

# RESOLUTION

## RES 2026-16

### A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA APPROVING AN ALTERNATIVE AMENITY FOR THE LESTER DRIVE TOWNHOUSE DEVELOPMENT PURSUANT TO SECTION 7.16(2)(g) OF THE CITY OF DALLAS UNIFIED DEVELOPMENT CODE

**WHEREAS**, the Downtown Development Authority of the City of Dallas ("DDA") is the owner of certain property located at 200 Lester Drive, Dallas, Georgia, Parcel ID 137.2.2.062.0000, consisting of approximately 9.68 acres in the Townhome (TH) Zoning District (the "Property"); and

**WHEREAS**, the DDA proposes to develop the Property as a 69-unit townhome development known as the Lester Drive Townhouse Development; and

**WHEREAS**, Section 7.16 of the City of Dallas Unified Development Code ("UDC") requires single-family and townhome developments of 25 to 100 dwelling units to provide at least one recreational amenity, with a swimming pool designated as the mandatory first amenity under Section 7.16(2)(a); and

**WHEREAS**, the physical topography and site conditions of the Property, including significant grade changes across the site, render construction of a swimming pool impracticable; and

**WHEREAS**, UDC Section 7.16(2)(f) expressly lists as an allowable amenity two picnic areas, with a minimum size of five hundred (500) square feet per area, including a minimum of two picnic tables and one (1) barbecue grill/pit per area; and

**WHEREAS**, the civil construction plans for the Lester Drive Townhouse Development depict a covered pavilion amenity area of approximately 900 square feet in the southwest corner of the site, which accommodates two code-compliant picnic areas with the required tables and grill/pit fixtures, exceeding the minimum size requirements of Section 7.16(2)(f); and

**WHEREAS**, UDC Section 7.16(2)(g) independently authorizes the City Council to approve an "other amenity" as a qualifying recreational amenity, and the proposed dual covered picnic area satisfies both that provision and the independently enumerated standard of Section 7.16(2)(f); and

**WHEREAS**, the Mayor and City Council find that the proposed covered picnic pavilion constitutes a qualifying amenity consistent with the intent of UDC Section 7.16 to provide recreational facilities suited to the resident population of the development;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Dallas, Georgia, that the dual covered picnic area of not less than 900 square feet, as depicted on the civil construction plans for the Lester Drive Townhouse Development dated April 9, 2026, is hereby approved as the required recreational amenity for said development pursuant to UDC Sections 7.16(2)(f) and 7.16(2)(g), in lieu of the swimming pool otherwise required by Section 7.16(2)(a).

**BE IT FURTHER RESOLVED** that this approval is conditioned upon the picnic area being constructed in substantial conformance with the approved plans, containing no

fewer than two picnic tables and one barbeque grill/pit per area, and being completed prior to the issuance of any Certificate of Occupancy for the development.

**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