



Dallas Planning Commission

Thursday, May 22, 2025

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.

AGENDA

CALL TO ORDER

PRESENT

David Holt

Terry Johnson

Andrew Nesbit

Sammy Callahan

ABSENT

Ryan Ayers

MINUTES APPROVAL

1. Consideration for the approval of the Minutes from the 9/19/24 meeting.

Motion to approve the Minutes from the 9/19/24 meeting.

Motion made by Callahan, Seconded by Johnson.

Voting Yea: Callahan, Johnson, Nesbit, Holt

RECOGNITION OF VISITORS

2. None

REPORTS

3. None

OLD BUSINESS

4. None

NEW BUSINESS

5. Re-election of Chairperson, Vice Chairperson, and Secretary.

Motion to approve David Holt as Chairperson.

<http://www.dallasga.gov>

Motion made by Johnson, seconded by Callahan
Voting Yea: Holt, Johnson, Callahan, Nesbit

Motion to approve Terry Johnson as Vice Chairperson.

Motion made by Callahan, Seconded by
Voting Yea: Holt, Callahan, Johnson, Nesbit

Motion to approve Ryan Ayers as Secretary.
Motion made by Johnson, Seconded by Callahan
Voting Yea: Johnson, Holt, Callahan, Nesbit

6. Annexation Application A-2025-01- David Pearson Communities, Inc. (Applicant/Titleholder), and J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP (Representative), have applied and seeks to annex & zone approximately 318.428 acres of property located at 3097 Cole Lake Road Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, six hundred seventy (670) unit single-family community. The subject property is located and legally known by Parcel ID No.170.2.3.001.0000 in Land Lot(s) 586, 638, 639, 640, 658, 659, 710, 711, 730, and 731, in 2nd District, 3rd Section, of Paulding County.

Motion to approve public a total of thirty (30) minutes for public and applicant comments regarding annexation and rezoning requests A-2025-01 and Z-2025-01, allowing time for both those in favor and those in opposition.

Motion made by Callahan, Seconded by Johnson
Voting yea: Johnson, Callahan, Nesbit, Holt

Kevin J. Moore spoke in favor of Annexation Application A-2025-01.

Wayne McCallie, Robert Pate, Todd Pownall, Todd Jones, Chloe Brinkley, Barbara Brush, Kim Chastain, Missa Finklea, Karen Thomason, Paula Standridge, and Kathleen Guess spoke in opposition of Annexation Application A-2025-01.

Motion to recommend denial of Annexation Application A-2025-01.

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

7. Zoning Application Z-2025-01- David Pearson Communities, Inc. (Applicant/Titleholder), and J. Kevin Moore, Esq.; Moore Ingram Johnson & Steele, LLP (Representative), have applied and seeks to annex & zone approximately 318.428 acres of property located at 3097 Cole Lake Road Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, six hundred seventy (670) unit single-family community. The subject property is located and legally known by Parcel ID No.170.2.3.001.0000 in Land Lot(s) 586, 638, 639, 640, 658, 659, 710, 711, 730, and 731, in 2nd District, 3rd Section, of Paulding County.

Kevin J. Moore spoke in favor of Zoning Application Z-2025-01

Wayne McCallie, Robert Pate, Todd Pownall, Todd Jones, Chloe Brinkley, Barbara Brush, Kim Chastain, Missa Finklea, Karen Thomason, Paula Standridge, and Kathleen Guess spoke in opposition of Zoning Application Z-2025-01

Motion to recommend Zoning Application Z-2025-01 for R-2 zoning with stipulations 1-14 and a density of 2.1 units per acre in the event Mayor and Council approves Annexation Application A-202501.

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

ADJOURNMENT

Motion to adjourn.

Motion made by Callahan, Seconded by Johnson
Voting Yea: Johnson, Nesbit, Callahan, Holt

Secretary

Date
