



Dallas Planning Commission

Thursday, November 02, 2023

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

MINUTES

CALL TO ORDER

PRESENT

David Holt
Debbie Ewing
Ryan Ayers

ABSENT

Terry Johnson
Andrew Nesbit

MINUTES APPROVAL

1. Consideration for the approval of the Minutes from 8/3/2023.

Motion to approve the Minutes from 8/3/2023 with changes.

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers

RECOGNITION OF VISITORS

2. None

REPORTS

3. None

OLD BUSINESS

4. None

NEW BUSINESS

5. Zoning Application Z-2023-08 Kerley Family Homes, LLC have applied to zone/rezone a portion of Land Lot(s) 273 in the 2nd District, 3rd Section of Paulding County, located at 260 Merchants Drive, within City of Dallas, Georgia, from a Zoning District of C-2 Commercial to a Zoning District of R-4 Residential and C-2 Commercial, in the City of Dallas.

Kevin Moore spoke in favor of the application. Sam Braly spoke in favor of the application with concern.

Motion to approve recommendation of Zoning Application Z-2023-08 with the following stipulations:

1. Developer is responsible for off-site downstream sewer infrastructure improvements that are required. Improvements must be installed and accepted by City prior to final plat approval.
2. Development shall be constructed in substantial conformity with the site plan provided in the zoning application.
3. Developer shall provide a minimum 20-foot planted or natural (where possible) buffer adjacent to the property boundaries as shown on the zoning site plan.
4. Developer shall provide a 5-6 foot high earthen berm with two rows of evergreen trees staggered six feet on center where the development borders single family residential properties. Berm with evergreen trees shall be located on the development side of the 20-foot planted or natural buffer.
5. Developer shall provide a 6-foot high chain link fence along development side of 20-foot buffer along north and east sides of development down to the stormwater management facility and tie into the private alley.
6. Developer shall provide a 10-foot concrete multi-use trail along the entire length of the property frontage along Merchants Drive for connection to City of Dallas Battlefield Trail.
7. Developer shall provide curb and gutter along entire length of property frontage along Merchants Drive.
8. Developer is responsible for providing required all development entrance improvements as required by Georgia DOT.
9. Developer is responsible for providing and installing license plate reader camera at development entrance compatible with City of Dallas Police Department system.
10. Home Owners Association with mandatory membership required for preservation and maintenance of common areas.
11. Developer shall submit detailed architectural, site, and landscaping plans to the City of Dallas for design review approval.
12. Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

Motion made by Ewing, Seconded by Ayers.

Voting Yea: Ewing, Ayers

6. Zoning Application Z-2023-09 Kerley Family Homes, LLC have applied to zone/rezone a portion of Land Lot(s) 273 in the 2nd District, 3rd Section of Paulding County, located at 200 Clay Drive, within City of Dallas, Georgia, from a zoning of R-1 Residential District to a Zoning District of R-4 Residential and C-2 Commercial, in the City of Dallas.

Kevin Moore spoke in favor of the application. Sam Braly spoke in favor of the application with concern.

Motion to approve Zoning Application Z-2023-09 with the following stipulations:

1. Developer is responsible for off-site downstream sewer infrastructure improvements that are required. Improvements must be installed and accepted by City prior to final plat approval.
2. Development shall be constructed in substantial conformity with the site plan provided in the zoning application.
3. Developer shall provide a minimum 20-foot planted or natural (where possible) buffer adjacent to the property boundaries as shown on the zoning site plan.
4. Developer shall provide a 5-6 foot high earthen berm with two rows of evergreen trees staggered six feet on center where the development borders single family residential properties. Berm with evergreen trees shall be located on the development side of the 20-foot planted or natural buffer.
5. Developer shall provide a 6-foot high chain link fence along development side of 20-foot buffer along north and east sides of development down to the stormwater management facility and tie into the private alley.
6. Developer shall provide a 10-foot concrete multi-use trail along the entire length of the property frontage along Merchants Drive for connection to City of Dallas Battlefield Trail.
7. Developer shall provide curb and gutter along entire length of property frontage along Merchants Drive.
8. Developer is responsible for providing required all development entrance improvements as required by Georgia DOT.
9. Developer is responsible for providing and installing license plate reader camera at development entrance compatible with City of Dallas Police Department system.
10. Home Owners Association with mandatory membership required for preservation and maintenance of common areas.
11. Developer shall submit detailed architectural, site, and landscaping plans to the City of Dallas for design review approval.
12. Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

Motion made by Ewing, Seconded by Ayers.
Voting Yea: Ewing, Ayers

- 7. First National Community Bank has submitted development plans for property that is located within the Corridor Overlay District. The property is 0.93 acres located at 104 Village Walk, Dallas, GA 30132.

Jerry Johnson and Jonathan Colvin spoke in favor of the application.

Motion to approve DEV-2023-02.

Motion made by Ewing, Seconded by Ayers.

Voting Yea: Ewing, Ayers

- 8. The City of Dallas has proposed text amendments to the Zoning Ordinance.

Public hearing was held for proposed chapter 44 zoning amendments as presented.

- 9. Consideration for the 2024 meeting schedule.

No action was taken.

ADJOURNMENT

Motion to adjourn

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers

Board Secretary

Date