



STAFF ACTION ITEM *PUBLIC HEARING*

MEETING DATE: *04/06/2026*

TITLE: *Z-2025-06: ZONING PUBLIC HEARING*

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

PRESENTED BY: *Brandon Rakestraw – Community Development Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

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HISTORY/PAST ACTION:

Planning Commission – Public Hearing; March 19, 2026

***Recommendation** – Approve the rezoning request as follows:*

R-2 Medium-Density Single-Family Residential District (City)

Density: 2.99 units per acre maximum density (R-2 Medium-Density Single-Family Residential District)

Total Unit Count: 19 Single-family Residential Lots

Stipulations: All staff recommended stipulations as listed below.

- 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 City of Dallas for access.*
- 5. Owner/developer shall comply, design, and construct all offsite water and/or sanitary sewer system improvements and/or upgrades required by the City of Dallas for servicing the proposed development.*
- 6. 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.*

7. *A Homeowners Association shall be required for the single-family residential 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.*

8. *Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of each single-family home to be constructed. All single-family homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.*

9. *Owner/developer shall agree rental properties shall not exceed 16% (Three (3) units) of the overall 19-unit count.*

Unless explicitly stated herein, all other lot and development standards shall comply with the R-2 zoning district. All other regulations, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

FINANCIAL IMPACT:

N/A

INFORMATION:

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ZONING APPLICATION AND DOCUMENTS:

Z-2025-06 – Planning & Zoning Staff Document

Attachment A –Rezoning Official Application

Attachment B – Boundary Survey / Legal Description

Attachment C – Site Plan

*Attachment D – Z-2025-06_ Jeff Helms / Elite Engineering_ Application Acceptance / Notice of
Public Hearing Notification Letter*

Attachment E - Z-2025-06_ Jeff Helms Legal Notice

Attachment F - Z-2025-06_ Jeff Helms Surrounding Property Owners Letter

Attachment G - Z-2025-06_ Jeff Helms Proposed Architectural Elevations

REMAINDER OF PAGE BLANK – END OF STAFF ACTION ITEM
