



Dallas Planning Commission - Public Hearing

Thursday, February 19, 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

CALL TO ORDER

PRESENT

David Holt
Terry Johnson
Ryan Ayers
Sammy Callahan

ABSENT

Daniel Lumpkin

MINUTES APPROVAL

1. Consideration to approve the 12/22/2025 Meeting Minutes.
Consideration to approve the 12/22/2025 Meeting Minutes.
Motion to approve the 12/22/2025 Meeting Minutes.
Motion made by Ayers, Seconded by Johnson.
Voting Yea: Holt, Johnson, Ayers, Callahan

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. Consideration of final approval of a Special Use Sign Permit request submitted by Om Shrina, LLC for property located at 758 Villa Rica Highway, Dallas, GA 30157; Tax Parcel I.D. No. 149.1.4.002.0000, Located in Land Lot: 489 in the 2nd District and 3rd Section of Paulding County. The request is for an

animated sign measuring approximately 6 feet in height and 10 feet in width, which will replace the existing signage on the property.

Consideration of final approval of a Special Use Sign Permit request submitted by Om Shrina, LLC for property located at 758 Villa Rica Highway, Dallas, GA 30157; Tax Parcel I.D. No. 149.1.4.002.0000, Located in Land Lot: 489 in the 2nd District and 3rd Section of Paulding County. The request is for an animated sign measuring approximately 6 feet in height and 10 feet in width, which will replace the existing signage on the property.

Motion to approve Special Use Sign Application for 758 Villa Rica Hwy contingent on Georgia Department of Transportation (GDOT) requirements.

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

3. Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential, one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

A-2025-03 & Z-2025-05, Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential, one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Alex Mitchem spoke on behalf of the application A-2025-03 & Z-2025-05. Ashu Rao M.D spoke in favor of the application. No one spoke in opposition.

Motion to approve recommendation for Annexation Application A-2025-03.

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

Motion to approve recommendation for Zoning / Rezoning Application Z-2025-05 with the following conditions:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-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.
3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping 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.

4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.
6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.
7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
 1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
 2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.
 3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.
8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.
9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.
10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.
13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

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

- 4. The City of Dallas, Georgia proposes to amend the Unified Development Code (UDC) to revise regulations governing the allowance and development standards for Places of Worship. The proposed amendment adds Places of Worship as a use permitted only by Special Exception in specified zoning districts and establishes development criteria including minimum lot size, street access, buffering, parking, and other performance standards. The purpose of this amendment is to bring the City’s zoning regulations into compliance with applicable federal and state law, including the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Georgia Religious Freedom Restoration Act (RFRA), while preserving neighborhood character, managing traffic impacts, and protecting public health, safety, and welfare.

The City of Dallas, Georgia proposes to amend the Unified Development Code (UDC) to revise regulations governing the allowance and development standards for Places of Worship. The proposed amendment adds Places of Worship as a use permitted only by Special Exception in specified zoning districts and establishes development criteria including minimum lot size, street access, buffering, parking, and other performance standards. The purpose of this amendment is to bring the City’s zoning regulations into compliance with applicable federal and state law, including the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the Georgia Religious Freedom Restoration Act (RFRA), while preserving neighborhood character, managing traffic impacts, and protecting public health, safety, and welfare.

The public hearing was conducted to consider a proposed amendment to the Unified Development Code (UDC) to revise regulations for Places of Worship in order to ensure compliance with applicable federal and state law and to establish updated development standards.

ADJOURNMENT

ADJOURNMENT

Motion to Adjourn.

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

Secretary

Date