



# Dallas Planning Commission

Thursday, September 25, 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  
Terry Johnson  
Sammy Callahan

#### ABSENT

Ryan Ayers  
Danial Lumpkin

### MINUTES APPROVAL

1. Consideration to approve the Minutes from the 6/26/2025 meeting.

Motion to approve the 6/26/2025 Minutes.

Motion made by Callahan, Seconded by Johnson.

Voting Yea: Holt, Johnson, Callahan

### RECOGNITION OF VISITORS

None

### REPORTS

None

### OLD BUSINESS

None

### NEW BUSINESS

2. Annexation Application A-2025-02 Ted Bricks & Mortar, LLC (Applicant), Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering - Jonathan Jones (Representative) have applied and seek to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas,

GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by the Tax Parcel ID No. 135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Motion to approve Annexation Application A-2025-02.

Motion made by Johnson, Seconded by Callahan.

Voting Yea: Holt, Johnson, Callahan

3. Zoning Application Z-2025-03 Ted Bricks & Mortar, LLC (Applicant), Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering - Jonathan Jones (Representative) have applied and seek to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by the Tax Parcel ID No. 135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Motion to approve Zoning Application Z-2025-03 with the following 13 stipulations:

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will not be acceptable. Owner/developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
2. Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II - Water and Sewer Service; DIVISION 2. - Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
3. Subject development is within the West Dallas Special Utility District: Chapter 40- UTILITIES; ARTICLE II - Water and Sewer Service; DIVISION 2. - Sewer use; Sec. 40-60. - Special utility districts.; (g) (1): West Dallas Sewer Collector Special Utility District.; e. The per lot fee, therefore, shall be \$1,843.00 per lot.
4. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 10-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
6. Owner/developer is responsible for adhering to and providing full compliance with the landscape standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
7. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Paulding County DOT for access.

8. Owner/developer shall comply, design, and construct all offsite water system improvements and/or upgrades required by Paulding County Water System.

9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.

10. A Homeowners Association shall be required for the development in its entirety. The Homeowners Association shall be created and enacted as part of the final platting process for any development phase. Homeowners Association shall require mandatory membership.

11. Owner/developer shall supply for 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. All homes, buildings, or other structures shall comply with the standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 21% (Five (5) units) of the overall 24-unit lot count.

Motion made by Johnson, Seconded by Callahan.

Voting Yea: Holt, Johnson, Callahan

## **ADJOURNMENT**

Motion to adjourn.

Motion made by Callahan, Seconded by Johnson.

Voting Yea: Holt, Johnson, Callahan

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**Secretary**

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**Date**