



Board of Zoning Appeals - Public Hearing

Monday, July 13, 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 6/15/2026 Meeting Minutes.

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

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

ADJOURNMENT



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.

MINUTES

CALL TO ORDER

PRESENT

Commissioner Brad Wood
Commissioner Jeff Cole

ABSENT

Commissioner Mike Cason

MINUTES APPROVAL

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

Motion to approve the 3/30/2026 Meeting Minutes.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. Development Standard Variance Application 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.

Commissioner Mike Cason was not present for the meeting due to a conflict of interest.

Darrin Keaton, City Attorney spoke on behalf of Application DSV-2026-04. Denise and Steve Nunley spoke in favor of the application.

Ashley Guyer, Jennifer Elston, Tamara Martin, Chanti Herbert, Alicia Grey, and Wanda and Tony Stapp spoke against application DSV-2026-04.

Motion was made to add ten (10) additional minutes for both proponents and opponents to present their comments.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

The Zoning Board of Appeals approved six (6) staff conditions/ stipulations. These can be referenced in the attached Development Standard Variance: DSV-2026-04: Downtown Development Authority; Recommendation / Stipulation Document in Exhibit A.

Variance 1. Applicant requests approval of a reduction of the side setback along north property line to 25’.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 2. Applicant requests approval of a reduction of the rear setback along west property line to 32’.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 3. Applicant requests approval to have slopes exceeding 25%.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 4. Applicant requests approval of a reduction in the open space percentage.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 5. Applicant requests approval to construct one or more of the allowable amenities listed in 2) d, 2) f, and 2) g in leu of mandatory swimming pool.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 6. Applicant requests approval of to allow cut and fill slopes exceeding 10%.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 7. Applicant requests approval to allow planted features in place of preserving existing natural features.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 8. Applicant requests approval to adjust open space percentage.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 9. Applicant requests approval to allow driveway depths of 25' from edge of pavement.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 10. Applicant requests approval to allow non-rear facing garage townhome units. This request is for units 45-69.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 11. Applicant requests approval to allow a minimum tangent of less than 100-feet at intersection.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 12. Applicant requests approval to construct non-rollback curb and gutter within alleys.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

The document titled Development Standard Variance DSV-2026-04: Downtown Development Authority; Recommendation/Stipulation Document was submitted for the record and is attached to these minutes as Exhibit A.

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.

Jeremy Hubert and Peter Bandi spoke on behalf of Application DSV-2026-03. No one spoke in opposition.

Motion to approve Application DSV-2026-03 with the following stipulation:

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

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

ADJOURNMENT

Motion to adjourn

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Secretary

Date

EXHIBIT A

Development Standard Variance: DSV-2026-04: Downtown Development Authority;

Recommendation / Stipulation Document

Meeting Date: June, 15th, 2026



I. JURISDICTION AND STANDARD OF REVIEW

The Zoning Board of Appeals ("Board") is authorized to hear and decide Development Standards Variances. In deciding each requested variance, the Board makes written determinations based on the evidence in the administrative record.

II. GLOBAL FINDINGS

- (1) The Board conducted a duly noticed public hearing and considered the staff report, application materials, civil plan set dated 04/09/2026, and testimony/exhibits presented at the hearing.*
- (2) The Board makes separate determinations for each numbered variance item below.*
- (3) Unless expressly modified herein, all **other UDC** and City ordinance requirements remain in full force and effect, and the development shall be constructed in substantial conformity with the approved plans.*

III. DETAILED DESCRIPTION OF VARIANCE(S) DETERMINATIONS:

- (1) **Item 1 - North side setback reduction:** Reduce the side setback along the north property line to 25 feet.*
 - Conditions: Construct in substantial conformity with the approved plan depicting the 25-foot setback; maintain perimeter buffer yard widths as shown on approved plans.*
- (2) **Item 2 — West rear setback reduction:** Reduce the rear setback along the west property line to 32 feet.*
 - Conditions: Construct in substantial conformity with the approved plan depicting the 32-foot setback; maintain perimeter buffer yard widths as shown on approved plans.*
- (3) **Item 3 — Slopes exceeding 25%:** Allow slopes exceeding 25 percent where necessary.*
 - Conditions: Limit approval to slope areas shown on approved LDP civil design drawing grading plans; require geotechnical oversight and stabilization/erosion controls per approved civil plans and permits.*
- (4) **Item 4 - Open space percentage reduction:** Allow a reduction in required open space percentage.*
 - Conditions: Provide open space tabulation identifying qualifying and non-qualifying open space within the approved LDP civil design drawings; common open space areas shall be maintained by an HOA or equivalent common-area maintenance entity.*
- (5) **Item 5 - Amenity substitution for mandatory pool:** Allow allowable amenities in lieu of the mandatory swimming pool.*
 - Conditions: Submit an amenity exhibit identifying specific amenities, minimum*

specifications, locations, and installation timing within the approved LDP civil design drawings; amenities shall be maintained by the HOA/common-area maintenance entity.

- (6) **Item 6 - Cut/fill slopes exceeding 10%:** Allow cut and fill slopes exceeding 10 percent where necessary.
- Conditions: Limit approval to cut/fill areas shown on approved LDP civil design drawing grading plans; require geotechnical oversight and stabilization/erosion controls per approved civil plans.
- (7) **Item 7 — Planted features in lieu of existing/natural feature preservation:** Allow planted features in place of preserving existing/natural features where preservation is infeasible.
- Conditions: Maintain perimeter buffer yard widths as shown on approved LDP civil design drawing; provide a landscape plan demonstrating replacement plantings meeting buffer/screen intent and applicable UDC landscaping standards.
- (8) **Item 8 - Open space adjustment:** Allow adjustment to open space percentage/categorization as clarified on the record.
- Conditions: Board clarification: Item 8 is approved as calculation/classification adjustment: Provide open space tabulation identifying qualifying and non-qualifying open space within the approved LDP civil design drawings.
- (9) **Item 9 — Driveway depth:** Allow driveway depths of 25 feet measured from edge of pavement for affected.
- Conditions: Prior to LDP issuance, provide a dimensioned driveway-depth exhibit identifying each affected driveway and confirming measurement from edge of pavement within the approved LDP civil design drawings. Install striping/signage needed to maintain circulation and emergency access as required by City Engineer/Fire Marshal.
- (10) **Item 10 — Garage orientation variance (Units 45-69):** Allow garage orientation variance for Units 45-69 as shown within the approved LDP civil design drawings.
- Conditions: Prior to building permits for Units 45-69, submit architectural elevations (front/left/right/rear) demonstrating compliance with adopted design standards; approval is limited to Units 45-69 as shown/clarified on the record.
- (11) **Item 11 — Intersection tangent less than 100 feet:** Allow minimum tangent less than 100 feet at specified intersection(s).
- Conditions: Final intersection geometry, sight distance, and turning movements are subject to City Engineer approval; provide sight distance/turning exhibits if requested by City Engineer within the approved LDP civil design drawings.

(12) Item 12 — Non-rollback curb and gutter within alleys: Allow non-rollback curb and gutter, or alternate curb detail, within alleys only.

- Conditions: Alternative curb/gutter detail is limited to alleys and shall match approved construction detail; final detail is subject to City Engineer approval for drainage and maintenance; all other roadway/drainage standards remain applicable unless expressly varied.

IV. Staff Conditions / Stipulations:

- (1) Development shall be constructed in substantial conformity to the approved LDP civil design plan.
- (2) Owner/developer is responsible for adhering to and providing full compliance with the landscaping and buffer standards found in the city's Unified Development Code;
- (3) Establishment of a Homeowners Association (HOA) or equivalent maintenance entity shall be mandatory as part of final platting process. Homeowners Association membership shall be mandatory for all owner/residents.
- (4) Owner/developer shall supply for City of Dallas approval detailed architectural elevation design plans for each townhome unit to be constructed. All townhome units, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
- (5) Rental Limitation. As a condition of approval, rental properties within the 69-unit townhome development shall not exceed ten percent (10%) of the total approved unit count, which equals a maximum of six (6) rental units. This rental limitation shall be incorporated into the HOA covenants, final plat documentation, or other enforceable project documents in a form acceptable to the City prior to final plat recordation or issuance of certificates of occupancy, as applicable. This condition is adopted as a project-specific stipulation of approval and shall be enforced in the same manner as other conditions of approval applicable to this development. This rental limitation does not alter the Board's separate findings for Items (1) through (12), and each variance item is approved, denied, or conditioned based on the evidence and findings stated separately in this Order.

Unless expressly adopted in this Order or stated on record, no other staff stipulation is adopted.

V. Order

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



VI. Signatures

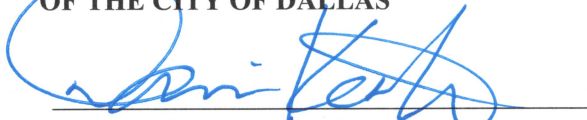
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in its name by its duly authorized officers.

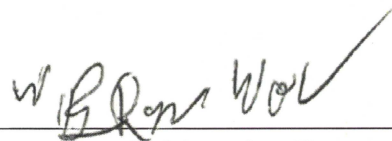
This the 15th day of June, 2026.

Signed, sealed and delivered in the presence of:

DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DALLAS

CITY OF DALLAS


Official Signatory – Applicant/Representative


Zoning Board of Appeals - Chairman

DARRIN KEATON
Printed Name of Signatory


City Manager

GENERAL COUNSEL
Signatory Title


Community Development Director

ATTEST:


Tina Clark – City Clerk

This the 24 day of June, 2026





ZONING BOARD OF APPEALS - STAFF REPORT

DEVELOPMENT STANDARD VARIANCE

APPLICATION NO. DSV-2026-05

Item 2.

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

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

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

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

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

Attachment C: DSV-2026-05-Warranty Deed

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

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

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

Attachment G: DSV-2026-05-Site Plan

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

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

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-05:

Applicant and Titleholder: **Thomas Craton**

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

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

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

Representative Address: **242 Zion Church Road**

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



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-05

Item 2.

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

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

Tax Parcel ID No.: **137.3.1.015.0000**

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

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

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

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

Setbacks & Lot Requirements:

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

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

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

Detailed Description of Variance(s) Requested:

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



ZONING BOARD OF APPEALS - STAFF REPORT

DEVELOPMENT STANDARD VARIANCE

APPLICATION NO. DSV-2026-05

Item 2.

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

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

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

STAFF COMMENTS:

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

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

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

ADJACENT ZONING

NORTH: C-1 (City)

EAST: C-1 (City)

WEST: C-2 (City)

SOUTH: C-2 & TH (City)

ADJACENT DEVELOPMENT

NORTH: Low-Density Commercial (Ace Hardware)

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

WEST: Medium-Density Commercial (Commercial Business Park)

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



ZONING BOARD OF APPEALS - STAFF REPORT

DEVELOPMENT STANDARD VARIANCE

APPLICATION NO. DSV-2026-05

Item 2.

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

B. Variance Impact on Adjacent Properties

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

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

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

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

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

E. Supported by Current Conditions

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

F. 2022 Comprehensive Plan

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

STAFF RECOMMENDATIONS:

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

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



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-05

Item 2.

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

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

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

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



Development Standards Variance Application

Application No. DSV - 2026 - 05

(PAGE 1 of 12)

HEARING DATES
Zoning Board of Item 2.
July 13, 2026

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Thomas Craton

Address: 6736 Bill Corroth Pkwy #401

City: Hiram State: GA Zip: 30141

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

[Signature]
Applicant's Signature

Thomas Craton
Printed Name of Signatory

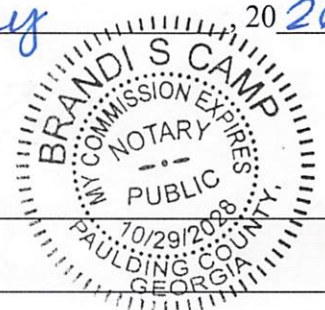
Signed, sealed and delivered in the presence of:

Notary Commission Expires:

[Signature]
Notary Public Signature

The 15 day of May, 2026

SEAL:



Representative: (If Applicable) Allen White Development, Inc.

Address: 242 Zion Church Road

City: Dallas State: Georgia Zip: 30157

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

[Signature]
Representative's Signature

R. Allen White
Printed Name of Signatory

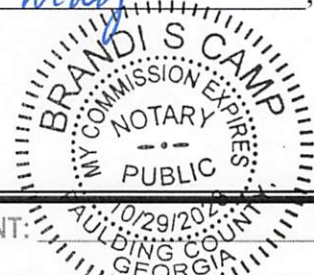
Signed, sealed and delivered in the presence of:

Notary Commission Expires:

[Signature]
Notary Public Signature

The 15 day of May, 2026

SEAL:



CITY STAFF ONLY:

TIME/DATE STAMP:
APPLICATION ACCEPTED

FILED WITH COMMUNITY DEVELOPMENT: 06.05, 2026

APPLICATION ACCEPTANCE DATE: 06.18, 2026

DIRECTOR: [Signature] June 18, 2026
(SIGNATURE) (DATE)



Development Standards Variance Application

Application No. DSV - 2026 - 05

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Thomas Craton

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

Address: 6736 Bill Caruth Pkwy #401

City: Hiram State: GA Zip: 30141

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

[Signature]
Titleholder's Signature

Thomas Craton
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

[Signature]
Notary Public Signature

The 15 day of May, 2026.

SEAL:



Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 02 Unified Development Code Standard: ☒ Yes ☐ No

Standard: (2)(4)(d) 4 / 10' PARKING AREA SETBACK FROM RIGHT-OF-WAY

Present Zoning Classification: C-1 COMMERCIAL LOW DENSITY

Land Lot(s): 374, _____, _____, _____, _____ District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.3.1.015.0000, _____, _____

Location of Property: SOUTH SIDE OF VILLAGE WALK, EAST OF SEABOARD DRIVE
(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): REDUCE PARKING AREA SETBACK TO 5 FEET ALONG VILLAGE WALK TO ALLOW FOR ADDITIONAL PARKING SPACES AND REAR ACCESS DRIVE, THE REDUCED SETBACK IS CONSISTENT WITH ADJOINING COMMERCIAL SITE ALONG VILLAGE WALK

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

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

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



THE CITY OF
DALLAS
GEORGIA
COMMUNITY
DEVELOPMENT

Development Standards Variance Application

Application No. DSV - 2026 - 05

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Thomas Craton

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

Address: 6736 Bill Caruth Pkwy #401

City: Hiram State: GA Zip: 30141

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

[Signature]
Titleholder's Signature

Thomas Craton
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:

The 15 day of May, 2026.

SEAL:



Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 02 Unified Development Code Standard: ☒ Yes ☐ No

Standard: (20) 2 / BICYCLE PARKING

Present Zoning Classification: C-1 COMMERCIAL LOW DENSITY

Land Lot(s): 374, _____, _____, _____ District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.3.1.015.0000, _____, _____

Location of Property: SOUTH SIDE OF VILLAGE WALK, EAST OF SEABOARD DRIVE
(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): WE ARE REQUESTING TO REMOVE THE BICYCLE PARKING REQUIREMENT.

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

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

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



THE CITY OF
DALLAS
GEORGIA
COMMUNITY
DEVELOPMENT

Development Standards Variance Application

Application No. DSV - 2026 - 05

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Thomas Craton

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

Address: 6736 Bill Caruth Pkwy #401

City: Hiram State: GA Zip: 30141

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

Thomas Craton
Titleholder's Signature

Thomas Craton
Printed Name of Signatory

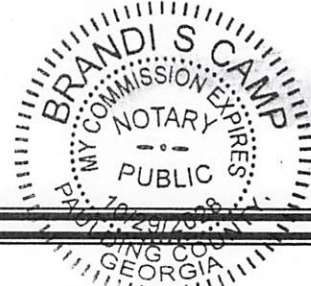
Signed, sealed and delivered in the presence of:

Brandi S Camp
Notary Public Signature

Notary Commission Expires:

The 15 day of May, 2026.

SEAL:



Property / Variance Information:

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

Development Standard: Chapter: 7 Section: _____ Unified Development Code Standard: ☐ Yes ☐ No

Standard: (6)(a) / PERIMETER LANDSCAPING FOR OFF STREET PARKING AREAS

Present Zoning Classification: C-1 COMMERCIAL LOW DENSITY

Land Lot(s): 374, _____, _____, _____ District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.3.1.015, 0000, _____, _____

Location of Property: SOUTH SIDE OF VILLAGE WALK, EAST OF SEABOARD DRIVE
(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): REMOVE 20' LANDSCAPE SCREEN ALONG VILLAGE WALK TO ALLOW FOR ADEQUATE PARKING & SITE ACCESS. THE CURRENT SITE HAS EXISTING STREET TREES & LANDSCAPING ALONG THE RIGHT-OF-WAY THAT WILL BE PRESERVED WHERE APPLICABLE.

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

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

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



THE CITY OF
DALLAS
GEORGIA
COMMUNITY
DEVELOPMENT

Development Standards Variance Application

Application No. DSV - 2026 - 05

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Thomas Craton

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

Address: 6736 Bill Caruth Pkwy #401

City: Hiram State: GA Zip: 30141

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

[Signature]
Titleholder's Signature

Thomas Craton
Printed Name of Signatory

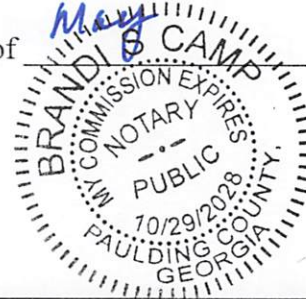
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:

The 15 day of May, 2026.

SEAL:



Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 05 Unified Development Code Standard: ☐ Yes ☐ No

Standard: (10)(a) / WASTE CONTAINER LOCATION

Present Zoning Classification: C-1 COMMERCIAL LOW DENSITY

Land Lot(s): 374, _____, _____, _____ District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.3.1.015.0000, _____, _____

Location of Property: SOUTH SIDE OF VILAGE WALK, EAST OF SEABOARD DRIVE
(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): SITE HAS ROADWAY ON ALL SIDE & CAN'T MEET THE LOCATION REQUIREMENT. WE HAVE PLACED THE DUMPSTER IN A LOCATION THAT WILL BEST SHIELD IT FROM PUBLIC VIEW WHILE ALLOWING EASE OF ACCESS FOR COLLECTION.

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

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

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



Development Standards Variance Application

Application No. DSV - 2026 - 05

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Thomas Craton

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

Address: 6736 Bill Caruth Pkwy #401

City: Hiram State: GA Zip: 30141

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

[Signature]
Titleholder's Signature

Thomas Craton
Printed Name of Signatory

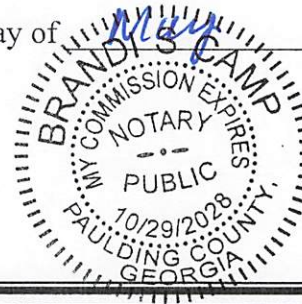
Signed, sealed and delivered in the presence of:

[Signature]
Notary Public Signature

Notary Commission Expires:

The 15 day of May, 2026.

SEAL:



Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 18 Unified Development Code Standard: ☐ Yes ☐ No

Standard: (s)(e) / 8' SIDEWALKS ADJACENT TO CUSTOMER ENTRIES

Present Zoning Classification: C-1 COMMERCIAL LOW DENSITY

Land Lot(s): 374, _____, _____, _____, _____ District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.3.1.015, 0000, _____, _____

Location of Property: SOUTH SIDE OF VILLAGE WALK, EAST OF SEABOARD DRIVE
(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): WE ARE REQUESTING TO REDUCE THE SIDEWALK ALONG THE BUILDING TO 6' TO ALLOW FOR WIDER DRIVE ISLES AND REAR ACCESS DRIVE. WE ARE ALSO INSTALLING A STRIPE ISLAND AT THE FRONT DOOR LOCATION TO ALLOW ADEQUATE SPACE FOR ADA AND PEDESTRIAN ACCESS TO THE BUILDING.

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

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

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



THE CITY OF
DALLAS
GEORGIA
COMMUNITY
DEVELOPMENT

Development Standards Variance Application

Application No. DSV - 2026 - 05

(PAGE 2 of 12)

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Thomas Craton

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

Address: 6736 Bill Caruth Pkwy #401

City: Hiram State: GA Zip: 30141

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

Thomas Craton
Titleholder's Signature

Thomas Craton
Printed Name of Signatory

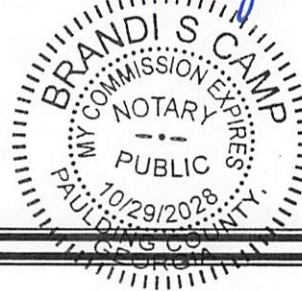
Signed, sealed and delivered in the presence of:

Brandi S. Camp
Notary Public Signature

Notary Commission Expires:

The 15 day of May, 2026.

SEAL:



Property / Variance Information:

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

Development Standard: Chapter: 8 Section: 09 Unified Development Code Standard: ☐ Yes ☐ No

Standard: (6)(a)(iv) / 45' MINIMUM DRIVE THROUGH RADII

Present Zoning Classification: C-1 COMMERCIAL LOW DENSITY

Land Lot(s): 374, _____, _____, _____, _____ District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.3.1.015.0009, _____, _____

Location of Property: SOUTH SIDE OF VILLAGE WALK, EAST OF SEABOARD DRIVE
(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): WE ARE REQUESTING TO REDUCE THE DRIVE THROUGH TURNING RADII. THE CURRENT SITE DESIGN HAS WIDER DRIVE ISLES TO ACCOMMODATE BOTH FIRE AND GARBAGE TRUCK ACCESS AROUND THE ENTIRE BUILDING.

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

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

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



AUTHORIZATION OF TITLEHOLDER

I, Thomas Craton, 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 Thomas Craton

Address 6736 Bill Caruth Pkwy #401

City Hiram State GA Zip 30141

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder Thomas Craton

Address 6736 Bill Caruth Pkwy #401

City Hiram State GA Zip 30141

Email [REDACTED] Phone [REDACTED]

Thomas Craton
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Brandi S. Camp
Notary Public Signature

My Commission Expires: 10/29/20

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: Thomas Craton

Reference: Application filed on 5-14, 20 26

to obtain a Development Standard Variance for property described as follows: Lot 16 Village Walk

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

Thomas Craton

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 May, 20 26

Thomas Craton
Applicant's Signature

Thomas Craton
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Brandi S. Camp
Notary Public Signature

My Commission Expires 10/29/2028



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: Allen White

Reference: Application filed on May 28, 2026

to obtain a Development Standard Variance for property described as follows: Lot 16 V. H. W. C. K.

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

Thomas Crater

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 ____ day of _____, 20____.

RAH W

Applicant's Signature

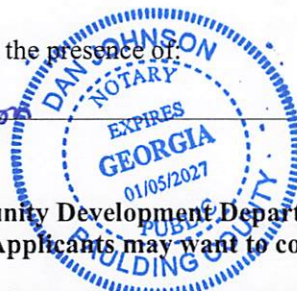
R. Allen White

Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Dan Johnson

Notary Public Signature



My Commission Expires 01-05-27

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.



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 May, 2024.


Applicant's Signature¹

Thomas Craton
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature

My Commission Expires: 10/29/2028
(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**

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 28 day of May, 2026.

R. Allen White
Applicant's Signature¹

R. Allen White
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Dan Johnson
Notary Public Signature

My Commission Expires: 1-05-27
(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.



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: 5-15-26

Signed, sealed and delivered in the presence of:

My Commission Expires 10/29/2028

Notary Public Signature: _____

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



Legal Description

All that tract or parcel of land lying and being in the Second (2nd) District, Third (3rd) Section, Paulding County, Georgia and being a portion of Land Lot Three Hundred Seventy Four (374), being Lot 16, of The Village at Dallas, according to and as shown on a plat of survey prepared for The Village at Dallas by W. Carlton Rakestraw, Jr., G.R.L.S. #2236 dated 12-30-2022, and being recorded in Plat Book 75, Page 166, with the Clerk of Superior Court of Paulding County, Georgia; said plat being incorporated herein and made a part hereof for a more full and complete metes and bounds description.

137.3.1.015.00001 R067661 - 1.054 acres

CITY OF DALLAS
PUBLIC HEARING NOTIFICATION
LEGAL NOTICE
DEVELOPMENT STANDARDS VARIANCE
DSV-2026-05

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

The public hearing for the Zoning Board of Appeals will be held on ***Monday, July 13, 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.

Additional information can be found on the City of Dallas webpage at <https://www.dallasga.gov/cd/page/planning-zoning>. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401

This the 25th day of June 2026.

Thomas Craton (Applicant / Titleholder)

Allen White Development, LLC. (Representative)



PUBLIC HEARING NOTIFICATION DEVELOPMENT STANDARDS VARIANCE DSV-2026-05

Dear Surrounding Property Owners:

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

The public hearing for the Zoning Board of Appeals will be held on **Monday, July 13, 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.

Additional information can be found on the City of Dallas webpage at <https://www.dallasga.gov/cd/page/planning-zoning>. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401

This the 25th day of June 2026.

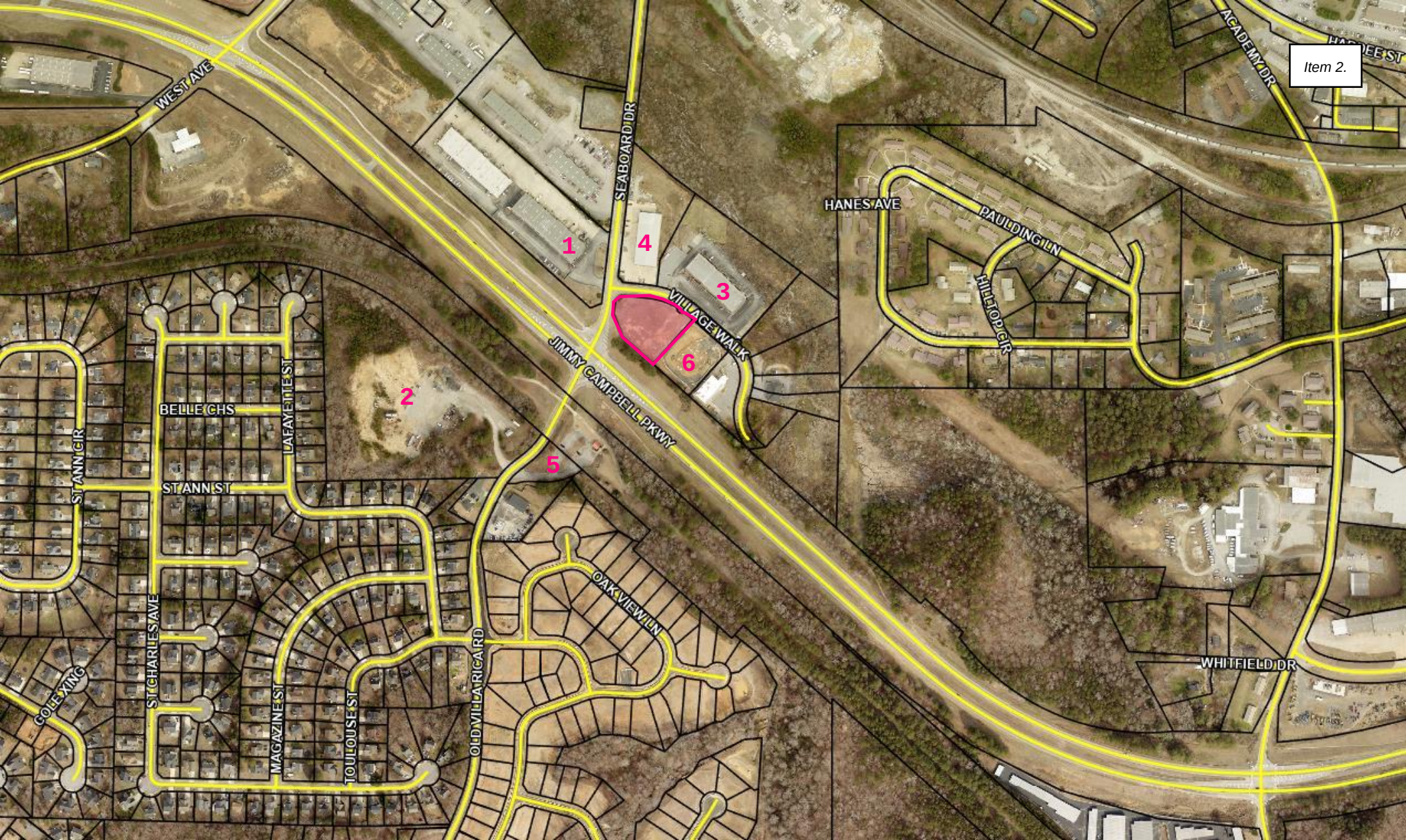
Thomas Craton (Applicant / Titleholder)

Allen White Development, LLC. (Representative)

Sincerely yours,

Brandon Rakestraw
Community Development Director

Parcel Id	Owner Name	Owner Address	City, St Zip
137.3.1.002.0000	CENTURY BUILDERS INC	785 SEABOARD DR STE 201	DALLAS, GA 30132
137.3.1.005.0000	69 EQUIPMENT LLC	248 WEST PAULDING IND PKWY	DALLAS, GA 30132
137.3.2.021.0000	PJS VILLAGES AT DALLAS LLC	248 WEST PAULDING IND PKWY	DALLAS, GA 30132
137.3.1.010.0000	GLENN RINGGOLD PROPERTIES LLC	4921 HWY 58	CHATTANOOGA, TN 37416
137.3.4.035.0000	CITY OF DALLAS	129 E MEMORIAL DR	DALLAS, GA 30132
137.3.1.013.0000	FIRST NATIONAL COMMUNITY BANK	104 VILLAGE WALK	DALLAS, GA 30132



Item 2.

GENERAL INFORMATION

- OWNER:
SHERRUS TEC HOLDINGS, LLC
6736 BILL CARRUTH PKWY
HIRAM, GA 30141
- BOUNDARY INFORMATION SHOWN BASED ON SURVEY (PB 75, PG 166) PREPARED BY CARLTON RAKESTRAW & ASSOCIATES DATED DECEMBER 12, 2022. TOPOGRAPHIC INFORMATION SHOWN IS FROM PAULDING COUNTY GIS DATA. ELEVATIONS REFER TO MEAN SEA LEVEL. DATUM USED WAS GA83-WF.
- SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA) ON COMMUNITY PANEL 13223C0137 C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEP. 29, 2006.
- 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.
- THE DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE WITH REPRESENTATIVES OF THE CITY OF DALLAS.
- CITY OF DALLAS LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW OF A COUNTY ROAD OR STREET.

SITE INFORMATION

- SITE ADDRESS - 100 VILLAGE WALK, DALLAS, GA 30132
PARCEL ID - 137.3.1.015.0000
TOTAL SITE AREA - 1.05 ACRES
- CURRENT ZONING - C-1 (COMMERCIAL LOW DENSITY)
- PROPOSED USE FOR THE SITE IS RETAIL (LIQUOR STORE).
- THERE ARE NO STREAM BUFFERS KNOWN TO IMPACT THIS SITE.
- STORMWATER MANAGEMENT FOR THE SITE CONSISTS OF ONE PROPOSED STORMCEPTOR WQ DEVICE DRAINING INTO THE EXISTING STORMWATER SYSTEM INSTALLED AS PART OF THE VILLAGE AT DALLAS DEVELOPMENT.
- NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- WATER SERVICE IS PROVIDED BY CITY OF DALLAS.
- SANITARY SEWER SERVICE IS PROVIDED BY CITY OF DALLAS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS.

UTILITY NOTES

- SEE ARCHITECTURAL PLANS FOR EQUIPMENT LOCATION AND DETAILS.
- TRANSFORMER, UNDERGROUND POWER, AND LIGHTING AS SHOWN TO BE INSTALLED BY GEORGIA POWER.
- CONTRACTOR IS RESPONSIBLE FOR POWER CONNECTION FROM THE TRANSFORMER TO THE BUILDING.
- CONTRACTOR SHALL COORDINATE WITH GEORGIA POWER FOR LIGHTING, AND REMOVAL / RELOCATION OF EXISTING POWER.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- WATER/SEWER DEVELOPMENT FEES WILL BE GIVEN AT FINAL PLAN APPROVAL BY THIS DEPARTMENT. NO WATER OR SEWER FEES WILL BE GIVEN OVER THE PHONE OR PRIOR TO PLAN APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES LOCATED AND SIZES VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- UTILITY ENCROACHMENT PERMITS SHALL BE APPLIED FOR PRIOR TO THE INSTALLATION OF UTILITIES INSIDE CITY RIGHT-OF-WAY.

PARKING INFORMATION

4000 SF RETAIL
1 SPACE / 300 SF = 14 (REQ)

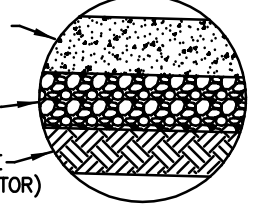
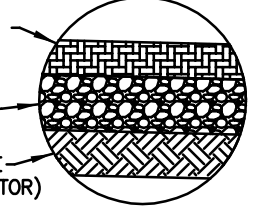
PROPOSED SPACES:
REGULAR (9' X 18') - 13
HANDICAP (9' X 18') - 1
TOTAL - 14

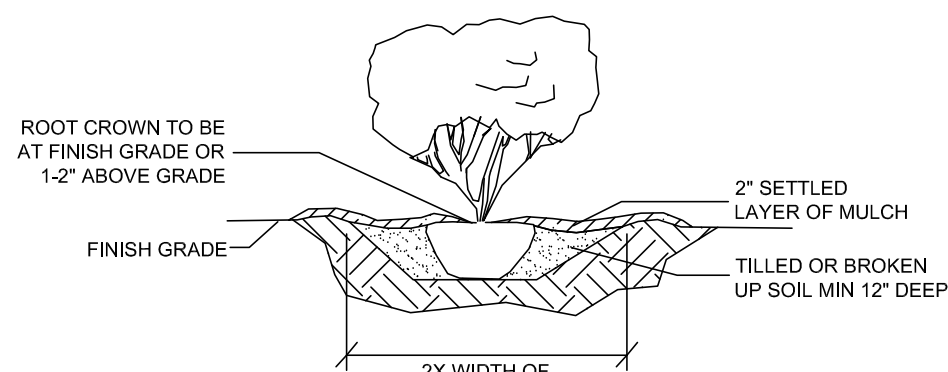
TRANSPORTATION NOTES

- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.
- DEVELOPER & CONTRACTOR SHALL CONTACT CITY OF DALLAS CONSTRUCTION INSPECTOR TO ATTEND A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE PRIOR TO ANY WORK INSIDE CITY ROW.
- CONTRACTOR SHALL MATCH ALL NEW PAVEMENT, SIDEWALKS, AND/OR CURB & GUTTER WITH EXISTING AT ALL CONNECTION POINTS. PROVIDE SEALANTS AT ALL JOINTS BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENTS TO PROVIDE A SMOOTH SEAMLESS TRANSITION.

FIRE DEPARTMENT NOTE

- PROVIDE KNOX-BOX RAPID ENTRY SYSTEM FOR EACH BUILDING. CAN BE ORDERED AT WWW.KNOXBOX.COM
- KNOX GATE SWITCH SHALL BE INSTALLED ON EXISTING MOTORIZED GATES IF PART OF SITE CONSTRUCTION.
- HYDRANTS SHALL BE WITHIN A 500 FOOT HOSE LAY TO THE BUILDING.
- CONTACT PAULDING COUNTY FIRE DEPARTMENT FOR 80% & 100% INSPECTIONS

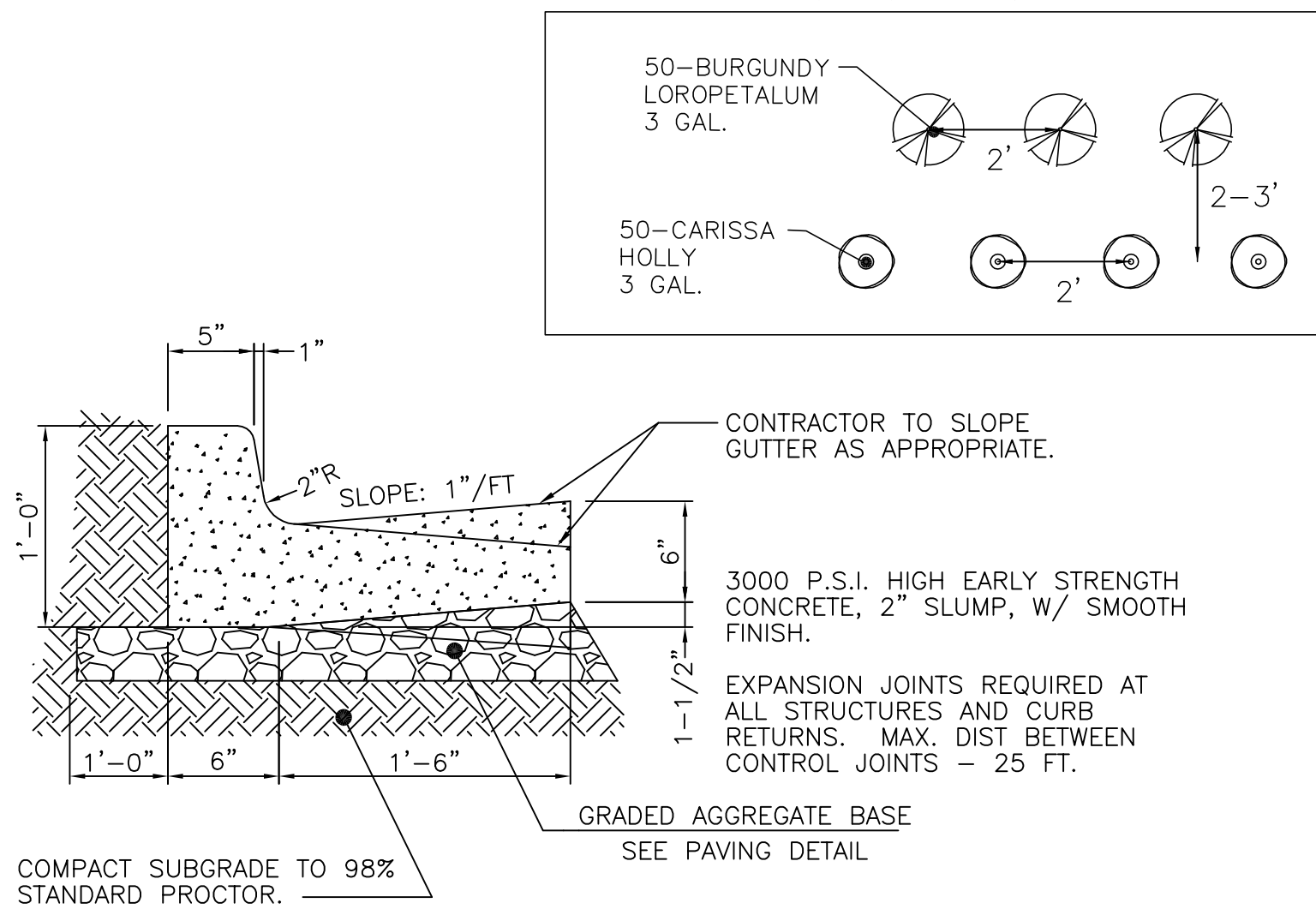
CONCRETE PAVING SPECIFICATIONS	
6" CONCRETE 3000 PSI MIN.	
PARKING LOT PAVING SPECIFICATIONS	
2" TOPPING	



TYP. SHRUB PLANTING
INDIVIDUAL PLANTING DETAIL

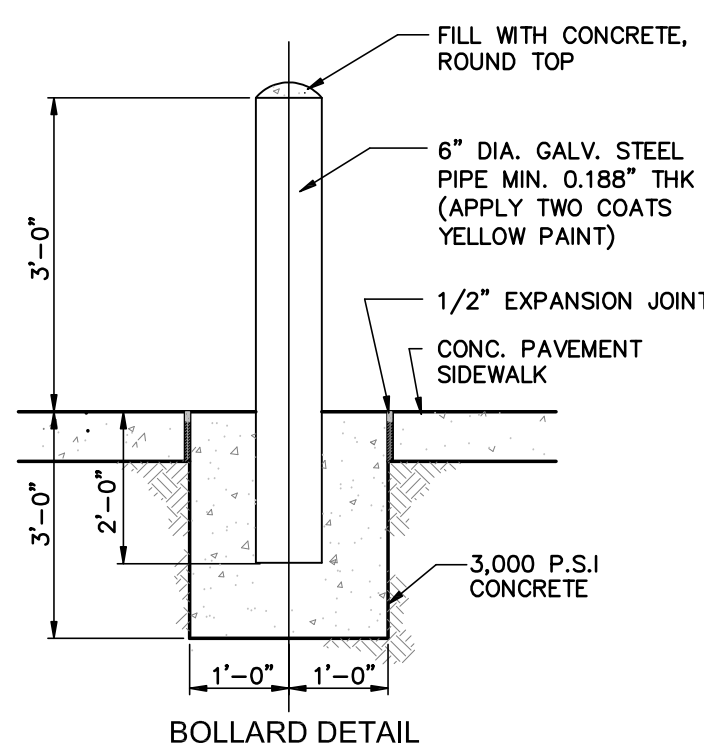
NOT TO SCALE

LANDSCAPE ENHANCEMENT STRIP
TYP. SHRUB PLACEMENT

**24" CONCRETE CURB & GUTTER DETAIL**

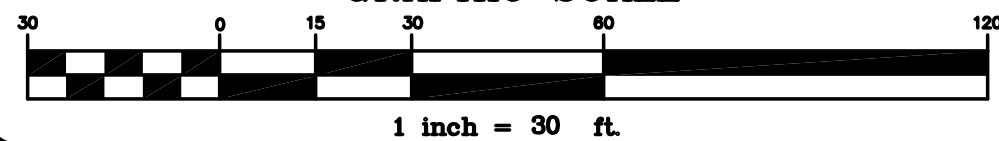
N.T.S.

SEE SHEET 7 FOR
ADA LAYOUT/SIGNAGE
DETAILS



BOLLARD DETAIL

N.T.S.

GRAPHIC SCALE

CLIENT

SHERRUS TEC HOLDINGS, LLC

SHEET. NAME

PROPOSED SITE PLAN

SHEET NUMBER

2

24 HOUR CONTACT

ALLEN WHITE
770-318-9282

BENCHMARK
TOP OF EXIST.
HYDRANT
ELEV-993.96 MSL

SEE SHEET 7 FOR
CONSTRUCTION DETAILS

REQUESTED WAIVERS

REDUCE PARKING AREA SETBACK TO 5' ALONG R/W [7.02(2)(4)(i)(j)]
REMOVE BYCYCLE SPACE REQUIREMENT [7.02(2)(20)(2)]
REMOVE 20' LANDSCAPE SCREEN ALONG VILLAGE WALK [7.05(6)(a)]
WASTE CONTAINER LOCATION [7.05(10)(a)]
REDUCE SIDEWALK TO 6' ALONG BUILDING [7.18(5)(e)]
REDUCE DRIVE THRU TURNING RADIUS [8.09(6)(a)(iv)]

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N51°15'54"E	28.28	
L2	S48°09'37"E	16.34	

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	115.08	275.00	S71°44'46"E	114.25
C2	37.18	12.00	S57°15'25"E	23.99
C3	31.66	275.00	S51°27'30"E	31.64

PARCEL AREA

1.05 ACRES

DRAINAGE AREA

1.52 ACRES

DISTURBED AREA

0.76 ACRES

LANDSCAPE PLANTING AREA NOTE

3 GALLON EVERGREEN SHRUBS WITH MATURE HEIGHT OF 30" MUST BE INSTALLED IN A STAGGERED DOUBLE ROW ARRANGEMENT AT A RATE OF 18 PER 35 LINEAR FEET OF PUBLIC ROAD FRONTAGE WHERE A VEHICULAR USE AREA IS ADJACENT TO PUBLIC ROAD FRONTAGE.

TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE NOTES

- DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
- SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
- IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
- IF BAB PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
- BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
- PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

LEGEND	
IPS	IRON PIN SET
RR	REINFORCING ROD
OT	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CM	CONCRETE MONUMENT
(5)	FOUND
(D)	DISTURBED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
LL	LAND LOT LINE
R/W	RIGHT-OF-WAY
W	WATER MAIN
B	BUILDING LINE
EP	EDGE OF PAVEMENT
SS	SANITARY SEWER
P.L.	PROPERTY LINE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
P	POWER LINE
PP	POWER POLE
GW	GUY WIRE
FH	FIRE HYDRANT
WM	WATER METER
GV	GATE VALVE
SSE	SANITARY SEWER EASEMENT

THE HOLDER OF THIS DOCUMENT WAIVES ALL CLAIMS AGAINST ARDURRA GROUP, INC. & CRA, INC. FOR ANY UNAUTHORIZED CHANGES OR REUSE OF THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF ARDURRA GROUP, INC. & CRA, INC. WHO RETAINS ALL RIGHTS OF COMMON LAW, STATUTE AND COPYRIGHT THEREON.

REVISIONS:



CARLTON RAKESTRAW
& ASSOCIATES

REGISTERED LAND
SURVEYORS & PLANNERS

2203 CHARLES HARDY PKWY
DALLAS, GEORGIA 30157
INFO@CRASURVEYING.COM
770-443-2200



1350 CHURCH ST EXT, NE
SUITE 200
MARIETTA, GA 30060
OFFICE (770) 955-5574

PEF004730
EXP. 6/30/2026
WWW.ARDURRA.COM

PROJECT NO.	11-035
PLOT FILE #	B&TB&L CP
DATE:	3-5-26
DRAWN BY:	CDRWCR3
APPROVED BY:	CDR

B&T BEER & LIQUOR
LOCATED IN LAND LOT(S): 374
2ND DISTRICT, 3RD SECTION
CITY OF DALLAS, PAULDING COUNTY, GEORGIA

Sec. 7.05 – LANDSCAPING STANDARDS

- 1) PURPOSE. The purpose of this section is to provide minimum standards for landscaping that visually enhances development, defines circulation routes, reduces heat and glare in parking areas, and provides screening between incompatible land uses.
- 2) APPLICABILITY. This section shall apply to new property development and any expansion of existing legally conforming sites or structures that exceeds thirty-five percent (35%) in conformance with *Section 1.04 – Applicability and Compliance*.
- 3) GENERAL REQUIREMENT FOR SUBMITTAL. Any property to which this section applies shall submit a landscape plan as part of the Development Plan or Plat review process. Landscape plans shall be prepared and sealed by a professional landscape architect registered in the State of Georgia, unless waived by the Director. The landscape plan shall contain the following information:
 - a) Plans shall be prepared on 24"x36" sheets at a scale no less than 1" =50' to indicate all types of proposed landscaping improvements and shall include the following minimum information:
 - i) North arrow and scale.
 - ii) The name of applicant/owner.
 - iii) The name, address and phone number of the person or firm responsible for the preparation of the plan.
 - iv) The dates the plans are submitted and/or revised.
 - v) All existing and proposed buildings and other structures, paved areas, planted areas, underground utilities, utility poles, fire hydrants, light standards, signs, fences and other permanent features to be added and/or retained on the site.
 - vi) All existing plant material to be removed or retained and all new landscaping materials to be installed.
 - vii) All existing and proposed streets, sidewalks, curbs and gutters, railroad tracks, drainage ditches and other public or semi-public improvements within and immediately adjacent to the site.
 - viii) All property lines and easements.
 - ix) Any other information which is deemed appropriate by the Director.
 - x) Details shall be shown for the planting of the types of trees, shrubs and ground cover within the buffer yard or landscaped area.
 - xi) North arrow and scale.
 - xii) The name of applicant/owner.
 - xiii) The name, address and phone number of the person or firm responsible for the preparation of the plan.
 - xiv) The dates the plans are submitted and/or revised.
 - xv) All existing and proposed buildings and other structures, paved areas, planted areas, underground utilities, utility poles, fire hydrants, light

standards, signs, fences and other permanent features to be added and/or retained on the site.

- xvi) All existing plant material to be removed or retained and all new landscaping materials to be installed.
- xvii) All existing and proposed streets, sidewalks, curbs and gutters, railroad tracks, drainage ditches and other public or semi-public improvements within and immediately adjacent to the site.
- xviii) All property lines and easements.
- xix) Any other information which is deemed appropriate by the Director.
- xx) Details shall be shown for the planting of the types of trees, shrubs and ground cover within the buffer yard or landscaped area.

4) APPROVAL.

- a) No site or Development Plan required under this Zoning Ordinance shall receive secondary approval unless a buffer yard and landscape plan has been submitted and approved.
- b) No final approval of the Land Disturbance Permit shall be granted unless the following criteria are fully satisfied with regard to the approved buffer yard and landscape plan:
 - i) Such plan has been fully implemented on the site; or
 - ii) Such plan, because of seasonal conditions, cannot be implemented immediately, but has been guaranteed by a postponed improvement agreement in accordance with *Subsection 7.05(5)(h) – Assurance of Installation/Completion*.

5) GENERAL LANDSCAPING STANDARDS. Buffer yard and landscape materials shall consist of the following items as indicated below. The proposed landscape materials should complement the form of the existing vegetation, as well as the development's general design and architecture. The cultural conditions (shade, sun, moisture, and location of planted material) should be considered in selecting plant materials.

- a) Maintenance of Landscaping and Buffer yards. All landscape materials shall be installed and maintained according to accepted nursery industry procedures.
 - i) The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and buffer yards, and shall keep them in a proper, neat and orderly appearance, free from refuse and debris at all times.
 - ii) All unhealthy or dead plant material shall be replaced within one (1) year, or by the next planting period, whichever comes first. Violation of these installation and maintenance provisions shall be grounds for the Community Development department to: fine the owner of the property in violation of the conditions of the Improvement Location

Permit; require replacement of the landscape material; or institute legal proceedings to enforce the provisions of this section. Landscape materials are intended to grow, spread and mature over time. Landscaping materials used to fulfill requirements of this chapter may not be topped or otherwise treated so as to reduce overall height. Pruning, limbing-up, topping, and other inhibiting measures including removal may only be practiced to ensure the public safety or to preserve the relative health of the material involved.

- b) Buffer yard and Landscaping Establishment. Once the landscape plan has been approved by the Planning & Zoning Commission or its designee and established by the owner, it may not be used, disturbed or altered in any way that would decrease its effectiveness for any purpose.
- c) Earthen Mounds. Earth mounds shall be physical barriers that block or screen the view, similar to a hedge, fence or wall. Mounds shall be constructed using approved fill and with a maximum slope of 3:1 (run:rise) and planted with proper and adequate plant materials to prevent erosion. A difference in elevation between areas requiring screening does not constitute an existing earth mound and shall not be considered as fulfilling any screening requirement.
- d) Plant Material. Artificial plants are prohibited. All plant materials shall be living plants and shall meet the following requirements. Plant materials used in conformance with the provisions of this chapter shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- e) Ground Cover. Any part or portion of a nonfarm parcel that is not used for structures, loading or parking spaces, sidewalks, etc., shall be landscaped or left in a natural state that complies with the applicable ordinances of the City of Dallas. If landscaped, it shall be planted with an all- season ground cover and with trees and shrubs in accordance with the requirements of this Ordinance and in keeping with the natural surroundings.
- f) Preservation of Existing Vegetation. Any existing vegetation that is retained, and that meets the species and location requirements of this section, may be counted towards fulfilling the minimum landscaping requirements, subject to the approval of the Community Development Director. No construction activity of any kind shall take place within the area defined by the drip- line of any vegetation that is to be retained and counted as fulfilling these requirements.
- i) Prohibition of Clear Cutting. Clear-cutting is defined as: The removal of trees from a forested area to the extent that there is a clear danger of soil erosion and depositing of eroded soil upon adjacent land, public roads, private roads, or into adjacent waterways. The removal of all trees from a forested area at one time, without regard to species,

quality, age or spacing shall be deemed clear-cutting. Clear cutting of trees shall be prohibited other than for the following areas and purposes, all of which must be described to the City Engineer on a drawing previous to start of clearing:

- (1) For the placement and maintenance of a building within thirty feet (30') of each exterior wall,
 - (2) For the installation of a private septic system,
 - (3) A twenty-foot (20') wide (or width as allowed by other regulation) path for construction of a roadway from a public road or easement to the principal.
- ii) Protected Trees. Consistent with the expressed purposes of this subsection, all persons shall make reasonable efforts to preserve and retain any existing, healthy, self-supporting trees, referred to as "protected trees." The minimum size of trees to be protected: deciduous trees- six (6) inch caliper; evergreen trees - eight (8) inch caliper; and ornamental trees - two (2) inch caliper. No person shall take out, destroy, cause to be destroyed, move or remove any protected tree in preparation for development activity without first obtaining a Land Disturbance Permit from the Community Development department.
- (a) To further encourage the preservation of existing trees, each protected tree that is preserved and is greater than eight (8) inches in caliper may be counted toward the required landscape materials at a rate of two (2) required shade or evergreen trees or four (4) required ornamental trees. Preserved trees may not count toward the caliper inches required for mitigation of any trees removed.
 - (b) Exemptions. The requirements of this subsection shall be followed except:
 - (1) During a period of emergency, such as a tornado, ice storm, flood or any other such extreme act of nature;
 - (2) If the failure to remove a tree would constitute an imminent danger to the environment, property, public health, safety, or welfare due to the hazardous or dangerous condition of such tree;
 - (3) For necessary tree removal by a public agency or utility company within plotted or dedicated utility easements;
 - (4) In an area upon which a permanent structure is located or will be located within a lot building area for all zoning districts;
 - (5) With respect to trees on developed single-family lots;
 - (6) With respect to trees of less than twelve (12) caliper inches

- on all lots less than 20,000 sq. ft.;
- (7) With respect to dead, substantially injured, diseased or damaged trees;
 - (8) Government agencies, tree farms, nurseries and agricultural uses shall be exempt from this subsection provided tree removal is consistent with normal and regular business activity.
- (c) Requirements for Development Plans. All applications for a Land Disturbance Permit or Development Plan Review that will require removal of protected trees shall include a protected tree plan or indicate on the demolition, grading and landscape plans the following:
- (1) A scale map or a plot plan showing the proposed development and noting the location of all protected trees. Tree stands may be outlined giving species and category of trees.
 - (2) Notations regarding which protected trees are to be removed, replaced, or are requested to be counted toward landscaping requirements.
 - (3) Methods of protection.
- g) Measurement Standards. All new trees required to be planted by this Ordinance shall be measured as follows:
- i) All broadleaf / deciduous trees shall be two and one-half (2½) inches in diameter (DBH- Diameter at Breast Height) at the time of planting, measured at six (6) inches above the root ball.
 - ii) All evergreen conifers shall be four (4) feet in height at the time of planting, measured from the top of the root ball.
- All shrubs shall be twenty-four (24) inches in height at the time of planting, measured from ground level.
- h) Assurance of Installation/Completion. Plant material used for buffer yards, medians, entrances, ponds, or street or subdivision perimeter landscaping shall be designated as “Common Area” or as a landscape easement on the landscape plan(s), and shall be installed prior to the recording of the plat of the subdivision. A final Certificate of Occupancy shall not be issued until all landscaping shown on the landscape plan has been installed. A temporary Certificate of Occupancy may be issued for the property for a period of up to six (6) months as weather conditions permit landscape installation, provided that the developer shall submit a financial guarantee in the amount of one-hundred thirty-five percent (135%) of the installed cost of landscaping when planting has to be delayed.
- i) Bonding. The applicant shall also have the option of posting a bond equal to one-hundred fifty percent (150%) of the material and installation costs

identified on the plan if the installation of buffer yard and landscaping materials are to be completed at the end of a project. This bond will permit the City to contract the installation of the approved landscape plan, with the applicant's landscape contractor, at the required "prevailing wage rate" should the applicant fail to install the landscape plan within one (1) complete growing season. The "Prevailing wage rate" is the rate at which the City must pay a contractor to provide services for the City. If the applicant desires bonding, the applicant shall revise the cost annually to account for increases in costs of labor and materials.

- j) Utility Easement Conflicts. Required plant material shall be located in areas exclusive of drainage and utility easements and overhead utilities. Plant material shall not be placed in the road/street right-of-way without permission from the City Engineer.

6) PARKING AREA LANDSCAPING

- a) Perimeter Landscaping for Off-Street Parking Areas. All parking lots, including parking spaces (excluding interior drives and loading/unloading areas), shall be separated from all public or private street rights-of-way by a landscape screen that is a minimum of twenty (20) feet in width. Parking areas adjacent to other developed parcels shall require a planting area that is a minimum ten (10) feet in width. Trees shall be provided for interior drives per *Subsection 7.05(8) – Street Tree Planting Requirements*. Screening may consist of any of the following options or a combination:
 - i) Planting. A minimum of one (1) tree shall be provided for every thirty (30) linear feet of landscaped area. The trees may be a combination of deciduous and evergreen. The tree requirement may be reduced or eliminated if street trees are provided per *Subsection 7.05(8)* and are within thirty (30) feet of the edge of the parking area. In addition, a minimum of one (1) shrub shall be provided at a minimum of every three (3) feet in order to form a continuous screen a minimum of thirty-six (36) inches high within two (2) years of planting. The spacing may be wider than three feet depending on shrub selection and with approval by the Director. A minimum of fifty percent (50%) of the required shrubs shall be evergreen; or
 - ii) Landscape Berm. A landscaped berm that is a minimum of three (3) feet in height shall be provided along the length of the landscaped area. Trees shall be provided and shrubs where the berm tapers to less than thirty-six (36) inches to maintain a continuous screening height of thirty-six (36) inches.
- b) Perimeter Landscaping for Off-Street Parking Lots adjacent to Residential Uses or Zoning Districts. Parking lots shall be screened adjacent to the

residential use or zoning district to a minimum height of four (4) feet in accordance with the appropriate buffer yard as determined by Table 7.8: Applicable Buffer Yard Types and Table 7.9: Buffer Yard Types Description.

- c) Interior Landscaping for Off-Street Parking Areas. Parking areas (including loading, unloading and storage areas) containing more than twenty-five (25) vehicular parking spaces, shall provide interior landscaping in addition to the previously required perimeter landscaping. Interior landscaping may be contained in peninsulas or islands.
 - i) Landscaping area. Five percent (5%) of vehicular use area shall be landscaped. However:
 - 1. Minimum area. The minimum landscape area permitted shall be one-hundred eighty
 - 2. (180) square feet with trees planted a minimum of four (4) feet from the curb or the edge of the pavement;
 - 3. Distribution. The required landscape areas are to be adequately dispersed throughout the off-street parking areas; and
 - 4. Ground Cover. Shrubs, ground cover, and other live plant material shall be used to fill the rest of the interior landscaped area.
 - ii) Maximum Spaces. The maximum number of permitted parking spaces is the minimum required number of spaces plus ten percent (10%).
 - 1. For proposed parking lots of more than one-hundred (100) parking spaces that exceed the maximum number of permitted spaces (see Subsection 7.02(26)a above), the Zoning Board of Appeals may increase the minimum amount of required interior landscaping by five percent (5%), and may require that the additional paved area be constructed with pervious pavement.
 - iii. A minimum of one (1) broadleaf/deciduous tree providing shade at maturity shall be provided for every one-hundred eighty (180) square feet of landscaped area. To obtain minimum desired coverage, the maximum spacing between required canopy trees shall be one-hundred (100) feet.
 - 1. As trees mature, trees shall have a clear trunk to at least five (5) feet above the ground, and the remaining plant material shall be maintained not to exceed three and one-half (3½) feet in height.
 - iv. Vehicle overhang. Parked vehicles may hang over the interior landscaped area no more than two (2) feet, as long as concrete or other wheel stops are provided to insure no greater overhang or

penetration of the landscaped area.

- 7) **RESIDENTIAL LANDSCAPING.** Landscaping as stated below shall be required for all single- and multifamily subdivision development, and developments under the horizontal property regime prior to the issuance of a Certificate of Occupancy. Extensions of up to one-hundred twenty (120) days may be granted to take advantage of optimal planting conditions.
- a) Major Subdivision Perimeter Landscaping. Landscaping plant material shall be provided on the perimeter of major subdivision development when adjacent to a public right-of-way as follows:
- i) A twenty (20) foot wide landscape area adjacent to the road or right-of-way shall be provided. The landscaping shall be designated as “common area” or placed in a landscape easement. All attempts should be made to avoid conflicts with drainage and utility easements that would prevent the installation of landscape materials in accordance with the Ordinance.
 - ii) Trees shall be provided at a minimum rate of five (5) trees per one-hundred (100) linear feet of perimeter planting. Trees shall be staggered throughout the planting area and no two (2) trees shall be closer than twenty (20) feet. Perimeter plantings shall be a roughly equal mix of deciduous canopy trees and evergreen trees. Up to twenty-five percent (25%) of the trees may be of the ornamental type for color and accent.
 - iii) Shrubs shall be provided at a minimum rate of ten (10) per one-hundred (100) linear feet of perimeter planting. Medium to large shrubs are encouraged in the twenty (20) foot wide landscape area.
 - iv) Calculation. Trees and shrubs shall be prorated and rounded up to the nearest whole number for every foot over the initial one-hundred (100) feet.
 - v) Planting Pattern. It is suggested that the required trees and shrubs be at least fifty percent (50%) evergreen, planted in clusters or irregular patterns, and shall be combined with perimeter fences, walls, or mounds as detailed below.
- b) Subdivision Perimeter Fences / Walls / Mounds. One of the following landscaping options shall be required in addition to the plant material specified above in *Subsection 7.05(7)*.
- i) Decorative perimeter fences/walls shall be combined with plant material and shall be constructed of masonry, stone, wood, or decorative metal. Fences/walls constructed of synthetic materials that simulate natural materials will also be considered. Fences/walls shall be at least thirty-six (36) inches in height, but not over seventy-two

(72) inches in height. Transparent (open) or opaque fences/walls may be used. Fencing/walls may only be provided by the developer and only located in the area designated as “common area” or “landscape easement.” Landscaping may be placed on the right-of-way side of the fence/wall, outside of the public right-of-way.

- i) Mounds. Mounds shall be combined with plant material, as described above, and may include fencing. Mounds shall be located in an area designated as “Common Area” or “landscape easement.” Mounds shall be a minimum of three (3) feet in height. Maximum side slope shall not exceed a three to one (3:1) ratio. Continuous mounds (levee look) are not permitted.
- c) Common Area. Where a Common Area is designated on the plat or Development Plan of a residential project, a Property or Homeowner’s Association shall be formed and shall be required to provide necessary maintenance to said common areas as per *Subsection 7.13(3)(h)*.
- d) Individual Lot Landscaping. The minimum landscape package for front and side yards shall be consistent with *Table 7.7: Individual Residential Lot Landscaping* and the following:
 - i) The minimum number of shrubs required is a total for the side and front yard combined, not for each yard individually.
 - ii) Lots that have existing trees in the front yard that meet the required minimum shall not be required to plant additional trees. In order for the existing trees to qualify as an existing tree it must be a minimum size of two (2) inch caliper measured six (6) inches above the existing ground elevation at the base of the tree and be part of the finish landscape package upon completion of the residence and the final lot grading.
 - iii) In addition to the above requirements, landscape packages for corner lots shall include a street side-yard (which shall be defined as the yard fronting the street on the side of the house that does not face the street) plan of one (1) evergreen tree and twelve (12) shrubs.
 - iv) All trees shall be planted such that upon maturation the branches and limbs shall not interfere with the adjacent property use. Any tree becoming such a nuisance shall be trimmed or cut back to eliminate the nuisance by the property owner.
 - v) Plant material shall be placed out of the Sight Visibility Triangle at intersections as per *Section 7.04 – Sight Visibility*. There should be a clear visibility zone between thirty-six (36) inches and nine (9) feet maintained by the property owner.

- vi) Trees shall not be planted in the right-of-way.
- vii) Townhome developments that feature multiple side-by-side units on one parcel shall adhere to the standards within *Table 7.7: Individual Residential Lot Landscape* for the TH Zone.

Table 7.7: Individual Residential Lot Landscape			
Zoning District	Number of Trees	Minimum Number of Shrubs	Front Yard Sod
R-1	3	12	no
R-2	2	10	yes
R-3	2	10	yes
TH	2	10	yes

For PUDs, single-family residential developments shall comply with the requirements of the zoning district most closely reflective of the density of development contained in this subsection.

- 8) **STREET TREE PLANTING REQUIREMENT.** The following are street tree planting requirements for all districts:
 - a) **Requirements.** Trees along public streets shall be planted in such a manner, type, quality and location as approved by the City Council and the same requirement shall apply to all streets with or without undeveloped frontage.
 - i) One (1) street tree shall be placed every forty (40) to sixty (60) feet outside of the right-of-way per the City Engineer, but within five (5) feet of the edge of the right of way in order to contribute to the streetscape.
 - ii) The tree location is to be at least twenty (20) feet from fire hydrants or utility poles.
 - iii) A suitable tree is to be used when planting under or within ten (10) lateral feet of overhead utility wires which will not affect the transmission or service of overhead utility services, subsurface drains, driveways, sidewalks, and underground utilities. Refer to *Table 7.12: Trees for Planting on Streets and Highways that Minimize Conflict with Overhead Utilities* for suitable trees.
 - iv) The developers shall be required to maintain the trees for one (1) year after the trees are planted and shall replace any tree which dies within such one (1)-year guarantee period. Upon completion of a street planting, the landscape contractor shall contact the Director or his/her designee for a preliminary inspection. The guarantee period shall begin after the approval by the Community Development Director. A final inspection shall be made at the end of the guarantee period. All trees

not exhibiting a healthy, vigorous growing condition, as determined by the City's inspection, shall be promptly replaced at the expense of the developer.

- v) Replacement Trees. A person who removes, damages or causes to be removed a public tree from tree lawn or other public place shall be required to replace the tree at his or her own expense. The replacement tree shall be a species from *Table 7.13: Trees for Planting on Streets, Highways, and Parking Lots* or *Table 7.14: Trees for Planting on Streets and Highways that Minimize Conflict with Overhead Utilities*.

- 9) RETENTION POND LANDSCAPING. Shrubs and emergent vegetation are encouraged to be planted on pond perimeters. These plants may be exempt from minimum required plant sizes set forth in *Subsection 7.05(5)*. The use of this plant material is more desirable than nonnative manicured turf in order to provide color, filter runoff, limit waterfowl, and improve water quality.
 - b) Choose plant material that is native to Georgia.
 - c) Pond edge seed mixes are available from local suppliers. Pond edge landscaping may also be established from seed.
 - d) Maintenance shall be consistent as it may take up to three (3) years to mature.
 - e) Plant denser ground covers around outfall and drainage outlets to control erosion and stabilize the ground.

10) WASTE CONTAINERS/ RECYCLING CONTAINERS / SERVICE STRUCTURES SCREENING REQUIREMENTS.

With the exception of single-family residential districts, no owner, tenant or occupant of any lot in any district may store, place, or keep, or permit to be stored, placed or kept on that lot, any combination of dumpsters, compactors, grease dumpsters or any other waste or garbage containers (hereinafter referred to as "containers"), that exceed a total of one-hundred twenty (120) gallons in capacity, outside an enclosed building, except for collection purposes as is otherwise permitted in this Ordinance, unless the following conditions are met.

- a) The containers shall be located on a concrete pad that is enclosed by a three-sided structure constructed of masonry construction or wood sufficient to provide complete visual screening of the containers to a height of twelve (12) inches above the top of the containers. The unit shall be constructed with materials similar to the principal structure. The structures shall not be located closer than twenty (20) feet from any dwelling on an adjacent residential lot. The structure shall not project into or be located on a front or side yard. It may be located in a rear yard but shall be not less than five (5) feet from any rear or side lot lines. On corner lots the enclosure can sit no closer to the street than the building itself.
- b) Any service structure that can be seen from the first floor of a residence or

from any street shall be screened. Structures may be grouped together; however, screening height requirements shall be based upon the tallest of the structures. "Service Structures" shall include, but not be limited to: loading docks, propane tanks, dumpsters, electrical transformers, utility vaults which extend above ground, ground-mounted utility equipment and any electrical or other equipment or elements providing service to a building or a site.

- i. Location of screening. There shall be a continuous planting, hedge, fence or wall of earth, having one-hundred percent (100%) opacity, which would enclose any service structure on all sides, unless such structures must be frequently moved or accessed, in which case screening on all but one side is required. The average height of the screening material shall be six (6) feet or one (1) foot greater than the height of the enclosed structure, whichever is greater, but shall not, in any case, be required to exceed ten (10) feet in height.

1. Whenever a service structure is located next to a building wall, perimeter landscaping material, or off-street parking area landscaping material, such walls or screening material may fulfill the screening requirement set out in *Subsection 7.05(6)*. Whenever service structures are screened by plant material, such material may count towards the fulfillment of required interior or perimeter landscaping. Whenever a service structure is screened by a wall or fence, such wall or fence shall be constructed of the same materials as the building which it services.

- ii. Curbs to protect screening material. Whenever screening material is placed around any dumpster or waste collection unit which is emptied or removed mechanically on a regularly occurring basis, a curb to contain the placement of the container shall be provided within the screening material on those sides where there is such material. The curbing shall be at least one (1) foot from the material and shall be designed to prevent possible damage to the screening when the container is moved or emptied.

- c) If the opening of the unit is in sight of the public right-of-way, it shall be covered by a door constructed of a solid material which shall remain closed when not in use, and it shall be maintained in good condition.

11) MECHANICAL EQUIPMENT BUFFERING STANDARDS. Mechanical equipment materials and buffering standards applicable to the multifamily residential and nonresidential zoning districts:

- a) Ground Level. All outdoor storage areas for completed products manufactured on-site, production materials, building-mounted utilities, outdoor refrigeration units and mechanical equipment located on the

ground shall be screened consistent with the following requirements. In no instance shall this be interpreted as applying to merchandise for sale that is temporarily or seasonally placed outdoors.

- i) Fencing. A minimum six (6) feet tall, one-hundred percent (100%) opaque fence of wood, brick, or stone construction shall completely screen the area from the view of public streets and adjacent properties. Opaque six (6) feet tall gates shall be provided to access the facility. The gates shall generally remain closed, except when immediate access to the area is required.
- ii) Landscape Screening. Evergreen planting shall be provided around the exterior perimeter of the required fencing.
 - (1) Evergreen shrubs shall be a minimum of two (2) feet tall at the time of planting, and planted at a maximum of three (3) feet on center. Wider spacing may be permitted depending on the species and upon approval of the Director.

- b) Roof-mounted. All roof-top equipment, such as HVAC units, shall all such screens shall be consistent with the exterior materials used on the facade of the structure.

12) BUFFER YARD REQUIREMENTS. The following requirements shall pertain to buffering a new use from an existing adjacent use or district as described below. The purpose of these buffering and screening standards is to lessen the potential conflicts between the possible uses in one zoning district and those uses in adjacent districts through the use of setbacks and landscaping. The potential degree of conflict between the uses determines the extent of the buffer required.

a) Applicability.

- i) Screening areas shall be provided for the purpose of minimizing the friction between incompatible land uses and improving the aesthetic and functional quality of new development;
- ii) Where vegetative and/or topographic conditions that provide a natural screening and buffer exist prior to development of properties in question, every effort shall be made to retain such conditions. In such cases, additional screening may not be required, provided that provision is made for maintenance of such areas; and
- iii) The City Council may waive the requirement for a wall, fence or greenbelt if equivalent screening is provided by existing or planned parks, parkways, and recreation areas or by topography or other natural conditions.

- b) Buffer Yard Standards. The buffer yard standards only apply along the property lines where the two dissimilar uses or zoning classifications meet as specified in *Table 7.8: Applicable Buffer Yard Types*. The

required buffer yards shall be installed despite the presence of streets, alleys, and other features. Existing mature vegetation may be credited towards required buffering. When a dissimilar land use locates next to an established residential land use within the same zoning classification, buffering and screening standards per *Table 7.9: Buffer Yard Types Description* for Buffer Yard Type 2 shall apply.

- i) **Responsibility.** The developer or owner of the property being developed or otherwise changed in use is responsible for installing the buffer yard at the time of that development or change. The adjacent property owner shall not have to participate in installing the buffer yard.
- ii) **Buffer Yard Location.** All required buffer yard areas shall be provided entirely on the subject property and shall be in addition to setbacks required by this Ordinance.
- iii) **Planting Location.** Required buffer yard trees may be placed either at regular intervals or in irregular patterns representing a natural landscape. However, no two (2) buffer yard trees (excluding evergreen trees) shall be placed closer than twenty (20) feet to one another. No buffer yard or required landscape materials shall be placed within any easement, right-of-way, or septic field.
- iv) **Tree Size.** All broadleaf / deciduous trees must have at least a two and one-half (2½) inch caliper measured at six (6) inches above the top of the root ball, and all evergreen conifers must be a minimum of four (4) feet in height measured from the top of the root ball when planted.
- v) **Ground Cover.** All portions of the buffer yard not planted with trees, shrubs or other landscaped materials shall be covered with grass or other ground-covering vegetation. Landscaping stone or other non-vegetative surfaces may not be substituted for ground-covering vegetation unless otherwise approved by the Director.
- vi) **Application.** No landscaping required by this section may be used to satisfy the minimum requirements of any other provisions of this Ordinance unless approved by the Director.
- vii) **Maintenance.** All landscape materials must be properly maintained, and kept in a neat and orderly appearance, free from all debris and refuse.
 - (1) All plant material which is unhealthy or dead, in the opinion of the Community Development Director, shall be replaced by the end of the next spring or fall planting season.
 - (2) Landscape materials are intended to grow, spread and mature over time. Pruning, limbing-up, topping and other growth-inhibiting measures may only be used to ensure the public

safety and/or health of the vegetation.

- c) Buffer Yard Widths. The buffer yard requirement shall not be included as part of the minimum setback requirements unless approved by the Director. Plant material shall be selected from *Tables 7.13 - 7.20* unless approved by the Director.

- 13) MODIFICATION. The Planning & Zoning Commission, City Council or Zoning Board of Appeals shall have the authority to modify any of the requirements of this section in accordance with *Subsection 2.02(9)(a) ix*.

14) Table 7.8: Applicable Buffer Yard Types														
		New Residential Development						New Commercial Development					New Industrial Development	
		R-1	R-2	R-3	TH	MF1	MF2	CBD	MXU	C-1	C-2	OMI	I-1	I-2
Existing Residential	R-1	-	1	1	2	3	3	3	3	3	4	3	4	4
	R-2		-	1	1	2	3	3	3	3	4	3	4	4
	R-3			-	1	2	3	3	3	3	4	3	4	4
	TH				-	1	2	3	3	3	3	3	4	4
	MF1					-	1	2	2	2	3	2	3	4
	MF2						-	2	2	2	3	2	3	4
	CBD							-	1	1	1	1	3	4
Existing Commercial	MXU								-	1	1	1	3	4
	C-1									-	1	1	2	4
	C-2										-	1	2	4
	OMI											-	2	4
Existing Industrial	I-1												-	3
	I-2													

Table 7.9: Buffer Yard Types Description

Type 1	Buffer width - Ten (10) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.10: Unit Value of Landscaping Material which equals or exceeds a unit value of 3.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 2.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least fifty percent (50%) of the unit value shall be derived from deciduous shade trees (overstory).	Type 3	Buffer width - Thirty (30) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 5.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 4.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least ten percent (10%) of the unit value shall be derived from Deciduous Shade Trees (overstory) or deciduous ornamental trees (understory). A minimum fifty percent (50%) of the trees and shrubs shall be evergreen species. Earthen mounds shall be incorporated into the buffer yard design.
Type 2	Buffer width - Twenty (20) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 4.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 3.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped), provided that at least twenty-five percent (25%) of the unit value shall be derived from deciduous shade trees (overstory). A minimum fifty percent (50%) of the trees and shrubs shall be evergreen species. Earthen mounds are encouraged to gain additional height.	Type 4	Buffer width - Seventy-five (75) feet. The buffer yard shall contain an opaque fence/wall a minimum of eight (8) feet in height. An undulating earthen mound may be substituted but the average maintained height with plant material shall be eight (8) feet. Any combination of materials selected from the Landscape Materials Categories listed in Table 7.8: Unit Value of Landscaping Material which equals or exceeds a unit value of 5.0 for each one hundred (100) linear feet, along any exterior roadway, and unit value or 4.0 for each one hundred (100) linear feet of adjoining property (developed or undeveloped). Seventy-five percent (75%) of the unit value shall be derived from evergreen trees. Fifty percent (50%) of required landscaping shall be on the adjacent property side of the fence.

Table 7.10: Unit Value of Landscape Material

Time of Planting	Value
Deciduous Tree (Overstory) (2 1/2" caliper)	0.75
Evergreen Tree (9' tall)	0.75
Deciduous Ornamental Tree (Understory) (1 1/2" caliper)	0.50
Evergreen Tree (4' tall)	0.50
Evergreen Shrub - Narrow Spread (4" tall)	0.25
Hedge Plant (24" - 30" tall)	0.05
Earthen Mound (3' tall)	0.50
Earthen Mound (6' tall)	1.00
Earthen Mound (9' tall)	1.50

When a dissimilar land use locates next to an established residential land use within the same zoning classification, buffering and screening standards per Table 7.7: Buffer Yard Types Description for Buffer Yard Type 2 shall apply.

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*.

Sec. 8.09 – DRIVE-IN ESTABLISHMENTS

- 1) Purpose
 - a) The purpose of these regulations is to provide standards for drive-in establishments to promote compatibility of this use with adjacent land uses and to ensure safe circulation of traffic on and off site. Drive-in establishments/uses include restaurants, banks and other financial facilities, automatic teller machines, cleaners, pharmacies and similar uses.
- 2) Applicability
 - a) All drive-in establishments/uses shall conform with the requirements of this Section.
- 3) Site Plan Requirements
 - a) Drive-in establishments/uses shall be shown on site development plans where they are proposed as an accessory use to a principal use.
- 4) Location
 - a) Drive-in establishments/uses as stand-alone accessory uses shall not be located within the front yard of the principal building.
- 5) Stacking Space Schedule
 - a) The minimum number of stacking spaces required shall be as shown in *Table 8.2: Stacking Space Schedule* below. The number of stacking spaces required may be reduced or expanded in conformance with *ITE Transportation and Land Development (Stover and Koepke, 1988)* which is incorporated with reference hereto, upon recommendation of the Community Development Director.
- 6) Stacking Space Layout and Design
 - a) Stacking space design shall conform with the following minimum requirements:
 - i) Minimum Size: Eight (8) feet by twenty (20) feet per space.
 - ii) Minimum Setback from property line: Twenty (20) feet.
 - iii) Minimum Setback from street line: Forty (40) feet.
 - iv) Minimum drive-through lane turning radius: Forty-five (45) feet.
- 7) Entrances
 - a) Additional entrances shall not be permitted for drive-in structures unless recommended by the Community Development Director.
- 8) Order Box Noise Mitigation
 - a) The order box loudspeaker shall be positioned so that it is directed toward the vehicle and away from any abutting residential zoning district unless mitigated by a solid sound wall.
 - b) Buffering. The drive-in establishments/uses, including the stacking lanes, shall be buffered from abutting land uses with a buffer in conformance with *Section 7.08 – Tree Conservation, Buffers, and Landscape Compliance*.
- 9) Hours of Operation
 - a) Drive-in establishments/uses employing loudspeakers shall not be operated between 10 p.m. and 6 a.m. if abutting a residential district.

Table 8.2: Stacking Space Schedule		
Use Type	Maximum Spaces	Measured From
Drive-Through Automatic Teller Machine (ATM)	4/Lane	ATM
Bank Teller Window	4/Window	Teller Window
Car Wash, Automatic	6/Stall	Entrance
Car Wash, Self Service	2/Stall	Entrance
Gasoline Pump Island	2/Pump Island	Pump Island
Laundry/Dry Cleaners	4/Drive Service Window	Service Window
Pharmacy	3/Drive Service Window	Service Window
Restaurant, Drive Through	8/Drive Service Window	Service Window
Other Uses	Determined by Community Development Director	