



Dallas Planning Commission
Friday, April 29, 2022
6:00 PM
City Hall, 129 E Memorial Dr, Dallas GA 30132

MINUTES

CALL TO ORDER

PRESENT

Commissioner David Holt
Commissioner Terry Johnson
Commissioner Ryan Ayers
Commissioner Andrew Nesbit

ABSENT

Commissioner Debra Ewing

MINUTES APPROVAL

1. Minutes from the December 2nd, 2021 meeting

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

RECOGNITION OF VISITORS

Debbie Parsons

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. Zoning Application Z-2022-01, Adam Baker, SA Land Group

Motion to approve Zoning Application Z-2022-01 with the following stipulations.

1. Fee simple detached single-family residential community.
2. Developer will install flock cameras at all access points into the development that is compatible with the City of Dallas Police Department.

3. Minimum lot size 7500 square feet.
4. Minimum side setback: 10 feet.
5. Minimum lot width: 50 feet at building setback.
6. Minimum front setback: 20 feet.
7. Provide minimum setback from Merchants Drive of 35 feet.
8. Owner/Developer shall supply City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.
9. Developer agreement required for sewer upgrade.
10. Application Z-2022-02 to match the conditions of the first application Z-2022-02.

Motion made by Commissioner Holt, Seconded by Commissioner Nesbit.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

3. Zoning Application Z-2022-02, Adam Baker, SA Land Group

Motion to approve Zoning Application Z-2022-02 with the following stipulations.

1. Fee simple detached single-family residential community.
2. Developer will install flock cameras at all access points into the development that is compatible with the City of Dallas Police Department.
3. Minimum lot size 7500 square feet.
4. Minimum side setback: 10 feet.
5. Minimum lot width: 50 feet at building setback.
6. Minimum front setback: 20 feet.
7. Provide minimum setback from Merchants Drive of 35 feet.
8. Owner/Developer shall supply City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.
9. Developer agreement required for sewer upgrade.
10. Application Z-2022-02 to match the conditions of the first application Z-2022-02.

Motion made by Commissioner Holt, Seconded by Commissioner Nesbit.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

4. De-annexation Application A-2022-01, Brian Stover of West Dallas, LLC
Motion to deny De-annexation Application A-2022-01

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Nay: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

5. Election of new Officers

Motion to approve David Holt as Chairman, Terry Johnson as Vice Chairman, and Ryan Ayers as Secretary.

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Holt, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Holt, Commissioner Johnson, Commissioner Ayers, Commissioner Nesbit

Board Secretary

Date