



Dallas Planning Commission

Thursday, June 01, 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. Motion to approve Minutes from the March 30th, 2023 meeting.

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

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. Application Z-2023-02

Public hearing was held for Zoning Application Z-2023-02 Blue River Development Acquisitions, LLC to rezone a portion of Land Lot(s) 205 & 206 in the 2nd District and 3rd Section of Paulding County,

located at 250 Polk Avenue, Dallas, Georgia, from a zoning District of R-1 Residential to a Zoning District of R-2C Residential.

Andrea Pearson and Micheal Meshkaty spoke in favor of the application. No one spoke in opposition.

Motion to approve application Z-2023-02 with the following conditions.

1. Off-site sewer is required; Owner/Developer is responsible for connection to existing gravity sewer located in the West Wood Development.
2. West Dallas Special Utility District: Owner/Developer is responsible for a \$1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
3. Zoning Plan shall be constructed in general conformity to the site plan provided in the zoning application.
4. Buffer requirement of 20-foot planted or natural (where possible) buffer shall be included around entire site perimeter.
5. Owner/Developer is responsible: Providing a professionally landscaped entrance and monument sign.
6. Owner/Developer is responsible: Required Polk Ave. roadway and development entrance improvements, per City's development regulations.
7. Owner/Developer is responsible: Flock camera to be installed at development entrance compatible with the City of Dallas Police Department System.
8. HOA mandatory with mandatory membership.
9. The architectural style, composition, and design of the proposed single-family homes shall be constructed consistent with the blended building material that may include the application of stone, brick, hardi-plank, shake, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/Developer shall supply for the City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed.

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

3. Application Z-2023-03

Public hearing was held for Zoning Application Z-2023-03 City of Dallas and Helping Hands of Paulding County, Inc., to rezone a portion of Land Lot(s) 281 in the 2nd District and 3rd Section of Paulding County, located at Dallas Industrial Drive and George T. Bagby Drive, Dallas, Georgia, from a Zoning District of H-1 Heavy Industrial to a Zoning District of G General Industrial.

Paul Taylor and Preston Kilgore spoke in favor of the application. No one spoke in opposition.

Motion to approve application Z-2023-03 with no conditions.

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

4. DEV-2023-01

Cadillac Parkway Self-Storage Facility Development Approval.

Brent Thomas spoke in favor of the application.

Motion to approve DEV-2023-01 with no conditions.

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

Motion to adjourn.

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

Board Secretary

Date