



Dallas Planning Commission - Public Hearing

Thursday, February 19, 2026

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

AGENDA

CALL TO ORDER

MINUTES APPROVAL

1. Consideration to approve the 12/22/2025 Meeting Minutes.

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. Consideration of final approval of a Special Use Sign Permit request submitted by Om Shriva, LLC for property located at 758 Villa Rica Highway, Dallas, GA 30157; Tax Parcel I.D. No. 149.1.4.002.0000, Located in Land Lot: 489 in the 2nd District and 3rd Section of Paulding County. The request is for an animated sign measuring approximately 6 feet in height and 10 feet in width, which will replace the existing signage on the property.
3. Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.
4. The City of Dallas, Georgia proposes to amend the Unified Development Code (UDC) to revise regulations governing the allowance and development standards for Places of Worship. The proposed

amendment adds Places of Worship as a use permitted only by Special Exception in specified zoning districts and establishes development criteria including minimum lot size, street access, buffering, parking, and other performance standards. The purpose of this amendment is to bring the City's zoning regulations into compliance with applicable federal and state law, including the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Georgia Religious Freedom Restoration Act (RFRA), while preserving neighborhood character, managing traffic impacts, and protecting public health, safety, and welfare.

ADJOURNMENT