



Board of Zoning Appeals - Public Hearing

Monday, June 15, 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.

MINUTES

CALL TO ORDER

PRESENT

Commissioner Brad Wood
Commissioner Jeff Cole

ABSENT

Commissioner Mike Cason

MINUTES APPROVAL

1. Consideration to approve the 3/30/2026 Meeting Minutes.

Motion to approve the 3/30/2026 Meeting Minutes.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cole

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. Development Standard Variance Application DSV-2026-04. Downtown Development Authority of the City of Dallas (Applicant, Representative, and Titleholder), has applied and seeks a Development Standards Variance for property legally known as 200 Lester Drive, Dallas, GA. 30132; Tax Parcel I.D. No. 137.2.2.062.0000 located in Land Lot: 274 in the 2nd District and 3rd Section of Paulding County.

Commissioner Mike Cason was not present for the meeting due to a conflict of interest.

Darrin Keaton, City Attorney spoke on behalf of Application DSV-2026-04. Denise and Steve Nunley spoke in favor of the application.

Ashley Guyer, Jennifer Elston, Tamara Martin, Chanti Herbert, Alicia Grey, and Wanda and Tony Stapp spoke against application DSV-2026-04.

Motion was made to add ten (10) additional minutes for both proponents and opponents to present their comments.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

The Zoning Board of Appeals approved six (6) staff conditions/ stipulations. These can be referenced in the attached Development Standard Variance: DSV-2026-04: Downtown Development Authority; Recommendation / Stipulation Document in Exhibit A.

Variance 1. Applicant requests approval of a reduction of the side setback along north property line to 25’.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 2. Applicant requests approval of a reduction of the rear setback along west property line to 32’.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 3. Applicant requests approval to have slopes exceeding 25%.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 4. Applicant requests approval of a reduction in the open space percentage.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 5. Applicant requests approval to construct one or more of the allowable amenities listed in 2) d, 2) f, and 2) g in leu of mandatory swimming pool.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 6. Applicant requests approval of to allow cut and fill slopes exceeding 10%.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 7. Applicant requests approval to allow planted features in place of preserving existing natural features.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 8. Applicant requests approval to adjust open space percentage.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 9. Applicant requests approval to allow driveway depths of 25' from edge of pavement.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 10. Applicant requests approval to allow non-rear facing garage townhome units. This request is for units 45-69.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 11. Applicant requests approval to allow a minimum tangent of less than 100-feet at intersection.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Variance 12. Applicant requests approval to construct non-rollback curb and gutter within alleys.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

The document titled Development Standard Variance DSV-2026-04: Downtown Development Authority; Recommendation/Stipulation Document was submitted for the record and is attached to these minutes as Exhibit A.

3. Development Standards Variance DSV-2026-03 Peter Bandi / Keystone Land Surveying (Applicant), Jeremy Huber / Paran Homes (Representative), and Southeast Palisades Acquisition, LLC / Kendall King (Titleholder), has applied and seeks a Development Standards Variance for property legally known as 114 White Oak Circle, Dallas, GA. 30132; Overlook at Palisades Lot 98; Tax Parcel I.D. No. 148.3.2.065.0000 located in Land Lot: 528 in the 2nd District and 3rd Section of Paulding County, Georgia.

Jeremy Hubert and Peter Bandi spoke on behalf of Application DSV-2026-03. No one spoke in opposition.

Motion to approve Application DSV-2026-03 with the following stipulation:

1. Residential lot shall be constructed in substantial conformity to the boundary survey plan provided in the development standards variance application.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

ADJOURNMENT

Motion to adjourn

Motion made by Commissioner Wood, Seconded by Commissioner Cole.
Voting Yea: Commissioner Wood, Commissioner Cole

Secretary

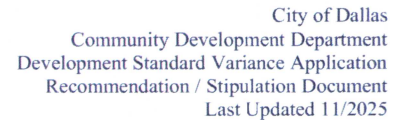
Date

EXHIBIT A

Development Standard Variance: DSV-2026-04: Downtown Development Authority;

Recommendation / Stipulation Document

Meeting Date: June, 15th, 2026



I. JURISDICTION AND STANDARD OF REVIEW

The Zoning Board of Appeals ("Board") is authorized to hear and decide Development Standards Variances. In deciding each requested variance, the Board makes written determinations based on the evidence in the administrative record.

II. GLOBAL FINDINGS

- (1) The Board conducted a duly noticed public hearing and considered the staff report, application materials, civil plan set dated 04/09/2026, and testimony/exhibits presented at the hearing.*
- (2) The Board makes separate determinations for each numbered variance item below.*
- (3) Unless expressly modified herein, all **other UDC** and City ordinance requirements remain in full force and effect, and the development shall be constructed in substantial conformity with the approved plans.*

III. DETAILED DESCRIPTION OF VARIANCE(S) DETERMINATIONS:

- (1) **Item 1 - North side setback reduction:** Reduce the side setback along the north property line to 25 feet.*
 - Conditions: Construct in substantial conformity with the approved plan depicting the 25-foot setback; maintain perimeter buffer yard widths as shown on approved plans.*
- (2) **Item 2 — West rear setback reduction:** Reduce the rear setback along the west property line to 32 feet.*
 - Conditions: Construct in substantial conformity with the approved plan depicting the 32-foot setback; maintain perimeter buffer yard widths as shown on approved plans.*
- (3) **Item 3 — Slopes exceeding 25%:** Allow slopes exceeding 25 percent where necessary.*
 - Conditions: Limit approval to slope areas shown on approved LDP civil design drawing grading plans; require geotechnical oversight and stabilization/erosion controls per approved civil plans and permits.*
- (4) **Item 4 - Open space percentage reduction:** Allow a reduction in required open space percentage.*
 - Conditions: Provide open space tabulation identifying qualifying and non-qualifying open space within the approved LDP civil design drawings; common open space areas shall be maintained by an HOA or equivalent common-area maintenance entity.*
- (5) **Item 5 - Amenity substitution for mandatory pool:** Allow allowable amenities in lieu of the mandatory swimming pool.*
 - Conditions: Submit an amenity exhibit identifying specific amenities, minimum*

specifications, locations, and installation timing within the approved LDP civil design drawings; amenities shall be maintained by the HOA/common-area maintenance entity.

- (6) **Item 6 - Cut/fill slopes exceeding 10%:** Allow cut and fill slopes exceeding 10 percent where necessary.
 - Conditions: Limit approval to cut/fill areas shown on approved LDP civil design drawing grading plans; require geotechnical oversight and stabilization/erosion controls per approved civil plans.
- (7) **Item 7 — Planted features in lieu of existing/natural feature preservation:** Allow planted features in place of preserving existing/natural features where preservation is infeasible.
 - Conditions: Maintain perimeter buffer yard widths as shown on approved LDP civil design drawing; provide a landscape plan demonstrating replacement plantings meeting buffer/screen intent and applicable UDC landscaping standards.
- (8) **Item 8 - Open space adjustment:** Allow adjustment to open space percentage/categorization as clarified on the record.
 - Conditions: Board clarification: Item 8 is approved as calculation/classification adjustment: Provide open space tabulation identifying qualifying and non-qualifying open space within the approved LDP civil design drawings.
- (9) **Item 9 — Driveway depth:** Allow driveway depths of 25 feet measured from edge of pavement for affected.
 - Conditions: Prior to LDP issuance, provide a dimensioned driveway-depth exhibit identifying each affected driveway and confirming measurement from edge of pavement within the approved LDP civil design drawings. Install striping/signage needed to maintain circulation and emergency access as required by City Engineer/Fire Marshal.
- (10) **Item 10 — Garage orientation variance (Units 45-69):** Allow garage orientation variance for Units 45-69 as shown within the approved LDP civil design drawings.
 - Conditions: Prior to building permits for Units 45-69, submit architectural elevations (front/left/right/rear) demonstrating compliance with adopted design standards; approval is limited to Units 45-69 as shown/clarified on the record.
- (11) **Item 11 — Intersection tangent less than 100 feet:** Allow minimum tangent less than 100 feet at specified intersection(s).
 - Conditions: Final intersection geometry, sight distance, and turning movements are subject to City Engineer approval; provide sight distance/turning exhibits if requested by City Engineer within the approved LDP civil design drawings.

- (12) **Item 12 — Non-rollback curb and gutter within alleys:** Allow non-rollback curb and gutter, or alternate curb detail, within alleys only.
- Conditions: Alternative curb/gutter detail is limited to alleys and shall match approved construction detail; final detail is subject to City Engineer approval for drainage and maintenance; all other roadway/drainage standards remain applicable unless expressly varied.

IV. Staff Conditions / Stipulations:

- (1) Development shall be constructed in substantial conformity to the approved LDP civil design plan.
- (2) Owner/developer is responsible for adhering to and providing full compliance with the landscaping and buffer standards found in the city's Unified Development Code;
- (3) Establishment of a Homeowners Association (HOA) or equivalent maintenance entity shall be mandatory as part of final platting process. Homeowners Association membership shall be mandatory for all owner/residents.
- (4) Owner/developer shall supply for City of Dallas approval detailed architectural elevation design plans for each townhome unit to be constructed. All townhome units, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
- (5) Rental Limitation. As a condition of approval, rental properties within the 69-unit townhome development shall not exceed ten percent (10%) of the total approved unit count, which equals a maximum of six (6) rental units. This rental limitation shall be incorporated into the HOA covenants, final plat documentation, or other enforceable project documents in a form acceptable to the City prior to final plat recordation or issuance of certificates of occupancy, as applicable. This condition is adopted as a project-specific stipulation of approval and shall be enforced in the same manner as other conditions of approval applicable to this development. This rental limitation does not alter the Board's separate findings for Items (1) through (12), and each variance item is approved, denied, or conditioned based on the evidence and findings stated separately in this Order.

Unless expressly adopted in this Order or stated on record, no other staff stipulation is adopted.

V. Order

Unless explicitly stated herein, all other zoning, lot, development, design, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.



VI. Signatures

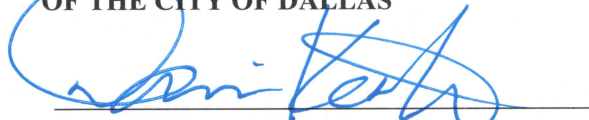
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in its name by its duly authorized officers.

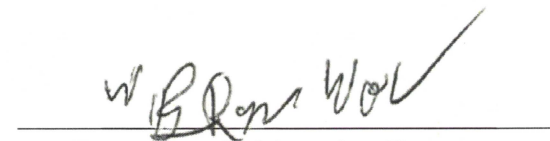
This the 15th day of June, 2026.

Signed, sealed and delivered in the presence of:

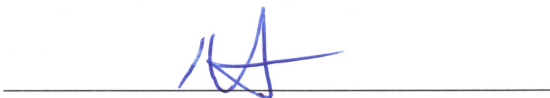
DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DALLAS

CITY OF DALLAS


Official Signatory – Applicant/Representative


Zoning Board of Appeals - Chairman

DARRIN KEATON
Printed Name of Signatory


City Manager

GENERAL COUNSEL
Signatory Title


Community Development Director

ATTEST:


Tina Clark – City Clerk

This the 24 day of June, 2026

