



City Council Regular Meeting

Monday, October 06, 2025

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

Prior to Regular Meeting, a Public Hearing was held:

A. A-2025-02 Annexation Ted Bricks & Mortar, LLC (Applicant), Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering – Jonathan Jones (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by Tax Parcel ID No.135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Public Hearing closed

B. Z-2025-03 Zoning Ted Bricks & Mortar, LLC (Applicant), Oluwatoyin Oni & Egundoyin Oni (Titleholder), and Elite Engineering – Jonathan Jones (Representative), have applied and seeks to annex & zone approximately 9.294 acres of property located at 535 Homer Cochran Rd., Dallas, GA 30132, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by Tax Parcel ID No.135.2.1.033.0000 in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Public Hearing closed.

C. Proposed Vape Shop/Thrift Shop/Convenience Store Moratorium. Public Hearing closed.

CALL TO ORDER

PRESENT

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

ABSENT

Councilmember Leah Alls
Councilmember Candace Callaway

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

1. Dr. Kathy Melton, Shepherd's Rest Ministries: Proclamation 2025-07; Domestic Violence Awareness Month

MINUTES APPROVAL

2. Motion to adopt the Monday, September 8, 2025, Regular Meeting Minutes.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

3. Motion to adopt the Monday, September 29, 2025, Special Called Meeting Minutes.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

4. Enter into a contract agreement with Inframark Automation & Intelligence for completion of the Pumpkinvine Creek WPCP SCADA Migration/Update; total cost of \$202,940.00.
5. Enter into a contract agreement with Ardurra for completion of the Historic Resources Survey Update: Downtown Historic District; total cost of \$50,000.00.

OLD BUSINESS

6. Motion to approve OA 2025-05 amendment to the City Noise, Animal noise ordinances.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

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

NEW BUSINESS

7. Motion to approve A-2025-02 Annexation *Ted Bricks & Mortar, LLC* (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering* – *Jonathan Jones* (Representative approximately 9.294 acres of property located at 535 *Homer Cochran Rd., Dallas, GA 30132*, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

8. Motion to approve Z- 2025-03 Rezoning *Ted Bricks & Mortar, LLC* (Applicant), *Oluwatoyin Oni & Egundoyin Oni* (Titleholder), and *Elite Engineering* – *Jonathan Jones* (Representative). approximately 9.294 acres of property located at 535 *Homer Cochran Rd., Dallas, GA 30132*, from R-2 (Paulding County) to R-2 (City of Dallas) for a residential, twenty-four (24) unit single-family community. The subject property is located and legally known by *Tax Parcel ID No.135.2.1.033.0000* in Land Lot 292, 2nd District, 3rd Section, of Paulding County, with 13 stipulations.

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

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

9. Motion to approve Res 2025-14 urging GDOT to prioritize and complete the state-approved roundabout at Merchants, Legion and East Memorial.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

10. Motion to approve Res 2025-15 Re-Affirming the Policy of the City Regarding Executive Sessions.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

11. Motion to approve Res 2025-16 SPLOST (2017) - Reallocation Authorization.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

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

12. Motion to approve Res 2025-17 Main Street Bylaws update.

Motion made by Councilmember Carter, Seconded by Councilmember Arnold.

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

13. Motion to approve Georgia Department of Natural Resources – Environmental Protection Division (EPD); Consent Order, Unpermitted Discharge of Untreated Sewage, dated September 22, 2025.

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

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

14. Motion to approve Special Use (Animated) Sign Permit, Peoples Baptist Church: 201 Buchanan Street.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

15. Motion to approve Warranty Bond Release Bond No. 2023-08 Oakwood Subdivision (Sewer Only).

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

16. First Read: Ordinance Amendment OA 2025-06 - Disorderly Conduct.

17. First Read: Moratorium on Vape Shops/Thrift Shops/Convenience Stores.

ADDITIONAL/COMMENTS

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Cochran, Seconded by Councilmember Arnold.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date