



City Council Regular Meeting

Monday, April 06, 2026

5:15 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

PUBLIC HEARING

- A. Z-2025-06: Jeff Helms (Applicant / Titleholder), and Elite Engineering, Jonathan Jones (Representative), have applied and seek to rezone +/-6.351 acres of property located at 361 West Avenue; Dallas, GA 30157, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot 480; 2nd District; 3rd Section, of Paulding County and legally known by Tax Parcel ID No.147.1.4.001.0000. Public Hearing closed by Mayor Kelly.

Z-2025-06: Jeff Helms (Applicant / Titleholder), and Elite Engineering, Jonathan Jones (Representative), have applied and seek to rezone +/-6.351 acres of property located at 361 West Avenue; Dallas, GA 30157, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot 480; 2nd District; 3rd Section, of Paulding County and legally known by Tax Parcel ID No.147.1.4.001.0000. Public Hearing closed by Mayor Kelly.

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

ABSENT

Councilmember Christopher Carter

INVOCATION AND PLEDGE

Sammy Callahan led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt March 02, 2026, Regular Meeting Minutes.

Motion made by Councilmember Alls, Seconded by Councilmember Cochran.

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

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Alls, Seconded by Councilmember Callaway.

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

2. Request approval to purchase the following new vehicle from Hardy Family Ford. This purchase will utilize State of Georgia Contract No. 99999-SPD-SPD0000155-0005 - Truck Chassis and Truck Bodies. Total purchase amount \$87,737.00
3. Request approval to purchase the following new equipment from Atlanta Kubota, LLC.. This purchase will utilize Sourcewell Contract No. 112624-KBA – Ground Maintenance, CE, Utility Tractors, Mowers, RTV's. Total purchase amount \$76,594.95

OLD BUSINESS

4. Motion to adopt RES 2026-09: Camera Enforcement establishing operational hours.

Motion made by Councilmember Alls, Seconded by Councilmember Henson.

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

5. Motion to adopt A-2025-03: Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30157, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (99) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County with 13 stipulations agreed to by applicant.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Henson

Voting Nay: Councilmember Cochran, Councilmember Callaway

6. Motion to adopt Z-2025-05: Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30157, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (99) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax

Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County with 13 stipulations agreed to by applicant.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Henson

Voting Nay: Councilmember Cochran, Councilmember Callaway

NEW BUSINESS

7. Motion to remove RES 2026-11: Supporting Local Legislation providing a \$50,000 Homestead Exemption for Homeowners in Dallas.

Motion made by Councilmember Callaway, Seconded by Councilmember Arnold.

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

8. Motion to adopt Z-2025-06: Jeff Helms (Applicant / Titleholder), and Elite Engineering, Jonathan Jones (Representative), have applied and seek to rezone +/-6.351 acres of property located at 361 West Avenue; Dallas, GA 30157, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot 480; 2nd District; 3rd Section, of Paulding County and legally known by Tax Parcel ID No.147.1.4.001.0000 with 9 stipulations agreed to by applicant.

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.

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

9. Motion to adopt RES 2026-10: This resolution amends the originally approved annexation and zoning stipulations for applications A-2021-03 and Z-2021-04.

Motion made by Councilmember Cochran, Seconded by Councilmember Arnold.

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

10. Motion for approval to enter and execute Amendment No. 1 for the Cole Lakes Development Subdivisions Development Agreement. This amendment will replace Section 1 of the agreement in its entirety.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

11. Motion to approve award the Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Bid No. 2026-01; Bid Date: March 17, 2026, to HD Excavations & Utilities, LLC. This project will utilize System Development Funds within the Water and Sewer Department. Total bid award amount \$295,050.00.

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.

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

12. Motion for approval to enter into an Engineering Agreement with Ardurra for utility relocations related to Paulding County DOTs - State Route 6 and West Memorial Drive Round-a-bout Intersection Improvement Project. The total contract amount is \$54,500.00.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

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

ADDITIONAL/COMMENTS

None

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date