corner of the H. G. Edmonson property; thence in a western direction along the north line of the J. W. Hay property a distance of 271 1/2 feet to the south-east corner of the Gilbert T. Durham property; thence north along the east line of the Gilbert T. Durham property a distance of 60 feet; thence west along the north line of the Gilbert T. Durham property a distance of 100 feet to Highland Avenue; thence running north along the east side of Highland Avenue a distance of 71 feet to the W. H. Crew property; thence running east along the south boundary of the W. H. Crew property to the northwest corner of land lot number 303 and continuing along the north original line of land lot number 303 to Foster Street and the point of beginning.

EXCLUDED FROM THE ABOVE LEGAL DESCRIPTION ARE THE PRIVATE RESIDENCE PROPERTIES OF JOHN M. COVINGTON AND HECTOR J. CURIEL AND TOBEY G. CURIEL. LEGAL DESCRIPTIONS OF THESE TWO (2) EXCLUSIONS ARE ATTACHED.

(see other side)

Paulding County, Ga.
Real Estate Transfer Tax
Paid \$ 1.50
Date 3-10-78
C.M. Turner
(Clerk) (Deputy Clerk) Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of them the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said parties of the first part, for their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and affixed their seal, the day and year above written.

John M. Covington, MI

Signed, sealed and delivered in the presence of

Sarah C. Garay
Norma D. Flynn, NP
Shirley White, NP
Form No. 23
Shirley White, NP, Seal Affixed

John M. Covington, MI (Seal)
James B. Goodman (Seal)
James B. Goodman (Seal)
James B. Goodman (Seal)

Sarah C. Garay

WARRANTY DEED

FROM

John M. Covington, M. D.
and
James B. Goodman, D. D. S.

TO

John M. Covington, M. D.
and
Joy Worthy Goodman
August 18, 1972

Georgia, Paulding County

Clerk's Office Superior Court.

Filed for Record at 3:10 o'clock P. M.

March 10, 1978

Recorded in Book 8-0, Folio 110

March 13, 1978

C. M. Turner, Clerk



3W-119

Item 2.

WARRANTY DEED

State of Georgia, PAULDING County.

THIS INDENTURE, made this 17th day of March, in the year of our Lord One Thousand Nine Hundred and Fifty-Six between B. J. Jones, of the State of Ga. and County of Paulding, of the first part, and John M. Covington & James B. Goodman, of the State of Ga. and County of Paulding, of the second part.

WITNESSETH: That the said part of the first part, for and in consideration of the sum of Eight Thousand Five Hundred (\$8,500.00) DOLLARS,

In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part his, her or their heirs and assigns, all that tract or parcel of land lying and being in the second district and third section of Paulding County, Georgia in the city of Dallas and being part of original land lots numbers 274 and 303, more fully described as follows: Being 12 acres more or less out of the West side of original land lot number 274, and being all of said lot lying on the west side of a branch which runs through said lot from South to North and South of the By-Pass Road. Said property being bounded on the South and West by the Original line, on the North by the by-pass road and on the east by the aforesaid branch. Also, three acres more or less out of original land lot number 303, described as, BEGINNING at a point on Foster Street where the North original line of the said lot intersects with the said street; thence running south along the western side of Foster Street a distance of 30 feet; thence running in a westerly direction on a straight line parallel with said North line, a distance of 300 feet, more or less to the Southwest line; thence running in a southwest direction a distance of 455 feet more or less to the northwest corner of the H.G. Edmondson property; thence in a western direction along the north line of the J.W. Hay property a distance of 27 1/2 feet to the Southeast corner of the Gilbert T. Durham property; thence north along the East line of the Gilbert T. Durham property a distance of 60 feet; thence west along the North line of the Gilbert T. Durham property a distance of 100 feet to Highland Avenue; thence running North along the East side of Highland Avenue a distance of 71 feet to the W. H. Crew property; thence running East along the South Boundary of the W. H. Crew to the Northwest corner of land lot number 303 and continuing along the North original line of land lot Number 303 to Foster Street and the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, heirs and assigns forever, in FEE SIMPLE.

And the said party of the first part, for himself, herself or their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, his, her or their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his, her, or their hand and affixed his, her, or their seal, the day and year above written. Signed, sealed and delivered in the presence of

J. H. Tibbitts } B. J. Jones (Seal)
Preston F. Jones, N.P. Seal Affixed } (Seal)
DEPUTY }
Filed 3/21/61 2:30 PM Sylvia G. Strickland Clerk. } (Seal)
Recorded March 21/1961

WARRANTY DEED

State of Georgia, PAULDING County.

THIS INDENTURE, made this 22nd day of March, in the year of our Lord One Thousand Nine Hundred and Fifty-Six between Alvin Morris, of the State of Ga. and County of Paulding, of the first part, and W.M. Townsend, of the State of Ga. and County of Paulding, of the second part.

WITNESSETH: That the said part of the first part, for and in consideration of the sum of Two Thousand Two Hundred and 00/100 DOLLARS,

In hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part his, her or their heirs and assigns, all that tract or parcel of land lying and being in the Second District and third Section of Paulding County, Georgia and being a part of original lot of land number 423 and described as follows: BEGINNING AT AN IRON STAKE SET on the south side of the road Dallas, Ga. to Draketown, Ga. Dirt Road that runs from Dallas by the Old Carter Place and to the Paved Highway Number 120 at Butler's old Store place; said stake being 20 feet more or less from the Northeast corner of the room dwelling and running thence westward along south side of said Dirt road a distance of 70 yards, thence South a distance of 70 yards; thence East a distance of 70 yards; thence Northward a distance of 70 yards same being the point of beginning. Said tract of land containing one acre and having located thereon one three room dwelling that stands just west of the Old Matthews's old home place.



After Recording Return to:

City of Dallas
129 E. Memorial Drive
Dallas, GA 30132

**PERMANENT SANITARY SEWER EASEMENT TOGETHER
WITH A TEMPORARY CONSTRUCTION EASEMENT**

1. For and in consideration of the sum of one dollar (\$1.00) in hand paid, and other good and valuable considerations, **AMH DEVELOPMENT, LLC.**, as party or parties of the first part, hereinafter called Grantor, hereby grants unto **CITY OF DALLAS, GEORGIA, a political subdivision of the State of Georgia**, as party or parties of the second part, hereinafter referred to as Grantee, a temporary construction easement ("Temporary Construction Easement") for the purpose of installing and constructing sewer lines for conveyance and transportation of sanitary sewer together with a permanent and perpetual sanitary sewer easement ("Permanent Sewer Easement") (together with the Temporary Construction Easement, the "Easements") for the purpose of operation, relocation, extension, inspection, maintenance, repair, alteration, modification, redesign, reconstruction, replacement and removal of said sewer lines over, through and across the following lands, owned by Grantor, to wit:

All that tract or parcel of land lying and being in Land Lot 274, 2nd District, 3rd Section of Paulding County, as shown on plat of survey prepared Carlton Rakestraw & Associates on July 25, 2025, drawn by W.C.R.3, approved by W.C.R, for City of Dallas, GA, and being more particularly described in **Exhibit "A"** attached hereto and incorporated herein (the "Easement Area").

2. Termination of Temporary Construction Easement. The Temporary Construction Easement granted herein shall automatically terminate upon completion or abandonment of the Work and the Parties agree to execute and record a termination thereof upon request of either Party.
3. Maintenance. Grantee, its successors and assigns, shall keep and maintain the sewer lines and associated valves, meters, pipes and other usual fixtures and appurtenances in good condition and repair and shall perform all maintenance of the lines as may be reasonably necessary to keep such conditions and state of repair. Grantor, its successors and assigns, shall have full use of the surface of the Sewer Easement Area; provided however, Grantor shall not interfere with the proposed use of the Easements.

- 4. Notice: All notices and other communications under this Agreement shall be in writing and shall be deemed duly given if personally delivered (with signed receipt and deemed received upon delivery), mailed by certified mail, return receipt requested, first class, postage prepaid (and deemed received upon the next business day after being sent by certified mail), or via email:

If to Grantor, to: AMH Development, LLC
 Attn: Legal Department
 23975 Park Sorrento, 3rd Floor
 Calabasas, CA 91302

If to Grantee, to: City of Dallas
 Attn: Sanitary Sewer Dept.
 129 E. Memorial Drive
 Dallas, GA 30132

- 5. Insurance. Grantee and its contractors shall maintain workers' compensation, commercial general liability, and automobile liability insurance with industry-standard coverage limits. All policies shall name Grantor and its affiliates as additional insureds. Proof of coverage shall be provided upon request.
- 6. Restoration. Upon completion of any work within the Easement Area, the Grantee shall restore the Easement Area the condition it was in prior to the commencement of work, including but not limited to, the re-sodding of any areas that are disturbed.
- 7. Indemnification. Grantee agrees to indemnify and hold harmless the Grantor and its current, former, and future parent companies (direct and indirect), subsidiaries, affiliates, partnerships, joint ventures, lenders, servicers, shareholders, directors, officers, managers, members, employees, agents, attorneys, insurers, representatives, successors, and assigns from any and all claims, losses, damages, expenses, actions, or suits arising from or related to Grantee's use of the Easements.

The Easements granted and described above shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the Grantee.

[signatures on following page]

WITNESS, the hand and seal of the undersigned, this the 9th day of September, 2025.

GRANTOR:

Signed, sealed and delivered in the Presence of:

[Signature]

[Signature]

Witness

AMH Development, LLC, a Delaware limited liability company (Authorized Signer)

Nora Christina Mckewen

Notary Public

My commission expires on the 29 day of June, 2028.



GRANTEE:

Signed, sealed and delivered in the Presence of:

[Signature]

[Signature]

Witness

CITY OF DALLAS, GEORGIA, a political subdivision of the State of Georgia

Tina R. Clark

Notary Public

My commission expires on the 23 day of Oct, 2028

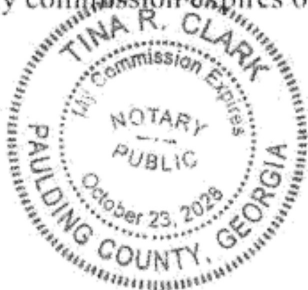
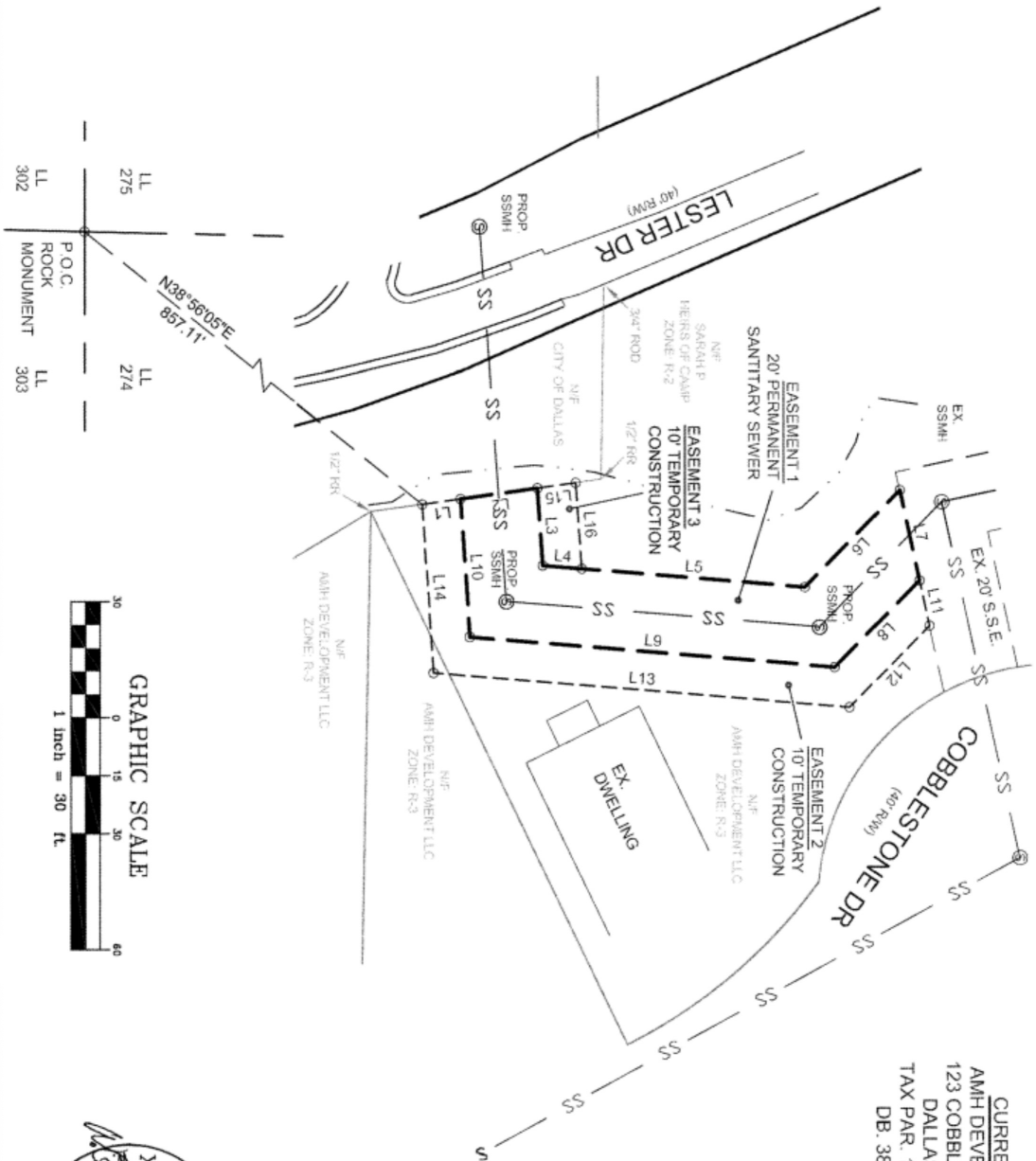


EXHIBIT "A"

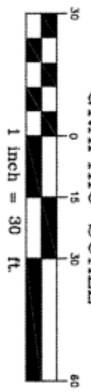
LINE	BEARING	LENGTH
L1	N08°02'34"W	10.02
L2	N08°02'34"W	20.05
L3	N85°55'29"E	20.06
L4	N04°38'09"E	10.12
L5	N04°38'09"E	57.92
L6	N45°42'20"W	35.08
L7	N77°36'24"E	23.93
L8	S45°42'20"E	31.33
L9	S04°38'09"W	94.61
L10	S85°55'29"W	35.84
L11	N77°36'24"E	11.97
L12	S45°42'20"E	29.46
L13	S04°38'09"W	107.89
L14	S85°55'29"W	43.74
L15	N08°02'34"W	10.02
L16	N85°55'29"E	22.29

AREAS
 EASEMENT 1 - 2,850 SF (PERMANENT)
 EASEMENT 2 - 1,714 SF (CONSTRUCTION)
 EASEMENT 3 - 212 SF (CONSTRUCTION)



- LEGEND**
- IRON PIN SET
 - ⊗ REINFORCING ROD
 - ⊙ CONCRETE MONUMENT
 - FOUND
 - (F) DISTURBED
 - (D) POINT OF COMMENCEMENT
 - P.O.C. POINT OF BEGINNING
 - P.O.B. RIGHT OF WAY
 - L.L. WATER MAIN
 - W.P. WATER MAIN
 - EP- EDGE OF PAVEMENT
 - SS- SANITARY SEWER
 - P L PROPERTY LINE
 - CL- CENTERLINE
 - PP POWER POLE
 - GW GUY WIRE
 - WH WATER METER
 - M WATER METER
 - G.V. GATE VALVE
 - EL ELEVATION
 - B.M. BENCH MARK
 - S.S.E. SANITARY SEWER EASEMENT
 - S.S.M.H. SANITARY SEWER MANHOLE

LL 275
 LL 274
 P.O.C. ROCK MONUMENT 303
 LL 302



GRAPHIC SCALE



SANITARY SEWER EASEMENT FOR
CITY OF DALLAS, GA

LOCATED IN LAND LOT(S) - 274
 2nd DISTRICT, 3rd SECTION
 DALLAS, PAULDING COUNTY, GEORGIA

PROJECT NO. PA4344
 PLOT FILE # S.S. EXHIBIT
 DATE: 7-25-25
 DRAWN BY: W.C.R.3
 APPROVED BY: M.C.R.

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2203 CHARLES HARDY PKWY DALLAS, GEORGIA 30157
 PHONE: 770-443-2200 FAX: 770-443-2200

CURRENT OWNER
 AMH DEVELOPMENT LLC
 123 COBBLESTONE DRIVE
 DALLAS, GA 30132
 TAX PAR. 115.4.4.037.0000
 DB: 3845 PG. 347

CITY OF DALLAS
PUBLIC HEARING NOTIFICATION
LEGAL NOTICE
DEVELOPMENT STANDARDS VARIANCE
DSV-2026-04

Downtown Development Authority of the City of Dallas (Applicant, Representative, and Titleholder), has applied and seeks a Development Standards Variance for property legally known as **200 Lester Drive, Dallas, GA. 30132**; Tax Parcel I.D. No. **137.2.2.062.0000** located in Land Lot: **274** in the **2nd** District and **3rd** Section of Paulding County.

The public hearing for the Zoning Board of Appeals will be held on **Monday, June 15, 2026**, at **6:00pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401

This the 14th day of May, 2026.

Downtown Development Authority of the City of Dallas (Applicant, Representative, Titleholder)

1854
THE CITY OF
DALLAS
GEORGIA



CITY OF DALLAS, GEORGIA
Office of Community Development
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

Item 2.

PUBLIC HEARING NOTIFICATION DEVELOPMENT STANDARDS VARIANCE DSV-2026-04

Dear Surrounding Property Owners:

Downtown Development Authority of the City of Dallas (Applicant, Representative, and Titleholder), has applied and seeks a Development Standards Variance for property legally known as *200 Lester Drive, Dallas, GA. 30132*; Tax Parcel I.D. No. *137.2.2.062.0000* located in Land Lot: *274* in the *2nd* District and *3rd* Section of Paulding County.

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This the 14th day of May 2026.

Downtown Development Authority of the City of Dallas (Applicant, Representative, Titleholder)

Sincerely yours,

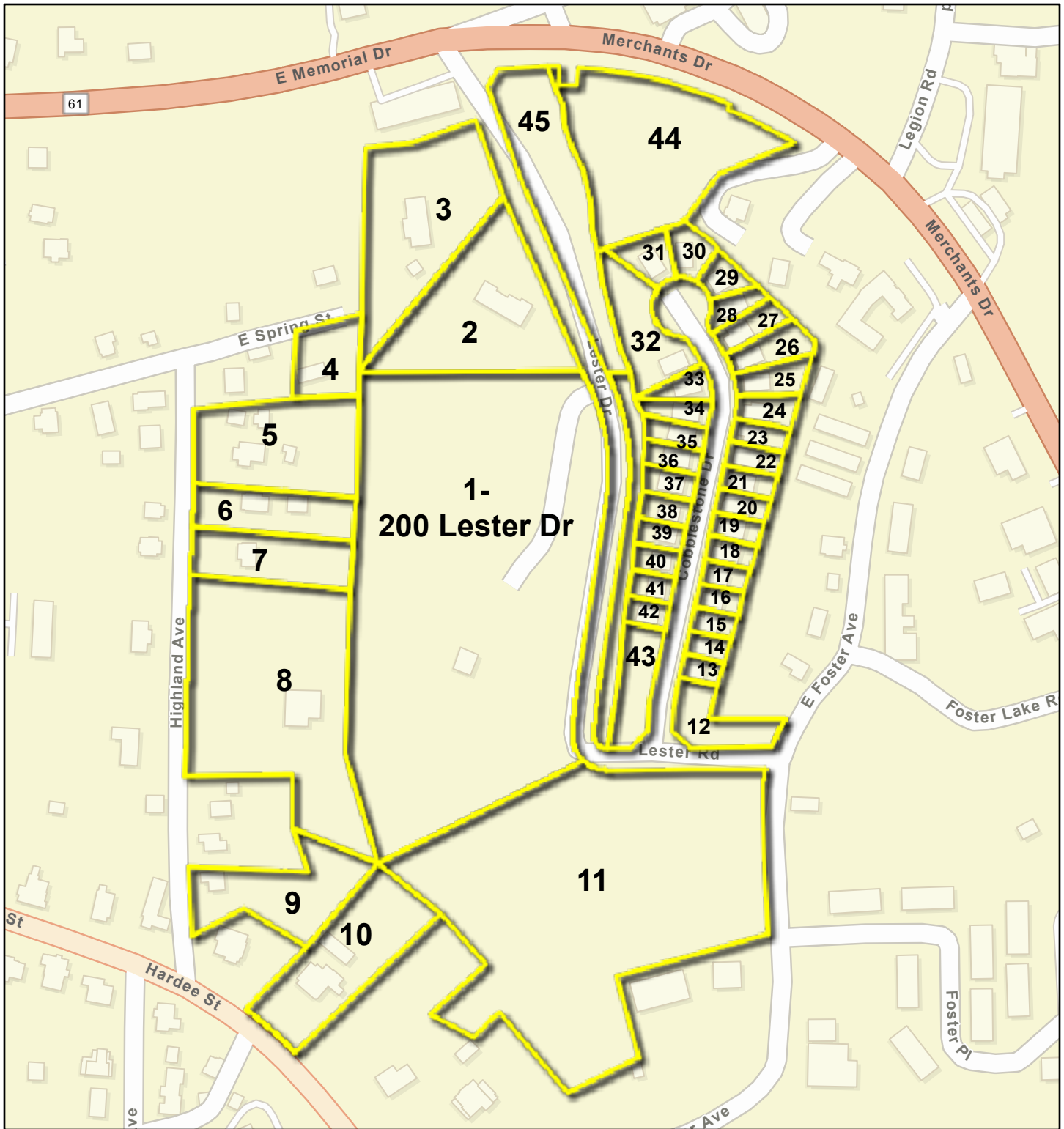
Brandon Rakestraw
Community Development Director

Parcel Report- 200 Lester Dr

Map Number	ParcelID	Zoning Code	Acres	TaxDistrict	PropertyAddress	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
1	137.2.2.062.0000	TH	10.19	DALLAS	200 LESTER DR	DOWNTOWN DEV AUTH OF THE CITY OF DALLAS	129 E MEMORIAL DR	DALLAS, GA 30132	
2	116.3.3.023.0000	R-2	1.58	DALLAS	104 LESTER DR	COCHRAN JEFFREY H	104 LESTER DR	DALLAS, GA 30132	
3	116.3.3.050.0000	R-2	1.55	DALLAS	102 LESTER DR	STAPP WANDA C	102 LESTER DR	DALLAS, GA 30132	
4	137.2.2.065.0000	R-2	0.37	DALLAS	419 E SPRING ST	ABERNATHY AMY	MEADOWS KATHERINE	419 E SPRING ST	DALLAS, GA 30132
5	137.2.2.056.0000	R-2	1.13	DALLAS	181 N HIGHLAND AVE	ACUNA JOSE	ACUNA MICHELLE L	181 HIGHLAND AVE	DALLAS, GA 30132
6	137.2.2.048.0000	R-2	0.54	DALLAS	179 N HIGHLAND AVE	CAMP WANDA	179 HIGHLAND AVE N	DALLAS, GA 30132	
7	137.2.2.014.0000	R-2	0.62	DALLAS	177 N HIGHLAND AVE	REYNOLDS CHUCK E	REYNOLDS NICHOLE L	177 N HIGHLAND AVE	DALLAS, GA 30132
8	137.2.2.070.0000	R-2	2.73	DALLAS	171 N HIGHLAND AVE	CREW STEVAN H	CREW LINDA M	PO BOX 63	DALLAS, GA 30132
9	137.2.2.033.0000	R-2	0.87	DALLAS	161 N HIGHLAND AVE	FANDOS GEORGE	FANDOS JULIE	135 FIVE OAKS DR	HIRAM, GA 30141
10	137.2.2.029.0000	R-2	1.18	DALLAS	302 HARDEE ST	BAKER CASEY	BAKER MORGAN	302 HARDEE ST	DALLAS, GA 30132
11	137.2.2.038.0000	R-2	2.71	DALLAS	240 E FOSTER AVE	WELCH FAMILY LP	212 MAIN ST	DALLAS, GA 30132	
12	138.1.1.027.0000	R-1	0.08	DALLAS	102 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
12	138.1.1.026.0000	R-3	0.29	DALLAS	UNASSIGNED ADDRESS	DALLAS WALK HOMEOWNERS ASSOCIATION INC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
13	138.1.1.028.0000	R-3	0.08	DALLAS	104 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
14	138.1.1.029.0000	R-3	0.08	DALLAS	106 COBBLESTONE DR	PROGRESS ATLANTA LLC	PO BOX 4090	SCOTTSDALE, AZ 85261	
15	138.1.1.030.0000	R-3	0.09	DALLAS	108 COBBLESTONE DR	FYR SFR BORROWER LLC	PO BOX 4090	SCOTTSDALE, AZ 85261	
16	138.1.1.031.0000	R-3	0.09	DALLAS	110 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
17	138.1.1.032.0000	R-3	0.09	DALLAS	112 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
18	138.1.1.033.0000	R-3	0.1	DALLAS	114 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
20	138.1.1.034.0000	R-3	0.1	DALLAS	116 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
21	138.1.1.035.0000	R-3	0.1	DALLAS	118 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
22	138.1.1.036.0000	R-3	0.11	DALLAS	120 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
23	138.1.1.037.0000	R-3	0.11	DALLAS	122 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
24	138.1.1.038.0000	R-3	0.14	DALLAS	124 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
25	138.1.1.039.0000	R-3	0.17	DALLAS	126 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
26	138.1.1.040.0000	R-3	0.21	DALLAS	128 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
27	115.4.4.032.0000	R-3	0.15	DALLAS	130 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
28	115.4.4.033.0000	R-3	0.12	DALLAS	132 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
29	115.4.4.034.0000	R-3	0.12	DALLAS	134 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
30	115.4.4.035.0000	R-3	0.15	DALLAS	136 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
31	115.4.4.036.0000	R-3	0.18	DALLAS	138 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
32	115.4.4.037.0000	R-3	0.49	DALLAS	123 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
33	138.1.1.041.0000	R-3	0.12	DALLAS	121 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
34	138.1.1.042.0000	R-3	0.12	DALLAS	119 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
35	138.1.1.043.0000	R-3	0.12	DALLAS	117 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
36	138.1.1.044.0000	R-3	0.11	DALLAS	115 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
37	138.1.1.045.0000	R-3	0.11	DALLAS	113 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
38	138.1.1.046.0000	R-3	0.11	DALLAS	111 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
39	138.1.1.047.0000	R-3	0.1	DALLAS	109 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
40	138.1.1.048.0000	R-3	0.1	DALLAS	107 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
41	138.1.1.049.0000	R-3	0.09	DALLAS	105 COBBLESTONE DR	AMH DEVELOPMENT LLC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
42	138.1.1.050.0000	R-3	0.09	DALLAS	103 COBBLESTONE DR	FKH SFR C2 LP	PO BOX 4900	C/O RYAN LLC	SCOTTSDALE, AZ 85261
43	138.1.1.051.0000	R-1	0.34	DALLAS	101 COBBLESTONE DR	DALLAS WALK HOMEOWNERS ASSOCIATION INC	23975 PARK SORRENTO STE 300	ATTN PROPERTY TAX DEPARTMENT	CALABASAS, CA 91302
44	115.4.4.031.0000	C-1	1.98	DALLAS	MERCHANTS DR	MERCHANTS DALLAS LLC	PO BOX 76624	ATLANTA, GA 30358	
45	116.3.3.025.0000	R-2	1.22	DALLAS	UNASSIGNED ADDRESS	CAMP SARAH P HEIRS OF	298 COLEMAN CAMP PATH	C/O SHERRY CAMP HOLT	DALLAS, GA 30132

200 Lester Dr Dallas Parcel Report

Item 2.



5/6/2026

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

LETTER OF INTENT

DEVELOPMENT STANDARDS VARIANCE APPLICATION (DSV-2026-04)

Applicant: Downtown Development Authority of the City of Dallas, Georgia

Property Address: 200 Lester Drive, Dallas, Georgia 30132

Tax Parcel Identification Number: 137.2.2.062.0000

To: City of Dallas Zoning Board of Appeals

Re: Development Standards Variance Request – DSV-2026-04

Honorable Members of the Zoning Board of Appeals:

The Downtown Development Authority of the City of Dallas, Georgia respectfully submits this Letter of Intent in support of Development Standards Variance Application DSV-2026-04. The requested variances are necessary to facilitate the development of a high-quality residential community while addressing the unique physical characteristics of the property, including existing topography, grading limitations, roadway design constraints, and site planning considerations.

The requested variances will allow the project to achieve the intent and objectives of the City of Dallas Unified Development Code by promoting efficient land use, quality residential design, functional open space, and enhanced community amenities while maintaining compatibility with surrounding development patterns.

The Downtown Development Authority believes the requested relief represents the minimum variance necessary to address site-specific conditions and will not adversely impact adjacent properties, public infrastructure, or the health, safety, and welfare of the public.

The following Development Standards Variances are respectfully requested:

A. Unified Development Code Requests

1. Reduction of Side Setback Along the North Property Line

Chapter IV – Zoning Districts; Sec. 4.04(e)(vii)(1-3)

Approval is requested to reduce the required side setback along the north property line to twenty-five (25) feet. This adjustment is necessary to accommodate site layout constraints and achieve an efficient development pattern while maintaining adequate separation from adjoining properties.

2. Reduction of Rear Setback Along the West Property Line

Chapter IV – Zoning Districts; Sec. 4.04(e)(vii) (1-3)

DEVELOPMENT STANDARDS VARIANCE APPLICATION (DSV-2026-04)

Approval is requested to reduce the required rear setback along the west property line to thirty-two (32) feet. The variance will allow for a more practical site design while preserving buffering and compatibility with adjacent land uses.

3. Allow Slopes Exceeding Twenty-Five Percent (25%)

Chapter VII – Development Standards; Sec. 7.17(2)

Approval is requested to allow development activities within areas containing slopes greater than twenty-five percent (25%). Existing topographic conditions significantly limit developable land area, and limited disturbance within these areas is necessary to achieve a balanced and functional site design.

4. Reduction of Required Open Space Percentage

Chapter VII – Development Standards; Sec. 7.13(4) and (5); Sec. 7.17(3)

Approval is requested to reduce the required open space percentage. While the overall open space calculation will be modified, the development will continue to provide meaningful recreational opportunities, pedestrian connectivity, landscaped common areas, and resident amenities consistent with the intent of the ordinance.

5. Alternative Recreational Amenities in Lieu of Mandatory Swimming Pool

Chapter VII – Development Standards; Sec. 7.16(2)

Approval is requested to allow one or more of the recreational amenities authorized under Sections 2(d), 2(f), and 2(g) to be provided in lieu of the mandatory swimming pool requirement. The proposed amenities are anticipated to provide broader resident utilization and long-term community benefit.

6. Allow Cut and Fill Slopes Exceeding Ten Percent (10%)

Chapter VII – Development Standards; Sec. 7.17(2)

Approval is requested to allow cut and fill slopes exceeding ten percent (10%) where necessary to address existing site topography and facilitate roadway, utility, and stormwater infrastructure improvements.

7. Allow Planted Features in Place of Preserved Natural Features

Chapter VII – Development Standards; Sec. 7.17(2)

Approval is requested to allow enhanced planted and landscaped features in lieu of preserving existing natural features in certain areas of the site where preservation is impractical due to grading and infrastructure requirements. The proposed landscaping plan will provide substantial aesthetic and environmental benefits.

DEVELOPMENT STANDARDS VARIANCE APPLICATION (DSV-2026-04)

8. Adjustment of Open Space Requirements

Chapter VII – Development Standards; Sec. 7.13(4) and (5); Sec. 7.17(3)

Approval is requested to adjust the minimum open space percentage requirements in a manner that accommodates site constraints while continuing to provide usable and functional common areas for future residents.

9. Reduced Driveway Depths

Chapter VII – Development Standards; Sec. 7.17(4)

Approval is requested to allow driveway depths of twenty-five (25) feet measured from the edge of pavement. The proposed driveway configuration will provide adequate vehicle accommodation while supporting the overall site design.

10. Non-Rear Facing Garage Townhome Units (Units 45-69)

Chapter IX – Design Standards; Sec. 9.02(5)

Approval is requested to allow front-access garage configurations for Townhome Units 45 through 69. Due to site geometry and roadway layout constraints, the requested design modification provides the most practical and efficient development solution while maintaining an attractive streetscape.

B. Code of Ordinances Requests

1. Reduced Intersection Tangent Length

Chapter 34 – Subdivisions; Sec. 34-24(b)(10)

Approval is requested to allow an intersection tangent length of less than one hundred (100) feet. Existing site conditions and roadway alignment limitations necessitate this request while still maintaining safe and efficient vehicular circulation.

2. Non-Rollback Curb and Gutter Within Alleys

Chapter 34 – Subdivisions; Sec. 34-25

Approval is requested to allow standard non-rollback curb and gutter sections within alley areas. This design will improve drainage performance, reduce long-term maintenance requirements, and provide a durable infrastructure system consistent with the intended use of the alley network.

Justification

The Downtown Development Authority submits that these requests satisfy the intent of the City of Dallas Unified Development Code and the standards for Development Standards Variances. The requested relief is necessitated by unique physical characteristics of the

LETTER OF INTENT

DEVELOPMENT STANDARDS VARIANCE APPLICATION (DSV-2026-04)

property, including topographic constraints, grading challenges, and site design limitations that are not generally applicable to other properties.

Approval of these requests will facilitate quality residential development, promote efficient land utilization, provide enhanced housing opportunities within the City of Dallas, and further the community's long-term economic development objectives. The requested variances represent the minimum relief necessary to accommodate the site's unique conditions while preserving the spirit and intent of the City's development regulations.

Accordingly, the Downtown Development Authority respectfully requests approval of Development Standards Variance Application DSV-2026-04.

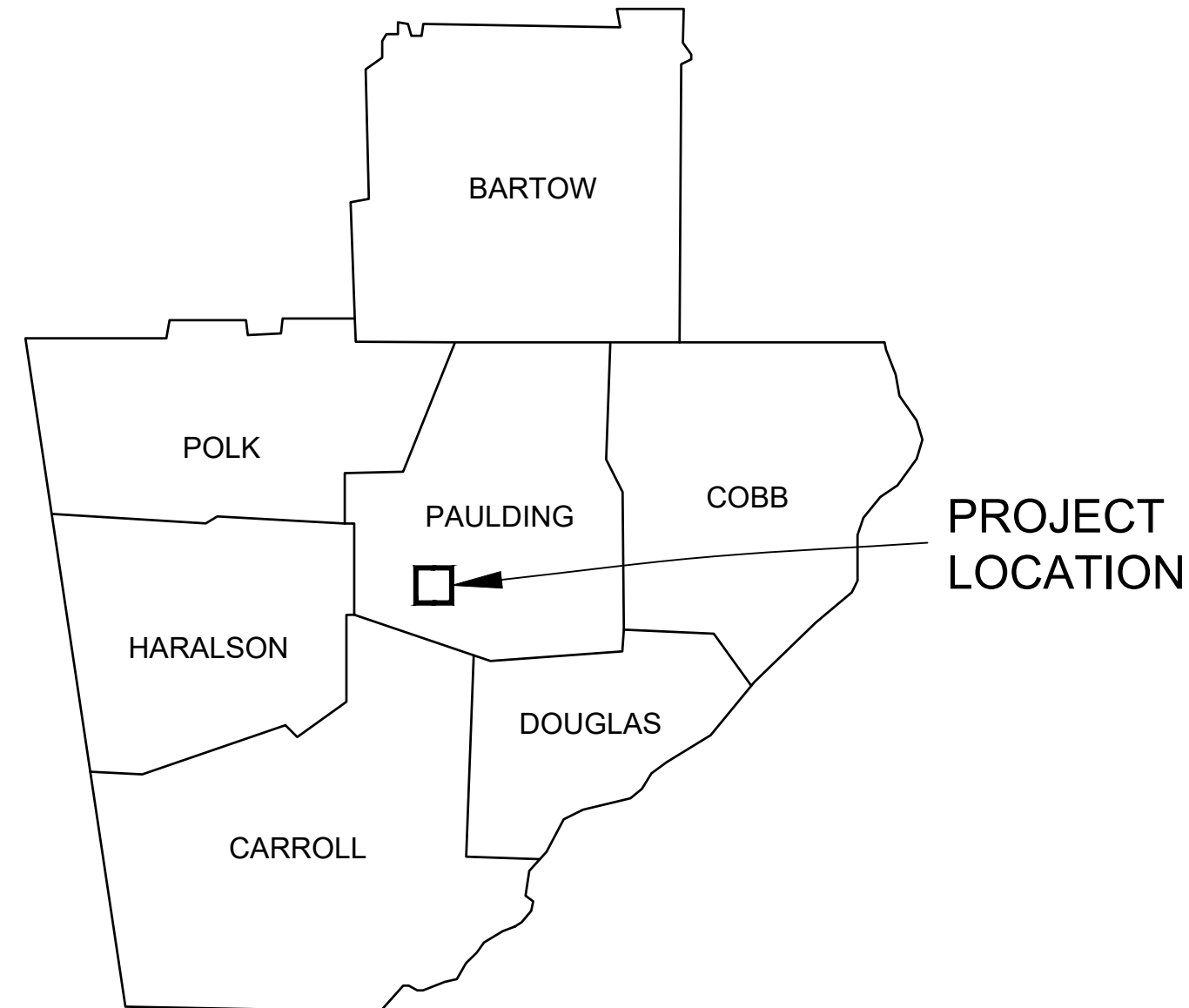
Respectfully submitted,

DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF DALLAS, GEORGIA



COLEMAN RIDGE TOWNHOUSE DEVELOPMENT

CIVIL CONSTRUCTION PLANS



FEMA COMMUNITY PANEL NO. 13223C0137C
SCALE: 1" = 500'

LOCATED IN LAND LOTS: 274 & 303
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

SHEET INDEX	
SHEET	DESCRIPTION
C-1	CIVIL COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING & DEMOLITION SITE PLAN
C-4	CIVIL SITE PLAN
C-5	GRADING & DRAINAGE SITE PLAN
C-6	STORMWATER MANAGEMENT POND
C-7	ROAD PROFILES
C-8	STORMWATER PROFILES
C-9	SIGHT DISTANCE PROFILE
C-10	POTABLE WATER SITE PLAN
C-11	GRAVITY SEWER SITE PLAN
C-12	GRAVITY SEWER PLAN & PROFILES
C-13	CONSTRUCTION DETAILS
ER-1	EROSION SEDIMENT & POLLUTION COVER SHEET
ER-2	ESPC & NPDES PERMIT NOTES
ER-3	EROSION SEDIMENT & POLLUTION CONTROL PLAN
ER-4	EROSION SEDIMENT & POLLUTION CONTROL DETAILS

CONTACT INFORMATION

PREPARED FOR
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24-HOUR CONTACT: GRANT SCHMEELEK
PHONE: (678) 643-1250
ADDRESS: GRANT@BAGWELLLANDSPEARS.COM

ENGINEER
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2203 CHARLES HARDY PARKWAY
DALLAS, GA 30157
OFFICE: (404) 480-0838
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LAND SURVEYOR
CONTACT: WIL C. RAKESTRAW, R.L.S.
2203 CHARLES HARDY PARKWAY
DALLAS, GA 30157
OFFICE: (770) 443-2200
EMAIL: WRAKESTRAW@CRASURVEYING.COM

ENGINEER:



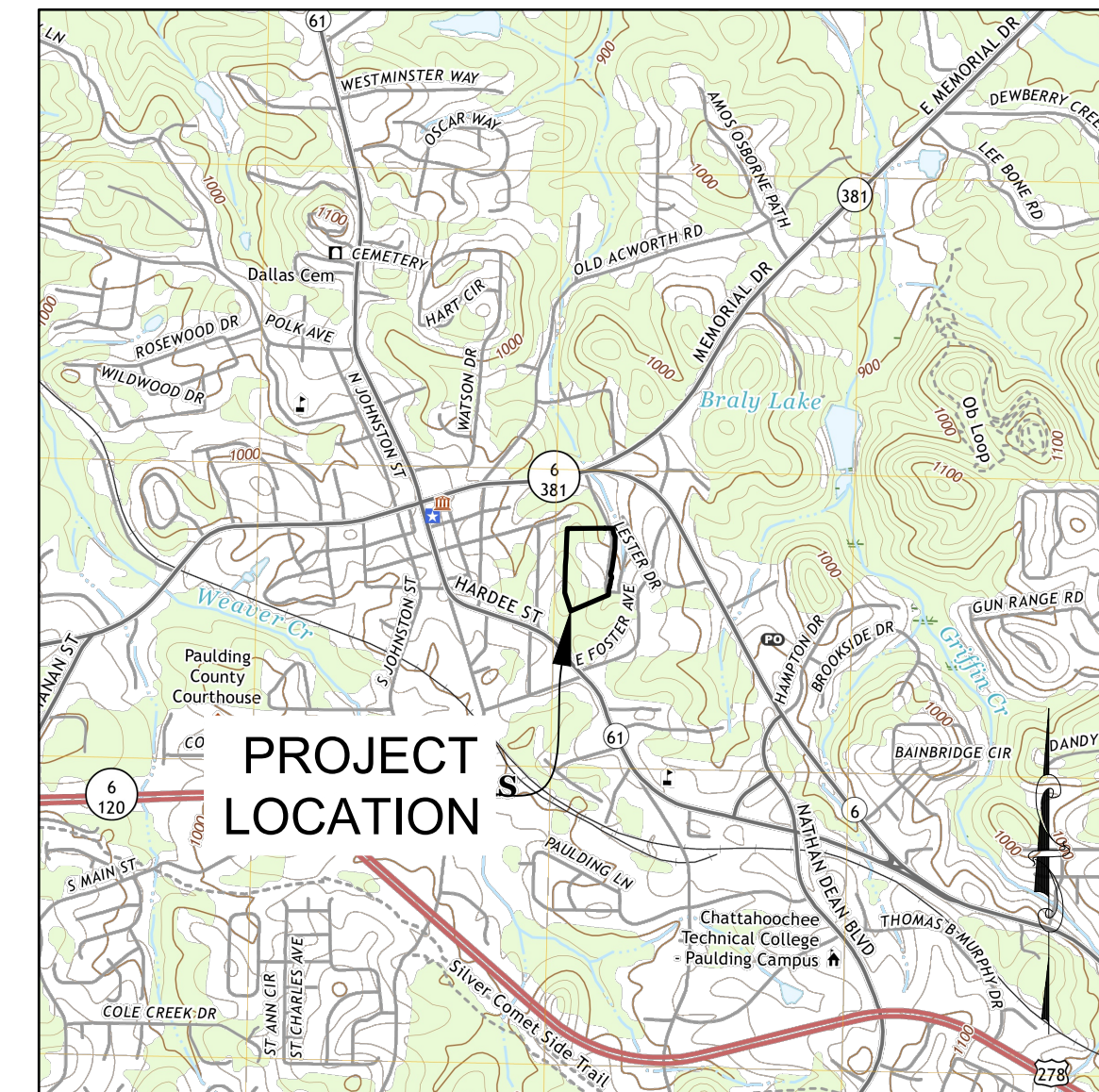
PEF009245 - EXP. 6/30/2026
2203 Charles Hardy Parkway • Dallas, GA 30157
Office (404) 480-0838

LAND SURVEYOR:

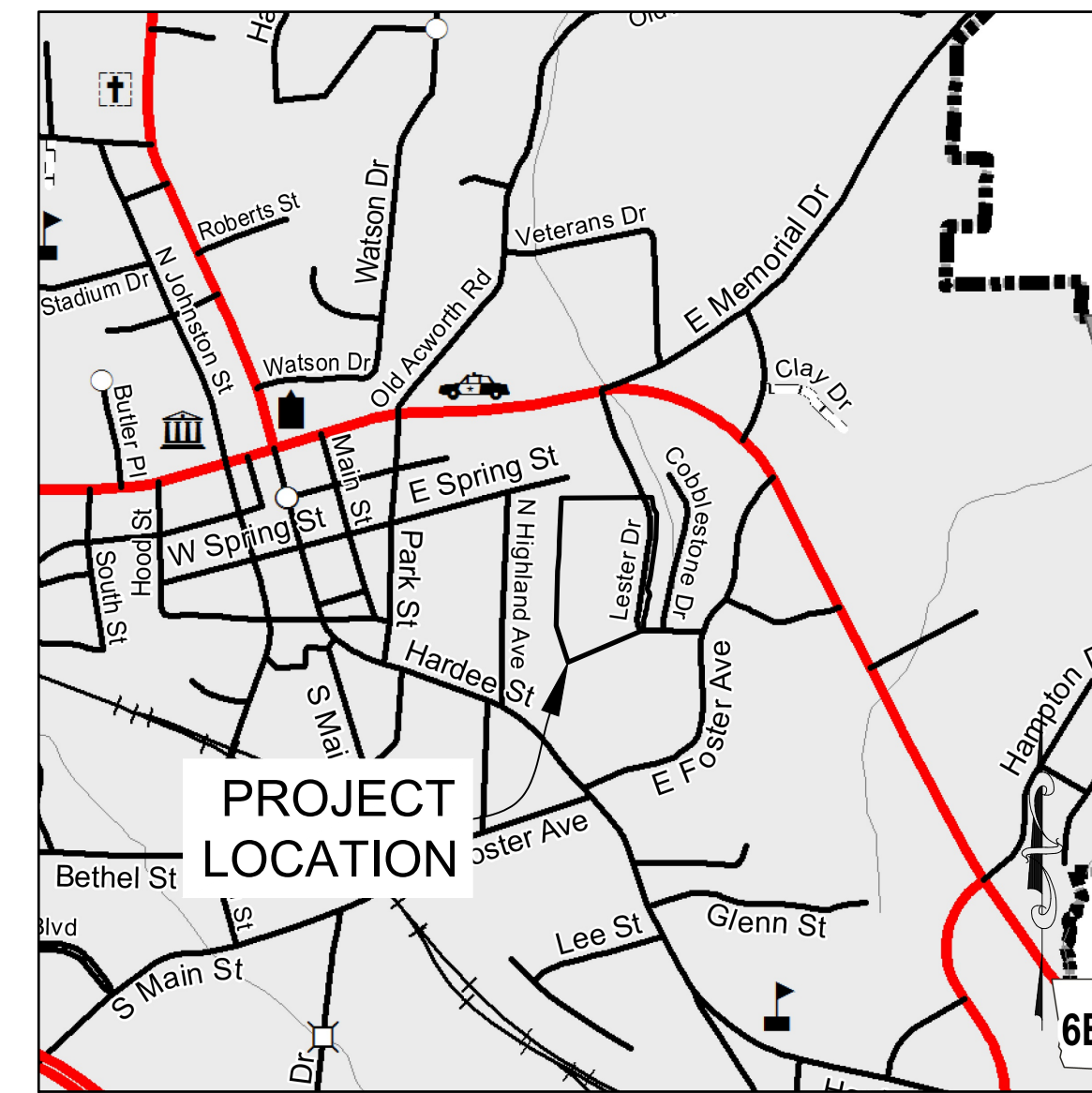


LSF000458 - EXP. 6/30/2026
2203 Charles Hardy Parkway • Dallas, GA 30157
Office (770) 443-2200

PROJECT NO.
CRA: PA4344
E3: 25-002



USGS NEW DALLAS QUADRANGLE
SCALE: 1" = 2000'



LOCATION MAP
SCALE: 1" = 1000'

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY LOCAL AUTHORITY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREAS DISTURBANCE.

IF THE CONTRACTOR, IN THE COURSE OF WORK FINDS ANY DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT CONTRACTOR'S RISK.

DRAFT

DESIGN: JEP
DRAWN: JEP
CHECK: JEP
PROJ. #: 25-002
DATE: 05/06/2026

DATE	REVISION



COLEMAN RIDGE TOWNHOUSE DEVELOPMENT COVER

SHEET NO.
C-1

DRAFT

DESIGN: JEP
 DRAWN: JEP
 CHECK: JEP
 PROJ. #: 25-002
 DATE: 05/06/2026

DATE	REVISION

E3 & CO
 2203 Charles Hardy Parkway
 Dallas, GA 30157
 Office: (404) 480-0838
 Firm No.: PEF009245

GRA
CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS & PLANNERS
 2203 CHARLES HARDY PKWY
 DALLAS, GEORGIA 30157
 INFO@CRASURVEYING.COM
 770-443-2200

COLEMAN RIDGE TOWNHOUSE DEVELOPMENT
 CIVIL SITE PLAN

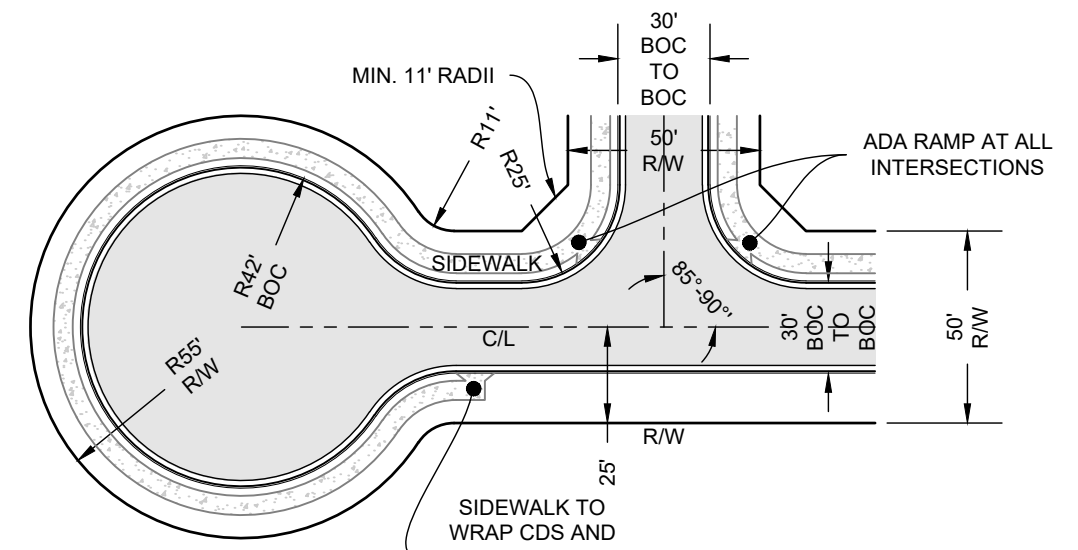
SHEET NO.
C-4

PROPOSED ROAD ALIGNMENT - LINE TABLE

LINE #	LENGTH	DIRECTION
L1	72.89'	N89° 01' 47"W
L2	411.99'	N02° 16' 22"E
L3	98.56'	N34° 43' 13"E
L4	102.12'	N22° 22' 12"W
L5	56.94'	S41° 15' 12"W
L6	93.84'	S80° 49' 20"W
L7	652.87'	N02° 16' 22"E
L8	30.34'	N55° 16' 47"W
L9	202.17'	N87° 43' 38"W

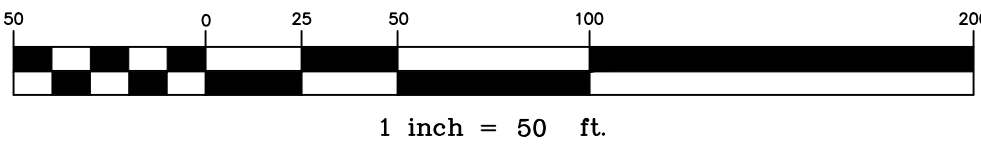
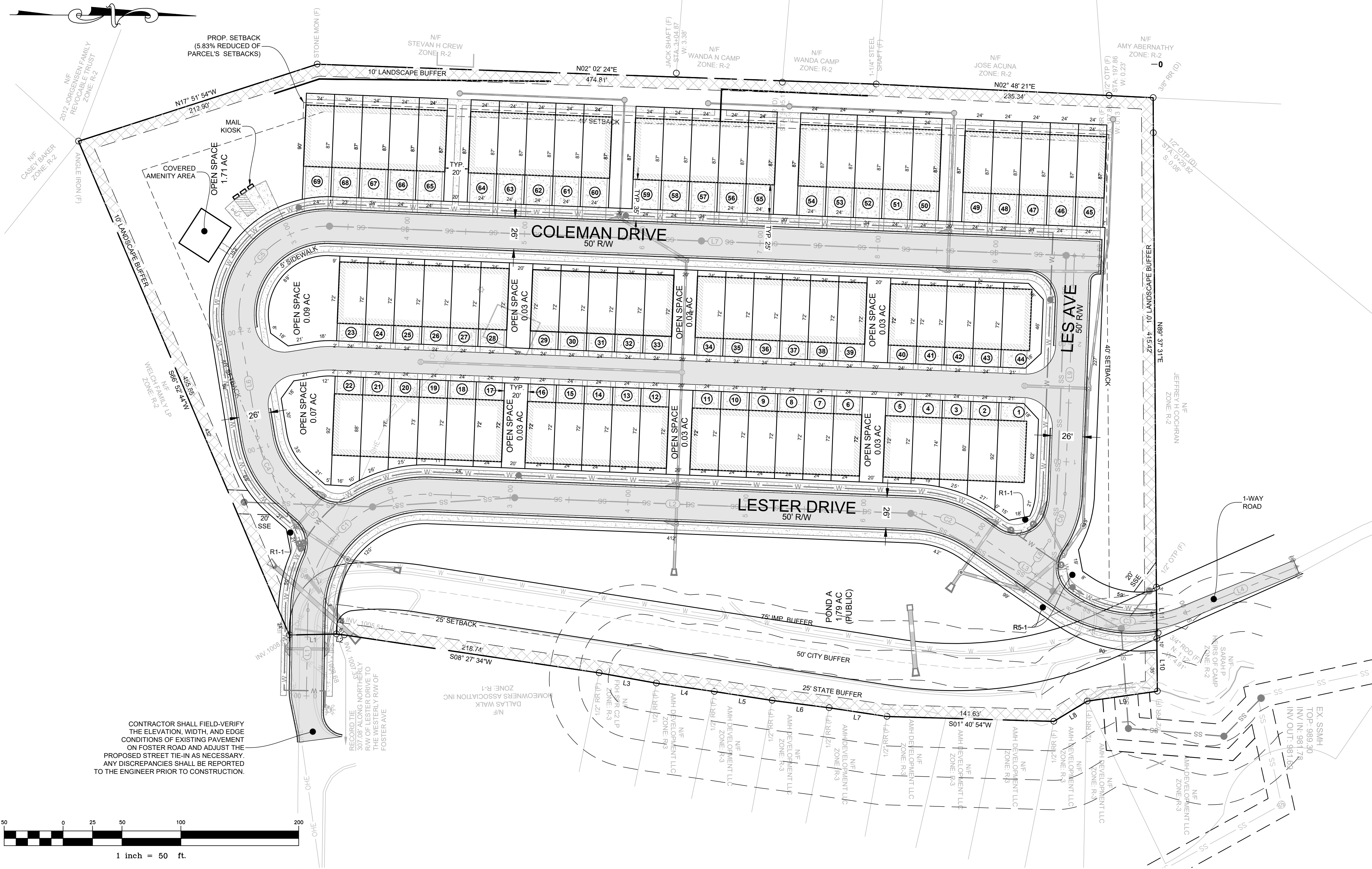
PROPOSED ROAD ALIGNMENT - CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C1	091°18'09"	100.00'	159.35'	N43° 22' 42"W
C2	032°26'51"	100.00'	56.63'	N18° 29' 47"E
C3	057°05'25"	100.00'	99.64'	N06° 10' 30"E
C4	039°34'08"	75.00'	51.80'	S61° 02' 16"W
C5	101°27'02"	75.00'	132.80'	N48° 27' 09"W
C6	032°26'51"	75.00'	42.47'	N71° 30' 13"W



STANDARD INTERSECTION & CUL-DE-SAC FOR 50' R/W

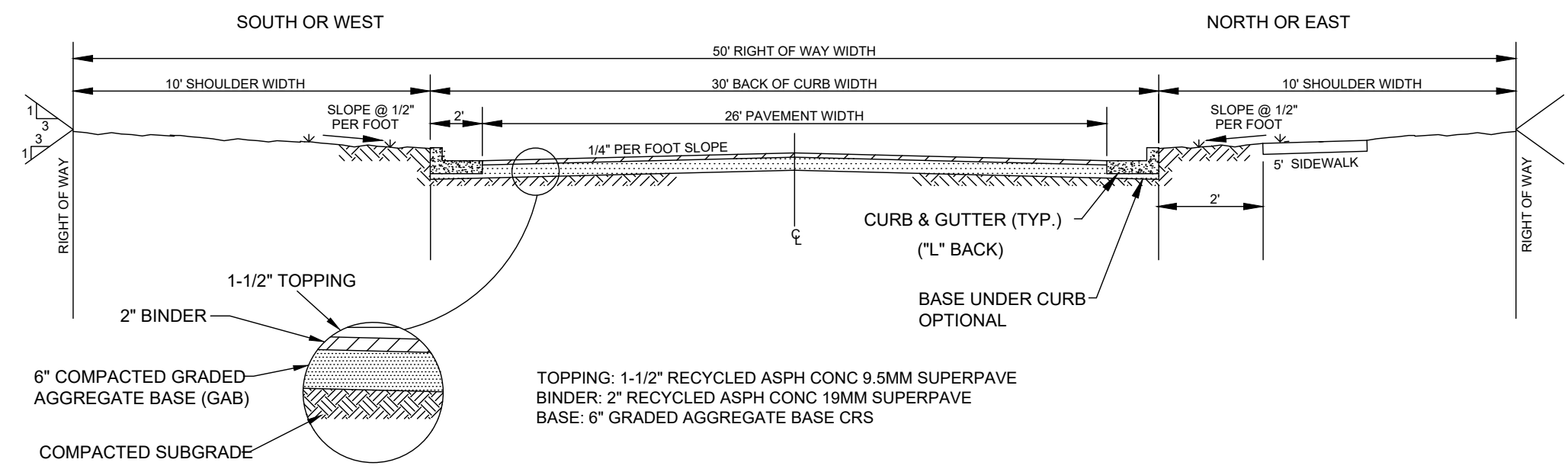
SEE SHEET C-2 FOR ALL SITE NOTES
 SEE SHEET C-13 FOR ALL CONSTRUCTION DETAILS



STREET DETAILS RESIDENTIAL STREET

COMPACTION REQUIREMENTS:

- 1) PROVIDE 95% COMPACTION (STANDARD PROCTOR) OF FILLS UP TO WITHIN ONE FOOT OF FILL GRADE; PROVIDE 100% COMPACTION (STANDARD PROCTOR) IN UPPER ONE FOOT OF FILL IN AREA UNDER PAVING AND TWO FEET OUTSIDE PAVING PERIMETER; SCARIFY AND RE-COMPACT TO 100%.
- 2) CURB OR STREET MUST BE COMPLETE BEFORE UTILITIES CAN BE INSTALLED.
- 3) MEASURE UTILITY LOCATION FROM BACK OF CURB (FROM EDGE OF PAVEMENT WHERE CURBS ARE NOT REQUIRED).
- 4) LOCATE WATER ON SOUTH & WEST SIDE OF STREET.
- 5) LOCATE GAS ON NORTH & EAST SIDE OF STREET.



LOT TABLE

LOT	AREA
0	420088 S.F.
1	3168 S.F.
2	2044 S.F.
3	1829 S.F.
4	1738 S.F.
5	1728 S.F.
6	1728 S.F.
7	1728 S.F.
8	1728 S.F.
9	1728 S.F.
10	1728 S.F.
11	1728 S.F.
12	1728 S.F.
13	1728 S.F.
14	1728 S.F.

LOT TABLE

LOT	AREA
15	1728 S.F.
16	1728 S.F.
17	1728 S.F.
18	1728 S.F.
19	1731 S.F.
20	1792 S.F.
21	1971 S.F.
22	2202 S.F.
23	1728 S.F.
24	1728 S.F.
25	1728 S.F.
26	1728 S.F.
27	1728 S.F.
28	1728 S.F.
29	1728 S.F.

LOT TABLE

LOT	AREA
30	1728 S.F.
31	1728 S.F.
32	1728 S.F.
33	1728 S.F.
34	1728 S.F.
35	1728 S.F.
36	1728 S.F.
37	1728 S.F.
38	1728 S.F.
39	1728 S.F.
40	1728 S.F.
41	1728 S.F.
42	1728 S.F.
43	1728 S.F.
44	2279 S.F.

LOT TABLE

LOT	AREA
45	2088 S.F.
46	2088 S.F.
47	2088 S.F.
48	2088 S.F.
49	2088 S.F.
50	2088 S.F.
51	2088 S.F.
52	2088 S.F.
53	2088 S.F.
54	2088 S.F.
55	2088 S.F.
56	2088 S.F.
57	2088 S.F.
58	2088 S.F.
59	2088 S.F.

LOT TABLE

LOT	AREA
60	2088 S.F.
61	2088 S.F.
62	2088 S.F.
63	2088 S.F.
64	2088 S.F.
65	2088 S.F.
66	2088 S.F.
67	2088 S.F.
68	2088 S.F.
69	2115 S.F.

PAVING LEGEND

DESCRIPTION	HATCH
ASPHALT	[Hatch pattern]
HEAVY DUTY CONCRETE	[Hatch pattern]
LIGHT DUTY CONCRETE	[Hatch pattern]

Sec. 4.04 – LOT STANDARDS

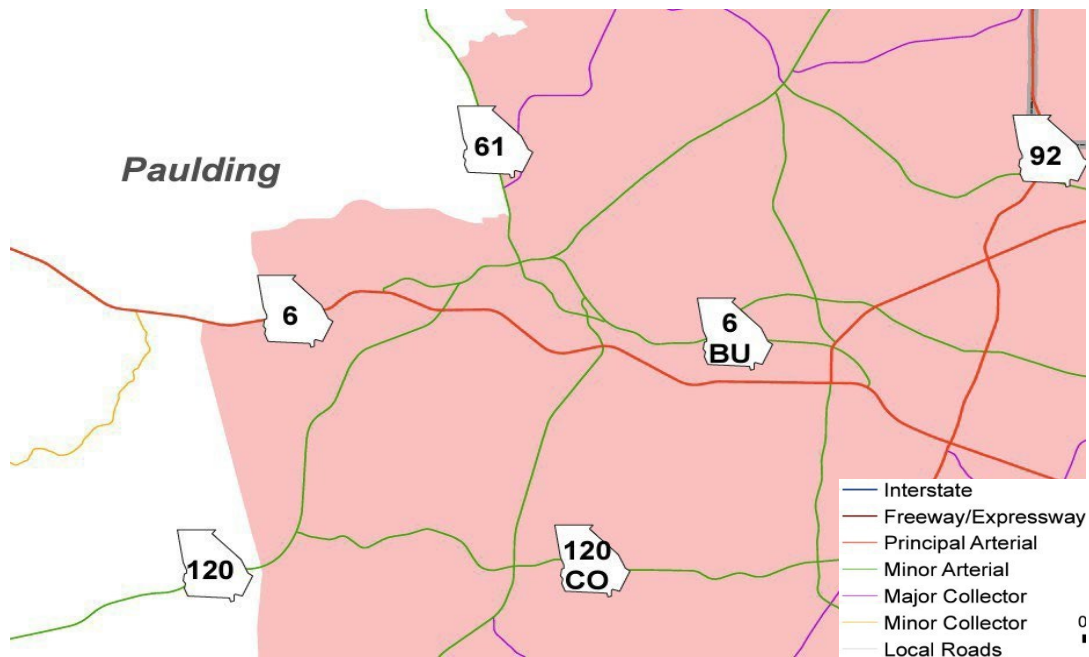
- 1) Purpose. Lot Standards for each district dictate the minimum and/or maximum standards that apply to lots within certain zoning districts. These regulations for property developed within City of Dallas’s jurisdiction are shown on *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*.
- 2) Interpreting the Lot Standards Tables. The following explanations of terms should be consulted when interpreting *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*. For more information on the meaning of terms in this ordinance, see *Chapter XIII: Definitions*.
 - a) Minimum Lot Size. The smallest area established by this ordinance on which a use, structure or building may be located in a particular district and which does not include any street right-of-way.
 - b) Minimum Lot Width. This refers to the minimum width a lot must have in order to be considered developable by this ordinance. The minimum lot width is the minimum allowable horizontal distance between the side property lines of a lot along a straight line parallel to the front lot line at the front setback line. Lot width on cul-de-sac lots and other lots with curving frontages is measured as a line parallel to the frontage and at the front setback line.
 - c) Minimum Lot Frontage. The frontage of a lot shall be construed to be the portion nearest the street. For the purpose of determining setback requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontages. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement. Lots that have more than one frontage may combine the width of both frontages to meet the minimum lot frontage standard.
 - d) Maximum Building Height. The maximum allowable vertical distance of a building or structure. Building height shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs. Certain height exceptions are permitted according to the provisions of *Section 7.07 – Height Standards*.
 - i) Exceptions to height limits. The height limitations of this chapter shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and aerials.
 - e) Minimum Building Lines.
 - i) The minimum yards (setbacks) for all structures shall be established in *Chapter IV, Table 4.4 and Table 4.5* in the *Dallas Zoning Ordinance* subject to the following requirements:
 - ii) Permitted Encroachments into Yards. The following encroachments shall be

allowed to the extent specified below.

- iii) Non-residential. Canopies and awnings shall be allowed over walkways or driveways to within twelve (12) feet of the street right-of-way or the right-of-way based on the street's functional classification, whichever is farther from the street's centerline. Fuel pumps and pump islands, when permitted, shall be set back as stated in this paragraph for canopies.
- iv) Single-family residential and townhouses used for single family on individual lots of record. Porches, decks or patios attached to the main dwelling may extend no more than ten feet into a minimum front or rear yard. Outdoor fireplaces and outdoor uncovered kitchens, whether stand alone or constructed as a part of a patio, retaining wall or other structure, may only be located in the rear yard and may extend no more than ten (10) feet into the minimum rear yard. In no case shall an outdoor fireplace be located closer than ten (10) feet to a property line. Awnings may project to within five feet of a side lot line.
- v) All zoning districts. Architectural features such as cornices, eaves, steps, stoops, gutters, fire chases, chimneys which are a part of an exterior wall of the primary structure, and fire escapes may not encroach or project over more than thirty-six (36) inches (3 feet) into any minimum yard. Wheelchair ramps and associated walkways shall be exempt from these requirements.
- vi) Adjoining railroads. There shall be no minimum rear yard requirement adjoining the siding for those uses which utilize a rail siding for loading and unloading.
- vii) Building Lot Lines (setbacks).
 - (1) Front Setback. The horizontal space between the Front lot line and the Front Setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. The front setback applies to all frontages of a lot facing a street or right-of-way.
 - (2) Side Setback. The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. However, for corner and through lots, any side of a structure that faces a street shall meet front setback requirements.
 - (3) Rear Setback. The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. For through lots, the rear of the structure facing a street shall meet front setback requirements. Rear setbacks for corner lots will apply to the portion of the lot that is furthest in the opposite direction of the general orientation of the structure.

- f) Front Setbacks and Roadway Classifications.
 - i) Front Yard Setbacks are intended to establish a visual buffer distinguishing the building line from the roadway. Based on the traffic volume and roadway width, whether in a rural or urban setting, building setbacks are varied according to the road classification, with greater setbacks on larger streets with higher volume traffic, and lesser setbacks on smaller less travelled streets.
 - ii) Roadways are grouped into functional classes according to the character of traffic they are intended to serve. They may also be further classified as rural or urban based on the population surrounding a particular roadway. There are three highway functional classifications: arterial, collector, and local roads, and these can be defined as:
 - (1) Arterial - Provides the next highest level of service at moderate to high speeds, with some degree of access control. Arterials are typically classified as major arterial and minor arterial.
 - (2) Collector - Provides a lower level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. Collectors are also classified as major and minor collectors.
 - (3) Local - Consists of all roads not defined as arterials or collectors; primarily provides access to land with little or minimal “through” movement.

Figure 4.1: City of Dallas Roadway Functional Classification



- g) Minimum Distance Between Structures on Same lot. This distance, measured between the points of shortest distance on the exterior facades of two (2) structures, shall

determine the minimum separation of multiple structures within one (1) developed lot.

- h) Minimum Ground Floor Living Area (Per unit). The sum of the livable horizontal areas on the ground level of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. The minimum for a specific residential structure shall be dependent on the number of stories within the residential structure.
 - i) Total Minimum Living Area (Per unit). The sum of the livable horizontal areas on all levels of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. Each residential dwelling unit shall have separate and individual kitchen and bathroom facilities.
 - j) Minimum Living Area Facade Width. The minimum width required for the front facade of a residential structure, exclusive of garages, porches, decks, or terraces. This requirement may apply to a continuous facade for multi-family or single-family attached units.
 - k) Maximum Lot Coverage (Structures and Buildings). The maximum amount of enclosed ground floor area of all buildings on a lot expressed as a percentage of the horizontally projected area representing the bulk and mass on the lot.
 - l) Maximum Lot Coverage (All Impervious Surfaces). The maximum amount of ground floor area occupied by buildings, structures, parking lots, or other impervious surfaces on a lot expressed as a percentage of the horizontally projected area of the lot.
- 3) Lot Standards Table. Lot Standards are listed in the following tables (*Tables 4.4 and 4.5*) under each district heading. Additional development standards including but not limited to parking, sign, and landscaping standards are set forth in *Chapter VII: Development Standards*.

Figure 4.2: Examples of Lot Types

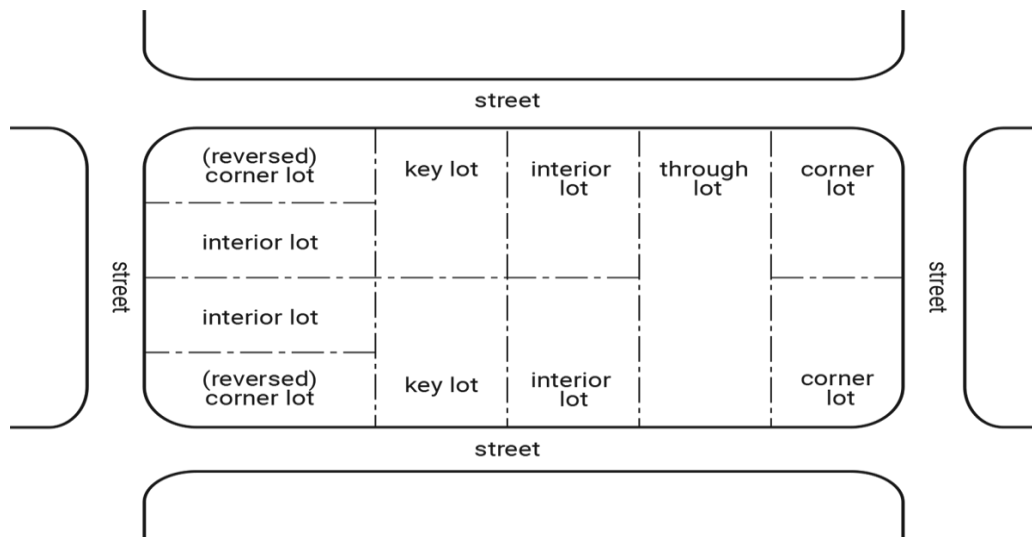


Figure 4.3: Typical Lot Cross Section

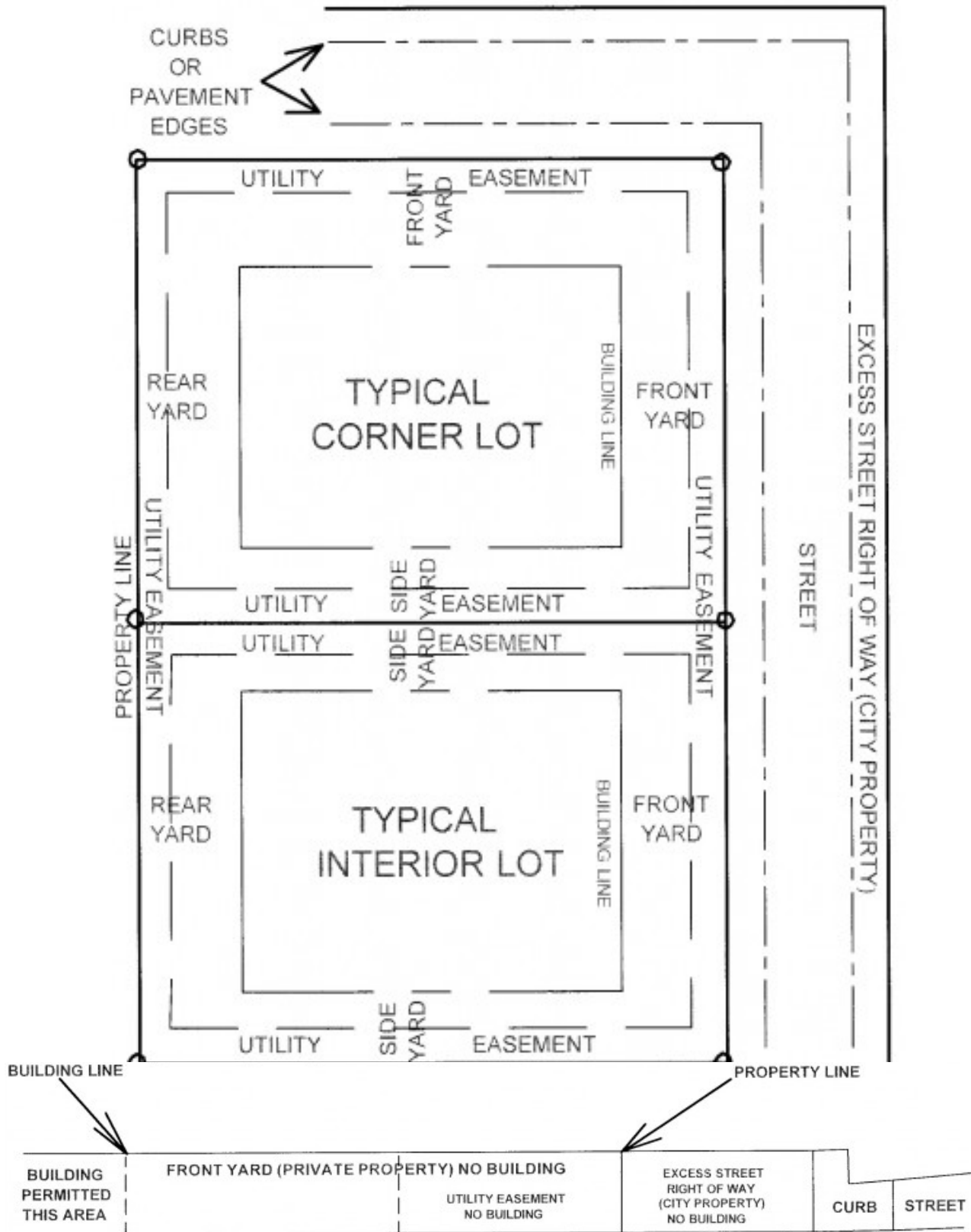


Table 4.4: Residential Lot Standards

		Residential											
		R-1 Single-Family Low-Density		R-2 Single-Family Medium Density		R-3 Single-Family High Density		MF-1 Multifamily Low-Density		MF-2 Multifamily Medium- Density		TH Townhome	
		Res	Other	Res	Other	Res	Other	Res	Other	Res	Other	Res	Other
Minimum Lot Size		15,000 sf.	1 ac.	7,500 sf.	1 ac.	6,000 sf.	1 ac.	1 ac.		5 ac.		1 ac.	
Minimum Lot Width		85 ft	100 ft.	50 ft.	100 ft	40 ft.	100 ft.	100 ft.		150 ft.		100 ft.	
Minimum Lot Frontage		50 ft.		50 ft.		40 ft.		50 ft.		50 ft.		50 ft.	
Maximum Building Height 9	Principal	35 ft.		35 ft.		35 ft.		45 ft.		45 ft.		45 ft.	
	Accessory	24 ft.		24 ft.		24 ft.		24 ft.		24 ft.		24 ft.	
Front Setback 1,10, 15		35 ft.		25 ft.		25 ft.		30 ft.		30 ft.		25 ft.	
Side Setback 2,3	Principal	8 ft.		6 ft.		6 ft.		40 ft.		40 ft.		40 ft.	
	Accessory	5 ft./10 ft. 6		5 ft./10 ft. 6		5 ft./10 ft. 6		10 ft.		10 ft.		10 ft.	
Rear Setback 2	Principal	15 ft.		15 ft.		15 ft.		40 ft.		40 ft.		40 ft.	
	Accessory	5 ft./10 ft. 6		5 ft./10 ft. 6		5 ft./10 ft. 6		10 ft.		10 ft.		10 ft.	
Minimum Distance from Structures on Same Lot		5 ft.		5 ft.		5 ft.		20 ft		20 ft.		20 ft.	
Minimum Ground Floor Area (Per Unit)	1 story	1,500 sf.		1,500 sf.		1,500 sf.		950 sf. Average		950 sf. Average		1,040 sf. Average	
	2+ story	700 sf.		650 sf.		600 sf.		650 sf. avg.		650 sf. avg.		650 sf.	
Total Minimum Living Area (Per Unit)		1,500 sf./ 600 sf. 3,7		1,500 sf./ 600 sf. 3,7		1,500 sf./ 600sf. 3, 7		950 sf. Average		950 sf. Average		1040 sf./ 950 sf.	
Minimum Living Area Façade Width		24 ft.		24 ft.		24 ft.		24 ft.		24 ft.		24 ft.	
Maximum Lot Coverage (structures and buildings)		35% 11 Acc: 5% or 600 sf. (whichever is greater)		40% 11 Acc: 5% or 600 sf. (whichever is greater)		45% 11 Acc: 5% or 600 sf. (whichever is greater)		50% 11 Acc: 5% or 750 sf. (whichever is greater)		75% 11 Acc: 5% or 2,500 sf. (whichever is greater)		50% 11 Acc: 5% or 600 sf. (whichever is greater)	
Maximum Lot Coverage (all impervious surfaces)		50% 12		50% 12		55% 12		60% 12		80% 12		60% 12	

1. See accessory structure location restrictions Section 8.02 – Accessory Uses and Structure Standards
2. Check buffer yard standards Section 7.05 – Landscaping Standards and/or apply any applicable easement widths
3. On corner lots, the side yard setback of the secondary roadway frontage, based on the orientation of the façade with the primary entrance, shall be fifteen (15) feet in single-family residential zoning districts (R-1, R-2, R-3)
6. Structures 200 sf. or less / structures greater than 200 sf.
7. Residential / ADU
9. See height exemptions per Section 7.10 – Height Standards
10. The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
11. Permitted non-residential uses shall not exceed 50%
12. Permitted non-residential uses shall not exceed 60%
15. The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.

Figure 4.4(a): Residential Zoning Districts and Maximum Densities
(Excluding any applicable density bonuses.)

Zoning District	Purpose (Residential Density: Unit: Lot Size)
R-1	Low-Density Single-Family Residential (1:15,000sf)
R-2	Medium Density Single-Family Residential (1:8,500sf)
R-3	High Density Single-Family Residential (1:6,000sf)
MF-1	Multi-Family Residential (1:4,850sf - 1 AC Min Lot)
MF-2	Multi-Family Residential (1:2,250sf - 5 AC Min Lot)
TH	Single-Family Attached (1:2,500sf - 10,000sf Min Lot)
CBD	Central Business District (Over 1st Story Residential 3:1 FAR)
MXU	Mixed Use (2:1 FAR)

Table 4.5: Non-Residential Lot Standards

		Commercial				Industrial		
		CBD Central Business District	MXU Commercial Mixed Use	C-1 Commercial Low-Density	C-2 Commercial Medium- Density	OMI Office Medical Institutional	I-1 Light Industrial	I-2 Heavy Industrial
Minimum Lot Size		N/A	10,000 sf.	1 ac.	2.5 ac.	1 ac.	1 ac.	5 ac.
Minimum Lot Width		25 ft.	60 ft.	100 ft.	150 ft.	60 ft.	100 ft.	150 ft.
Minimum Lot Frontage		25 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Maximum Building Height 9	Principal	65 ft.	35 ft.	45 ft.	60 ft.	60 ft.	45 ft.	60 ft.
	Accessory	24 ft.	24 ft.	26 ft.	26 ft.	26 ft.	26 ft.	40 ft.
Front Setback 1,10, 15		0 ft./15 ft. 14	0 ft./15 ft. 14	30 ft.	35 ft.		30 ft.	35 ft.
Side Setback 3	Principal	0 ft./5 ft. 13	0 ft./10 ft. 13	10 ft.	30 ft.	30 ft.	10 ft.	50 ft.
	Accessory	5 ft.	10 ft.	10 ft.	10 ft./30 ft. 4	10 ft./30 ft. 4	20 ft./40 ft. 4	30 ft./50 ft. 4
Rear Setback 2	Principal	0 ft./5 ft. 13	20 ft.	20 ft.	45 ft.	45 ft.	20 ft.	75 ft.
	Accessory	5 ft.	5 ft./10 ft. 6	15 ft.	15 ft./45 ft. 6	15 ft./45 ft. 6	20 ft./40 ft. 4	30 ft./50 ft. 4
Projection into setbacks: fire escapes, open stairways, balconies, soffits, canopies, and other similar architectural features may extend up to three (3) feet into a side or rear setback.								
Minimum Distance from Structures on Same Lot		10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum Ground Floor Area (Per Unit)	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2+ story	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Minimum Living Area (Per Unit)		750 sf. Avg.	750 sf. Avg.	750 sf. Avg.	N/A	N/A	N/A	N/A
Minimum Living Area Façade Width		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage (structures and buildings)		N/A	60%	50%	50%	40%	50%	60%
Maximum Lot Coverage (all impervious surfaces)		N/A	75%	75%	80%	60%	75%	80%

1. See accessory structure location restrictions *Section 8.02 – Accessory Uses and Structure Standards*
2. Check buffer yard standards *Section 7.05 – Landscaping Standards* and/or apply any applicable easement widths
3. On corner lots, the side yard setback of the secondary roadway frontage, based on the orientation of the façade with the primary entrance, shall be fifteen (15) feet in single-family residential zoning districts (R-1, R-2, R-3)
4. When adjoining the same or a more intense district /when adjoining a less intense district
5. For residential uses / all other uses adjoining the same or a more intense district / all other uses when adjoining a less intense district
6. Structures 200 sf. or less / structures greater than 200 sf.
7. Residential / ADU
8. Minimum size of multi-tenant development = 5 acres
9. See height exemptions per *Section 7.10 – Height Standards*
10. The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
11. Permitted non-residential uses shall not exceed 50%
12. Permitted non-residential uses shall not exceed 60%
13. When attached to another unit, the setback shall be 0 ft. for the shared wall.
14. Zero (0) front lot line on attached buildings with same setback.
15. The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.

Sec. 7.13 – OPEN SPACE REQUIREMENT

- 1) INTENT. The following requirements shall govern the type and amount of open space for any tract of land which is the subject of an application for subdivision, land development or both using the provisions of this article. The purpose of open space is to regulate the intensity of development, preserve natural features and vistas, enhance the aesthetics of the built environment, and supply functional recreational areas.
- 2) OWNERSHIP. The land must be held in single and separate ownership by the applicant or, in the case of multiple ownership, the tract must be developed according to a single plan with responsibility for its implementation and completion vested in a common authority.
- 3) GENERAL PROVISIONS
 - a) Open Space shall be large, contiguous areas to the greatest extent possible.
 - b) Connectivity between the open space and adjacent development, greenways, parks and the like shall be provided by a minimum twenty (20) foot wide accessway.
 - c) Where significant natural assets exist in a proposed development, the Planning & Zoning Commission may require preservation. Areas devoted to natural or improved flood control channels and those sections subject to problems of flowage, floodway or drainage easements should be left in their unimproved, natural state.
 - d) Open space shall be designated as Common Area or placed in an easement.
 - e) The City Council shall require that a legal plan or contract for the perpetuation, maintenance and function of all the common area or other common property be established and furnished to the Council to be approved by the City Attorney prior to final approval. The legal plan or contract shall assure that all such common areas shall be provided for in a satisfactory manner without expense to the City. The documents shall be recorded in the County Recorder's office by the applicant prior to occupancy of any building on the project.
 - f) The City shall pursue enforcement of standards and impose penalties in accordance with *Chapter XII: Violations and Enforcement* upon failure to maintain designated open space and any improvements within the open space.
 - g) Further subdivision of the open space or its use for other than conservation, agricultural, or passive recreation shall be prohibited. Structures and buildings accessory to the conservation, agricultural or passive recreation may be erected on the open space, subject to the standards in *Table 4.4: Residential Lot Standards*, *Table 4.5: Non-Residential Lot Standards* (whichever table is applicable), and *Section 8.02 – Accessory Use and Structure Standards*, and subject to review of the site by the Planning and Zoning Commission. Any restrictions on the

established open space shall be recorded in a conservation easement to which the City is a signatory party.

- h) Where applicable, a homeowners’ or maintenance association shall be established for the purpose of permanently maintaining all open space and potential non-commercial recreational facilities. Such homeowner’s or maintenance association agreements, guaranteeing continuing maintenance, and giving lien to the City in the event of lack of such maintenance, shall be submitted to the City Council for approval prior to the issuance of any permits.
- 4) NON-QUALIFYING OPEN SPACE. Elements that do not qualify to be counted toward open space include:
 - a) Required detention and retention ponds that are not visually or physically accessible.
 - b) The floodway of any stream, regulated drain, river or other water body accessible.
 - c) Any area with slopes exceeding a twenty-five percent (25%) grade (must be protected).
 - d) Any wetlands on the development site, unless preserved as a conservation area.
- 5) MINIMUM REQUIRED OPEN SPACE

Table 7.24: Minimum Required Open Space		
Zoning District	Percentage of Open Space	Notes
R-1, R-2,	20%	-
R-3, TH, MF-1	20%	-
MF-2	20%	-
MXU, C-1, C-2, OMI	5%	-
I-1, I-2	2%	Sites less than 3 acres are exempt
CBD	-	Exempt

- 6) QUALIFYING OPEN SPACE
 - a) Conservation areas and wetlands preserved as conservation areas.
 - b) Floodplains
 - c) Woodlands
 - d) Riparian corridors
 - e) Retention and detention facilities with the following characteristics:
 - i) Perimeter Access. An easement of at least fifteen (15) feet from the top of bank with a minimum five (5) feet wide path of a material that meets the requirements of the ADA.
 - ii) Access. An area of open space at least twenty (20) feet wide shall extend from a street right-of-way to the fifteen (15) foot perimeter access area of the detention area.
 - iii) Planting. Native plant material is encouraged around the perimeter of retention

ponds.

- f) Development amenity areas containing semi-public areas such as:
 - i) plazas with seating and special features such as public art or fountains;
 - ii) pocket parks with seating and landscaping;
 - iii) decorative water features; and lakes.

Sec. 7.16 – SINGLE-FAMILY DEVELOPMENT AMENITIES REQUIRED (R-1, R-2, R-3, TH, AND PUD)

- 1) Minimum Number of Amenities Required. Single-family residential subdivisions, either attached or detached, shall incorporate recreational amenities from the list in Subsection 2. Below in the following amounts:
 - a) Developments with fewer than twenty-five (25) dwelling units shall be exempt from this requirement; except that the Director may require an amenity not listed in this section to provide enhanced resident enjoyment and engagement.
 - b) Developments with twenty-five (25) to one hundred (100) dwelling units shall provide at least one amenity;
 - c) Developments with one-hundred one (101) to one-hundred seventy-five (175) dwelling units shall provide at least two (2) amenities; and
 - d) Developments with one-hundred seventy-six (176) or more dwelling units shall provide at least three (3) amenities and the City Council shall determine the ratio of additional recreational amenities based on National Recreation and Park Association (www.nrpa.org) standards.
- 2) Allowable and Mandatory Recreational Amenities:
 - a) Swimming pool sized to comply with NRPA standards (mandatory first amenity).
 - b) Golf course.
 - c) Resident clubhouse (second amenity – option 1).
 - d) Two tot lots with a minimum size of five-hundred (500) square feet per lot.
 - e) Basketball, volleyball, or other sport court meeting the standards of Section 7.14(3)(c) (second amenity – option 2).
 - f) Two picnic areas, with a minimum size of five-hundred (500) square feet per area, and including a minimum of two picnic tables and one (1) barbeque grill/pit per area.
 - g) Other amenity approved by the City Council
- 3) Density Bonuses for Single-Family Development:
 - a) City may approve a five (5%) percent density bonus for every amenity provided in excess of the required amenities indicated in subsection 7.16(2) above, not to exceed a maximum of density bonus of twenty (20%) percent.

Figure 7.10: Density Bonus Foundations



A **density bonus** is an incentive-based tool that permits a developer to increase the maximum allowable development on a site in exchange for either infrastructure commitments or in-kind support for specified public policy goals.

Sec. 7.17 – MULTI-FAMILY AND TOWNHOME LAYOUT AND SITE PLANNING

- 1) **APPLICABILITY.** All new multi-family developments (apartments, townhomes) of three (3) units or more are subject to the following standards.
- 2) **LAYOUT AND SITE PLANNING.**
 - a) **Topography.** Buildings shall be sited in relation to topography of the site, which minimizes cut and fill and limits maximum on-site slope to ten (10%) percent.
 - b) Attempts shall be made to preserve existing vegetation and natural features.
 - c) **Building Orientation.** Accessory buildings, including residential garages, storage buildings, etc., shall be located behind the primary building. No primary or accessory building shall have service doors, loading doors, or similar service entrances opening toward or oriented to a public or private street.
 - d) Distances between buildings shall be measured by a line perpendicular to the plane of the surface windows or exterior walls. There shall be a minimum of twenty (20) feet between any two (2) buildings in all directions provided that a two (2) hour fire wall is provided on both buildings constructed of brick and mortar, otherwise the buildings shall be thirty (30) feet between any two (2) buildings in all directions.
 - e) The maximum length of a multi-family building shall not exceed one-hundred ninety-two (192) feet. No more than eight (8) townhome units shall be attached in a single row.
 - f) Off-street parking, driveway, drive aisles, carport, garage or service facilities may encroach into the side or rear yard as specified in but shall be no closer than ten (10) feet to any lot line. In no event shall parking be located in required landscaping areas.
 - g) All sides of a building shall display a similar level of architectural features and materials.
- 3) **OPEN SPACE.** Open space shall be required in conformance with *Section 7.13 – Open Space Requirements* and the requirements of the Zoning Ordinance.
- 4) **VEHICULAR AND PEDESTRIAN CIRCULATION.** Create a hierarchy of internal drives.
 - a) Drives shall be a minimum of twenty (20) feet wide. The City may request wider drives if on- street parking is permitted.
 - b) Multi-family developments with one-hundred fifty (150) units or more shall have at least two
 - a) points of ingress/egress.

- c) The internal “street” system shall connect to surrounding neighborhood and local streets.
- d) All internal sidewalks shall be a minimum of five (5) feet wide.
- e) All internal sidewalks shall connect to adjacent residential areas, commercial areas, schools, parks, places of worship, and similar publicly accessible uses.
- f) Driveway Depth. All driveways for individual townhome units are required to be at least 35’ in depth from the edge of pavement of all public or private roadways should sidewalks be present. For developments without sidewalks, a minimum depth of 40’ from the edge of pavement is required.

Sec. 9.02 – MULTIFAMILY AND TOWNHOME DESIGN STANDARDS

- 1) APPLICABILITY. All new multi-family developments (apartments, townhomes) of three (3) units or more are subject to the following standards.
- 2) FAÇADE.
 - a) Variation. Architectural detailing, horizontal/vertical offsets, window details and other features shall be provided on all sides of the building to avoid featureless building massing, enhance character and style, and reduce the visual scale.
 - b) Buildings with continuous facades that are ninety (90) feet or greater in width shall be designed with offsets (projecting or recessed) not less than two (2) feet deep, and at intervals of not greater than sixty (60) feet.
 - c) Materials shall be durable and attractive. Visually heavier materials should be used as the building’s foundation. Prohibited materials shall be as indicated in Section 9.01(7)(b).
 - i) Exposed foundations shall be constructed of one or more of the following:
 - (1) Brick;
 - (2) Wood shake siding;
 - (3) Stone (limestone, granite, fieldstone, etc.); or
 - (4) Split-face, integrally-colored block or architectural pre-cast concrete that simulates natural material.
 - ii) Facade walls shall be constructed of any combination of the following. A minimum of forty (40%) percent shall be masonry.
 - (1) Stone;
 - (2) Wood clapboard siding;
 - (3) Brick;
 - (4) Stucco or “Drained” External Insulation and Finish System (Drainable E.I.F.S.), not to exceed twenty (20%) percent of the overall non-window facade area; or
 - (5) Cement fiber board (e.g., “Hardiplank”).
 - iii) Facade Plane projections such as the following are encouraged:
 - (1) Veranda/balcony
 - (2) Sunroom
 - (3) Screened porch
 - (4) Breakfast nook
 - (5) Turret
 - iv) The facades of townhomes shall be detailed to differentiate individual units.

- 3) ENTRIES. Entries shall be pedestrian-scaled and clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.
- a) The primary entryway for townhomes shall not be recessed. Entries shall not protrude from the dominant front façade wall more than 3’.
 - b) At a minimum, the entry should incorporate features totaling a minimum of two (2) points from the list below. Unless specified, all features are worth one (1) point.
 - i.) Porches a minimum depth of four (4) feet and at least eight (8) feet in length, and that includes posts and railings (2 points)
 - ii.) Decorative trim/molding
 - iii.) Keystone
 - iv.) Portico or shed roof accent over entry
 - v.) Pent roof
 - vi.) Transom window
 - vii.) Door sidelights
 - viii.) Covered front stoop
- 4) ROOF.
- a) Minimum Pitch for pitched roofs shall be five feet for every twelve feet (5:12) of rise over run.
 - b) Materials. Quality roof materials such as tile, slate, standing-seam metal, three-dimensional asphalt or fiberglass shingles shall be used on all structures.
 - c) Minimum Eave/Overhang Width. All multifamily buildings shall have eaves or overhangs a minimum of twelve (12) inches deep on all sides.
 - d) Roof Articulation. Roofs shall display a variety of forms and articulation to reduce apparent scale. Elements such as dormers, gables, cross gables, hipped, secondary hipped or gabled roofs can be used to achieve this appearance.
 - e) Flat roofs shall contain a cornice or molding, and vary in height or shape every fifty (50) feet.
 - f) Rooftop mechanical equipment shall either be fully screened with architecturally compatible materials on all sides or visually integrated into the overall design of the building. In no case shall rooftop mechanical equipment be visible from adjoining streets, residential

- zones or uses.
- 5) AUTOMOBILE STORAGE.
 - a) Garage Access. Except for structured parking decks, all attached garages shall provide access internally from the garage to individual units.
 - b) Minimum garage width shall be sixteen (16) feet.
 - c) Carport. Where established, carports shall:
 - i) Meet all setback standards around the perimeter of the site applicable to a primary structure.
 - ii) Be designed in keeping with the primary structure, and the materials shall be compatible with those of the primary structure.
 - d) No more than two (2) garage structures shall be located adjacent to each other end-to-end.
 - e) All townhomes shall have at minimum a two-car garage.
 - f) Townhome developments are required to have rear-facing garage doors.
 - 6) HEIGHT. All townhomes are required to have a minimum of three (3) stories in height, inclusive of the garage.
 - 7) WINDOWS. Windows are required on all sides of the building that are:
 - a) Adjacent to a street; or
 - b) Adjacent to a common area.
 - c) Windows should be enhanced with divided lights, grids, transom windows, keystone, lintels or trim/architrave.
 - 8) DESIGN COMPATIBILITY. All structures within the multifamily development shall be compatible. Similar styles, color, architectural detail and materials shall be used for garages, carports, grouped mailboxes, laundry facilities, clubhouses, shelters, etc.
 - 9) MECHANICAL AND UTILITY EQUIPMENT SCREENING. All mechanical equipment including ground-, roof-, and building-mounted, shall be completely screened from view. Screening can be achieved by landscaping, fences or walls for ground-placed equipment, and the use of parapet walls or other roof designs for roof-mounted equipment. Screening enclosures shall be architecturally compatible with the primary structure.
 - 10) DUMPSTER AND STORAGE ENCLOSURE SCREENING. Dumpsters and storage area screening shall conform to the regulations of *Section 7.05 – Landscaping Standards*.
 - 11) LANDSCAPING. Landscaping requirements are set forth in *Section 7.05 – Landscaping Standards*.
 - 12) LIGHTING. Standards for parking lot, site and building lighting are set forth in *Section 7.12 – Outdoor Lighting*.

- 13) NOISE AND VIBRATION STANDARDS. In residential/commercial mixed-use developments, the International Building Code (IBC) provides a minimum design requirement for unit-to-unit acoustical protection between floors. It requires a Sound Transmission Class (STC) rating or Impact Insulation Class (IIC) rating of 50. The International Residential Code (IRC) requires a minimum design separation of STC 45 for townhouses.
- a) Scope. This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.
 - b) Airborne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.
 - c) Structure-borne sound. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492(09).
 - d) Notwithstanding other sections of this title, it shall be unlawful for any person to create, maintain or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. For the purpose of this title, the perception threshold shall be presumed to be more than 0.05 inches per second RMS vertical velocity.

Sec. 34-24. Minimum design standards.

- (a) *Relationship to comprehensive plan for the city.* In considering any development plan or final plat, the city manager or his/her designee shall give consideration to the city comprehensive plan, as adopted or amended, as well as any existing land use plans that may have been approved by the mayor and city council that may affect the area in which the subdivision is to be located.
- (b) *Streets.* The location and width of all streets and roads shall conform to this article, chapter 44, pertaining to zoning, the city comprehensive plan and any other adopted transportation plan that the city has adopted or will adopt in the future. All streets established in connection with the development of a subdivision shall comply with the following requirements:
- (1) *Continuation of existing street pattern.* Whenever topography will permit, the arrangement of streets in a subdivision shall provide for the alignment and continuation or projection of adjoining areas at the same or greater width, but in no case, less than the required minimum width.
 - (2) *Access restrictions.*
 - a. When a subdivision fronts on an arterial or collector street or highway, the city manager or his/her designee may limit access on double frontage lots to an interior street with no access to the arterial street. Generally, lots shall not derive access exclusively from any street designated as an arterial or collector street, but rather lots shall have access from an interior street of the subdivision. The subdivider must consult and receive approval from the state department of transportation for any access upon any street or road that is on the state DOT road system. The subdivider must consult and receive approval from the Paulding County department of transportation for any access upon any street or road that is subject to Paulding County jurisdiction.
 - b. Where, in the opinion of the city manager or his/her designee, it is essential to provide for street access to an adjoining tract or parcel of land, street right-of-way shall be extended to the boundary of such tract or parcel of land.
 - c. Every lot established shall front or abut on a street which is to be dedicated to the public and/or conforms to the provisions of this article. When land is subdivided into larger parcels than ordinary building lots (larger than one acre), such parcels shall be arranged so as not to landlock any parcel.
 - d. A maximum of 120 residential dwelling units shall be allowed to be constructed with only one street outlet on an existing public street. If a second access to an existing public street is not available or its existence may induce nonresidential traffic through the development as determined by the city manager or his/her designee or by the Paulding County DOT, the second access requirement may be waived by the city if, and only if, the original street outlet is designed and constructed with sufficient right-of-way and improvements to provide a divided median road with two lanes in and two lanes out. The 120 dwelling unit threshold is applicable for any location within the development. No further building permits may be issued within the development upon reaching the capacity of 120 residential dwelling units without a second access or without an approved waiver of the second access requirement.

Subdivisions with greater than 400 residential dwelling units will be required to provide three access outlets onto existing public streets. No further building permits may be issued within the development upon reaching the capacity of 400 residential dwelling units without three access outlets onto existing public streets.

- (3) *Access improvements.* When property that abuts upon an existing or proposed city road is to be developed or redeveloped as a single-family detached or duplex subdivision and the city street will provide access to the property, Project access improvements to the city road (deceleration lanes, turn lanes, etc.) shall be provided by the developer as required herein.
- a. A deceleration lane shall be required at each subdivision street entrance that is provided street access as applicable. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, a left turn lane leading to the median break shall be required by the developer and shall meet the standards contained herein.
 - b. Deceleration lanes shall have a length of 75 to 200 feet (refer to the standard drawing), with an additional 50-foot taper length, a pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11-foot shoulder shall be dedicated by the developer to the city at no cost. Associated drainage improvements as deemed necessary by the construction of the deceleration lane shall also be required.
 - c. Other project access improvements may be required by the department of transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
 - d. The developer shall be responsible for the relocation of public or private utilities and drainage structures, as may be occasioned by the required project access improvements.
 - e. The subdivider must consult and receive approval from the state department of transportation for any access upon any street or road that is on the state DOT road system. The subdivider must consult and receive approval from the Paulding County department of transportation for any access upon any street or road that is subject to Paulding County jurisdiction.
- (4) *Private streets.* Private streets are only permitted within a private subdivision as defined in section 34-19.
- (5) *Cul-de-sac requirements.* Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of 110 feet in diameter and a paved turnaround with a minimum outside diameter of 80 feet. Maximum street length with a cul-de-sac shall not be greater in length than 1,600 feet from the centerline of the access street to the point of radius, unless topographic conditions necessitate no alternative for access. A variance on any additional length of a cul-de-sac must be approved by the city.
- (6) *Temporary dead-end streets.* Temporary dead-end streets which extend for a distance greater than the depth of one abutting lot shall be provided with a paved temporary turnaround having a diameter of 80 feet, or other suitable turnaround.
- (7) *Half streets.* Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.
- (8) *Split level streets and one-way streets.* Streets which are construed so as to have two traffic ways, each at a different level within the right-of-way, shall provide a paved traffic surface of at least 20 feet on each level and a slope between the two traffic ways of not less than three to one (3:1). One-way streets and split-level streets will be allowed when:
- a. Topographic conditions are so that alternatives to the typical street design and construction would be more desirable;
 - b. Shape and size of the parcel could be more efficiently developed.
- In either case, approval must be obtained from the city manager or his/her designee.

- (9) *Alleys.* Alleys shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the city of the need for alleys. Where alleys are permitted, they shall be graded and surfaced to specifications approved by the city manager or his/her designee.
- (10) *Intersections.*
- a. The centerline of no more than two streets may intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible to right angles (90 degrees) and no street shall intersect any other street at an angle of less than 60 degrees. The angle of intersection is to be measured at the intersection of the street centerlines. Curved streets shall have a minimum tangent of 100 feet at intersections as measured from the centerline of the cross street.
 - b. Whenever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corners shall be round or otherwise set back sufficiently to permit sidewalk construction.
 - c. Islands at intersections shall be subject to individual approval by the city manager or his/her designee. In no case shall anything extend more than three feet above the back of the curb within the right-of-way of the intersecting street.
 - d. Adjoining street intersections shall be spaced at least 200 feet apart measured from edge of right-of-way to edge of opposing right-of-way. Street jogs at intersections shall have a centerline offset of not less than 150 feet.
- (11) *Street grade and curve design.* Horizontal and vertical curve design shall be consistent with the city standard design specifications set forth in section 34-26.
- (12) *Street names and property address.*
- a. Streets or roads that are extensions of, or obviously in alignment with, existing named streets shall bear that same name. The names of new streets and roads, except in the same subdivision, shall not duplicate or be similar in sound to existing names, irrespective of the use of the suffix street, avenue, circle, way, boulevard, drive, place or court, or however otherwise designated.
 - b. All street names are subject to the approval of the city manager or his/her designee and/or the city post office.
 - c. Property address numbers shall be provided by the city manager or his/her designee and recorded on final plats.
- (13) *Additional right-of-way.* Subdivisions which include an existing platted street or road that does not conform to the minimum right-of-way requirements of this article shall provide additional width along one or both sides of such street or road so that the minimum right-of-way required by this article is established, but only if the individual lots along said right-of-way have not been constructed upon. Subdivisions abutting only one side of such a street or road shall provide a minimum of one-half measured from the center of the existing right-of-way, of the right-of-way required by this article.
- (14) *Minimum right-of-way and pavement widths.* Minimum right-of-way and pavement widths shall be as follows:

Street Classification	Minimum Widths (in feet)		
	Right-of-Way	With Curb and Gutter	Without Curb and Gutter
Residential/local street	50	24(1)	
	60		22
Minor collector street	60	26(1)	24
Major collector street	80	30	28

Major/minor arterial	100	48	(2)
Note—			
(1) Measured between face of the curbs.			
(2) To be determined by anticipated traffic loading.			

- (15) *Substandard streets.* In the event that a development has access to a substandard street (i.e., a dirt, surface treatment, or gravel road), the following project access improvements shall be required:
 - a. If the abutting substandard street providing access to the development is dirt, surface treatment or gravel, the street shall be upgraded by the developer to a paved roadway from the project entrance to the nearest standard paved road along the route of access.
 - b. The abutting substandard city street shall be improved to the minimum pavement widths required by this article.
 - c. The abutting substandard city street right-of-way shall be improved to provide an 11-foot shoulder and the project street frontage shall be graded to meet current AASHTO Roadside Design Guide safety requirements.
- (c) *Blocks.* The city manager or his/her designee shall examine every proposed subdivision as to its compliance with the following provisions:
 - (1) *Nonresidential.* Blocks for other than residential use shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and service.
 - (2) *Residential—Length.* In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas, and in order to help prevent traffic congestion and undue inconvenience, and to serve the efficient use of land or desired features of street patterns; the length of blocks hereafter established shall not exceed 1,800 feet nor be less than 600 feet; provided, however, such length requirements may be granted a variance by the city council when appropriate due to the topography or physical shape of the property being subdivided.
 - (3) *Same—Width.* The width of any residential block shall be sufficient to permit two tiers of lots of minimum depth except where prevented by topographical conditions or size of the property, in which case the city manager or his/her designee may approve a single tier of lots of minimum dimensions.
- (d) *Lots.* All lots which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:
 - (1) *Authority of the health department if public sewers not available.* Nothing contained in this article shall be construed as preventing the health department, after a study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision:
 - a. Shall not be built upon; or
 - b. That the minimum lot sizes set forth in this article are inadequate and must be increased to ensure the protection of the public health.

The developer is encouraged to consult with the health department regarding lot sizes prior to submitting a development plan.
 - (2) *Building lines.* All building lines and setbacks distances shall conform to chapter 44, pertaining to zoning. Building lines and setback distances shall be uniform for each and every lot within a platted subdivision. Front building setback distances shall not vary within a subdivision for the purpose of conforming with minimum required lot width.
 - (3) *Within city limits.* Lots shall not be divided by corporate boundary lines.

- (4) *Corner lots.* Corner lots shall be sufficiently large to permit the location of buildings so as to conform with the front building setback lines on both streets.
- (5) *Side lines.* As far as practical, side lot lines shall be at right angles (90 degrees) to straight street lines and radial to curved street lines on which the lot faces. Side lot lines shall be radial to the radius points of all cul-de-sacs.
- (6) *Minimum dimensions and area.* Minimum lot dimensions and areas shall be in conformity with chapter 44, pertaining to zoning.
- (7) *Health requirements.* Percolation tests and/or soil data as provided by a registered soil scientist shall be required and shall be approved by the health department, which may require additional lot area depending on soil and slope conditions. The minimum lot size for a septic tank sewer system shall be one-half acre. No septic tank sewer system will be allowed if public sewer can be made available with reasonable cost to the developer. All dwellings shall connect to public sewer if such sewer is within 300 feet of the property being subdivided. The cost of providing public sewer to the property shall be negotiated between the developer and the appropriate utility owner.
- (8) *Minimum frontage on five-acre or more tracts.* Lots that contain five acres or more must have a minimum frontage width of 60 feet upon a publicly maintained street or road. The topography of this 60 feet frontage width must be suitable for the construction of a public road.
- (9) *Flood damage prevention.* Each lot must have a suitable home site that is above the 100-year floodplain. The final plat must have a certification from the proper authority that this provision is complied with.
- (e) *Easements.* Easements shall be required pursuant to the table set forth in this subsection for the following purposes:
- (1) *Utility.* When it is found to be necessary and desirable to locate public utility lines in other than street rights-of-way, easements shall be shown on the plat for such purposes. The easements shall not be less than 20 feet in width and, whenever possible, shall be centered on rear and side lot lines.
- (2) *Watercourse and drainage.*
- a. Where a proposed subdivision is traversed by a watercourse, drainageway, stream or channel, drainage easements shall be made to accommodate stormwater and drainage through and from the proposed subdivision.
 - b. Drainage easements shall conform substantially with the lines of the watercourse and shall be of sufficient width or construction to be adequate for the purpose and as necessary to accommodate future construction as recommended by the city manager or his/her designee. Drainage easements may be altered within the proposed site, but shall conform to points of discharge to and from the site upon approval of the city manager or his/her designee, the soil erosion and sedimentation plan, and the post-development stormwater management plan.
 - c. Drainage easements shall be opened at the time of development to control surface water runoff.
 - d. Drainage easements off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner and said property owner shall keep the easement free of obstructions and maintain that part of the easement within the property owner's boundary line so that free and maximum flow is maintained at all times.
 - e. Stormwater management facilities and associated easements must be clearly identified on the final plat. Stormwater management facilities must be located on a lot or greenspace completely separate from any residential lot. Stormwater management facilities may be included as a component of a commercial lot.

- (3) *Water and sanitary sewer.* Permanent water and sanitary sewer easements shall be a minimum of 20 feet in width and shall be provided for necessary lines. Sewer easements shall be ten feet on each side of the sewer main.
- (4) *Overlapping.* Easements for water and sanitary sewer easements and drainage purposes shall not overlap unless approved by the city manager.
- (5) *Clearing and cover.* All easements shall be cleared of debris, excess dirt and other materials. The ground shall be smoothed down and grassed within ten days of completing construction work. The use of sediment control measures may be required to protect the area until a vegetative cover is obtained.
- (6) *Identified.* All easements shall be noted on the development plan, preliminary and final plats.

Easement Table		
Type	Minimum Width (in feet)	Purpose
Utility	20	To allow for the location of public utilities out of public right-of-way
Drainage—Piped	20	Surface water runoff
Drainage—Open ditch	20	Surface water runoff
Water/sanitary sewer	20	Elimination of septic tanks and wells

(f) *Innovative land developments.*

- (1) *General.* Recognizing that beneficial change often comes from experimental design and developers' response to consumer demand, the mayor and city council will consider innovative subdivision proposals which may deviate from approved subdivision regulations and standard design specifications as adopted by the city. The purpose and intent are to provide developers the flexibility of meeting consumer demand through innovative land developments and to ensure that the city remain competitive with other development markets.
- (2) *Requirements.*
 - a. *Preapplication review.* Prior to the submittal of a development plan for an innovative subdivision, the developer shall meet with the city manager for a review of the location, scope and nature of the proposed development the developer shall submit sketch plans showing how the property is to be developed.
 - b. *Review of plats.* The procedures of plat review shall be the same as outlined in this article for any development plan.
 - c. *Water and sewer.* All innovative land development proposals shall have public water and sanitary sewers available.

(Ord. No. OA-2023-06, § I, 10-9-2023)

Sec. 34-25. Required improvements.

- (a) *Subdivider's responsibility.* A well-designed subdivision means little to a prospective lot buyer until he can see actual physical transformation of raw land into lots with all necessary improvements provided. Likewise, a well-designed subdivision is not an asset to the community until the necessary improvements have been installed. In order that prospective lot purchasers may get usable products and new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or pay for the improvements required by this article necessary to serve his subdivision.

- (b) *Monuments.* Concrete monuments with aluminum or brass marking shall be placed at all corners of the exterior boundaries of the subdivision being developed and shall be set flush or up to six inches above finished grade. Existing permanent monuments which, in the professional opinion of a registered land surveyor or the city manager, are of sufficiently durable construction, may be maintained in lieu of a new concrete monument as described in this subsection. All other street or lot corners or at angle points and points of curve in each street shall be marked with an iron pipe or surveyor's marker at least 24 inches long and driven no less than one inch nor more than six inches above the finished grade. All such monuments shall be properly set in the ground and approved by a registered land surveyor prior to the time of final plat approval.
- (c) *Water supply.* All developments shall connect to a public water supply. The subdivider shall install water mains and fire hydrants according to plans and specifications approved by the city manager or his/her designee and/or other local, state, or federal regulations, specifications, or agencies. Fire protection systems shall be installed to current state insurance services office specifications and requirements. Fire hydrants shall be located at maximum spacing of 500 feet between hydrants. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve the abutting lot, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street. Water mains within the development shall be extended to locations where the city manager or his/her designee determines it is necessary to provide future connection to adjoining properties.
- (d) *Sanitary sewerage.* All developments shall connect to a public sanitary sewer. The subdivider shall install public sanitary sewers to plans and specifications approved by the city manager or his/her designee and/or other local, state or federal agencies. When the sewer is located in a street right-of-way and it will be necessary to cut into the street to serve the abutting lots, a connection shall be stubbed out to the property line (terminating with a cleanout that will be set at finish grade upon landscaping) to serve each lot prior to surfacing the street. Sewer mains shall be extended to the upstream property lines along each drainage course through the development or other locations where the city manager or his/her designee determines it is necessary to provide sewer service to adjoining properties.
- (e) *Private sewer disposal systems.* Private community sewage disposal systems such as an oxidation pond, land application system, or other type facility are not permitted within the jurisdictional boundaries of the city. All developments shall connect to a public sewerage system.
- (f) *Sidewalks, curb and gutter.* Sidewalks with a minimum width of five feet shall be installed on both sides of the street along all subdivision streets to provide a safe and convenient means for pedestrian movement. Developers shall also be required to construct sidewalks along existing public streets adjacent to the development property. Curbs and gutters shall be installed on all subdivision streets within the city.
- (g) *Street grading and surfacing.* Streets shall be graded and surfaced according to plans and specifications approved by the city.
- (h) *Storm drainage and utilities.* An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the subdivider and shall conform to the standard design drawings and specifications as contained in this article. The storm drainage system shall be designed in conformance with all applicable city ordinances and the Georgia Stormwater Management Manual. The maintenance of all stormwater management facilities on private property shall remain the responsibility of the property owner or homeowner association and not the responsibility of the City of Dallas.
- (i) *Street name signs.* Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the city manager or his/her designee.
- (j) *Utility strips.* The street right-of-way shall be graded at least six feet measured from the back of the curb or edge of pavement, on both sides of the street, to provide space for installation of utilities, to prevent the

encroachment of driveways into the street surface, to provide walkways off the paved vehicular surface, and to provide space for the future installation of sidewalks.

- (k) *Street trees.* The planting of street trees is generally not required, but may be required by other city ordinances. If the subdivider chooses to plant trees along the street to enhance the appearance of a subdivision, such trees shall not be planted on any street right-of-way to ensure that there will be no future conflict with utility lines either above or below the ground surface. Certain trees, however, are permitted on right-of-way subject to approval by the city manager if such species demonstrate growth characteristics which will not interfere with utilities and are in compliance with the city tree preservation ordinance.
- (l) *Street addresses.* Numerals or letters indicating the official street address of each principal residence or business (as shown on the final plat), shall be installed by the subdividers of any subdivision either on a mailbox, mailbox post or other prominent place on the property so as to be visible to any emergency response unit trying to locate said residence or business. The numerals/letters shall be made of a durable reflective material, shall contrast in color with the background, and be at least three inches high for residences and four inches high for businesses.
- (m) *Streetlights.* Prior to the sale of the first residence/business within any phase of the subdivision, there shall be streetlights installed by the subdividers of any subdivision or by the electric utility company for that area, and the installation costs as well as the monthly charges shall be borne by the subdivider until 50 percent of the total residences/business within that phase have been sold. At that time, the subdivider shall so notify the city manager who will in turn notify the respective electric utility company and transfer responsibility for payment to the city for that particular phase.
- (n) *Two-year warranty and final inspection.* Developers of nonprivate subdivisions within the city shall provide the city with a two-year warranty on the infrastructure (streets, curb and gutter, water, sanitary sewer, storm sewers, signage, etc.) that is required to be installed by this article. The developers shall be required to compensate the city for the cost of performing a final acceptance and public dedication inspection of the infrastructure improvements set forth in this article. The compensation shall be based on a fee of \$50.00 per lot with a minimum fee of \$2,500.00 and must be paid prior to the final acceptance and dedication inspection. The city shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection.

(Ord. No. OA-2023-06, § I, 10-9-2023)

Sec. 34-25. Required improvements.

- (a) *Subdivider's responsibility.* A well-designed subdivision means little to a prospective lot buyer until he can see actual physical transformation of raw land into lots with all necessary improvements provided. Likewise, a well-designed subdivision is not an asset to the community until the necessary improvements have been installed. In order that prospective lot purchasers may get usable products and new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or pay for the improvements required by this article necessary to serve his subdivision.
- (b) *Monuments.* Concrete monuments with aluminum or brass marking shall be placed at all corners of the exterior boundaries of the subdivision being developed and shall be set flush or up to six inches above finished grade. Existing permanent monuments which, in the professional opinion of a registered land surveyor or the city manager, are of sufficiently durable construction, may be maintained in lieu of a new concrete monument as described in this subsection. All other street or lot corners or at angle points and points of curve in each street shall be marked with an iron pipe or surveyor's marker at least 24 inches long and driven no less than one inch nor more than six inches above the finished grade. All such monuments shall be properly set in the ground and approved by a registered land surveyor prior to the time of final plat approval.
- (c) *Water supply.* All developments shall connect to a public water supply. The subdivider shall install water mains and fire hydrants according to plans and specifications approved by the city manager or his/her designee and/or other local, state, or federal regulations, specifications, or agencies. Fire protection systems shall be installed to current state insurance services office specifications and requirements. Fire hydrants shall be located at maximum spacing of 500 feet between hydrants. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve the abutting lot, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street. Water mains within the development shall be extended to locations where the city manager or his/her designee determines it is necessary to provide future connection to adjoining properties.
- (d) *Sanitary sewerage.* All developments shall connect to a public sanitary sewer. The subdivider shall install public sanitary sewers to plans and specifications approved by the city manager or his/her designee and/or other local, state or federal agencies. When the sewer is located in a street right-of-way and it will be necessary to cut into the street to serve the abutting lots, a connection shall be stubbed out to the property line (terminating with a cleanout that will be set at finish grade upon landscaping) to serve each lot prior to surfacing the street. Sewer mains shall be extended to the upstream property lines along each drainage course through the development or other locations where the city manager or his/her designee determines it is necessary to provide sewer service to adjoining properties.
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- (g) *Street grading and surfacing.* Streets shall be graded and surfaced according to plans and specifications approved by the city.
- (h) *Storm drainage and utilities.* An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the subdivider and shall conform to the standard design drawings and specifications as contained in this

article. The storm drainage system shall be designed in conformance with all applicable city ordinances and the Georgia Stormwater Management Manual. The maintenance of all stormwater management facilities on private property shall remain the responsibility of the property owner or homeowner association and not the responsibility of the City of Dallas.

- (i) *Street name signs.* Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the city manager or his/her designee.
- (j) *Utility strips.* The street right-of-way shall be graded at least six feet measured from the back of the curb or edge of pavement, on both sides of the street, to provide space for installation of utilities, to prevent the encroachment of driveways into the street surface, to provide walkways off the paved vehicular surface, and to provide space for the future installation of sidewalks.
- (k) *Street trees.* The planting of street trees is generally not required, but may be required by other city ordinances. If the subdivider chooses to plant trees along the street to enhance the appearance of a subdivision, such trees shall not be planted on any street right-of-way to ensure that there will be no future conflict with utility lines either above or below the ground surface. Certain trees, however, are permitted on right-of-way subject to approval by the city manager if such species demonstrate growth characteristics which will not interfere with utilities and are in compliance with the city tree preservation ordinance.
- (l) *Street addresses.* Numerals or letters indicating the official street address of each principal residence or business (as shown on the final plat), shall be installed by the subdividers of any subdivision either on a mailbox, mailbox post or other prominent place on the property so as to be visible to any emergency response unit trying to locate said residence or business. The numerals/letters shall be made of a durable reflective material, shall contrast in color with the background, and be at least three inches high for residences and four inches high for businesses.
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- (n) *Two-year warranty and final inspection.* Developers of nonprivate subdivisions within the city shall provide the city with a two-year warranty on the infrastructure (streets, curb and gutter, water, sanitary sewer, storm sewers, signage, etc.) that is required to be installed by this article. The developers shall be required to compensate the city for the cost of performing a final acceptance and public dedication inspection of the infrastructure improvements set forth in this article. The compensation shall be based on a fee of \$50.00 per lot with a minimum fee of \$2,500.00 and must be paid prior to the final acceptance and dedication inspection. The city shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection.

(Ord. No. OA-2023-06, § I, 10-9-2023)



Development Standards Variance Application

Application No. DSV - 2026-03

(PAGE 1 of 12)

HEARING DATES
Zoning Board of
June 15, 2026
6:00PM
Item 3.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: PETER BANDI

Address: 2602 WEST CROGAN STREET

City: LAWRENCEVILLE **State:** GEORGIA **Zip:** 30046

Phone: [REDACTED] **E-mail address:** [REDACTED]

[Signature]

Applicant's Signature

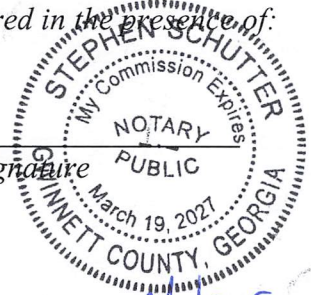
PETER BANDI

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]

Notary Public Signature



Notary Commission Expires:

The 19th day of ~~April~~, 2027.

March

SEAL:

Representative: (If Applicable) Jeremy Huber

Address: 6255 Barfield Road, suite 200

City: Sandy Springs **State:** Georgia **Zip:** 30328

Phone: [REDACTED] **E-mail address:** [REDACTED]

[Signature]
Representative's Signature

Jeremy Huber

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

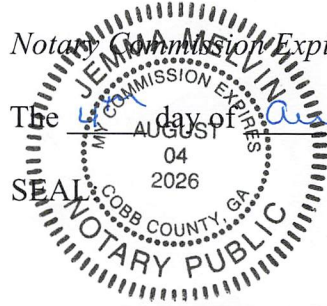
[Signature]

Notary Public Signature

Notary Commission Expires:

The 4th day of August, 2026.

SEAL:



CITY STAFF ONLY:

FILED WITH COMMUNITY DEVELOPMENT: APRIL 10th, 2026

APPLICATION ACCEPTANCE DATE: MAY 20th, 2026

DIRECTOR: [Signature] 05/20/2026
(SIGNATURE) (DATE)





Development Standards Variance Application

Item 3.

Application No. DSV - 2026 - 03

(PAGE 2 of 12)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Southwest Palisades Acquisition, LLC / Kendall King
(Each Titleholder must have a separate, complete form, with notarized signatures)

Address: 20 Mansell Court East, suite 100

City: Roswell State: GA Zip: 30076

Phone: [REDACTED] E-mail address: [REDACTED]

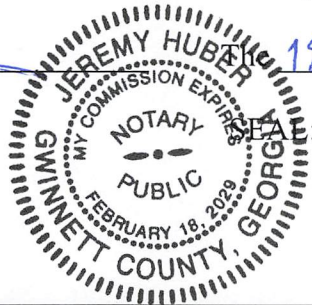
[Signature]
Titleholder's Signature

Kendall King
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

[Signature]
Notary Public Signature



18th day of February, 2029.

Property / Variance Information:

****ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION****

Development Standard: Chapter: 44 Section: 241 Unified Development Code Standard: Yes No

Standard: Sec. 44-241 (a)(3)(e): MINIMUM FRONT SETBACK FROM OTHER STREETS: 30 FEET

Present Zoning Classification: R-2

Land Lot(s): 528, _____, _____, _____, _____ District(s): 2ND Section(s): 320

Tax Parcel I.D. Number(s): 148.3.2.065.0000 Total Acreage: 0.18

Location of Property: 114 WHITE OAK CIRCLE - LOT 98 OVERLOOK RT PALISADES
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): SEEK ADMINISTRATIVE RELIEF FOR A HOUSE BUILT 1/2 9 FEET OVER FRONT SETBACK

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): _____



SIGN FEE

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Is this request part of a Development of Regional Impact? No Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

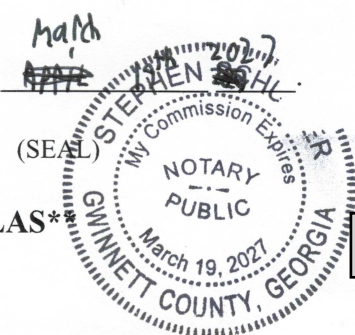
Signature of Applicant: PETER BANDI

Date: 4/29/20

Signed, sealed and delivered in the presence of:

My Commission Expires March 2027

Notary Public Signature: Stephen Smith



****MAKE CHECKS PAYABLE TO CITY OF DALLAS****



AUTHORIZATION OF TITLEHOLDER

I, Kendall King / Southeast Palisades Acquisition, LLC, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Development Standard Variance.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant PETER BANDI

Address 262 WEST CROGAN STREET

City LAWRENCEVILLE State GA Zip 30046

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder Kendall King / Southeast Palisades Acquisition, LLC

Address 20 Mansell Court East, suite 100

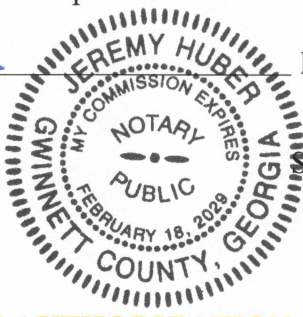
City Roswell State GA Zip 30076

Email [REDACTED] Phone [REDACTED]

Kellie B. King
Signature of Titleholder

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature



My Commission Expires: February 18th, 2029

Seal:

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: PETER BANDI

Reference: Application filed on April 10, 2026

to obtain a Development Standard Variance for property described as follows: 114 WHITE OAK CIRCLE
LOT 98 OVERLOOK AT PALMSADES SUBDIVISION

All Individuals and business entities² have a property interest³ in said properties are as follows:

Has the applicant made, within two years immediately preceding the filing of this application for special exception, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? No Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 29 day of APRIL, 2026.

[Signature]
Applicant's Signature

PETER BANDI
Applicant's Name Printed

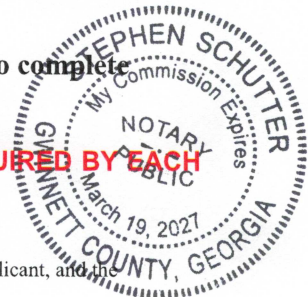
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires 03-19-27

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER



¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.

³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Kendall King / Southeast Palisades Acquisitions, LLC

Reference: Application filed on April 10, 2026

to obtain a Development Standard Variance for property described as follows: 114 White Oak Circle
Clot 98 of Overlook at Palisades Subdivision

All Individuals and business entities² have a property interest³ in said properties are as follows:
Southeast Palisades Acquisition, LLC

Has the applicant made, within two years immediately preceding the filing of this application for special exception, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? No Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

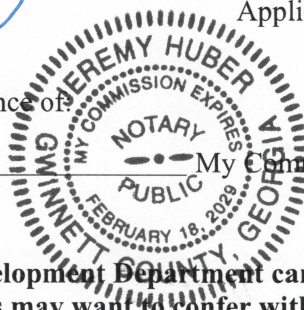
An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of April, 2026.

Kendall B. King
Applicant's Signature Kendall B. King
Applicant's Name Printed

Signed, sealed and delivered in the presence of
[Signature]
Notary Public Signature My Commission Expires February 18th, 2029



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name¹: Jeremy Huber

Reference: Application filed on April 10, 2026

to obtain a Development Standard Variance for property described as follows: 114 White Oak Circle
(lot 98 of Overlook Palisades subdivision)

All Individuals and business entities² have a property interest³ in said properties are as follows:
Southeast Palisades Acquisition, LLC

Has the applicant made, within two years immediately preceding the filing of this application for special exception, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? No Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of April, 2026.

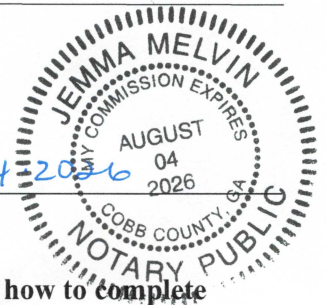
Applicant's Signature [Signature]

Applicant's Name Printed Jeremy Huber

Signed, sealed and delivered in the presence of:

Notary Public Signature [Signature]

My Commission Expires 8-4-2026



City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
²Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
³Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by [O.C.G.A §36-67A-2](#), the member of the City Council, Planning Commission, or Zoning Board of Appeals must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 29 day of APRIL, 2026.

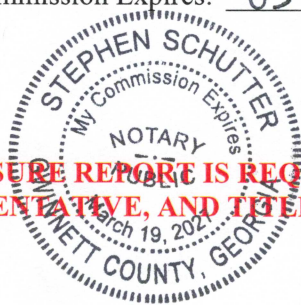
[Signature]
Applicant's Signature¹

PETER BANDI
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

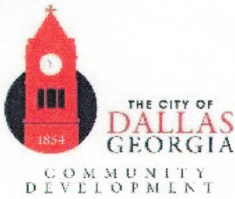
[Signature]
Notary Public Signature

My Commission Expires: 03-19-27
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

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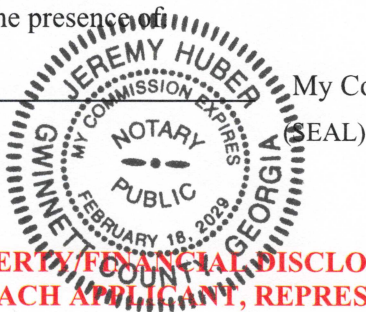
I certify that the foregoing information is true and correct, this 28th day of February, 2026.

Kendall B. King
Applicant's Signature¹

Kendall B. King
Applicant's Name Printed

Signed, sealed and delivered in the presence of

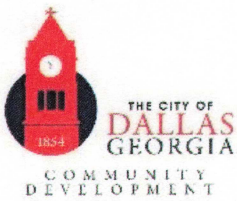
[Signature]
Notary Public Signature



My Commission Expires: February 18th, 2029

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,
REPRESENTATIVE, AND TITLEHOLDER**

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I certify that the foregoing information is true and correct, this 28th day of April, 2026.

Applicant's Signature

Jeremy Huber
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires: 8.4.2026
(SEAL)



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

¹Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-03

HEARING D	Item 3.
Zoning Board of Appeals:	
06/15/2026 at 6:00pm	

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

- DSV-2026-03-Development Standard Variance – Staff Document
- Attachment A: DSV-2026-03-Development Standard Variance Application
- Attachment B: DSV-2026-03-Boundary Survey / Legal Description
- Attachment C: DSV-2026-03-Warranty Deed
- Attachment D: DSV-2026-03-Notice of Public Hearing – Legal Notice
- Attachment E: DSV-2026-03-Letter of Intent
- Attachment F: DSV-2026-03-Site Plan
- Attachment G: DSV-2026-03-Unified Development Code(s):
 - Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1) Front Setbacks
- Attachment H: DSV-2026-03 – Code of Ordinance(s):
 - Chapter 44 – Zoning; Article IV. – Supplemental Regulations; Sec. 44-241. – Area, Yard, and Height Requirements; (3) R-2 Residential District; e.

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-03:

Applicant: ***Peter Bandi***
 Applicant Address: ***262 West Crogan Street***
 City: ***Lawrenceville*** State: ***Georgia*** Zip: ***30046***

Representative: ***Jeremy Huber***
 Representative Address: ***6255 Barfield Road, Suite 200***
 City: ***Sandy Springs*** State: ***Georgia*** Zip: ***30328***

Titleholder: ***Southeast Palisades Acquisition, LLC / Kendall King***
 Titleholder Address: ***20 Mansell Court East, Suite 100***
 City: ***Roswell*** State: ***Georgia*** Zip: ***30076***

Location of Property: ***114 White Park Circle, Dallas, GA. 30132***
 Tax Parcel ID No.: ***148.3.2.065.0000***
 Land Lot(s): ***528*** District: ***2nd*** Section: ***3rd***
 Intended Use of Property: ***Single-Family Detached***
 Proposed Unit Count: ***Lot 98 - Overlook at Palisades***
 Zoning District: ***R-2 Low-Density Single-Family Residential (City)***



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-03

HEARING D	Item 3.
Zoning Board of Appeals:	
06/15/2026 at 6:00pm	

Setbacks & Lot Requirements:

Minimum Lot Size – 7,500sf lot or 1ac overall parcel.; Minimum Lot Width – (50ft lot) (100ft over all parcel); Minimum Lot Frontage – 50ft.; Maximum Building Height – (Principal 35ft.) (Accessory – 24ft.); Front Setback – 25ft.; Side Setback – (Principal – 6ft.) Accessory – 5ft/10ft.); Rear Setback – (Principal – 15ft.) Accessory – 5ft/10ft.); Minimum Distance from Structure on Same Lot – 5ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,500sf.) (2+ Story – 650sf.); Total Minimum Living Area (Per Unit) – 1,500sf./600sf.; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – 40%, Acc: 5% or 600sf. (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 50%

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

- *Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1) Front*

Code of Ordinances Chapter(s) & Sections(s):

- *Chapter 44 – Zoning; Article IV. – Supplemental Regulations; Sec. 44-241. – Area, Yard, and Height Requirements; (3) R-2 Residential District; e.*

Detailed Description of Variance(s) Applied For:

- (1) *Applicant request approval of a reduction of the front setback along north property line.*
 - i. *Front setback requested – 21’*

STAFF COMMENTS:

Peter Bandi (Applicant), *Jeremy Huber* (Representative), and *Southeast Palisades Acquisition, LLC / Kendall King (Titleholder)* has applied and seeks a Development Standards Variance for property legally known as *114 White Park Circle, Dallas, GA. 30132*; Tax Parcel I.D. No. *148.3.2.065.0000* located in Land Lot: *528* in the *2nd* District and *3rd* Section of Paulding County. *Properties that border the site to the north, east, and west are within the city limits of Dallas.*

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

ADJACENT ZONING

NORTH: R-2 (City)
 EAST: R-2 (City)
 WEST: R-2 (City)

ADJACENT DEVELOPMENT

NORTH: Low-Density Single-Family Residential
 EAST: Low-Density Single-Family Residential
 WEST: Low-Density Single-Family Residential



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-03

HEARING D	Item 3.
Zoning Board of Appeals:	
06/15/2026 at 6:00pm	

SOUTH: PRD (Paulding)

SOUTH: Low-Density Single-Family Residential

B. Variance impact on adjacent properties

- *None – Surrounding properties are low-density single-family permitted land use. All properties to north, south, east, and west are developed. Subject property is compliant with all other Unified Development Code requirements.*

C. Adverse effect on the usability of adjacent or nearby property

- *None – Surrounding properties to north, south, east, and west are developed and are of equal permitted land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *None – proposed development standard variance request will have no effect.*

E. Supported by current conditions

- *Residential lot is in compliance with all other buffer and setback requirements.*
- *Residential lot conforms with all other development and design requirements.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11).

STAFF RECOMMENDATIONS:

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

1. Residential lot shall be constructed in substantial conformity to the boundary survey plan provided in development standards variance application.

Unless explicitly stated herein, all other development, design, lot, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.

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.

LEGAL DESCRIPTION
114 White Oak Circle

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 528 of the 2nd District, 3rd Section, being in the City of Dallas, of Paulding County, Georgia, further described as Lot 98 of the Overlook at Palisades Subdivision, recorded in Plat Book 79 Pages 76-79, and being more particularly described as follows:

COMMENCING at a 1/2-inch rebar set at the intersection of the westerly right of way of Palisades Road (60-foot right of way) and a mitered corner located at the southerly right of way of Greenhouse Drive (50-foot right of way); thence, leaving said right of way, following South 25 degrees 1 minute 9 seconds West a distance of 1,244.70 feet to a 1/2-inch rebar found at the southerly right of way of White Oak Circle (50-foot right of way); and said point being the true POINT OF BEGINNING;

From said point as thus established;

Leaving said right of way;

South 0 degrees 51 minutes 33 seconds West, a distance of 115.36 feet to a point;

Thence, North 89 degrees 10 minutes 29 seconds West, a distance of 72.68 feet to a point;

Thence, North 5 degrees 58 minutes 17 seconds East, a distance of 116.42 feet to a point;

Thence, following along the right of way of White Oak Circle;

Easterly following a curve with a radius of 125.00 feet, a distance of 11.26 feet, being subtended by a line South 86 degrees 33 minutes 26 seconds East, a distance of 11.25 feet to a point;

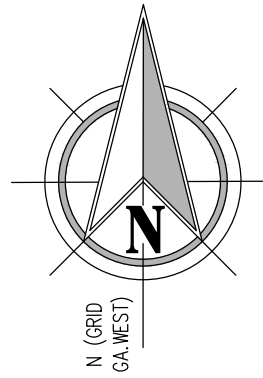
Continuing along said right of way;

South 89 degrees 5 minutes 31 seconds East, a distance of 51.07 feet to a point;

Said point being the TRUE POINT OF BEGINNING.

As shown as 114 White Oak Circle and being Parcel 148.3.2.065.0000 being approximately 0.179 acres on a survey for Southeast Palisades Acquisition LLC by Keystone Land Surveying Inc. dated April 2nd, 2026.

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FIELD DATA:
 DATE OF FIELD SURVEY 3-19-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12i
 SN: 6340F00404 ROVER
 6340F00685 BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 7,793.92 SQ FT, 0.179 ACRES

CALCULATED PLAT CLOSURE: 1 FOOT IN 92,005.05 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB N/A PG N/A
 PROPERTY OWNER AT TIME OF SURVEY: SOUTHEAST PALISADES ACQUISITION LLC.
 PARCEL NUMBER: 148.3.2.065.0000

SEWER SERVICE IS PROVIDED BY PAULDING COUNTY.

WATER SERVICE IS PROVIDED BY CITY OF DALLAS.

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF PAULDING COUNTY, GEORGIA 13223C0143C EFFECTIVE DATE SEPTEMBER 29, 2006.

HORIZONTAL & VERTICLE DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

REFERENCE: PLAT BOOK 79 PG 76-79

CITY OF DALLAS

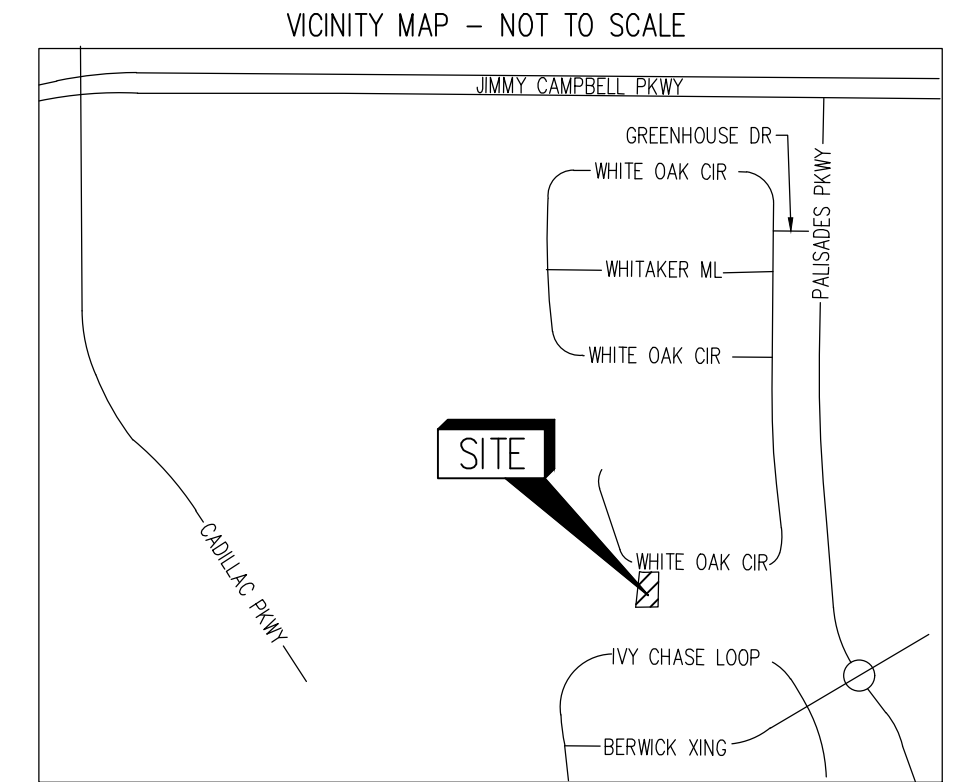
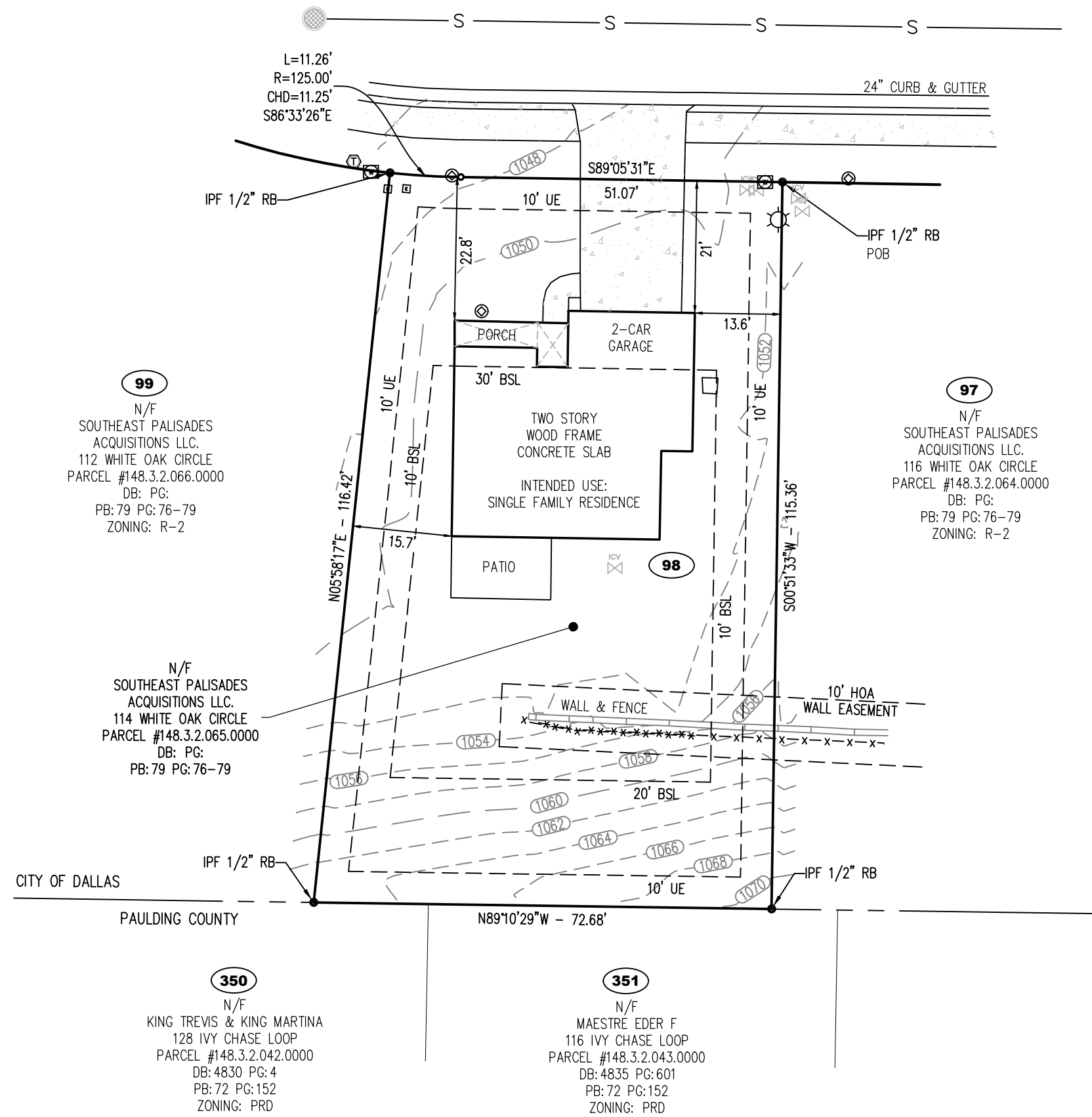
ZONING: R-2
 FRONT SETBACK: 30'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

NOTE: ZONING & SETBACK INFORMATION SHOWN HEREON WAS REFERENCED FROM RECORDED PLAT BOOK 79 PAGE 76-79.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

WHITE OAK CIRCLE

(50' R/W)



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EDP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
☉	POWER POLE
⊕	1/2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
☆	LIGHT POLE
□	CONCRETE PAD
Ⓜ	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

POB LINE TABLE (FROM POC TO POB)		
LOT #	Length	Direction
L98	1244.70	S25°01'09"W

POC: 1/2-INCH REBAR SET AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF PALISADES ROAD (60' R/W) AND A MITERED CORNER LOCATED AT THE SOUTHERLY RIGHT OF WAY OF GREENHOUSE DRIVE (50' R/W)

SCALE: 1"=20'

GRAPHIC SCALE - IN FEET

CLIENT: SOUTHEAST PALISADES ACQUISITION LLC.

DATE: 4-2-2026

JOB NUMBER: SURV-0000

DESIGNED BY: S.BROCK

SHEET NUMBER: 1 of 1

FILE NAME: 114 WHITE OAK CIRCLE

Copyright-2023 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.

BOUNDARY SURVEY FOR

OVERLOOK AT PALISADES

LOT 98

114 WHITE OAK CIRCLE

LAND LOT 528 - 2ND DISTRICT - 3RD SECTION
 CITY OF DALLAS, PAULDING COUNTY, GEORGIA.

REVISIONS

1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

4-2-2026
 REGISTERED
 No. 3077
 LAND SURVEYOR
 PATRICK F. CAREY
 FOR
 KEYSTONE LAND SURVEYING, INC.
 www.keystonelandsurveying.com

CITY OF DALLAS
PUBLIC HEARING NOTIFICATION
LEGAL NOTICE
DEVELOPMENT STANDARDS VARIANCE
DSV-2026-03

Peter Bandi / Keystone Land Surveying (Applicant), *Jeremy Huber / Paran Homes* (Representative), and *Southeast Palisades Acquisition, LLC / Kendall King* (Titleholder), has applied and seeks a Development Standards Variance for property legally known as *114 White Oak Circle, Dallas, GA. 30132; Overlook at Palisades Lot 98*; Tax Parcel I.D. No. *148.3.2.065.0000* located in Land Lot: *528* in the *2nd* District and *3rd* Section of Paulding County, Georgia.

The public hearing for the Zoning Board of Appeals will be held on *Monday, June 15, 2026*, at *6:00pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401

Development Standard Variance Request Information:

- *Unified Development Code Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; 2) Interpreting the Lot Standards Table; e) Minimum Building Lines; iiv) Building Lot Lines (setbacks); (1) Front Setback*

This the 28th day of May, 2026.

Peter Bandi / Keystone Land Surveying (Applicant)

Jeremy Huber / Paran Homes (Representative)

Southeast Palisades Acquisition, LLC / Kendall King (Titleholder)



**PUBLIC HEARING NOTIFICATION
DEVELOPMENT STANDARDS VARIANCE
DSV-2026-03**

Dear Surrounding Property Owners:

Peter Bandi / Keystone Land Surveying (Applicant), *Jeremy Huber / Paran Homes* (Representative), and *Southeast Palisades Acquisition, LLC / Kendall King* (Titleholder), has applied and seeks a Development Standards Variance for property legally known as *114 White Oak Circle, Dallas, GA. 30132; Overlook at Palisades Lot 98*; Tax Parcel I.D. No. *148.3.2.065.0000* located in Land Lot: *528* in the *2nd* District and *3rd* Section of Paulding County, Georgia.

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This the 28th day of May, 2026.

Peter Bandi / Keystone Land Surveying (Applicant)
Jeremy Huber / Paran Homes (Representative)
Southeast Palisades Acquisition, LLC / Kendall King (Titleholder)

Sincerely yours,

Brandon Rakestraw
Community Development Director

1. TAX ID: 148.3.2.065.0000
SITE ADDRESS: 114 WHITE OAK CIRCLE
MAILING ADDRESS: 227 PARK AVE 9TH FLOOR, NEW YORK, NEW YORK 10172
OWNERSHIP: SOUTHEAST PALISADES ACQUISITION, LLC

2. TAX ID: 148.3.2.066.0000
SITE ADDRESS: 112 WHITE OAK CIRCLE
MAILING ADDRESS: 227 PARK AVE 9TH FLOOR, NEW YORK, NEW YORK 10172
OWNERSHIP: SOUTHEAST PALISADES ACQUISITION, LLC

3. TAX ID: 148.3.2.064.0000
SITE ADDRESS: 116 WHITE OAK CIRCLE
MAILING ADDRESS: 227 PARK AVE 9TH FLOOR, NEW YORK, NEW YORK 10172
OWNERSHIP: SOUTHEAST PALISADES ACQUISITION, LLC

4. TAX ID: 148.3.2.043.000
SITE ADDRESS: 116 IVY CHASE LOOP, DALLAS, GEORGIA 30157
MAILING ADDRESS: 116 IVY CHASE LOOP, DALLAS, GEORGIA 30157
OWNERSHIP: EDER F MAESTRE

5. TAX ID: 148.3.2.042.0000
SITE ADDRESS: 128 IVY CHASE LOOP DALLAS, GA 30157
MAILING ADDRESS: 128 IVY CHASE LOOP DALLAS, GA 30157
OWNERSHIP: KING TREVIS & KING MARTINA

6. TAX ID: 148.3.2.044.000
SITE ADDRESS: 104 IVY CHASE LOOP, DALLAS, GEORGIA 30157
MAILING ADDRESS: 104 IVY CHASE LOOP, DALLAS, GEORGIA 30157
OWNERSHIP: PARIS RABARA BROKATE & LAMAR RABARA BROKATE

7. TAX ID: 148.3.2.076.0000
SITE ADDRESS: 115 WHITE OAK CIRCLE
MAILING ADDRESS: 227 PARK AVE 9TH FLOOR, NEW YORK, NEW YORK 10172
OWNERSHIP: SOUTHEAST PALISADES ACQUISITION, LLC

8. TAX ID: 148.3.2.075.0000
SITE ADDRESS: 107 WHITE OAK CIRCLE
MAILING ADDRESS: 227 PARK AVE 9TH FLOOR, NEW YORK, NEW YORK 10172
OWNERSHIP: SOUTHEAST PALISADES ACQUISITION, LLC



Item 3.

8

7

WHITE OAK CIR

2

1

3

5

4

6

IVY CHASE LOOP

OAKLAND AVE

PALISADES PKWY

OAKLAND WAY

BERWICK XING

Variance Application
Letter of Intent

Submitted by:

Lauren Rolader
Project Manager
Keystone Land Surveying

Property Address:

Southeast Palisades Acquisition LLC
114 White Oak Circle
Dallas, GA 30157

Dear Zoning Administration,

We appreciate the opportunity to present this Letter of Intent on the behalf of Southeast Palisades Acquisition LLC. We would like to present a request for a variance for the property located at 114 White Oak Circle. The code section that we are seeking relief from is Chapter 44, Section 241 (a) (3) (e); To require a minimum front building setback from other streets: 30 feet.

The house that occupies Lot 98 of Overlook at Palisades lies about 9 feet over the front building setback. The house's position differing from the original design is due to an oversight that occurred during the permitting phase of this lot's development. In an ideal situation, the form boards encroaching any building setback would prompt the builder to re-form, and have the forms re-checked. However, due to this oversight, this was missed and the house was fully constructed over the setback.

The circumstance that may have contributed to this encroachment going unnoticed until the very end is that the lot is at the beginning of a curve on the road. The encroachment is much less obvious than what would have been on a straight portion of the street.

This matter was recently brought to our attention when the bond for this lot was being closed out. A new survey was completed for the site, where the encroachment was discovered. We immediately took action to determine what would be necessary to correct the situation at hand. Accompanying this letter is a topographic boundary survey of the site, outlining the existing conditions that have prompted this request.

Approval of this variance will offer no effect or detriment to public health, safety, or general welfare of the community. Further, there are no adverse effects that would afflict the adjacent properties. The existing home is fully compliant with the side and rear building setbacks. The practical difficulty that this request would relieve is to avoid the complete demolition of an otherwise habitable residence.

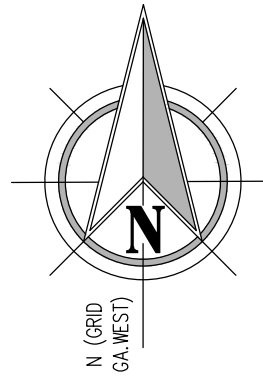
Strict enforcement of the City of Dallas Development Standards would cause detriment to the structurally sound home that occupies the lot. The existing house is fully compliant outside of the defined building setback standards.

The intent of the provision that is set forth by the Development Ordinance is to preserve the neighborhood's character and ensure appropriate spacing between structures and their rights of way. This objective is achieved by maintaining a balanced relationship with the street and adjoining homes. Despite the home being situated less than 9 feet closer to the street than what was originally designed, the house that stands conforms with its surrounding community in every other way.

Best Regards,

Lauren Rolader
Project Manager
Keystone Land Surveying
On Behalf of Southeast Palisades Acquisition LLC

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FIELD DATA:
 DATE OF FIELD SURVEY 3-19-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12i
 SN: 6340F00404 ROVER
 6340F00685 BASE
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 7,793.92 SQ FT, 0.179 ACRES

CALCULATED PLAT CLOSURE: 1 FOOT IN 92,005.05 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB N/A PG N/A
 PROPERTY OWNER AT TIME OF SURVEY: SOUTHEAST PALISADES ACQUISITION LLC.
 PARCEL NUMBER: 148.3.2.065.0000

SEWER SERVICE IS PROVIDED BY PAULDING COUNTY.

WATER SERVICE IS PROVIDED BY CITY OF DALLAS.

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF PAULDING COUNTY, GEORGIA 13223C0143C EFFECTIVE DATE SEPTEMBER 29, 2006.

HORIZONTAL & VERTICLE DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

REFERENCE: PLAT BOOK 79 PG 76-79

CITY OF DALLAS

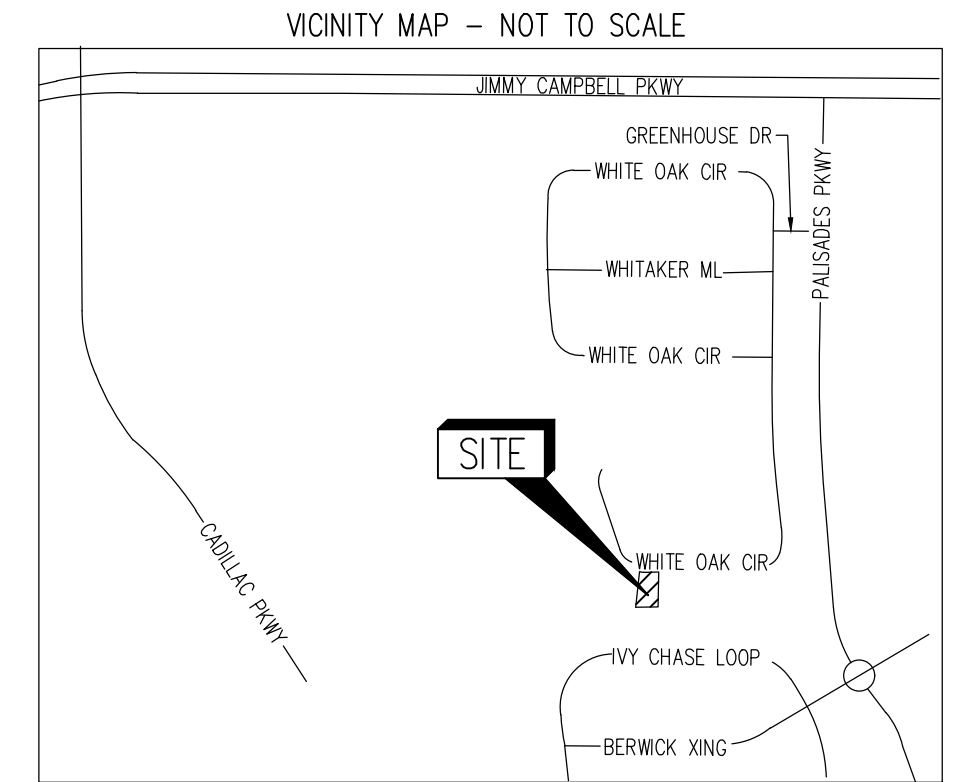
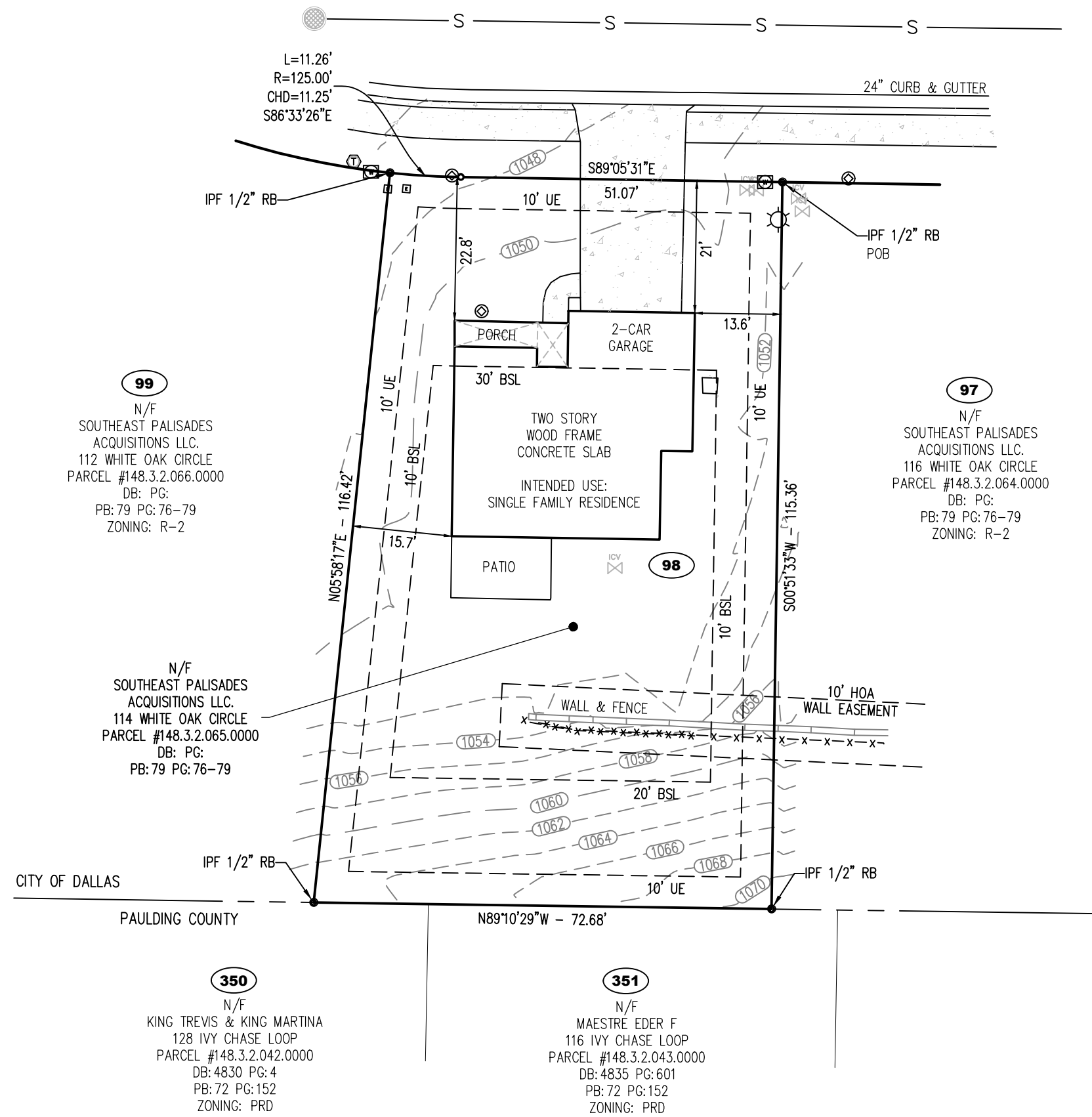
ZONING: R-2
 FRONT SETBACK: 30'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

NOTE: ZONING & SETBACK INFORMATION SHOWN HEREON WAS REFERENCED FROM RECORDED PLAT BOOK 79 PAGE 76-79.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

WHITE OAK CIRCLE

(50' R/W)



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	1/2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
⊠	FIRE HYDRANT
⊡	WATER METER
⊗	WATER VALVE
⊕	GAS VALVE
⊗	GAS METER
☆	LIGHT POLE
⊠	CONCRETE PAD
⊕	TELEPHONE MARKER
⊡	AIR CONDITIONER UNIT
⊡	MAIL BOX
⊗	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊡	RIGHT WING CATCH BASIN
⊡	DOUBLE WING CATCH BASIN
⊙	DROP INLET
⊡	HEADWALL

POB LINE TABLE (FROM POC TO POB)		
LOT #	Length	Direction
L98	1244.70	S25°01'09"W

POC: 1/2-INCH REBAR SET AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF PALISADES ROAD (60' R/W) AND A MITERED CORNER LOCATED AT THE SOUTHERLY RIGHT OF WAY OF GREENHOUSE DRIVE (50' R/W)

SCALE: 1"=20'

GRAPHIC SCALE - IN FEET

CLIENT: SOUTHEAST PALISADES ACQUISITION LLC.

DATE: 4-2-2026

JOB NUMBER: SURV-0000

DESIGNED BY: S.BROCK

SHEET NUMBER: 1 of 1

FILE NAME: 114 WHITE OAK CIRCLE

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BOUNDARY SURVEY FOR

OVERLOOK AT PALISADES

LOT 98

114 WHITE OAK CIRCLE

LAND LOT 528 - 2ND DISTRICT - 3RD SECTION
 CITY OF DALLAS, PAULDING COUNTY, GEORGIA.

REVISIONS

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2		
3		
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KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

4-2-2026
 REGISTERED
 No. 3077
 LAND SURVEYOR
 PATRICK F. CAREY
 FOR
 KEYSTONE LAND SURVEYING, INC.
 www.keystonelandsurveying.com

Sec. 4.04 – LOT STANDARDS

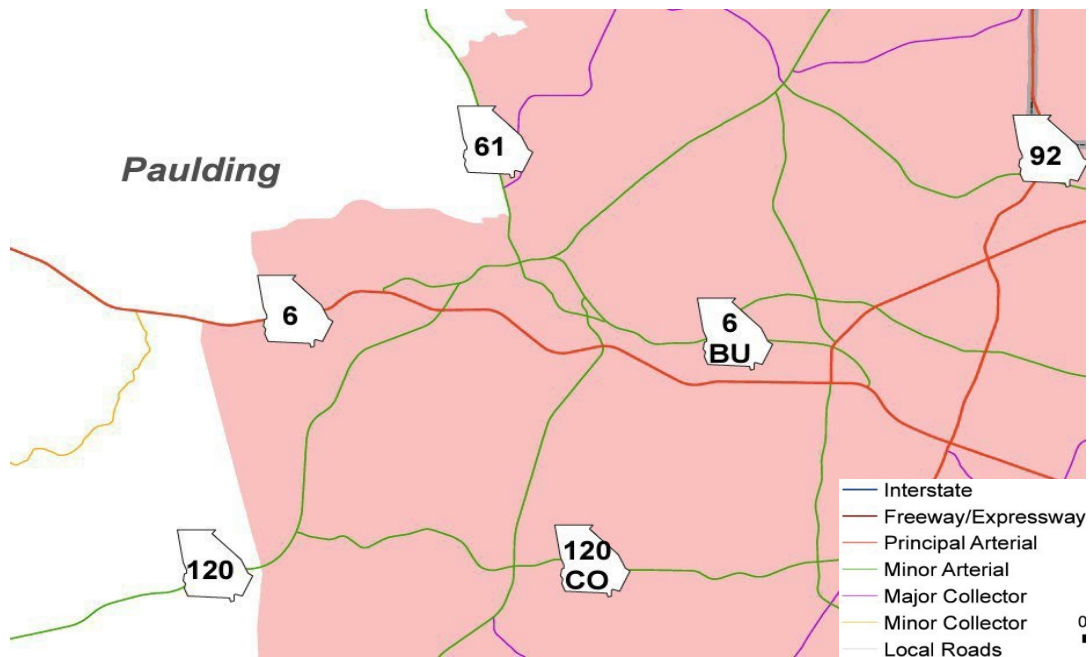
- 1) Purpose. Lot Standards for each district dictate the minimum and/or maximum standards that apply to lots within certain zoning districts. These regulations for property developed within City of Dallas’s jurisdiction are shown on *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*.
- 2) Interpreting the Lot Standards Tables. The following explanations of terms should be consulted when interpreting *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential Lot Standards*. For more information on the meaning of terms in this ordinance, see *Chapter XIII: Definitions*.
 - a) Minimum Lot Size. The smallest area established by this ordinance on which a use, structure or building may be located in a particular district and which does not include any street right-of-way.
 - b) Minimum Lot Width. This refers to the minimum width a lot must have in order to be considered developable by this ordinance. The minimum lot width is the minimum allowable horizontal distance between the side property lines of a lot along a straight line parallel to the front lot line at the front setback line. Lot width on cul-de-sac lots and other lots with curving frontages is measured as a line parallel to the frontage and at the front setback line.
 - c) Minimum Lot Frontage. The frontage of a lot shall be construed to be the portion nearest the street. For the purpose of determining setback requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontages. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement. Lots that have more than one frontage may combine the width of both frontages to meet the minimum lot frontage standard.
 - d) Maximum Building Height. The maximum allowable vertical distance of a building or structure. Building height shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs. Certain height exceptions are permitted according to the provisions of *Section 7.07 – Height Standards*.
 - i) Exceptions to height limits. The height limitations of this chapter shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and aerials.
 - e) Minimum Building Lines.
 - i) The minimum yards (setbacks) for all structures shall be established in *Chapter IV, Table 4.4 and Table 4.5* in the *Dallas Zoning Ordinance* subject to the following requirements:
 - ii) Permitted Encroachments into Yards. The following encroachments shall be

allowed to the extent specified below.

- iii) Non-residential. Canopies and awnings shall be allowed over walkways or driveways to within twelve (12) feet of the street right-of-way or the right-of-way based on the street's functional classification, whichever is farther from the street's centerline. Fuel pumps and pump islands, when permitted, shall be set back as stated in this paragraph for canopies.
- iv) Single-family residential and townhouses used for single family on individual lots of record. Porches, decks or patios attached to the main dwelling may extend no more than ten feet into a minimum front or rear yard. Outdoor fireplaces and outdoor uncovered kitchens, whether stand alone or constructed as a part of a patio, retaining wall or other structure, may only be located in the rear yard and may extend no more than ten (10) feet into the minimum rear yard. In no case shall an outdoor fireplace be located closer than ten (10) feet to a property line. Awnings may project to within five feet of a side lot line.
- v) All zoning districts. Architectural features such as cornices, eaves, steps, stoops, gutters, fire chases, chimneys which are a part of an exterior wall of the primary structure, and fire escapes may not encroach or project over more than thirty-six (36) inches (3 feet) into any minimum yard. Wheelchair ramps and associated walkways shall be exempt from these requirements.
- vi) Adjoining railroads. There shall be no minimum rear yard requirement adjoining the siding for those uses which utilize a rail siding for loading and unloading.
- vii) Building Lot Lines (setbacks).
 - (1) Front Setback. The horizontal space between the Front lot line and the Front Setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. The front setback applies to all frontages of a lot facing a street or right-of-way.
 - (2) Side Setback. The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. However, for corner and through lots, any side of a structure that faces a street shall meet front setback requirements.
 - (3) Rear Setback. The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground, except as may be provided in this ordinance. For through lots, the rear of the structure facing a street shall meet front setback requirements. Rear setbacks for corner lots will apply to the portion of the lot that is furthest in the opposite direction of the general orientation of the structure.

- f) Front Setbacks and Roadway Classifications.
 - i) Front Yard Setbacks are intended to establish a visual buffer distinguishing the building line from the roadway. Based on the traffic volume and roadway width, whether in a rural or urban setting, building setbacks are varied according to the road classification, with greater setbacks on larger streets with higher volume traffic, and lesser setbacks on smaller less travelled streets.
 - ii) Roadways are grouped into functional classes according to the character of traffic they are intended to serve. They may also be further classified as rural or urban based on the population surrounding a particular roadway. There are three highway functional classifications: arterial, collector, and local roads, and these can be defined as:
 - (1) Arterial - Provides the next highest level of service at moderate to high speeds, with some degree of access control. Arterials are typically classified as major arterial and minor arterial.
 - (2) Collector - Provides a lower level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials. Collectors are also classified as major and minor collectors.
 - (3) Local - Consists of all roads not defined as arterials or collectors; primarily provides access to land with little or minimal “through” movement.

Figure 4.1: City of Dallas Roadway Functional Classification



- g) Minimum Distance Between Structures on Same lot. This distance, measured between the points of shortest distance on the exterior facades of two (2) structures, shall

determine the minimum separation of multiple structures within one (1) developed lot.

- h) Minimum Ground Floor Living Area (Per unit). The sum of the livable horizontal areas on the ground level of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. The minimum for a specific residential structure shall be dependent on the number of stories within the residential structure.
 - i) Total Minimum Living Area (Per unit). The sum of the livable horizontal areas on all levels of a building measured from the interior faces of the exterior walls, exclusive of basements, unfinished attics and attached garages. Each residential dwelling unit shall have separate and individual kitchen and bathroom facilities.
 - j) Minimum Living Area Facade Width. The minimum width required for the front facade of a residential structure, exclusive of garages, porches, decks, or terraces. This requirement may apply to a continuous facade for multi-family or single-family attached units.
 - k) Maximum Lot Coverage (Structures and Buildings). The maximum amount of enclosed ground floor area of all buildings on a lot expressed as a percentage of the horizontally projected area representing the bulk and mass on the lot.
 - l) Maximum Lot Coverage (All Impervious Surfaces). The maximum amount of ground floor area occupied by buildings, structures, parking lots, or other impervious surfaces on a lot expressed as a percentage of the horizontally projected area of the lot.
- 3) Lot Standards Table. Lot Standards are listed in the following tables (*Tables 4.4 and 4.5*) under each district heading. Additional development standards including but not limited to parking, sign, and landscaping standards are set forth in *Chapter VII: Development Standards*.

Figure 4.2: Examples of Lot Types

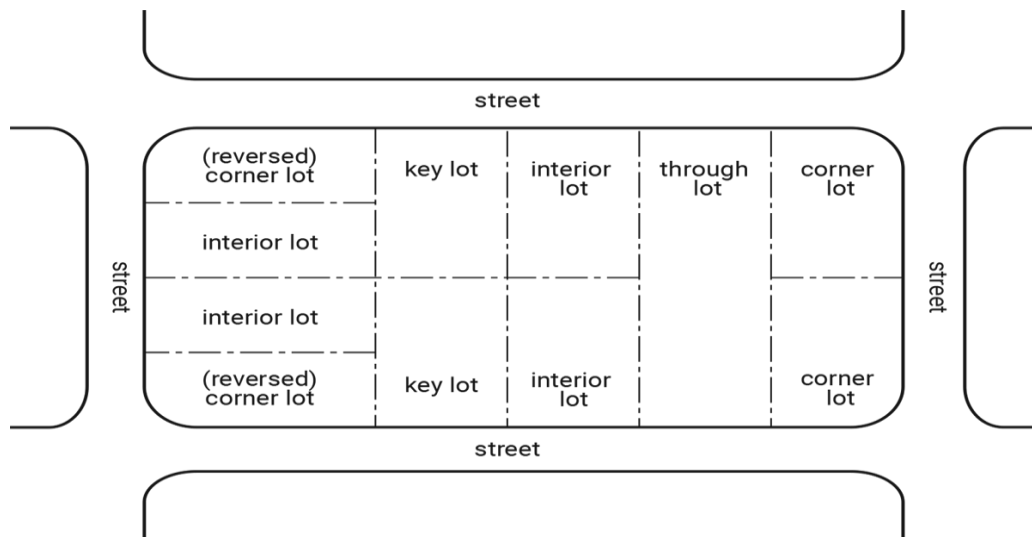


Figure 4.3: Typical Lot Cross Section

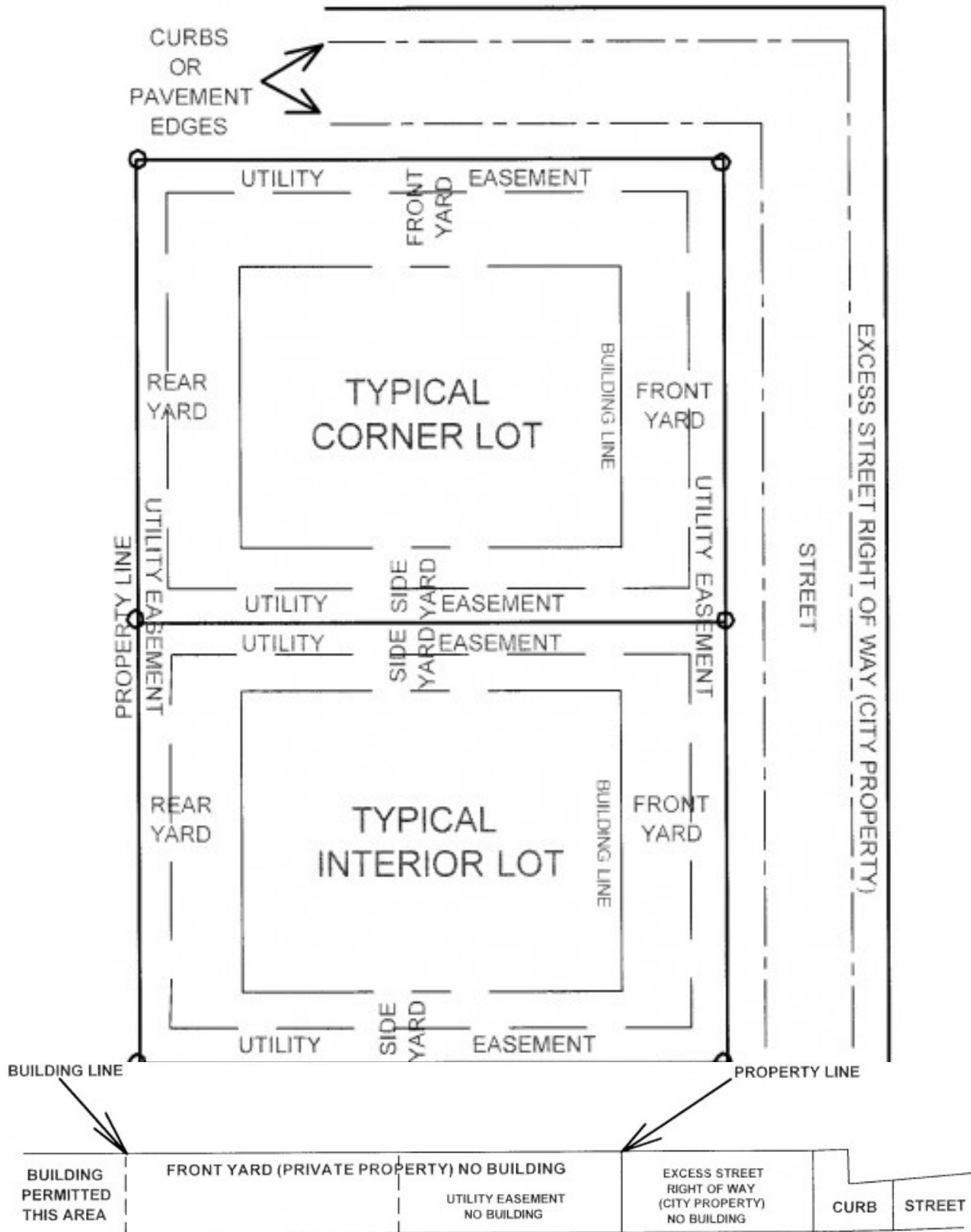


Table 4.4: Residential Lot Standards

	Residential											
	R-1 Single-Family Low-Density		R-2 Single-Family Medium Density		R-3 Single-Family High Density		MF-1 Multifamily Low-Density		MF-2 Multifamily Medium- Density		TH Townhome	
	Res	Other	Res	Other	Res	Other	Res	Other	Res	Other	Res	Other
Minimum Lot Size	15,000 sf.	1 ac.	7,500 sf.	1 ac.	6,000 sf.	1 ac.	1 ac.		5 ac.		1 ac.	
Minimum Lot Width	85 ft	100 ft.	50 ft.	100 ft	40 ft.	100 ft.	100 ft.		150 ft.		100 ft.	
Minimum Lot Frontage	50 ft.		50 ft.		40 ft.		50 ft.		50 ft.		50 ft.	
Maximum Building Height ⁹	Principal	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.	45 ft.
	Accessory	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.	24 ft.
Front Setback ^{1,10, 15}	35 ft.		25 ft.		25 ft.		30 ft.		30 ft.		25 ft.	
Side Setback ^{2,3}	Principal	8 ft.	6 ft.	6 ft.	6 ft.	6 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
	Accessory	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Rear Setback ²	Principal	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
	Accessory	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	5 ft./10 ft. ⁶	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum Distance from Structures on Same Lot	5 ft.		5 ft.		5 ft.		20 ft		20 ft.		20 ft.	
Minimum Ground Floor Area (Per Unit)	1 story	1,500 sf.	1,500 sf.	1,500 sf.	1,500 sf.	1,500 sf.	950 sf. Average		950 sf. Average		1,040 sf. Average	
	2+ story	700 sf.	650 sf.	600 sf.	600 sf.	600 sf.	650 sf. avg.		650 sf. avg.		650 sf.	
Total Minimum Living Area (Per Unit)	1,500 sf./ 600 sf. ^{3,7}		1,500 sf./ 600 sf. ^{3,7}		1,500 sf./ 600sf. ^{3,7}		950 sf. Average		950 sf. Average		1040 sf./ 950 sf.	
Minimum Living Area Façade Width	24 ft.		24 ft.		24 ft.		24 ft.		24 ft.		24 ft.	
Maximum Lot Coverage (structures and buildings)	35% ¹¹ Acc: 5% or 600 sf. (whichever is greater)		40% ¹¹ Acc: 5% or 600 sf. (whichever is greater)		45% ¹¹ Acc: 5% or 600 sf. (whichever is greater)		50% ¹¹ Acc: 5% or 750 sf. (whichever is greater)		75% ¹¹ Acc: 5% or 2,500 sf. (whichever is greater)		50% ¹¹ Acc: 5% or 600 sf. (whichever is greater)	
Maximum Lot Coverage (all impervious surfaces)	50% ¹²		50% ¹²		55% ¹²		60% ¹²		80% ¹²		60% ¹²	

1. See accessory structure location restrictions Section 8.02 – Accessory Uses and Structure Standards
2. Check buffer yard standards Section 7.05 – Landscaping Standards and/or apply any applicable easement widths
3. On corner lots, the side yard setback of the secondary roadway frontage, based on the orientation of the façade with the primary entrance, shall be fifteen (15) feet in single-family residential zoning districts (R-1, R-2, R-3)
6. Structures 200 sf. or less / structures greater than 200 sf.
7. Residential / ADU
9. See height exemptions per Section 7.10 – Height Standards
10. The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
11. Permitted non-residential uses shall not exceed 50%
12. Permitted non-residential uses shall not exceed 60%
15. The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.

Figure 4.4(a): Residential Zoning Districts and Maximum Densities
(Excluding any applicable density bonuses.)

Zoning District	Purpose (Residential Density: Unit: Lot Size)
R-1	Low-Density Single-Family Residential (1:15,000sf)
R-2	Medium Density Single-Family Residential (1:8,500sf)
R-3	High Density Single-Family Residential (1:6,000sf)
MF-1	Multi-Family Residential (1:4,850sf - 1 AC Min Lot)
MF-2	Multi-Family Residential (1:2,250sf - 5 AC Min Lot)
TH	Single-Family Attached (1:2,500sf - 10,000sf Min Lot)
CBD	Central Business District (Over 1st Story Residential 3:1 FAR)
MXU	Mixed Use (2:1 FAR)

Table 4.5: Non-Residential Lot Standards

		Commercial				Industrial		
		CBD Central Business District	MXU Commercial Mixed Use	C-1 Commercial Low-Density	C-2 Commercial Medium- Density	OMI Office Medical Institutional	I-1 Light Industrial	I-2 Heavy Industrial
Minimum Lot Size		N/A	10,000 sf.	1 ac.	2.5 ac.	1 ac.	1 ac.	5 ac.
Minimum Lot Width		25 ft.	60 ft.	100 ft.	150 ft.	60 ft.	100 ft.	150 ft.
Minimum Lot Frontage		25 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Maximum Building Height 9	Principal	65 ft.	35 ft.	45 ft.	60 ft.	60 ft.	45 ft.	60 ft.
	Accessory	24 ft.	24 ft.	26 ft.	26 ft.	26 ft.	26 ft.	40 ft.
Front Setback 1,10, 15		0 ft./15 ft. 14	0 ft./15 ft. 14	30 ft.	35 ft.		30 ft.	35 ft.
Side Setback 3	Principal	0 ft./5 ft. 13	0 ft./10 ft. 13	10 ft.	30 ft.	30 ft.	10 ft.	50 ft.
	Accessory	5 ft.	10 ft.	10 ft.	10 ft./30 ft. 4	10 ft./30 ft. 4	20 ft./40 ft. 4	30 ft./50 ft. 4
Rear Setback 2	Principal	0 ft./5 ft. 13	20 ft.	20 ft.	45 ft.	45 ft.	20 ft.	75 ft.
	Accessory	5 ft.	5 ft./10 ft. 6	15 ft.	15 ft./45 ft. 6	15 ft./45 ft. 6	20 ft./40 ft. 4	30 ft./50 ft. 4
Projection into setbacks: fire escapes, open stairways, balconies, soffits, canopies, and other similar architectural features may extend up to three (3) feet into a side or rear setback.								
Minimum Distance from Structures on Same Lot		10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Minimum Ground Floor Area (Per Unit)	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2+ story	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Minimum Living Area (Per Unit)		750 sf. Avg.	750 sf. Avg.	750 sf. Avg.	N/A	N/A	N/A	N/A
Minimum Living Area Façade Width		N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage (structures and buildings)		N/A	60%	50%	50%	40%	50%	60%
Maximum Lot Coverage (all impervious surfaces)		N/A	75%	75%	80%	60%	75%	80%

1. See accessory structure location restrictions *Section 8.02 – Accessory Uses and Structure Standards*
2. Check buffer yard standards *Section 7.05 – Landscaping Standards* and/or apply any applicable easement widths
3. On corner lots, the side yard setback of the secondary roadway frontage, based on the orientation of the façade with the primary entrance, shall be fifteen (15) feet in single-family residential zoning districts (R-1, R-2, R-3)
4. When adjoining the same or a more intense district /when adjoining a less intense district
5. For residential uses / all other uses adjoining the same or a more intense district / all other uses when adjoining a less intense district
6. Structures 200 sf. or less / structures greater than 200 sf.
7. Residential / ADU
8. Minimum size of multi-tenant development = 5 acres
9. See height exemptions per *Section 7.10 – Height Standards*
10. The front building setback may be reduced to a minimum of twenty-five (25) feet for single-family residential subdivision streets within major plats, minor plats, and horizontal property regimes
11. Permitted non-residential uses shall not exceed 50%
12. Permitted non-residential uses shall not exceed 60%
13. When attached to another unit, the setback shall be 0 ft. for the shared wall.
14. Zero (0) front lot line on attached buildings with same setback.
15. The front building setback may be reduced to a minimum of twenty (20) feet along Merchants Drive within the C-1 Zone.

Sec. 44-241. Area, yard, and height requirement.(a) *Minimum lot size and minimum yard requirements.*(1) *R-1 single-family residential district.*

- a. Minimum lot size: 15,000 square feet.
- b. Minimum lot size per dwelling: 15,000 square feet.
- c. Minimum lot width: 90 feet.
- d. Minimum front setback from a primary street: 35 feet.
- e. Minimum front setback from other streets: 30 feet.
- f. Minimum distance from side lot lines: Ten feet.
- g. Minimum distance from rear lot line: 20 feet.
- h. Maximum height of structures: 35 feet.

(2) *R-2C residential district.*

- a. Minimum lot size: 7,500 square feet.
- b. Minimum lot size per dwelling: 7,500 square feet.
- c. Minimum lot width: 50 feet.
- d. Minimum front setback from a primary street: 25 feet.
- e. Minimum front setback from other streets: 20 feet.
- f. Minimum distance from side lot lines: Five feet.
- g. Minimum distance from rear lot line: 20 feet.
- h. Maximum height of structures: 35 feet.

(3) *R-2 residential district.*

- a. Minimum lot size: 7,500 square feet.
- b. Minimum lot size per dwelling: 7,500 square feet.
- c. Minimum lot width: 65 feet.
- d. Minimum front setback from a primary street: 35 feet.
- e. Minimum front setback from other streets: 30 feet.
- f. Minimum distance from side lot lines: Ten feet.
- g. Minimum distance from rear lot line: 20 feet.
- h. Maximum height of structures: 35 feet.

(4) *R-3 residential district high density.*

- a. Minimum lot size: 43,560 square feet.
- b. Minimum lot size per dwelling: 5,000 square feet.
- c. Minimum lot width: 100 feet.

- d. Minimum front setback from primary street: 35 feet.
 - e. Minimum front setback from other streets: 30 feet.
 - f. Minimum distance from side lot lines: 20 feet.
 - g. Minimum distance from rear lot line: 20 feet.
 - h. Maximum height of structures: 35 feet.
- (5) *R-4 mixed use/residential district high-density.*
- a. Minimum lot size: 21,780 square feet.
 - b. Minimum lot size per dwelling: 3,600 square feet.
 - c. Minimum lot width: 100 feet.
 - d. Minimum front setback from a primary street: Five feet.
 - e. Minimum front setback from other streets: Five feet.
 - f. Minimum distance from side lot lines: Five feet.
 - g. Minimum distance from rear lot line: Five feet.
 - h. Maximum height of structures: 75 feet.
- (6) *Manufactured home parks.* (See regulations in article V of this chapter.)
- a. Minimum area required for park: Five acres.
 - b. Minimum size of each home space: 3,000 feet.
 - c. Minimum front setback of park from all streets: 50 feet.
- (7) *C-1 central business district (old downtown district).* There is no minimum lot size, lot width, setbacks, side, or rear lot minimums, but there is a maximum height restriction of 65 feet.
- (8) *C-2, commercial districts, and C-N neighborhood district.* There is no minimum lot size, lot width or minimum lot size for each structure, but the following setbacks are required:
- a. Minimum distance from a street when front parking is provided: 40 feet.
 - b. Minimum distance from a street when no front parking is provided: 20 feet.
 - c. Minimum distance from side lot lines when abutting a residential district: 20 feet.
 - d. Minimum distance from side lot lines when not abutting a residential district: Ten feet.
 - e. Minimum distance from rear lot lines when abutting a residential district: 20 feet.
 - f. Minimum distance from rear lot lines when not abutting a residential district: Ten feet.
 - g. Maximum height of structures: 35 feet.
- (9) *O-1 office-institutional district.*
- a. Minimum lot size: 7,500 square feet.
 - b. Minimum lot width: 60 feet.
 - c. Minimum front setback from a primary street: 35 feet.
 - d. Minimum front setback from other streets: 30 feet.
 - e. Minimum distance from side lot lines: Ten feet.

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- f. Minimum distance from rear lot line: 20 feet.
 - g. Maximum height of structures: 35 feet.
- (10) *G general industrial district.*
- a. Minimum lot size: 7,500 square feet.
 - b. Minimum lot width: 100 feet.
 - c. Minimum front setback from a primary street: 40 feet.
 - d. Minimum front setback from other streets: 30 feet.
 - e. Minimum distance from side lot lines when abutting a residential district: 40 feet.
 - f. Minimum distance from side lot lines when not abutting a residential district: 15 feet.
 - g. Minimum distance from rear lot lines when abutting a residential district: 40 feet.
 - h. Minimum distance from rear lot lines when not abutting a residential district: 15 feet.
 - i. Maximum height of structures: 35 feet.
- (11) *H-1 heavy industrial district.*
- a. Minimum lot size: 87,120 square feet.
 - b. Minimum lot width: 100 feet.
 - c. Minimum front setback from a primary street: 40 feet.
 - d. Minimum front setback from other streets: 30 feet.
 - e. Minimum distance from side lot lines when abutting a residential district: 100 feet.
 - f. Minimum distance from side lot lines when not abutting a residential district: 15 feet.
 - g. Minimum distance from rear lot lines when abutting a residential district: 100 feet.
 - h. Minimum distance from rear lot lines when not abutting a residential district: 15 feet.
 - i. Maximum height of structures: 50 feet.
- (b) *Setback requirements for outdoor advertising signs.* The minimum yard requirements set out in subsection (a) of this section shall apply to outdoor advertising signs. Any outdoor advertising sign must be erected in an area properly zoned commercial or industrial and must be permitted by the state department of transportation, if required by state law.
- (Ord. No. OA-2023-04, 7-10-2023)