



Dallas Planning Commission - Public Hearing

Thursday, November 20, 2025

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

MINUTES

CALL TO ORDER

PRESENT

Terry Johnson
Ryan Ayers
Sammy Callahan
Daniel Lumpkin

ABSENT

David Holt

MINUTES APPROVAL

1. Consideration to approve the 10/23/2025 Meeting Minutes.

Motion to approve the 10/23/2025 Meeting Minutes.

Motion made by Callahan, Seconded by Ayers.

Voting Yea: Johnson, Ayers, Callahan, Lumpkin

RECOGNITION OF VISITORS

None

REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

2. 337 E Foster Ave sign application - Special Use

Motion to approve Special Use -Sign Application for 337 E Foster Ave.

Motion made by Ayers, Seconded by Callahan.

Voting Yea: Johnson, Lumpkin, Ayers, Callahan

3. Zoning Application Z-2025-04

Zoning Application Z-2025-04, Steeden Preferred Properties, LL (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at 142 Braswell St., Dallas, GA 30132, from R-1 (City of Dallas) to TH (City of Dallas) for a residential, townhome community. The subject property is located and legally known by Tax Parcel ID No.138.1.4.004.0000 in Land Lot 304, 2nd District, 3rd Section, of Paulding County.

Denise and Steve Nunley spoke on behalf of Zoning Application Z-2025-04.

Rewa Pressley spoke in opposition of Zoning Application Z-2025-04.

Motion to approve Zoning Application Z-2025-04 with the following stipulations;

1. Off-site sanitary sewer infrastructure is required to service subject development. Development shall be connected via gravity sewer connection. Installation of a sanitary sewer pump/lift station will be acceptable if the necessary easements cannot be obtained by Owner/Developer. Owner/Developer is responsible for connection and extension of the city's sanitary sewer system to service the proposed development.
2. Owner/Developer shall enter into a development agreement with the City of Dallas for the connection and extension of the city's sanitary sewer system to service the subject development. The final cost, approved contractor, and construction plans for the connection and extension of the city's sanitary sewer system improvements will be subject to the approval of the City of Dallas. The sanitary sewer system extension shall adhere to Chapter 40-UTILITIES; ARTICLE II – Water and Sewer Service; DIVISION 2. – Sewer Use; Sec. 40-61. - Sewer extension, sewer system upgrade, and planned sewer requirements.
3. Development shall be constructed in full conformity to the city's Unified Development Code and Code of Ordinances.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by the city for access.
5. Owner/developer shall comply, design, and construct all off-site/on-site water system improvements and/or upgrades required by the city for service.
6. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
7. Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis; including but not limited to Paulding County School System, City of Dallas Police Department, GA Power, Southern Company Gas, and Telecommunication(s) Companies.

8. Owner/developer shall agree rental properties shall not exceed 10% of the overall unit count for the proposed Townhome Development. This includes the combination of adjacent properties to yield additional unit counts as part of an overall master development.

Unless explicitly stated herein, all other lot development standards shall comply with the TH zoning district as written in the City of Dallas Code of Ordinances.

Motion made by Callahan, Seconded by Lumpkin.
Voting Yea: Johnson, Callahan, Lumpkin, Ayers.

ADJOURNMENT

Motion to adjourn.

Motion made by Ayers, Seconded by Callahan.
Voting Yea: Johnson, Ayers, Lumpkin, Callahan

Secretary

Date