



Dallas Planning Commission

Thursday, September 19, 2024

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 David Holt
Commissioner Terry Johnson
Commissioner Ryan Ayers
Commissioner Sam Callahan

ABSENT

Commissioner Andrew Nesbit

MINUTES APPROVAL

1. Consideration for the approval of the Minutes from the 5/23/24 meeting.

Motion to approve the Minutes from the 5/23/24 meeting.

Motion made by Johnson, Seconded by Ayers.

Voting Yea: Holt, Johnson, Ayers, Callahan

RECOGNITION OF VISITORS

2. None.

REPORTS

3. None.

OLD BUSINESS

4. None.

NEW BUSINESS

5. Z-2024-06/ DEV-2024-01- White Cheetah, LLC have applied for a Site Plan and Elevation approval request for review. This includes all elevation drawings and site plans in accordance with the rezoning conditions. The site is located at Jimmy Campbell Parkway with Parcel Number: 135.3.1.075.0000, in Land Lot(s) 364 in the 2nd District, Section 3 of Paulding County. The applicant is requesting final approval for the design of the buildings and uses on-site.

Motion to approve Application Z-2024-06/ Dev-2024-01 with the following conditions:

1. All visual and written representations shall hereby be entered into the legal record and made required. This includes all materials and measurements as indicated and advised on the approved site plans and elevation drawings. No changes to such documents shall be permitted without seeking subsequent plan review approval for the change and the applicant is required to apply for design review again in such event.
2. Comply with all rezoning stipulations. Provide plan for barrier required per rezoning stipulations.
3. Locate storage tanks not less than 25 feet from any side or rear property line. (Zoning Ordinance Section 44-168(9)).
4. Provide plans with all information required for submittal to the Planning Commission for approval as specified in Section 44-214 of the Zoning Ordinance. Include topography, storm drainage, and utilities for submitted site plan.
5. Screen all building mechanical and electrical equipment from view of public thoroughfare or residential property. (Zoning Ordinance Section 44-215(a)(5)) Show locations of said equipment and screening required.
6. Resolve discrepancy in door locations and column locations on plan view of retail and restaurant building to match that shown on back building elevation.
7. Provide rendering of retaining wall and associated code required safety guardrail.
8. Provide rendering of dumpster enclosure. Materials shall match and design be compatible with the principal building.
9. Add tree at end of parking row in southwest corner of front parking lot near diesel pumps. Landscaping shall be specifically provided at ends of parking rows in accordance with Zoning Ordinance Section 44-217(b)(3) and shall be trees per Section 44-217(c)(3).
10. Adjust site lighting plan so that there is not light spillage across property line on west side of convenience store in accordance with Zoning Ordinance Section 44-219(3).
11. Revise signage mock up rendering to match site plan. Include both buildings.
12. Provide one freestanding sign in accordance with Zoning Ordinance Section 44-216(b). Sign shall be monument construction and limited to a maximum of 100 square feet. Maximum sign height not to exceed 25 feet.
13. Revise signage mock up rendering as needed to comply with both Sign Ordinance and Corridor Overlay District requirements

Motion made by Johnson, Seconded by Ayers.

Voting Yea: Holt, Johnson, Ayers, Callahan

ADJOURNMENT

Motion to Adjourn.

Motion made by Callahan, Seconded by Ayers.

Voting Yea: Holt, Johnson, Ayers, Callahan

Board Secretary

Date