



# City Council Regular Meeting

Monday, August 07, 2023

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

---

*Individuals with disabilities who require certain accommodations 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](mailto:rbruce@dallasga.gov) to allow the city to make reasonable accommodations for those persons.*

---

## MINUTES

### PUBLIC HEARING

Mayor Kelly opened the public hearings.

Annexation Application A-2023-01- Geosam Capital US, LLC has applied for annexation and to zone/rezone a portion of Land Lot(s) 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Brett Emory, Geosam Capital, LLC spoke on the application. Todd Pownell and Candice Calloway spoke in opposition. Mayor Kelly closed the public hearing.

Zoning Application Z-2023-04- Geosam Capital US, LLC has applied for annexation and to zone/rezone a portion of Land Lot(s) 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Brett Emory, Geosam Capital, LLC spoke on the application. Todd Pownell spoke in opposition. Mayor Kelly closed the public hearing.

Annexation Application A-2023-02-Paulding County Land Development, LLC has applied for annexation and to zone/rezone a portion of Land Lot(s) 494, 495, 514, 515, 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Brett Emory, Geosam Capital, LLC spoke on the application. Todd Pownell spoke in opposition. Mayor Kelly closed the public hearing.

Zoning Application Z-2023-05-Paulding County Land Development, LLC has applied for annexation and to zone/rezone a portion of Land Lot(s) 494, 495, 514, 515, 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Brett Emory, Geosam Capital, LLC spoke on the application. Stephen Tippens, Randy Richard & Monty Campbell spoke in opposition. Mayor Kelly closed the public hearing.

Zoning Application Z-2023-06- Paulding County Land Development, LLC has applied for annexation and to zone/rezone a portion of Land Lot(s) 514 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Brett Emory, Geosam Capital, LLC spoke on the application. Todd Pownell spoke in opposition. Mayor Kelly closed the public hearing.

Zoning Application Z-2023-07- Paulding County Land Development, LLC has applied for annexation and to zone/rezone a portion of Land Lot(s) 514 and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

Brett Emory, Geosam Capital, LLC spoke on the application. Todd Pownell, Jerry Deavers, Jimmy Mannor, Candace Calloway, and Crista Miller spoke in opposition. Mayor Kelly closed the public hearing.

## **CALL TO ORDER**

### **PRESENT**

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

### **ABSENT**

Councilmember Michael Cason  
Councilmember Cooper Cochran

## **INVOCATION AND PLEDGE**

Councilmember Henson led the Invocation and Pledge.

**RECOGNITION OF VISITORS AND COMMENTS**

None

**MINUTES APPROVAL**

Motion to adopt the July 10, 2023, Regular Meeting Minutes.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.  
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Henson  
Voting Abstaining: Councilmember Carter

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Motion to approve Annexation Application A-2023-01.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.  
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson

2. Motion to approve Zoning Application Z-2023-04.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.  
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson

3. Motion to approve Annexation Application A-2023-02.

Motion made by Councilmember Alls, Seconded by Councilmember Henson.  
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Henson  
Voting Nay: Councilmember Carter

4. Motion to approve Zoning Application Z-2023-05 with 13 stipulations recommended by the Planning Commission.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.  
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson

5. Motion to approve Zoning Application Z-2023-06 with 12 stipulations recommended by the Planning Commission.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

6. Motion to approve Zoning Application Z-2023-07 with 13 stipulations recommended by the Planning Commission.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

7. Motion to approve the purchase of a new server and related equipment for the police department in the amount of \$9400.00 to be paid from SPLOST.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

8. Motion to approve Lead and Copper Rule Revisions - Lead Service Line Inventory and Replacement Program Project; Award WK Dickson & Company, Inc., for the sum of \$94,800.00 to be reimbursed by GEFA grant,

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

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

9. Motion to approve 2023 LMIG Paving Project – Award; Bartow Paving Company, Inc., for the sum of \$247,810.00.

Motion made by Councilmember Alls, Seconded by Councilmember Carter.

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

10. Motion to approve Outer Loop Water System Upgrade Project – Phase I; Award WK Dickson & Company, Inc., Phase I, for the sum of \$412,020.00.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

11. Motion to approve the Development Agreement – Paulding County Land Development, LLC.; Cole Lake Development Subdivisions – Cole Lake Development Subdivisions Offsite Sewer Improvements.

Motion made by Councilmember Alls, Seconded by Councilmember Henson.

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

12. Motion to approve the Development Agreement – Weatherstone, LLC.; Lane Creek Sewer System Upgrade – Weatherstone Development Offsite Sewer Improvements - Weatherstone Subdivision.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

13. Motion to approve the West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Second Modification Approval with a time extension.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

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

14. Motion to adopt RES 2023-13 West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Second Modification and give the Mayor authority to sign the contract.

Motion made by Councilmember Alls, Seconded by Councilmember Carter.

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

15. Motion to adopt RES 2023-14 Establishing a Moratorium on Applications for Permits and/or Occupational/Business Licenses for New or Expanded Used Car Sales Lots, Tire Retailer, and Used/Scrap Tire Storage through November 6, 2023.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

16. Motion to approve the 2023 PCHS Homecoming Parade Special Event Permit for 09/13/2023, with the city to provide road closures and security.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

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

#### **ADDITIONAL/COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

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

---

**Mayor, L. James Kelly**

---

**Date**

---

**City Clerk, Tina Clark**

---

**Date**

DRAFT