

**ZONING MAP AMENDMENT ORDINANCE
ORDINANCE NO. Z-2026-02**

**APPLICANT – JEFF HELMS
TITLEHOLDER – JEFF HELMS
APPLICATION NO. Z-2025-06**

**AN ORDINANCE OF THE CITY OF DALLAS, GEORGIA, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF DALLAS; REZONING CERTAIN
REAL PROPERTY; PROVIDING FOR REPEAL OF CONFLICTING
ORDINANCES; PROVIDING FOR SEVERABILITY; AND FOR OTHER
PURPOSES.**

WHEREAS, the Mayor and Council of the City of Dallas are authorized to exercise zoning powers pursuant to the laws of the State of Georgia; and

WHEREAS, the City has adopted a Zoning Ordinance and Official Zoning Map in accordance with the principles of Urban Planning; and

WHEREAS, an application for rezoning has been submitted by Jeff Helms regarding the property described herein; and

WHEREAS, the Dallas Planning Commission has reviewed the application and held a public hearing as required by law and has made its recommendation to the Mayor and Council; and

WHEREAS, the Mayor and Council have conducted a public hearing in accordance with applicable state law and local procedures; and

WHEREAS, the Mayor and Council find that the requested zoning map amendment is in the best interest of the public health, safety, and welfare and is consistent with the City’s Comprehensive Plan;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF
THE CITY OF DALLAS, GEORGIA:**

SECTION 1. REZONING OF PROPERTY

The Official Zoning Map of the City of Dallas is hereby amended by rezoning the following property:

- **Property Owner/Applicant:** Jeff Helms
- **Property Address:** 361 West Avenue, Dallas, Georgia 30132
- **Tax Parcel ID No:** 137.4.1.081.0000
- **Acreage:** +/-6.351
- **Current Zoning Classification:** R-1 Low-Density Single-family Residential
- **Requested Zoning Classification:**
 - R-2 Medium-Density Single-family Residential (+/-6.351 Acres)
- **Legal Description:**

PARCEL A

All the tract of land lying in or being in Land Lot 372, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at a half inch rebar being the Northwest corner of Land Lot 372; THEN along the North line of Land Lot 372 South 89 degrees 37 minutes 59 seconds East for 660.01 feet to a half inch rebar; THEN leaving said Land Lot Line South 00 degrees 40 minutes 46 seconds West for 343.15 feet to a point located on the North Right of Way Line of West Avenue (40 foot width); THEN along said Right of Way South 61 degrees 18 minutes 37 seconds West for 172.32 feet to a point; THEN with a curve turning to the right with an arc length of 94.73 feet, a radius of 190.00 feet, a chord bearing of South 81 degrees 20 minutes 45 seconds West , and a chord length of 93.75 feet to a point; THEN with a curve turning to

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the right with an arc length of 64.79 feet, a radius of 278.82 feet, a chord bearing of North 75 degrees 17 minutes 49 seconds West , and a chord length of 64.65 feet to a point; THEN North 67 degrees 41 minutes 22 seconds West for 23.84 feet to a point; THEN North 67 degrees 25 minutes 17 seconds West for 86.26 feet to a point; THEN North 68 degrees 02 minutes 09 seconds West for 52.51 feet to a point; THEN with a curve turning to the left with an arc length of 61.55 feet, a radius of 359.56 feet, a chord bearing of North 72 degrees 05 minutes 28 seconds West , and a chord length of 61.48 feet to a point; THEN with a curve turning to the left with an arc length of 58.14 feet, a radius of 175.98 feet, a chord bearing of North 85 degrees 55 minutes 41 seconds West , and a chord length of 57.87 feet to a point; THEN with a curve turning to the left with an arc length of 20.59 feet, a radius of 131.52 feet, a chord bearing of South 82 degrees 05 minutes 11 seconds West , and a chord length of 20.57 feet to a half inch rebar set at the intersection of the North Right of Way of West Avenue (40 foot width) and the North Right of Way of the Silver Comet Trail (150 foot width); THEN along the Right of Way of said Silver Comet Trail North 65 degrees 22 minutes 48 seconds West for 76.40 feet to a point located on the West line of Land Lot 372; THEN along said Land Lot Line leaving said Right of Way North 01 degrees 15 minutes 42 seconds East for 314.04 feet to the POINT OF BEGINNING;

This parcel contains 5.864 Acres more or less and is shown as Parcel A on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.

PARCEL B

All the tract of land lying in or being in Land Lot 372, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

COMMENCING at the Northwest corner of Land Lot 372; THEN South 49 degrees 11 minutes 19 seconds East for 856.22 feet to a point located on the North Right of Way of the Silver Comet Trail (150 foot width) which is the POINT OF BEGINNING;

THEN from said POINT OF BEGINNING along the North Right of Way of said Silver Comet Trail on a curve turning to the right with an arc length of 367.35 feet, a radius of 1352.49 feet, a chord bearing of North 73 degrees 09 minutes 23 seconds West , and a chord length of 366.22 feet to a point; THEN North 65 degrees 22 minutes 48 seconds West for 94.13 feet to a point at the intersection of the North Right of Way line of the Silver Comet Trail and the South Right of Way line of West Avenue (40 foot width); THEN along the South Right of Way line of West Avenue South 68 degrees 02 minutes 09 seconds East for 22.34 feet to a point; THEN South 67 degrees 25 minutes 17 seconds East for 86.14 feet to a point; THEN South 67 degrees 41 minutes 22 seconds East for 24.26 feet to a point; THEN with a curve turning to the left with an arc length of 75.27 feet, a radius of 318.82 feet, a chord bearing of South 75 degrees 20 minutes 27 seconds East , and a chord length of 75.09 feet to a point; THEN with a curve turning to the left with an arc length of 117.63 feet, a radius of 230.00 feet, a chord bearing of North 81 degrees 11 minutes 24 seconds East , and a chord length of 116.36 feet to a point; THEN North 61 degrees 18 minutes 37 seconds East for 163.98 feet to a point; THEN leaving said Right of Way South 05 degrees 59 minutes 46 seconds West for 173.18 feet to the POINT OF BEGINNING;

This parcel contains 0.487 Acre more or less and is shown as Parcel B on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.

SECTION 2. CONDITIONS OF REZONING

This rezoning is approved subject to the following conditions:

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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.
 - a. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
 - b. 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.
 - c. 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 plating 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 10% (Three (2) units) of the overall 19-unit count.

SECTION 3. AMENDMENT TO ZONING MAP

The Community Development Director is hereby directed to amend the Official Zoning Map of the City of Dallas to reflect this change.

SECTION 4. REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

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SECTION 5. SEVERABILITY

If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION 6. EFFECTIVE DATE

Following passage and approval of this ordinance by the Mayor and City Council, this ordinance shall be effective on and after May 4, 2026.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF
DALLAS, GEORIGIA, THIS THE ____ DAY OF _____, 2026.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Candace Callaway, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

Tina Clark, City Clerk

Date