



City Council Regular Meeting

Monday, May 02, 2022

5:00 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 at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

MINUTES

PUBLIC HEARING

Prior to the Regular Meeting, a Public Hearing was held for the following:

Zoning Application Z-2022-01, Adam Baker, SA Land Group are proposing to rezone approximately 9.85 acres from General Industrial to R-2 Low-Density Multi-family with conditions. Boyd Austin, Adam Baker & Jonathon Pressley spoke on behalf of the application. Debbie Parsons spoke in opposition.

Zoning Application Z-2022-02, Adam Baker, SA Land Group are proposing to rezone approximately 11.92 acres from R-2 Low-Density Multi-Family to R-2 Low-Density Multi-family with conditions. Boyd Austin, Adam Baker & Jonathon Pressley spoke on behalf of the application. Debbie Parsons spoke in opposition.

The property is located at 1032 Merchants Drive, Dallas GA 30132 and 1052 Merchants Drive, Dallas GA 30132, with a total of 21.77 acres.

The applications were subject to a public hearing before the Dallas Planning Commission on 04/29/2022, and were recommended for approval. (4-0)

De-Annexation Application A-2022-01- removed from the meeting.

Mayor Kelly closed the Public Hearing at 5:39 pm.

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran

ABSENT

Councilmember Michael Cason

INVOCATION AND PLEDGE

Mayor Kelly led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Angela & Dave Jackson, Bullock Building

David Wilkerson, LCI Project

Kevin Tukes, LCI Project

MINUTES APPROVAL

1. Motion to adopt the minutes of the April 4, 2022 Regular meeting.

Motion made by Councilmember Cochran, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

CONSENT AGENDA

Motion to approve the purchase of a Grasshopper Mower in the amount of \$16,855.64 to be paid from SPLOST.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

OLD BUSINESS

None

NEW BUSINESS

2. Motion to approve Zoning Application Z-2022-01, Adam Baker, SA Land Group with the following stipulations.

1. Fee simple detached single-family residential community.

2. Developer will install Flock Camera at all access points into the development that is compatible with the City of Dallas Police Department.

3. Minimum lot size: 7,500 square feet.

4. Minimum side setback: 7.5 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 for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.
9. Development agreement required for sewer upgrade.
10. Application Z-2022-02 to match the conditions of the first application Z-2022-01.
11. Provide 20 ft wide sewer easement and 8 inch sewer line with manhole(s) to existing commercial properties in middle of development.
12. Georgia DOT approval required for entrance on Merchants Drive (SR 6 Business).
13. Paulding County Water approval required for master meter.
14. Provide amenities as shown on zoning plans for community.
15. Provide 20 ft landscaped strip along Merchants Drive.
16. 76 Maximum lots.
17. 6-foot privacy fence along Mrs. Parsons property line.
18. Provide a staggered buffer 6-foot on center with evergreens along Mrs. Parsons property line.
19. Sidewalks on both sides on the interior and sidewalks on Merchants Drive going East to the businesses (to the apartments) and going West (to the daycare).
20. The ability to dig up plants on the property of the applicant.
21. 5-foot wide sidewalks.

Motion made by Councilmember Alls, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

3. Motion to approve Zoning Application Z-2022-02, Adam Baker, SA Land Group with the following stipulations.
 1. Fee simple detached single-family residential community.
 2. Developer will install Flock Camera at all access points into the development that is compatible with the City of Dallas Police Department.
 3. Minimum lot size: 7,500 square feet.
 4. Minimum side setback: 7.5 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 for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes.
9. Development agreement required for sewer upgrade.
10. Application Z-2022-02 to match the conditions of the first application Z-2022-01.
11. Provide 20 ft wide sewer easement and 8 inch sewer line with manhole(s) to existing commercial properties in middle of development.
12. Georgia DOT approval required for entrance on Merchants Drive (SR 6 Business).
13. Paulding County Water approval required for master meter.
14. Provide amenities as shown on zoning plans for community.
15. Provide 20 ft landscaped strip along Merchants Drive.
16. 76 Maximum lots.
17. 6-foot privacy fence along Mrs. Parsons property line.
18. Provide a staggered buffer 6-foot on center with evergreens along Mrs. Parson's property line.
19. Sidewalks on both sides on the interior and sidewalks on Merchants Drive going East to the businesses (to the apartments) and going West (to the daycare).
20. The ability to dig up plants on the property of the applicant.
21. 5-foot wide sidewalks.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

4. De-Annexation Application A-2022-01- removed from the meeting, no action taken.
5. Motion to adopt the Municipal Clerks Week Proclamation 2022-03.

Motion made by Councilmember Arnold, Seconded by Councilmember Aalls.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

6. Motion to appoint Danita Elrod to the Dallas Housing Authority for a term of five (5) years: May 2, 2022 - May 1, 2027.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

Voting Yea: Councilmember Aalls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

Motion to appoint Sharone Thomas to the Dallas Housing Authority for a term of one (1) year: May 2, 2022 - May 1, 2023.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

Motion to appoint Debbie Self to the Historical Preservation Commission.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

7. Motion to adopt OA-2022-02 Chapter 4 -Alcoholic Beverages Sec. 4-83 Sales Volume Ratio for select businesses.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

8. Motion to approve the West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 Phase I – Construction Award in the amount of \$11,941,699.60.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

Motion to allow the Mayor to execute all documents and contracts for the West Dallas Collector Sewer Extension Project Construction Award.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

9. Motion to approve the Battlefield Trail Phase II – PI0012885 – Project Change Order 1 & 2 in the amount of \$202,553.37.

Motion made by Councilmember Alls, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

10. Motion to approve the purchase of a new 2022 Police Interceptor Utility for Public Safety in the amount of \$46,767.80 to be paid from SPLOST.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

ADDITIONAL/COMMENTS

Mayor Kelly added a Motion to approve the reimbursement to Susan Pomocnik in the amount of \$169.95, in regards to a meter issue.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date