



# Dallas Planning Commission

Thursday, June 26, 2025

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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*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.*

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## MINUTES

### CALL TO ORDER

#### PRESENT

David Holt  
Ryan Ayers  
Sammy Callahan

#### ABSENT

Terry Johnson

### MINUTES APPROVAL

1. Approval of the 5/22/25 Meeting Minutes

Motion to approve the 5/22/25 Meeting Minutes with corrections.

Motion made by Holt, Seconded by Callahan.

Voting Yea: Holt, Ayers, Callahan

### RECOGNITION OF VISITORS

### REPORTS

### OLD BUSINESS

### NEW BUSINESS

2. Zoning Application Z-2025-02 The City of Dallas (Applicant) and 101 Bainbridge Way, LLC (Titleholder), have applied to rezone the property at 101 Bainbridge Way, Dallas, GA 30132, from R-2 (City of Dallas) to C-1 (City of Dallas). The subject property is located and legally known by Parcel ID 138.4.2.017.0000 and Parcel ID 138.4.2.011.0000 in Land Lot 344, in the 2nd District, 3rd Section, of Paulding County.

Brandon Rakestraw spoke on behalf of Zoning Application Z-2025-02.

Motion to approve Zoning Application Z-2025-02.

Motion made by Ayers, Seconded by Callahan.  
Voting Yea: Holt, Ayers, Callahan

3. Special Exception Use Permit Application SEP-2025-01 Grace Baptist Church (Applicant/Titleholder) and, Thomas H Brown (Representative), have applied for a special exception permit for a portion of land in Land Lot(s) 230 in the 2nd District, 3rd Section, of Paulding County, located at 123 Watson Dr, Dallas, GA 30132 within Paulding County, GA. Current Zoning District of the subject property is C-1 in the City of Dallas. C-1 zoning district in the City of Dallas allows the use of Place of Worship subject to a Special Exception Permit issued by the City of Dallas - Planning Commission.

Pastor Thomas Brown spoke on behalf of Special Use Permit Application SEP-2025-01.

Motion to approve Special Use Permit Application SEP-2025-01 with the following stipulation:

1. Business is to hire and provide traffic control services (Officer) during all hours of operation. This includes services, school, events, or any additional times of operation. This shall satisfy subsection 4.04(2)f(ii) requirement for location frontage or direct access to an arterial street.

Motion made by Ayers, Seconded by Callahan.  
Voting Yea: Holt, Ayers, Callahan

## **ADJOURNMENT**

Motion to adjourn.

Motion made by Callahan, Seconded by Ayers.  
Voting Yea: Holt, Ayers, Callahan

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**Secretary**

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**Date**