



Board of Zoning Appeals - Public Hearing

Monday, July 13, 2026

5:00 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 Mike Cason
Commissioner Jeff Cole

MINUTES APPROVAL

1. Consideration to approve the 6/15/2026 Meeting Minutes.

Motion to Approve the 6/15/2026 Meeting Minutes.

Motion made by Commissioner Cole, Seconded by Commissioner Cason.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

RECOGNITION OF VISITORS

REPORTS

OLD BUSINESS

NEW BUSINESS

2. **Thomas Craton** (Applicant/ Titleholder), and **Allen White Development, LLC** (Representative), have applied and seek a Development Standards Variance for property legally known as **100 Village Walk, Dallas, GA. 30132**; Tax Parcel I.D. No. **137.3.1.015.0000** located in Land Lot: **374** in the **2nd** District and **3rd** Section of Paulding County.

Development Standards Variance Application DSV-2026-05.

Allen White spoke in favor of application DSV-2026-05. No one spoke in opposition.

The Zoning Board of Appeals made a motion to approve three (3) staff conditions / stipulations.

1. **Site Plan Conformance.** Development shall be constructed in substantial conformance with the site plan and supporting exhibits submitted as part of the approved development standards variance application, unless otherwise modified by the City through an approved amendment.
2. **Landscaping Compliance.** The owner/developer shall design, install, and maintain all required landscaping in full compliance with Chapter 7 of the City's Unified Development Code, including but not limited to entrance features, common areas, perimeter buffers, streetscape landscaping, open space areas, and recreational amenities.
3. **Commercial Architectural Review.** Prior to the issuance of any building permit for commercial development, the owner/developer shall submit detailed architectural elevations for each commercial building type to the City for review and approval. Elevations shall include all four building facades and shall demonstrate compliance with the City's Unified Development Code, commercial design standards, and all applicable architectural requirements.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Variance 1. Reduce parking area setback to 5-feet along Village Walk to allow for additional parking spaces and rear access drive. The reduced setback is consistent with adjoining commercial sites along Village Walk.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Variance 2. Requesting removal of the bicycle parking requirement.

Motion made by Commissioner Wood, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Variance 3. Removal of 20-foot landscape screen along Village Walk to allow for adequate parking and site access. The current site has existing street trees and landscaping along the right-of-way that will be preserved where applicable.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Variance 4. Requesting approval to place waste container as shown on site plan. Site has roadways on all sides, therefore the location requirement cannot be met. Location will best shield public view while allowing ease of access for collection.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Variance 5. Requesting reduction in sidewalk width along the building to 6-foot. This will allow for wider drive isles and rear access drive. Proposing the installation of a stripe island at the front door location to allow adequate space for ADA and pedestrian access to the building.

Motion made by Commissioner Cole, Seconded by Commissioner Cason.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Variance 6. Requesting a reduction of the drive through turning radius. The current site design has wider drive isles to accommodate both fire and garbage truck access around the entire building.

Motion made by Commissioner Cason, Seconded by Commissioner Cole.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Cole, Seconded by Commissioner Cason.

Voting Yea: Commissioner Wood, Commissioner Cason, Commissioner Cole

Secretary

Date