



Board of Zoning Appeals - Public Hearing

Monday, February 23, 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.

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. Consideration to approve the 11/17/2025 Meeting Minutes.

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. CROE Properties, LLC. (Applicant), Jerry Johnson, PE (Representative), and Chris Roe (Titleholder), has applied and seeks a Development Standards Variance for property legally known as 105 White Park Drive, Dallas, GA 30132; Tax Parcel I.D No. 148.2.1.002.0000 located in Land Lot: 455 in the 2nd District and 3rd Section of Paulding County.

ADJOURNMENT



Board of Zoning Appeals - Public Hearing

Monday, November 17, 2025

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. Approval of the 8/28/2025 Meeting Minutes.

Motion to approve the 8/28/25 Meeting Minutes with corrections.

Motion made by Commissioner Cole, Seconded by Commissioner Cason.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. HRV Devco, LLC (Applicant) and William R. Cobb (Titleholder), has applied and seeks a Development Standards Variance for property legally known by Tax Parcel I.D. No. 137.4.4.031.0000 located in Land Lot(s) 372; 421 in the 2nd District and 3rd Section of Paulding County.

Chris Cole spoke on behalf of Application DSV-2025-02. Will R. Cobb spoke in favor of the application.

Cheryl Long spoke in opposition of Application DSV-2025-02.

Motion to approve Application DSV-2025-02 with the following edits to Stipulation 1 and 2;

- 1. Removal of "hard surface" and add "gravel or stone base" in its place, remove "perimeter" and add "through".
- 2. Remove "offsite".

Motion made by Commissioner Wood, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Motion to name Variance Application # DSV-2025-0.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Wood, Seconded by Commissioner Cason.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Secretary

Date



ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2026-01

HEARING DATE: **Item 2.**
Zoning Board of Appeals:
02/23/2026 at 5:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

- Attachment A: DSV-2025-01-Development Standard Variance – Staff Document
- Attachment B: DSV-2025-01-Development Standard Variance Application
- Attachment C: DSV-2025-01-Boundary Survey / Legal Description
- Attachment D: DSV-2025-01-Warranty Deed
- Attachment E: DSV-2025-01-Notice of Public Hearing – Legal Notice
- Attachment F: DSV-2025-01-Letter of Intent
- Attachment G: DSV-2025-01-Site Plan
- Attachment H: DSV-2025-01-Unified Development Code; Sec. 4.04 – Lot Standards, Sec. 4.15 I-1, Sec. 7.18 – Commercial and Industrial Layout and Site Planning

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-01:

Applicant: ***CROE Properties, LLC.***
 Applicant Address: ***105 White Park Drive***
 City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Titleholder: ***Chris Roe***
 Titleholder Address: ***3708 Buchanan Highway***
 City: ***Dallas*** State: ***Georgia*** Zip: ***30157***

Location of Property: ***105 White Park Drive, Dallas, GA. 30132***
 Tax Parcel ID No.: ***148.2.1.002.0000***
 Land Lot(s): ***455*** District: ***2nd*** Section: ***3rd***
 Intended Use of Property: ***Light Industrial – Commercial Contractor***
 Proposed Unit Count: ***Building Addition to existing***
 Zoning District: ***I-1 (City)***
 Setbacks & Lot Requirements:

Minimum Lot Size –1ac. overall parcel; Minimum Lot Width – 100ft. overall parcel; Minimum Lot Frontage – 50ft.; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback – 30ft.; Side Setback – (Principal – 10ft.) Accessory – 20ft/40ft.); Rear Setback – (Principal – 20ft.) Accessory – 20ft/40ft.); Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – n/a) (2+ Story – n/a); Total Minimum Living Area (Per Unit) – n/a; Minimum Living Area Façade Width – n/a; Maximum Lot



**ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2026-01**

| |
|---------------------------------|
| HEARING DATE Item 2. |
| Zoning Board of Appeals: |
| 02/23/2026 at 5:00pm |

Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

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

- 1- **Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; 2) Lot Standards; e) Minimum Building Lines; vii) Building Lines (setbacks); (3) Rear Setback**
- 2- **Chapter IV – Zoning Districts; Sec. 4.15 I-1; Rear Setback; Principal 10ft. – Accessory 20ft. / 40ft. *“4 -When adjoining the same or a more intense district /when adjoining a less intense district”***
- 3- **Chapter VII – Supplementary Conditions for Specific Uses; Sec. 7.18 – Commercial and Industrial Layout and Site Planning; 5) Pedestrian Facilities; c) Sidewalks shall be a minimum of six (6) feet wide and shall connect the commercial areas to adjacent residential, office and recreational uses.**

Detailed Description of Variance(s) Applied For:

- (1) ***Applicant requests a reduction in the rear building setback line from 20-feet to 17-feet to allow for construction of a building addition. Previous zoning code allowed for this line to be considered as a side setback line.***
- (2) ***Applicant requests exemption from having to construct sidewalks along street frontage as there are no existing sidewalks to connect to.***

STAFF COMMENTS:

CROE Properties, LLC. (Applicant) and **Chris Roe** (Titleholder), has applied and seeks a Development Standards Variance for property legally known by Tax Parcel I.D. No. ***148.2.1.002.0000*** located in Land Lot ***455***, in the ***2nd*** District, and ***3rd*** Section of Paulding County, more formally known as ***105 White Park Drive, Dalas, GA 30132.***

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: I-1 City

ADJACENT DEVELOPMENT

NORTH: Light Industrial – Commercial Business



ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2026-01

HEARING DATE: 02/23/2026 at 5:00pm
Item 2.
Zoning Board of Appeals:

EAST: I-1 City
SOUTH: I-1 City
WEST: I-1 City

EAST: Light Industrial – Commercial Business
SOUTH: Light Industrial – Commercial Business
WEST: Light Industrial – Commercial Business

B. Variance impact on adjacent properties

- *None – Surrounding properties are developed. Adjacent property to north building location follows southern property line and will not allow building additions. Subject property has existing parking area that extends close to northern property line. Building addition will not encroach further than existing parking area.*

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

- *None – Surrounding properties are developed.*

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

- *None – Building addition has no effect.*

E. Supported by current conditions

- *Site plan is in compliance with all other lot and setback requirements.*
- *Site plan conforms with all other development and design requirements.*
- *Existing Public Water supply via Paulding County 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 White Park Drive & White Park Place. Additional access point isn't needed.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being within the Industrial character area, per the future development map shown on page 99.

STAFF RECOMMENDATIONS:

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

- N/A



**ZONING BOARD OF APPEALS STAFF
DOCUMENT - DEVELOPMENT STANDARD
VARIANCE APPLICATION NO. DSV-2026-01**

HEARING DATE Item 2.
Zoning Board of Appeals:
02/23/2026 at 5:00pm

Unless explicitly stated herein, all other lot, development, design, 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.



Development Standards Variance Application

Application No. DSV - 2026 - 01

(PAGE 1 of 12)

HEARING DA
Zoning Board of App
February 23, 2026 6:00 PM
Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: CROE Properties LLC

Address: 105 White Park Drive

City: Dallas State: GA Zip: 30132

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

[Signature]
Applicant's Signature

Chris Roe
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires: 11-4-27
The 5th day of February, 2026.

SEAL: Penny Hatsell
NOTARY PUBLIC
Paulding County, GEORGIA

Representative: (If Applicable) Chris Roe

Address: 105 White Park Drive

City: Dallas State: GA Zip: 30132

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

[Signature]
Representative's Signature

Chris Roe
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires: 11-4-27
The 5th day of February, 2026.

SEAL: Penny Hatsell
NOTARY PUBLIC
Paulding County, GEORGIA

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: December 19, 2026

APPLICATION ACCEPTANCE DATE: January 29, 2026

DIRECTOR: [Signature] January 29, 2026
(SIGNATURE) (DATE)



Development Standards Variance Application

Application No. DSV - 2026-01

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

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

Address: 3708 Buchanan Hwy 1

City: Dallas State: GA Zip: 30157

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

[Signature]
Titleholder's Signature

Chris Roe
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:
The 19th day of December, 2029.

SEAL:

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: 4.04(2)(e)(vii)(3)
7.18(5)(c)

Present Zoning Classification: I-1

Land Lot(s): 455, District(s): 02nd Section(s): 3rd

Tax Parcel I.D. Number(s): 148210020000 Total Acreage: 1.20

Location of Property: 105 White Park Dr Dallas GA 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): Applicant Requests a reduction in the rear building setback line from 20 feet to 17 feet to allow for construction of a building addition. Previous zoning code allowed for this line to be considered as a side lot line.

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

Additional Land Lots here: _____

Additional Development Standard Variance (Application Numbers - List all): Applicant requests exemption from having to construct sidewalks along street frontage as there are no existing sidewalks to connect to



AUTHORIZATION OF TITLEHOLDER

I, Chris Roe, 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 CROE Properties.

Address 105 White Park DR

City Dallas State GA Zip 30132.

Email [REDACTED]

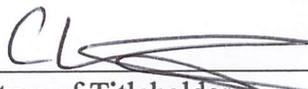
Phone [REDACTED]

Name of Titleholder Chris Roe

Address 3708 Buchanan Hwy

City DALLAS State GA Zip 30157

Email [REDACTED] Phone [REDACTED]


Signature of Titleholder

Signed, sealed and delivered in the presence of:

 My Commission Expires: 12-15-2029
Notary Public Signature

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: CROE Properties LLC

Reference: Application filed on _____, 20____

to obtain a Development Standard Variance for property described as follows: _____

All Individuals and business entities² have a property interest³ in said properties are as follows:
CROE Properties LLC Chris Roe.

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 15 day of December, 2025.

[Signature]
Applicant's Signature

Chris Roe
Applicant's Name Printed

Signed, sealed and delivered in the presence of:
[Signature] My Commission Expires 12-11-29
Notary Public Signature

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 15 day of December, 2025.

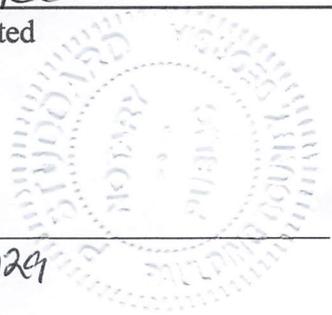
[Signature]
Applicant's Signature¹

Chris Roe
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

My Commission Expires: _____
(SEAL) 12-11-2029



***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.



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: 

Date: 12-19-25

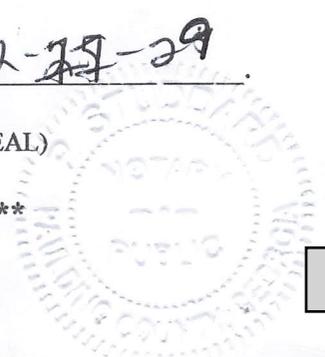
Signed, sealed and delivered in the presence of:

My Commission Expires 12-29-29

Notary Public Signature: 

(SEAL)

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



GS

Hr 04409

Pg 0235

31...

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 433 SECOND DISTRICT, THIRD SECTION, CITY OF DALLAS, PAULDING COUNTY, GEORGIA AND BEING LOTS THREE AND FOUR OF WHITES BUSINESS PARK AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE EASTERLY RIGHT-OF-WAY MARGIN OF BUTLER INDUSTRIAL DRIVE INTERSECTS THE NORTHERLY RIGHT-OF-WAY MARGIN OF WHITE PARK DRIVE, THENCE S86 -27'-53"E 305.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN OF WHITE PARK DRIVE TO THE POINT OF BEGINNING; THENCE N03 -32'-07"E 208.45 FEET; THENCE S86 -27'-53"E 250.00 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF WHITE PARK PLACE (UNDER CONSTRUCTION); THENCE S03 -32'-07"W 208.45 FEET ALONG THE WESTERLY RIGHT-OF-WAY MARGIN OF WHITE PARK PLACE TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF WHITE PARK DRIVE; THENCE N86 -27'-53"W 250.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY MARGIN OF WHITE PARK DRIVE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.20 ACRES, MORE OR LESS.

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 WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY GOVERNING AUTHORITY APPROVAL, AVAILABILITY OF PERMITS, COMPLIANCE, OR SUITABILITY FOR ANY USE OR PURPOSE OF LAND. REFERENCE NOTES O.C.G.A. 15-6-67 CERTIFIED BY:



Jon R. Tripcony
 JON R. TRIPCONY, GA. R.L.S. #2267

SURVEY REFERENCES:

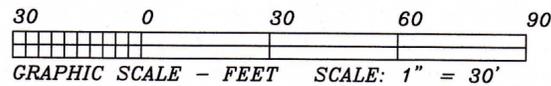
- 1.) WHITE BUSINESS PARK PHASE ONE
 BY ETOWAH ENGINEERING and SURVEYING
 DATED: 11-27-95, RECORDED PLAT BK. 26, PAGE 140
- 2.) SURVEY FOR JOHN HENDERSON BY CARLTON RAKESTRAW, R.L.S.#2236
 DATED: APRIL 06, 2007

AS- BUILT and
 BOUNDARY RETRACEMENT SURVEY

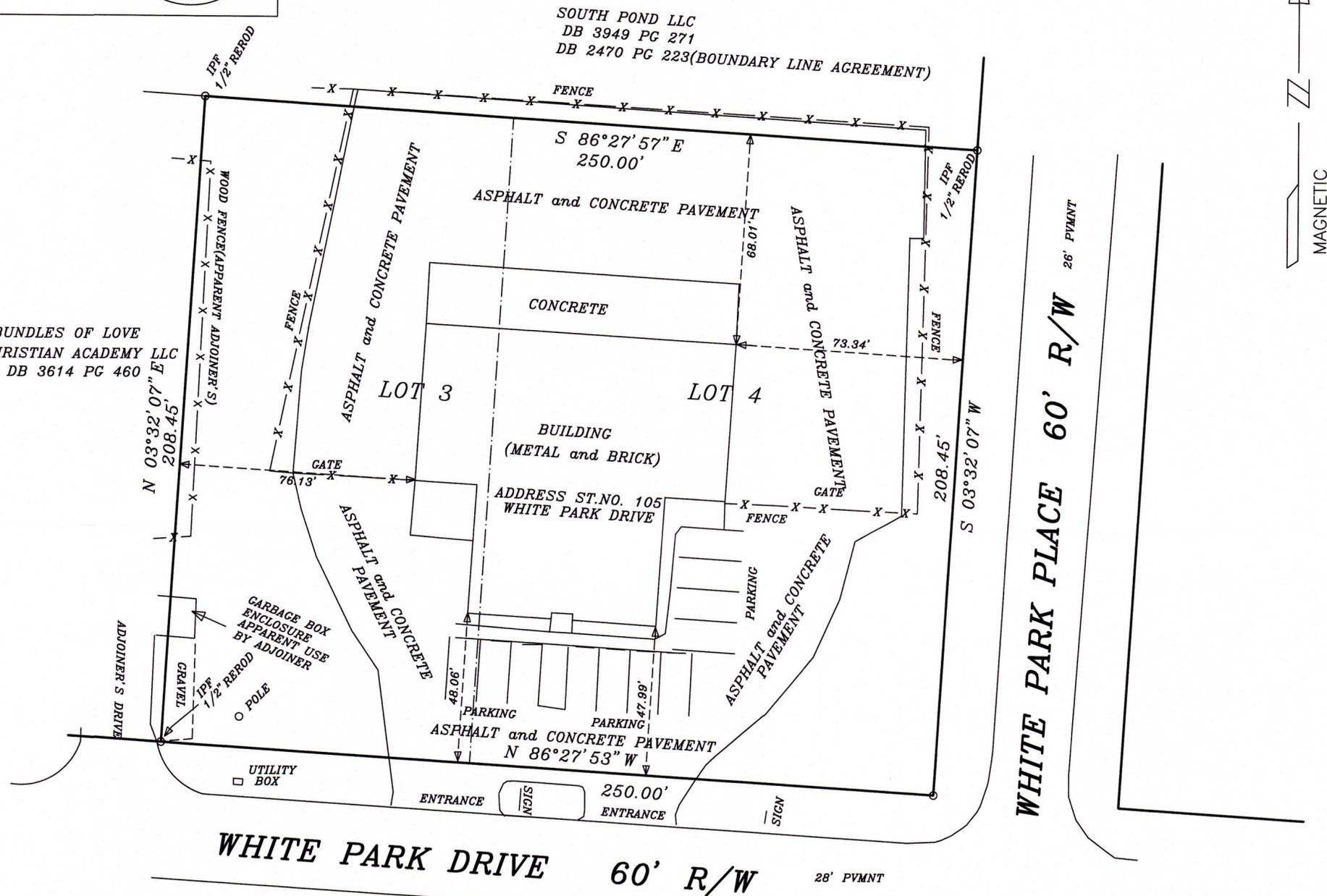
CHRISTOPHER DAVID ROE

BEING IN THE CITY OF DALLAS
 LOCATED IN LAND LOT 455
 2ND. DISTRICT, 3RD. SECTION
 PAULDING COUNTY, GEORGIA
 BEING LOTS 3 and 4
 WHITE BUSINESS PARK PHASE ONE

DATE: DECEMBER 21, 2020(FIELD)
 DATE: DECEMBER 22, 2020(PLAT)



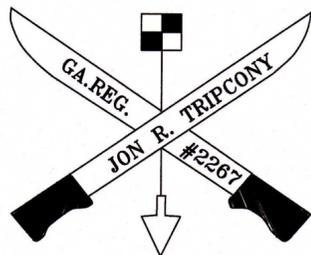
BUNDLES OF LOVE
 CHRISTIAN ACADEMY LLC
 DB 3614 PG 460



NOTES:

- 1.) IPS INDICATES IRON PIN SET
- 2.) IPF INDICATES IRON PIN FOUND.
- 3.) TRAVERSE PRECISION: 1' IN RADIAL
- 4.) ANGULAR ERROR: N/A PER SET-UP.
- 5.) TRAVERSE ADJUSTMENT: LEAST SQUARES.
- 6.) PLAT PRECISION: 1' IN 179,000'
- 7.) EQUIPMENT USED: TOPCON TOTAL STATION
- 8.) THIS PLAT SUBJECT TO (IF APPLICABLE) THE MUNICIPAL PLANNING COMMISSION, THE COUNTY PLANNING COMMISSION, THE MUNICIPAL-COUNTY PLANNING COMMISSION, OR, IF NO SUCH PLANNING COMMISSION EXISTS, THE APPROPRIATE MUNICIPAL OR COUNTY GOVERNING AUTHORITY.

**CLAYROOT
 LAND SURVEYS**



CLAYROOT LAND SURVEYS
 457 NATHAN DEAN BLVD, SUITE 105-341
 DALLAS, GA. 30132
 PHONE: 770-445-2676 JN WHI105

AREA = 1.196 ACRES

NOTE:
 UTILITY LOCATIONS ARE NOT WITHIN THE SCOPE OF THIS SURVEY. LOCATE SERVICE WOULD BE REQUIRED.

Deed Doc: WD
 Filed 01/15/2021 11:15AM
 Georgia Transfer Tax Paid : \$398.00
 Sheila M. Butler
 Clerk Superior Court, Paulding County, Ga.
 Bk 04409 Pg 0233-0236
 1102021000285

Prepared by and Return to:

Mark D. Euster
 Weissmann Zucker Euster Morochnik & Garber P.C.
 The Fountains at Piedmont Center
 3495 Piedmont Road
 Bldg. 11, Suite 950
 Atlanta, Georgia 30305

Tax Parcel ID Number
 R036145

LIMITED WARRANTY DEED

THIS INDENTURE, Made the 15th day of January, in the year two thousand twenty-one (2021), between **DAVID H. ROE and SHARON G. ROE**, as party or parties of the first part, hereinafter called Grantor, and **CROE PROPERTIES, LLC**, a Georgia limited liability company, as party or parties 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 the sum of TEN AND NO/100 (\$10.00) 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property:

ALL THAT TRACT or parcel of land lying and being in Land Lot 455 of the 2nd District, 3rd Section of Paulding County, Georgia, being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 Grantee forever in FEE SIMPLE, subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in Exhibit "B", attached hereto and incorporated herein by reference.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever, claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

2020347/hwd

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

David H. Roe (Seal)
DAVID H. ROE

Sharon G. Roe (Seal)
SHARON G. ROE

Signed, sealed and delivered
in presence of:

Witness
Mark Elster
MARK ELSTER
Notary Public
My Commission Expires
12/18/2018
PLUMS
B. COUNTY, GEORGIA

[A long diagonal line is drawn across the page, likely indicating a signature or a mark.]



**PUBLIC HEARING NOTIFICATION
DEVELOPMENT STANDARDS VARIANCE
DSV-2026-01**

Dear Surrounding Property Owners:

CROE Properties, LLC. (Applicant), **Jerry Johnson, PE** (Representative), and **Chris Roe** (Titleholder), has applied and seeks a Development Standards Variance for property legally known as **105 White Park Drive, Dallas, GA. 30132**; Tax Parcel I.D. No. **148.2.1.002.0000** located in Land Lot: **455** in the **2nd** District and **3rd** Section of Paulding County.

The public hearing for the Zoning Board of Appeals will be held on **Monday, February 23, 2026** at **5:00pm**. 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 29th day of January, 2026.

CROE Properties, LLC. (Applicant)
Chris Roe (Titleholder)

Sincerely yours,

Brandon Rakestraw
Community Development Director

**CITY OF DALLAS
PUBLIC HEARING NOTIFICATION
LEGAL NOTICE
DEVELOPMENT STANDARDS VARIANCE
DSV-2026-01**

CROE Properties, LLC. (Applicant), *Jerry Johnson, PE* (Representative), and *Chris Roe* (Titleholder), has applied and seeks a Development Standards Variance for property legally known as *105 White Park Drive, Dallas, GA. 30132*; Tax Parcel I.D. No. *148.2.1.002.0000* located in Land Lot: *455* in the *2nd* District and *3rd* Section of Paulding County.

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This the *29th* day of *January, 2026*.

CROE Properties, LLC. (Applicant)

Chris Roe (Titleholder)



February 6, 2026

Chris Roe
CROE Properties, LLC
105 White Park Drive
Dallas, GA 30132
(via email ONLY [REDACTED])

Re: CROE Properties, LLC, 105 White Park Drive, Dallas, GA 30132; Tax Parcel ID No. 148.2.1.002.0000; Development Standard Variance Application

Dear Mr. Roe:

I am writing to inform you that we have carefully reviewed your Development Standard Variance application for property located at and formally known as 105 White Park Drive, Dallas, GA 30132; Tax Parcel I.D. No. 148.2.1.002.0000, submitted to the City of Dallas, Georgia. We are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Your application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era*, at least (15) fifteen but not more than (45) forty-five days prior to your scheduled hearing date. A copy of the legal notice is attached as “Exhibit A” for your records.

The Zoning Board of Appeals will hold a public hearing to consider the foregoing matter on *Monday, February 23, 2026, at 5:00 PM*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Applications are evaluated based on Chapter XI; Sec. 11.06 – Development Standards Variance procedures found within the city’s (UDC) Unified Development Code. In no case shall any variance to the terms of the city’s UDC be authorized without the approval of the Zoning Board of Appeals.



The city will supply written notice to all surrounding property owners in accordance with O.C.G.A. §36-66-4(g), via certified mail prior to your hearing date. A template copy of the written notice is attached as “Exhibit B” for your records.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. One (1) sign was placed at the property on January 29, 2026. Please ensure the sign remains as placed throughout this process. The sign can be removed following the conclusion of this development standard variance request.

Should any additional information or clarification be required prior to the hearing, we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your interest, and I look forward to working with you through this process.

Sincerely yours,

Brandon Rakestraw
Community Development Director

cc: Bryce Acheson, Assistant Director – Community Development

Enclosure: Exhibit A: Legal Notice
Exhibit B: Surrounding Property Owner Notification Letter

CROE Properties LLC
3708 Buchanan Hwy
Dallas, GA 30157

December 19, 2025

City of Dallas
Zoning Board of Appeals
129 East Memorial Drive
Dallas, GA 30132

RE: Development Standard Variance Request Tax Parcel ID 148.2.1.002.0000

Dear Zoning Board of Appeals,

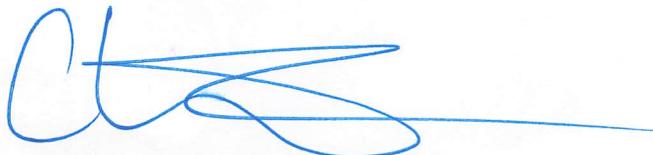
This letter shall serve as a notice of intent by CROE Properties LLC (Applicant) to request variances from development standards of the City of Dallas Unified Development Code for the property identified as tax parcel ID 148.2.1.002.0000 (Subject Property). The specific sections of the code are 4.04(2)(e)(vii)(3) and 7.18(5)(c). The subject property contains 1.20 acres as shown on the attached survey and is located at 105 White Park Drive in Land Lot 455 of the 2nd District and 3rd Section in The City of Dallas, Paulding County, Georgia.

The variance request to code section 4.04(2)(e)(vii)(3) is related to the rear building setback which is required to be 20 feet based on the current UDC. The recently adopted UDC defines the rear property line based on the orientation of the primary structure on the property. The previous city zoning ordinance allowed for the building setback in question to be considered a side yard due to the subject lot being a corner lot along two public right of ways. The previous zoning ordinance would have allowed for the setback on what is now considered to be a rear yard to be a 10-foot side setback. This variance request is to allow for the rear setback as described by the current UDC to be reduced from 20 feet to 17 feet to allow for construction of a building addition to the primary structure on site. Please refer to the attached site plan for the proposed location of the building addition to the existing rear setback line and the proposed rear setback line.

The variance request to code section 7.18(5)(c) is related to the requirement to install sidewalks along the existing road frontage. The proposed building addition does not propose to change the use of the existing building, nor does its proposed expansion anticipate a need for any pedestrian traffic to and from the facility. The applicant requests to be exempt from this code section as there is no established need for pedestrian traffic at the site and there is no existing infrastructure on the adjacent sites to allow for continued pedestrian travel beyond the subject site. Should you have any questions, please don't hesitate to reach out to us. We really appreciate your time and consideration in this matter.

Sincerely,

Chris Roe



Sec. 4.04 – LOT STANDARDS

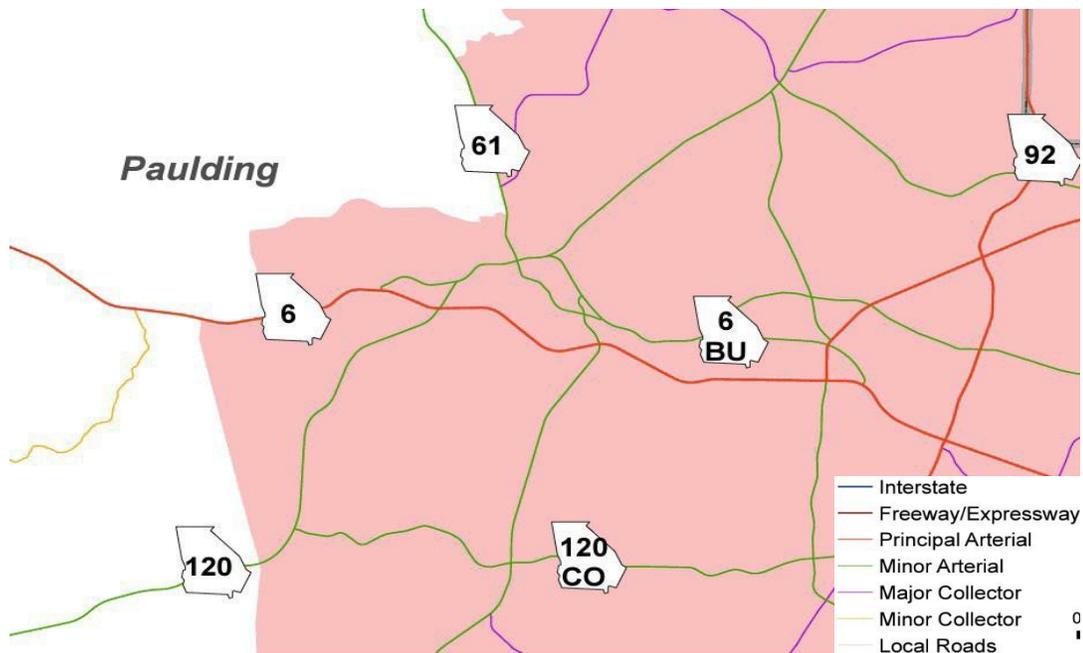
- 1) Purpose. Lot Standards for each district dictate the minimum and/or maximum standards that apply to lots within certain zoning districts. These regulations for property developed within City of Dallas’s jurisdiction are shown on *Table 4.4: Residential Lot Standards* and *Table 4.5: Non-Residential 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

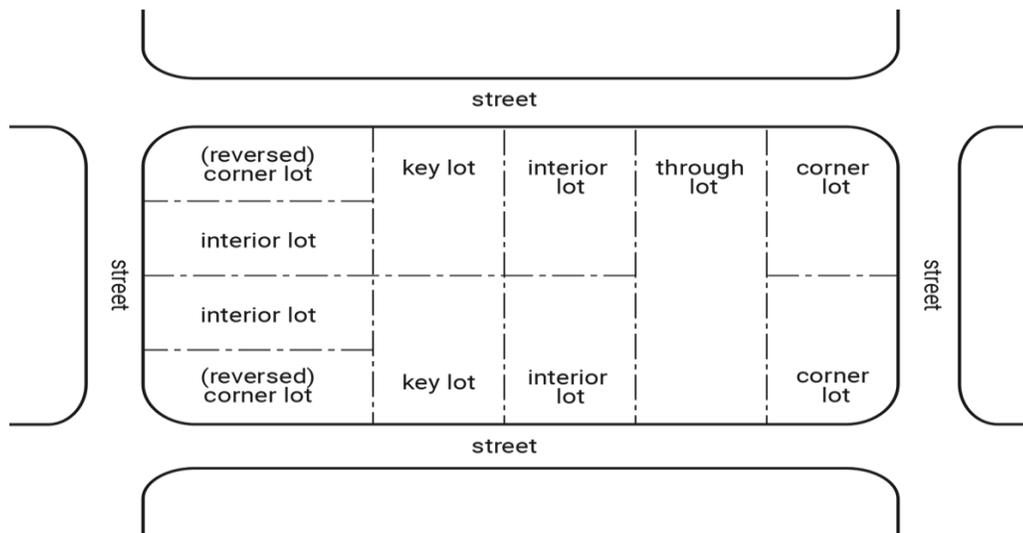


Figure 4.3: Typical Lot Cross Section

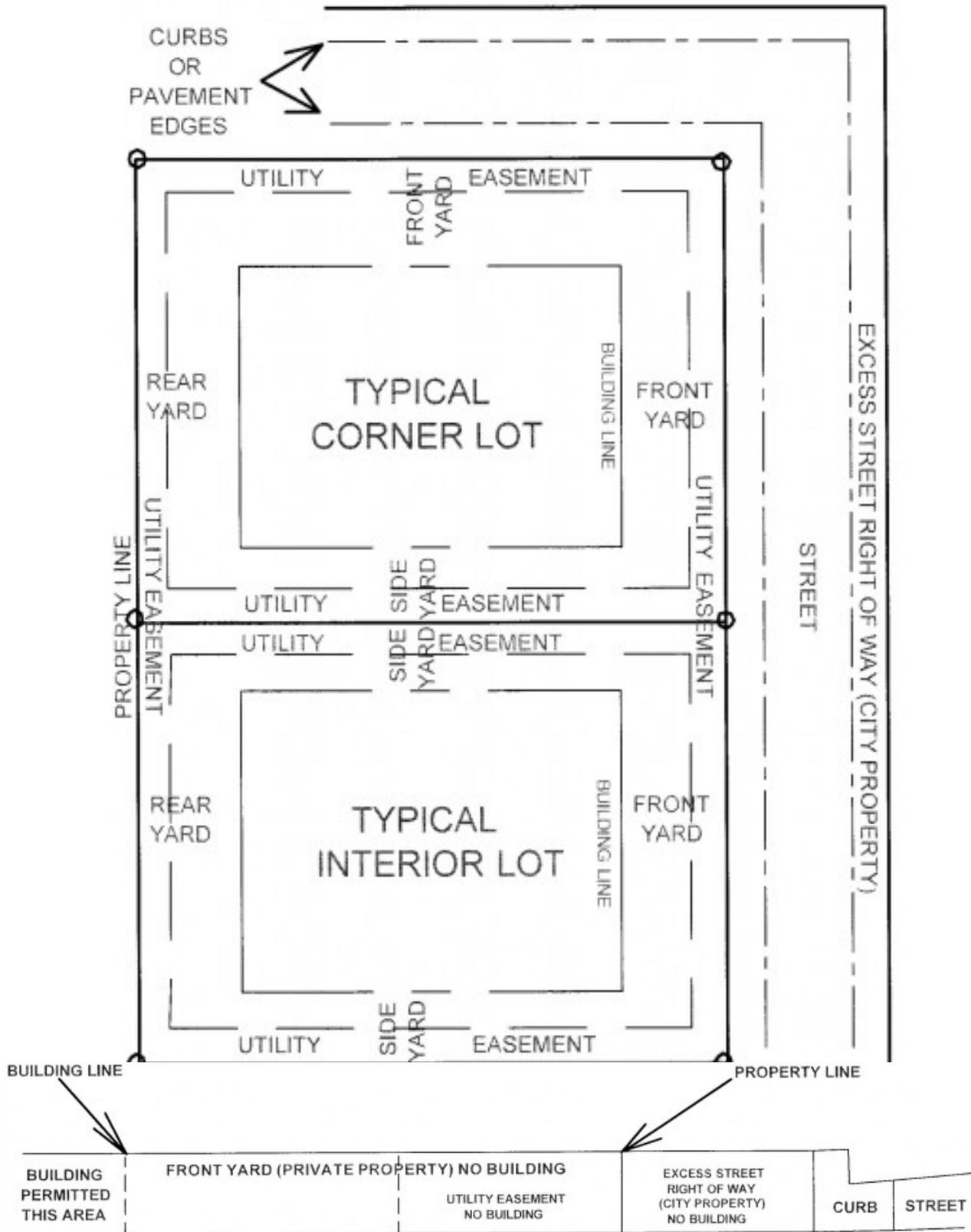


Table 4.4: Residential Lot Standards

| | | 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 | |

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

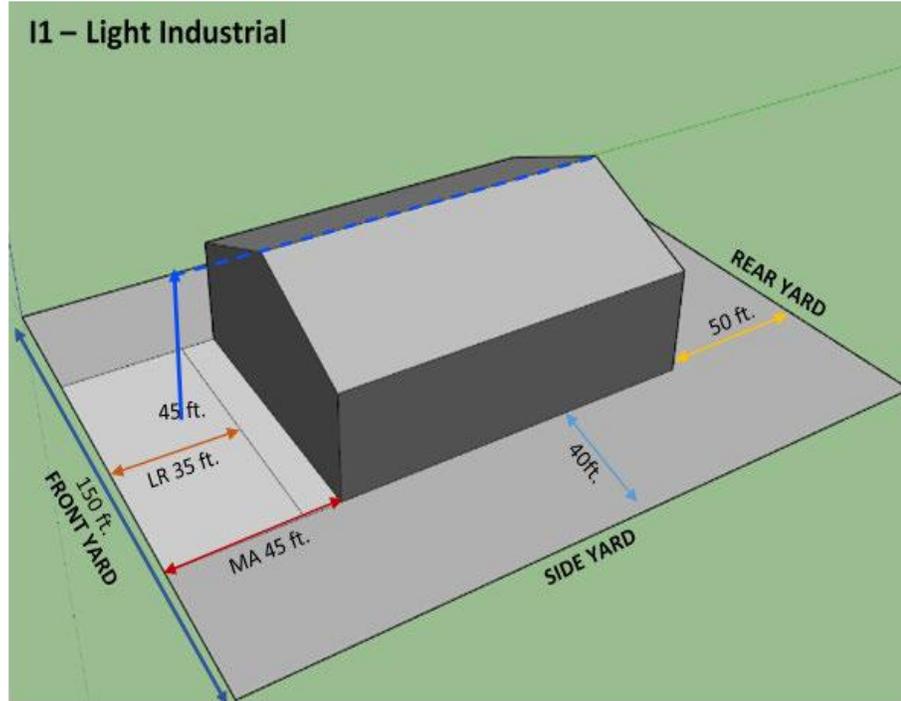
| | | Commercial | | | | Industrial | | |
|---|-----------|--|--------------------------------|----------------------------------|---|--|----------------------------|----------------------------|
| | | CBD Central Business District | MXU Commercial Mixed Use | C-1 Commercial Low-Density | C-2 Commercial 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. 4.15 I-1

I-1

| | | I-1 Industrial Light Industrial |
|---|-----------|---------------------------------------|
| Minimum Lot Size | | 1 ac. |
| Minimum Lot Width | | 100 ft. |
| Minimum Lot Frontage | | 50 ft. |
| Maximum Building Height ⁹ | Principal | 45 ft. |
| | Accessory | 26 ft. |
| Front Setback ^{1,10} | | 30 ft. |
| Side Setback ² | Principal | 10 ft. |
| | Accessory | 20 ft./40 ft. ⁴ |
| Rear Setback ² | Principal | 20 ft. |
| | Accessory | 20 ft./40 ft. ⁴ |
| Minimum Distance from Structures on Same Lot | | 10 ft. |
| Minimum Ground Floor Area (Per Unit) | 1 story | N/A |
| | 2+ story | N/A |
| Total Minimum Living Area (Per Unit) | | N/A |
| Minimum Living Area Façade Width | | N/A |
| Maximum Lot Coverage (structures and buildings) | | 50% |
| Maximum Lot Coverage (all impervious surfaces) | | 75% |



The plan shown does not reflect all requirements contained in this ordinance.



- 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
- ⁴ When adjoining the same or a more intense district /when adjoining a less intense district
- ⁹ See height exemptions per *Section 7.10 – Height Standards*

District Intent

The purpose of the Light Industrial, (I-1) District is to provide locations for production, small-scale manufacturing, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that do not involve the release of potential environmental pollutants or other objectionable elements such as noise, odor, dust, smoke, glare or traffic. This district is designed as a transitional use between heavy manufacturing uses and other less intense business uses.

Special Exception Required

- 1) Commercial
 - a) impound facility
 - b) banquet hall or assembly hall
 - c) administrative/professional office (1st and/or upper floor)
 - d) entertainment complex
 - e) coffee shop
 - f) restaurants
 - g) restaurants, fast food
- 2) Light and Heavy Industrial
 - a) lumber yard
 - b) recycling center



I-1

Permitted Uses

- 1) Communications / Utilities
 - a) essential services, minor
 - b) essential services, major
- 2) Institutional
 - a) animal shelter
 - b) publicly owned buildings and facilities
- 3) Parks & Recreation
 - a) nature preserve
- 4) Commercial
 - a) filling station
 - b) motor vehicle repair and service, minor
 - c) storage, RV and boat
 - d) fitness center
 - e) food bank/food pantry
 - f) kennel/groomer
 - g) storage, contractor
 - h) storage, self-service
 - i) medical and dental laboratories
- 5) Light and Heavy Industrial
 - a) auction facility (excluding livestock)
 - b) bottle gas storage & distribution
 - c) concrete/asphalt production facility
 - d) food & beverage production
 - e) heavy equipment rental
 - f) manufacturing (light)
 - g) printing/publishing facility
 - h) research and testing laboratories
 - i) tool and die shop
 - j) warehouse and distribution facility (less than 50,000 sf)

- 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. 7.18 – COMMERCIAL AND INDUSTRIAL LAYOUT AND SITE PLANNING

- 1) **APPLICABILITY.** All commercial and industrial developments shall meet or exceed the requirements of this section, in addition to all other applicable development standards established by this Ordinance.
- 2) **SITE LAYOUT**
 - a) Site planning which encourages compatibility between the site and the buildings and between all buildings on the site is encouraged. Where natural or existing topographic patterns contribute to a development, they shall be preserved and integrated. Modification to topography shall be permitted where it contributes to the overall development.
 - b) The orientation of buildings shall promote interaction with the street or city road and provide a pedestrian friendly environment. All primary and outparcel site buildings shall be arranged so that they complement existing development. The buildings shall frame a corner or enclose a “main street” type corridor. Buildings on islands surrounded by parking should be avoided.
 - c) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground. To the extent possible, all existing overhead utilities shall be relocated underground.
- 3) **ACCESS.** Major and minor arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points. To provide safe and sufficient traffic movement to and from adjacent lands:
 - a) Frontage roads, access roads, and other internal drives shall be constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.
 - b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.
 - c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the City Engineer.
 - d) Cross-access easements shall be required between adjacent compatible developments.
 - i) All curb cuts shall meet horizontal and vertical sight distance requirements as set forth in

- Chapter 34 Subdivisions* of the City of Dallas Code of Ordinances. The distance from the centerline of the driveway entrance to the centerline of the nearest street intersection shall not be less than 150 linear feet.
- ii) Opposing curb cuts shall align squarely or be offset no less than one-hundred twenty-five (125) feet.
 - iii) Stub Streets shall be built in all cases where adjacent lots have reasonable potential for development.
 - e) Entry Drive. The commercial entry drive should be appropriate to the size of the development, incorporate signage, lighting, street trees, landscaping and set the tone for the development.
 - f) No buildings or paved areas (other than access drives) may be located closer than fifty (50) feet to any area used or zoned for residential purposes.
- 4) CART CORRALS. Cart corrals for developments over fifty-thousand (50,000) square feet shall be curbed, and may be landscaped and covered.
- 5) PEDESTRIAN FACILITIES.
- a) A connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation.
 - b) Pedestrian areas in parking lots or across interior drives shall be demarcated with special paving, color or height change, or striping for increased safety.
 - c) Sidewalks shall be a minimum of six (6) feet wide and shall connect the commercial areas to adjacent residential, office and recreational uses.
 - d) Sidewalks in Industrial Districts shall be required on at least one (1) side of each street.
 - e) Sidewalks adjacent to customer entries shall be a minimum of eight (8) feet wide.
- 6) ELECTRIC VEHICLE CHARGING STATIONS. Electric Vehicle Charging Stations shall be required as provided in Section 8.30 *Electric Charging Stations*.

CHAPTER VIII – SUPPLEMENTARY CONDITIONS FOR SPECIFIC USES

Sec. 8.01 – GENERAL CONDITIONS

All uses shall be developed, used and operated in conformance with the standards of this Code. The following additional standards shall apply to the specific land uses listed in this article. Certain uses require a Special Exception in conformance with *Section 11.09 – Special Exception Procedure* – of this Code. All uses shall comply with applicable building, life safety, fire and health codes adopted by the City in addition to applicable regulations of Paulding County, and state and/or federal governments. The applicant shall provide evidence of compliance with the applicable requirement. The applicant shall obtain a business license and a home occupation permit, if applicable, prior to establishment of the use.

- a. All changes of use proposed within existing structures on developed parcels shall be