



Dallas Planning Commission

Thursday, August 03, 2023

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

MINUTES

CALL TO ORDER

PRESENT

Terry Johnson
Debbie Ewing
Ryan Ayers
Andrew Nesbit

ABSENT

David Holt

MINUTES APPROVAL

1. Consideration for the approval of the Minutes from 6/1/2023.

Motion to approve the Minutes from 6/1/2023

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers, Nesbit

RECOGNITION OF VISITORS

2. None

REPORTS

3. None

OLD BUSINESS

4. None

NEW BUSINESS

5. Annexation Application A-2023-01

Annexation Application A-2023-01 Geosam Capital US, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd, East of Cole Lake Rd, and West of Arbor Creek Dr, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Steven L. Jones spoke in favor of the application. No one spoke in opposition.

Motion to approve recommendation of Annexation Application A-2023-01.

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers

Voting Nay: Nesbit

6. Zoning Application Z-2023-04

Zoning Application Z-2023-04 Geosam Capital US, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd, East of Cole Lake Rd, and West of Arbor Creek Dr, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Steven L. Jones spoke in favor of the application. Todd Pownall spoke in opposition of the application.

Motion to deny recommendation of Zoning Application Z-2023-04.

Motion made by Ayers, Seconded by Nesbit.

Voting Yea: Ewing, Ayers

7. Annexation Application A-2023-02

Annexation Application A-2023-02 Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 494, 495, 514, 515, 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd, East of Cole Lake Rd, and West of Arbor Creek Dr, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Steven L. Jones spoke in favor of the application. Todd Pownall spoke in opposition.

Motion to approve recommendation of Annexation Application A-2023-02.

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers, Nesbit

8. Zoning Application Z-2023-05

Zoning Application Z-2023-05 Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 494, 495, 514, 515, 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd, East of Cole Lake Rd, and West of Arbor Creek Dr, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Steven L. Jones spoke in favor of the application. Todd Pownall, Nancy Chisholm, Dennis Widner, Jimmy Anglin, and Stan Chisholm spoke in opposition of the application.

Motion to deny recommendation of Zoning Application Z-2023-05.

Motion made by Ewing, Seconded by Nesbit.
Voting Yea: Ewing, Ayers, Nesbit

9. Zoning Application Z-2023-06

Zoning Application Z-2023-06 Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 514 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd, East of Cole Lake Rd, and West of Arbor Creek Dr, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Steven L. Jones spoke in favor of the application. Todd Pownall and Stan Chisholm spoke in opposition of the application.

Motion to deny recommendation of Zoning Application Z-2023-06.

Motion made by Ayers, Seconded by Nesbit.
Voting Yea: Ewing, Ayers, Nesbit

10. Zoning Application Z-2023-07

Zoning Application Z-2023-07 Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 514 and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd, East of Cole Lake Rd, and West of Arbor Creek Dr, within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Steven L. Jones spoke in favor of the application. Todd Pownall and Allen Hornback spoke in opposition of the application.

Motion to deny recommendation of Zoning Application Z-2023-07.

Motion made by Nesbit, Seconded by Ayers.
Voting Yea: Ewing, Ayers, Nesbit

ADJOURNMENT

Motion to adjourn.

Motion made by Ayers, Seconded by Nesbit.
Voting Yea: Ewing, Ayers, Nesbit

Board Secretary

Date