

RESOLUTION
RES 2026-10

**A RESOLUTION TO AMEND ZONING STIPULATIONS FOR
ANNEXATION AND ZONING APPLICATION # A-2021-03 - Z-2021-04**

WHEREAS, The Mayor and the City Council of Dallas, Georgia approved that certain annexation and zoning application # A-2021-03 – Z-2021-04 on the 6th day of December 2021 as R-2 Zoning with conditions and stipulations 1-16; and

WHEREAS, Stipulation #9 Road Improvements of said application approval required the Owner/Developer to construct a multi-use trail from the development entrance on North Industrial Boulevard to Samuel U. Braly Sports Complex per DRI 3179; and

WHEREAS, Stipulation 9 Road Improvements of said application approval also required the Owner/Developer to comply with the conditions required by GRTA as specified in the Notice of Decision section of DRI 3179 dated April 21, 2021; and

WHEREAS, Based on coordination with Paulding County, the previously referenced multi-use trail connection is no longer a required improvement as specified in the Notice of Decision section of DRI 3179 dated April 21, 2021; and

WHEREAS, On February 17, 2026, GRTA revised the Notice of Decision to remove the requirement to construct a path connecting to the Samuel U. Braly Sports Complex and reissued a revised Notice of Decision section of DRI 3179 dated February 17, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of Dallas, Georgia to hereby amend the zoning conditions and stipulations for annexation and zoning application # A-2021-03 Z-2021-04 to remove the requirement to construct a multi-use trail from the development entrance on North Industrial Boulevard to Samuel U. Braly Sports Complex as specified in the revised Notice of Decision section of DRI 3179 dated February 17, 2026, as follows:

9. Road Improvements

- Applicant responsible for construction of the following
 - i. A right and left turn lane to be installed on the southern portion of North Industrial Blvd at the intersection of East Memorial Dr. Owner/Developer will be responsible for drafting all additional easement documents and exhibits for construction of the right and left turn lane. City of Dallas shall assist, to the fullest extent of Georgia State Law, the Owner/Developer with obtaining any permissions or easements required for the construction of the left and right turn lanes.
 - ii. The road located at the entrance on North Industrial Blvd to the first intersection within the development to be upgraded

in a manner that will provide for an improved sense of arrival.

- iii. In order to achieve a traffic calming effect – the Owner/Developer shall be responsible to incorporating horizontal traffic calming practices within the development and main divided parkway. All practices applicable to this main road shall be approved by the City of Dallas and designed in accordance with ideas from the Institute of Transportation Engineering (ITE) manual for traffic calming.
 - iv. Owner/Developer is responsible for the roadway and intersection improvements related to Croker Road, Old Acworth Road, and East Memorial that are applicable to the project and DRI.
 - v. ~~Owner/Developer is responsible for the multi-use trail construction from the development entrance on North Industrial Boulevard to Samuel U. Braly Sport Complex per the DRI. Alternate compliance, based on site conditions or easements, may need to be obtained from the City to be able to construct said path.~~
- Owner/Developer shall comply with the conditions required by GRTA as specified in the Notice of Decision section dated ~~April 21, 2021~~ **February 17, 2026** in the section specifically for the Owner/Developer.

SO RESOLVED this ____ day of _____, 2026

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

Application # A-2021-03 Z-2021-04

Applicant- Lennar Georgia

The City of Dallas, GA Mayor and Council **APPROVES** application # A-2021-03 Z-2021-04 on this 6th day of December, 2021 as R-2 Zoning with conditions and stipulations 1-16 as referenced below.

1. Single Family Detached Homes Design Criteria listed as specified below:
 - At least 14% of lots will be a minimum 60' wide lot / Minimum 39' home width / 2 story front entry
 - At least 28% of lots will be a minimum 50' wide lot / Minimum 39' home width / 2 story front entry
 - At least 45% of lots will be a minimum 40' wide lot / Minimum 29' home width / 2 story front entry
 - At least 12% of lots will be a minimum 40' wide lot / Minimum 29' home width / 2 story rear entry (alley)
 - A maximum of 5% of the total number of 40' wide lots and 50' wide lots can be ranch product type. No ranches allowed on the 60' wide lots.
 - Zoning plan shall be constructed in general conformity to the site plan submitted in Vision Booklet and submitted to staff with staff having the ability to grant up to 8% modifications to the lots and plan.
2. Proposed lots in the development will comply with the following setback minimums:
 - Minimum lot size: 4,200 sf square foot lot, with public sewer
 - Minimum home heated square footage: 1600 square foot one story; 1,800 square foot 2 story
 - Minimum public road frontage: 30 feet
 - Minimum lot width at building line: 40 feet; 35 feet curve or cul-de-sac
 - Minimum front yard setback: 20 feet
 - Minimum side yard setback: 5 feet; 15 feet if corner lot/side street setback
3. Buffer requirements: a minimum of a 20-foot planted or natural (where possible) buffer shall be included around the entire site perimeter.
4. Developer is to enter into a development agreement with the City of Dallas on the outfall sanitary sewer upgrade project. The final cost, approved contractor, and construction plans of the Woodland Creek development offsite gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the offsite gravity sewer outfall upgrade vs the standard cost (the "Actual Cost Differential"). In consideration of the Woodland Creek development offsite gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the Woodland Creek development offsite gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted, the city has determined capacity for the phases of construction and when the sewer line upgrades need to commence.
5. Offsite gravity sewer upgrades shall be governed by the development agreement between the City of Dallas and the Owner/Developer. Said development agreement will define all terms.
6. Offsite gravity outfall sewer upgrade improvements to begin no later than 30 months from issuance of first certificate of occupancy.
7. Owner/Developer shall be responsible for such upgrades as are required from the Paulding County Water System to secure sufficient water pressure to meet the applicable water flow requirements.

8. Credit will be provided by the City of Dallas for the following:
 - a. Building Permit Credit: \$242.50 per lot
 - b. Water Tap Fee Credit: \$75 per lot
9. Road Improvements
 - a. Applicant responsible for construction of the following
 - i. A right and left turn lane to be installed on the southern portion of North Industrial Blvd at the intersection of East Memorial Dr. Owner/Developer will be responsible for drafting all additional easement documents and exhibits for construction of the right and left turn lane. City of Dallas shall assist, to the fullest extent of Georgia State Law, the Owner/Developer with obtaining any permissions or easements required for the construction of the left and right turn lanes.
 - ii. The road located at the entrance on North Industrial Blvd to the first intersection within the development to be upgraded in a manner that will provide for an improved sense of arrival.
 - iii. In order to achieve a traffic calming effect – the Owner/Developer shall be responsible to incorporating horizontal traffic calming practices within the development and main divided parkway. All practices applicable to this main road shall be approved by the City of Dallas and designed in accordance with ideas from the Institute of Transportation Engineering (ITE) manual for traffic calming.
 - iv. Owner/Developer is responsible for the roadway and intersection improvements related to Croker Road, Old Acworth Road, and East Memorial that are applicable to the project and DRI.
 - ~~v. Owner/Developer is responsible for the multi-use trail construction from the development entrance on North Industrial Boulevard to Samuel U. Braly Sport Complex per the DRI. Alternate compliance, based on site conditions or easements, may need to be obtained from the City to be able to construct said path.~~
 - b. Owner/Developer shall comply with the conditions required by GRTA as specified in the Notice of Decision section dated ~~April 21, 2021~~ **February 17, 2026** in the section specifically for the Owner/Developer.
10. Holder Rd to be abandoned at edge of property line for the subject parcel. City of Dallas to approve the abandonment for the section on the property.
11. Applicant to donate land to the City of Dallas to be used as a public park. All maintenance, funding and construction to be the responsibility of the City of Dallas. Donated land to remain as part of the open space requirement. Owner/Developer shall provide required surveys, property deeds, and easements prior to platting the total development.
12. Applicant to provide a professionally landscaped entrance similar to Front Entrance in the Vision Booklet.
13. The architectural style, composition and design of the proposed single-family homes shall be constructed consistent with blended building materials that may include the application of stone, brick, hardi-plank, shake and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Said architectural style shall be substantially similar to the Vision Booklet submitted.
14. Developer to install amenities in Phase I as shown in the visioning booklet to include the Clubhouse, Pool and Playground. Additional amenities to be installed in sub sequential phases will be passive amenities and pocket parks such as dog parks and fire pits and will be included on final plat for each phase as a condition to final plat.
15. A H.O.A is required for all property included in entire development from the beginning of the development process with mandatory membership.

16. Developer will install a minimum of (2) FLOCK cameras compatible with the City of Dallas, GA Police Department System. Est cost \$2500-\$3500.00 each.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 with sewer zoning district as written in the City of Dallas Code of Ordinances.

*The decision regarding this application made herein is the decision of the City of Dallas, Ga Mayor and Councils **final decision**. The City of Dallas Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications. The above parties agree to decision and stipulations if applicable. Upon final annexation recording, recorded documents will be added to this packet.*

Application # A-2021-03 Z-2021-04

Applicant Signature- Lennar Georgia

Mayor- James Kelly

Notary Signature

City Clerk- Tina Clark

Date