



# City Council Regular Meeting

Monday, May 01, 2023

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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*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](mailto:rbruce@dallasga.gov) to allow the city to make reasonable accommodations for those persons.*

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## AGENDA

### PUBLIC HEARING

Zoning Ordinance, Regarding Text Amendments

### CALL TO ORDER

### INVOCATION AND PLEDGE

### RECOGNITION OF VISITORS AND COMMENTS

### MINUTES APPROVAL

- [1.](#) Regular Meeting Minutes - April 10, 2023
- [2.](#) Special Called (Zoom) Meeting Minutes - April 17, 2023

### CONSENT AGENDA

### OLD BUSINESS

- [3.](#) Resolution 2023-08; Moratorium on Applications for Group Homes
- [4.](#) Resolution 2023-09; Moratorium on R3 Rezoning Applications
- [5.](#) Resolution 2023-10; Moratorium Used Car Sales, Tire Retailer & Used Scrap Tire Storage

### NEW BUSINESS

- [6.](#) Proclamation 2023-04; Building Safety Month
- [7.](#) Proclamation 2023-06: Municipal Clerks Week
- [8.](#) Housing Authority Commissioner appointments of LeAnne Austin, effective May 5, 2023, through May 4, 2028, and Sharone Thomas, effective July 1, 2023, through June 30, 2024.

- [9.](#) Request approval to purchase a Mini Compact Rapid Deployable Phone System in the amount of \$34,955.00, to be paid from 911 fees.
- [10.](#) Ordinance Amendment OA-2023-02, sec.4-87; no outside consumption (FIRST read)
- [11.](#) Ordinance amendment OA-2023-03, sec. 4-94; consumption of alcohol on city streets and sidewalks in the entertainment district, sec. 4-95; signage for entertainment district and sec. 4-96; no abrogation of other laws (FIRST read)
- [12.](#) Request to award MR Systems the SCADA Lift Station RTU Upgrade contract for the sum of \$84,489.00 to upgrade Silver Comet Crossing, West Hampton, and Westwood lift stations.
- [13.](#) Cadillac Parkway Self Storage – Parcel ID 148.2.4.007.0000 – Sewer Service Release to Paulding County
- [14.](#) Ordinance Amendment OA-2023-01 regarding Text Amendments to Chapter 44 (SECOND READ). Adoption of this Ordinance Amendment supersedes and terminates Resolution 2023-04 regarding R2 Zoning.
- [15.](#) Request to award Brohog Construction the 1892 Historic Courthouse Selective Demo bid contract in the amount of \$216,850.00.

**ADDITIONAL/COMMENTS****ADJOURNMENT**

**ORDINANCE AMENDMENT**  
**NO. OA-2023-01**  
**CHAPTER 44 - ZONING**  
**ARTICLE III. DISTRICT REGULATIONS**  
**DIVISION 1. GENERALLY – SECTION 44-117, DIVISION 2.**  
**RESIDENTIAL DISTRICTS – SECTION 44-138 & 44-139,**  
**DIVISION 4. NEW TOWN OVERLAY DISTRICT – SECTION 44-**  
**207, DIVISION 5. CORRIDOR OVERLAY DISTRICT – SECTION**  
**44-222, ARTICLE IV. SUPPLEMENTAL REGULATIONS –**  
**SECTION 44-241(A)(2) & 44-241 (A)(3)**

- WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt and amend Ordinances to provide for Zoning Regulations and for the health, safety and welfare of the citizens of the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health safety, welfare and the construction of buildings within the City of Dallas, Georgia that the City provide for the designation of districts for generally within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health safety, welfare and the construction of buildings within the City of Dallas, Georgia that the City provide for regulation of use for residential districts within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health, safety, welfare, and regulation of other standards for tractor and trailer parking for new town overlay & corridor overlay districts within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health, safety, welfare and the construction of buildings within the City of Dallas, Georgia that the City provide for regulation of lot size and minimum yard requirements for supplemental regulations within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health, safety, welfare, and regulation that the Ordinances of the City of Dallas, Georgia concerning Chapter 44 – Zoning, Article III. District Regulations Division 1. Generally – Section 44-117, Chapter 44 – Zoning, Article III. District Regulations Division

2. Residential Districts – Section 44-138 & 44-139, Chapter 44 – Zoning, Article III. District Regulations Division 4. New Town Overlay District – Section 44-207, Chapter 44 – Zoning, Article III. District Regulations Division 5. Corridor Overlay District – Section 44-222 and Chapter 44 – Zoning, Article IV. Supplemental Regulations – Section 44-241(a)(2) & (3) be amended, **AND**

**THEREFORE,** be it ordained by the Mayor and Council of the City of Dallas, Georgia that the Code of Ordinances of the City of Dallas, Georgia be amended as follows:

Chapter 44 – Zoning, Article III., District Regulations Division 1. Generally, as to Section 44-117 shall be deleted in its entirety and a new Section 44-117 shall be created to read as follows:

**Sec. 44-117. Division into districts.**

For the purpose of this chapter, the city is divided into 12 districts designated as follows:

R-1	Single-family residential district
R-2C	Single- family residential district - conservation
R-2	Single -family residential district
R-3	High-density residential district
R-3	Single-family attached residential district (fee simple title)
HR-1	Historic residential district
O-I	Office-institutional district
C-1	Central business district
C-2	General business district
C-N	Neighborhood business district
G	General industrial district
H-1	Heavy industrial district

Chapter 44 – Zoning, Article III., District Regulations Division 2. Residential Districts, as to Section 44-138 shall be deleted in its entirety and a new Section 44-138 shall be created to read as follows:

**Sec. 44-138. R-2C Single-family residential district - conservation**

- (1) Single-family dwellings except for manufactured homes. Total density limitation of three single family dwellings per acre.
- (2) Churches and similar places of worship and their customary related uses.
- (3) Public and private schools offering general education courses.
- (4) Municipal, county, state, federal and other public uses, including parks and playgrounds.
- (5) Accessory buildings provided such shall be permitted only in a rear yard and shall not be less than ten feet from any property line. No accessory buildings shall contain independent kitchen facilities.

- (6) Nursery schools (day care centers) and kindergartens, provided that they shall have at least 35 square feet of indoor space provided for each child and at least 100 square feet of play area per child in the outdoor play area; and that the outdoor area shall be enclosed by a fence having a minimum height of six feet; and provided that the principal building of such use shall meet all the yard requirements of the R-1 residential district.
- (7) A business, occupation or profession carried on within a single-family residential dwelling by the resident thereof that is designated as a home occupation shall conform to the following criteria:
  1. The occupation carried on within the dwelling unit shall be restricted to the heated floor area of the dwelling.
  2. No product shall be sold on the premises and all home occupation activities shall be conducted entirely within the dwelling. This shall not prohibit sales by telephone when the delivery of merchandise is to take place elsewhere.
  3. The home occupation use carried on within the dwelling unit shall not occupy more than 25 percent of the heated floor area of the dwelling unit, and said home occupation use shall be clearly incidental and subordinate to the use of the dwelling for residential purposes.
  4. There shall be no external display of products or storage of equipment or other externally visible evidence whatsoever of the occupation, business or profession.
  5. No sign advertising a home occupation exceeding two square feet is permitted, including those mounted inside windows and doors that are visible from a public right-of-way or a neighboring property line. No sign shall be internally or externally illuminated.
  6. Any person who conducts a home occupation shall be a member of the family residing on the premises, shall take substantially all of their overnight lodging at the dwelling, shall store substantially all of their personal belongings which are used in normal daily life in the dwelling, and shall use the address of the subject dwelling as their address for legal purposes such as voting and the payment of personal property taxes.
  7. No equipment or process shall be used in that creates smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable to the normal senses at the lot line or beyond.
  8. There shall be no stock of goods or materials on the premises with the exception of literature and brochures appurtenant to the occupation, business or profession. Said literature and brochures shall remain in that part of the residence designated for home occupation purposes.

9. There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence.
10. Contact with customers and clients shall be made by telephone or mail. No business vehicle larger than a van, or pickup truck shall be permitted to remain on the premises other than a vehicle owned by the resident.
11. There shall be no assembly or group instructions in connection with the home occupation with the exception of child care which can be conducted with a maximum of five children at a time. Other individual instruction on a one-on-one basis is permitted.
12. The above listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided that this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of said produce.
13. Any business, occupation or profession, the operation of which does not meet the aforementioned requirements of a home occupation shall not be interpreted to be a home occupation despite the fact that it might attempt to operate in a single-family residence.

Chapter 44 – Zoning, Article III., District Regulations Division 2. Residential Districts, as to Section 44-139 shall be deleted in its entirety and a new Section 44-139 shall be created to read as follows:

**Sec. 44-139. R-2 Single-family residential district.**

Within the R-2 residential district, the following uses shall be allowed:

- (1) All uses permitted in R-1 residential district with a total density limitation of three single family dwellings per acre.
- (2) Manufactured home.
  - a. Manufactured homes, provided each manufactured home is located within an approved manufactured home park and conforms to the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective on June 15, 1976. All manufactured housing (mobile homes) produced before this date shall not be moved into the city.
  - b. Any existing manufactured housing located within the city upon adoption of the ordinance from which this chapter is derived shall be exempt until either relocated, vacant for a period of six months or destroyed greater than 50 percent of its value, at which time the provisions of the ordinance from which this chapter is derived shall prevail.

- (3) Manufactured home parks are permitted within R-2 residential districts provided they meet the requirements of article V of this chapter, pertaining to manufactured home parks.
- (4) A business, occupation or profession carried on within a single-family residential dwelling by the resident thereof that is designated as a home occupation shall conform to the following criteria:
  1. The occupation carried on within the dwelling unit shall be restricted to the heated floor area of the dwelling.
  2. No product shall be sold on the premises and all home occupation activities shall be conducted entirely within the dwelling. This shall not prohibit sales by telephone when the delivery of merchandise is to take place elsewhere.
  3. The home occupation use carried on within the dwelling unit shall not occupy more than 25 percent of the heated floor area of the dwelling unit, and said home occupation use shall be clearly incidental and subordinate to the use of the dwelling for residential purposes.
  4. There shall be no external display of products or storage of equipment or other externally visible evidence whatsoever of the occupation, business or profession.
  5. No sign advertising a home occupation exceeding two square feet is permitted, including those mounted inside windows and doors that are visible from a public right-of-way or a neighboring property line. No sign shall be internally or externally illuminated.
  6. Any person who conducts a home occupation shall be a member of the family residing on the premises, shall take substantially all of their overnight lodging at the dwelling, shall store substantially all of their personal belongings which are used in normal daily life in the dwelling, and shall use the address of the subject dwelling as their address for legal purposes such as voting and the payment of personal property taxes.
  7. No equipment or process shall be used in that creates smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable to the normal senses at the lot line or beyond.
  8. There shall be no stock of goods or materials on the premises with the exception of literature and brochures appurtenant to the occupation, business or profession. Said literature and brochures shall remain in that part of the residence designated for home occupation purposes.
  9. There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence.

10. Contact with customers and clients shall be made by telephone or mail. No business vehicle larger than a van, or pickup truck shall be permitted to remain on the premises other than a vehicle owned by the resident.
11. There shall be no assembly or group instructions in connection with the home occupation with the exception of child care which can be conducted with a maximum of five children at a time. Other individual instruction on a one-on-one basis is permitted.
12. The above listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided that this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of said produce.
13. Any business, occupation or profession, the operation of which does not meet the aforementioned requirements of a home occupation shall not be interpreted to be a home occupation despite the fact that it might attempt to operate in a single-family residence.

Chapter 44 – Zoning, Article III., District Regulations Division 4. New Town Overlay District, as to Section 44-207 shall be deleted in its entirety and a new Section 44-207 shall be created to read as follows:

**Sec. 44-207. Other standards.**

- (a) *Outside storage prohibited.* No outside, unenclosed storage of refuse (whether or not in containers) shall be permitted on any lot.
- (b) *Temporary or seasonal sales.* Temporary or seasonal sales are allowed within the district for a maximum of four times per year upon administrative review and with written approval from the director of community development for a maximum of no more than 30 consecutive days or more than a total of 90 days in any calendar year. Requests for temporary or seasonal sales shall be made in writing accompanied by a recorded plat of the site and written permission by the property owner to the director of community development. A business license is required of all approved temporary or seasonal sales. Outdoor sales (if allowed by the underlying zoning district) must be covered. Examples of coverings include, but are not limited to, tents and awnings.
- (c) *Loading berth requirements.* Loading berth requirements shall be as specified in the underlying districts, except that any loading or unloading berth or bay shall be screened from view as detailed in this chapter.
- (d) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying districts shall be permitted within the overlay district, except that any detached accessory building on any lot shall be designed and constructed with the same material as the principle building as to be compatible



with the principle building with which it is associated. All accessory buildings shall have a roof. No accessory buildings shall contain independent kitchen facilities.

- (e) *Paving requirements.* All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the community development department.
- (f) *Underground utilities.* All utilities including, but not limited to, electric, cable, and phone services shall be underground unless otherwise approved by the community development department after written submittal providing justification for overhead utility services.
- (g) *Truck and trailer parking.* Overnight parking of tractor trailers, semi-trucks, commercial trucks, semi-trailers, boats, campers, or recreational vehicles is strictly prohibited within the New Town Overlay District.

Chapter 44 – Zoning, Article III., District Regulations Division 5. Corridor Overlay District, as to Section 44-222 shall be deleted in its entirety and a new Section 44-222 shall be created to read as follows:

**Sec. 44-222. Other standards.**

- (a) *Outside storage.* Outside display of merchandise is prohibited with the exception of retail uses where the primary product being sold is outdoor merchandise as a primary use such as power mowers, ATV's, landscape material and products, trees, plants, shrubs, decorative rock, pavers, etc. Thrift stores, second hand stores and any other businesses whose merchandise is primarily for indoor use is prohibited from outdoor displays of merchandise.
- (b) *Loading berth requirements.* Loading berth requirements shall be a[s] specified in the underlying zone district(s) except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.
- (c) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted within the corridor overlay districts, except that any detached accessory building on any lot shall be designed to be architecturally designed and constructed with the same material as the principle building and to be compatible with the principle building which it is associated. All accessory buildings shall have a roof. No accessory buildings shall contain independent kitchen facilities.
- (d) *Paving requirements.* All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the city.
- (e) *Utility requirements.* All utilities including but not limited to electric, cable and phone services shall be underground unless otherwise approved by the city after written submittal providing justification for overhead utility services.

- (f) *Truck and trailer parking.* Overnight parking of tractor trailers, semi-trucks, commercial trucks, semi-trailers, boats, campers, or recreational vehicles is strictly prohibited within the Corridor Overlay District.

Chapter 44 – Zoning, Article IV. Supplemental Regulations, as to Section 44-241 (a) (2) shall be deleted in its entirety and a new Section 44-241(a) (2) shall be created to read as follows:

**Sec. 44-241. Area, yard, and height requirement.**

- (a) *Minimum lot size and minimum yard requirements.*
- (2) *R-2C Residential district.*
- a. Minimum lot size: 7,500 square feet.
  - b. Minimum lot size per dwelling: 7,500 square feet.
  - c. Minimum lot width: 50 feet.
  - d. Minimum front setback from a primary street: 25 feet.
  - e. Minimum front setback from other streets: 20 feet.
  - f. Minimum distance from side lot lines: 5 feet.
  - g. Minimum distance from rear lot line: 20 feet.
  - h. Maximum height of structures: 35 feet.

Chapter 44 – Zoning, Article IV. Supplemental Regulations, as to Section 44-241 (a) (3) shall be deleted in its entirety and a new Section 44-241(a) (3) shall be created to read as follows:

**Sec. 44-241. Area, yard, and height requirement.**

- (a) *Minimum lot size and minimum yard requirements.*
- (3) *R-2 Residential district.*
- a. Minimum lot size: 7,500 square feet.
  - b. Minimum lot size per dwelling: 7,500 square feet.
  - c. Minimum lot width: 65 feet.
  - d. Minimum front setback from a primary street: 35 feet.
  - e. Minimum front setback from other streets: 30 feet.
  - f. Minimum distance from side lot lines: 10 feet.
  - g. Minimum distance from rear lot line: 20 feet.
  - h. Maximum height of structures: 35 feet.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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L. James Kelly, Mayor

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James R. Henson, Councilmember

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Michael G. Cason, Councilmember

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Cooper Cochran, Councilmember

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Nancy R. Arnold, Councilmember

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Christopher B. Carter, Councilmember

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Leah Alls, Councilmember

ATTEST:

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Tina Clark, City Clerk of the City of Dallas, GA

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Date



# City Council Regular Meeting

Monday, April 10, 2023

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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## MINUTES

### PUBLIC HEARING

1. Zoning Application Z-2023-0; West Dallas LLC.

Applicant Brian Stover spoke on behalf of the application, as well as Dawn Erikson.

The following spoke in opposition of the application: Allen Carter, Candace Callaway, Boyd Austin, Wayne McCallie and Stephanie Sate.

Public hearing was closed at 6:03pm.

2. Zoning Ordinance OA-2023-01; text amendments. First public hearing.

No one spoke in opposition. Public Hearing was closed at 6:09

### CALL TO ORDER

#### PRESENT

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

### INVOCATION AND PLEDGE

Councilmember Cason led the Invocation and Pledge.

### RECOGNITION OF VISITORS AND COMMENTS

None

**MINUTES APPROVAL**

1. Motion to adopt the March 6, 2023, Regular Meeting Minutes.

Motion made by Councilmember Cason, Seconded by Councilmember Henson.

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

2. Motion to adopt the March 30, 2023, Special Called Meeting Minutes.

Motion made by Councilmember Cochran, Seconded by Councilmember Aalls.

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

**CONSENT AGENDA**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

3. Motion to release Darrin Keaton as the city Judge.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

Motion to appoint Darrin Keaton as the interim city Attorney & Solicitor.

Motion made by Councilmember Cason, Seconded by Councilmember Arnold.

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

Motion to appoint Anthony Hallmark as interim city Judge.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

4. Motion to adopt PROC 2023-01: Georgia Cities Week - Georgia Cities Lighting the Way.

Motion made by Councilmember Arnold, Seconded by Councilmember Aalls.

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

5. Motion to adopt PROC 2023-02: Child Abuse Prevention Month.

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

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

6. Motion to adopt PROC 2023-03: Safe Digging Day / Dallas 811 Day.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

7. Motion to adopt RES 2023-06: Truck Terminal Moratorium through September 4, 2023.

Motion made by Councilmember Cason, Seconded by Councilmember Arnold.

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

8. Motion to adopt RES 2023-07: 2022 Paulding County Comprehensive Transportation Plan Update.

Motion made by Councilmember Aalls, Seconded by Councilmember Cochran.

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

9. Motion to approve Zoning Application Z-2023-01: West Dallas LLC.

Motion made by Councilmember Cason, Seconded by Councilmember Henson.

Voting Yea: Councilmember Cason, Councilmember Henson

Voting Nay: Councilmember Aalls, Councilmember Arnold, Councilmember Carter

Voting Abstaining: Councilmember Cochran

Application Denied

10. Motion to approve the purchase of a drone for the Police Department in the amount of \$17,500.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

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

11. Motion to approve the award to C.W. Matthews Contracting Co., Inc., the Paulding Lane Water Replacement Project Construction Contract in the amount of \$875,329.69, and to award Consolidated Pipe and Supply Co., Inc., the Paulding Lane Water Replacement Project Material Contract in the amount of \$175,652.93.

Motion made by Councilmember Cason, Seconded by Councilmember Henson.

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

**ADDITIONAL/COMMENTS**

None

**ADJOURNMENT**

Motion to adjourn.

Motion made by Councilmember Carter, Seconded by Councilmember Alls.

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

\_\_\_\_\_  
**Mayor, L. James Kelly**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**City Clerk, Tina Clark**

\_\_\_\_\_  
**Date**





# City Council Special Called Meeting (Zoom)

Monday, April 17, 2023

4:30 PM

**City of Dallas is inviting you to a scheduled Zoom meeting.**

**Join Zoom Meeting**

**[https://us02web.zoom.us/j/7704438110?pwd=eWJWWT01CQWlpSFZDcm5](https://us02web.zoom.us/j/7704438110?pwd=eWJWWT01CQWlpSFZDcm5GaGUrSnFOQT09)**

**GaGUrSnFOQT09 Meeting ID: 770 443 8110 Passcode: 1234**

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## MINUTES

### CALL TO ORDER

#### PRESENT

Mayor L. James Kelly  
Councilmember Leah Alls  
Councilmember Nancy Arnold  
Councilmember Christopher Carter  
Councilmember Michael Cason  
Councilmember James Henson - Late  
Councilmember Cooper Cochran

### NEW BUSINESS

1. Motion to approve Darrin Keaton to remain as Municipal Judge and Anthony Hallmark as Prosecutor through April 30, 2023.

Motion made by Councilmember Cason, Seconded by Councilmember Cochran.

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

2. Motion to amend the Termination Agreement and General Release for Glen E. Stinson.
  - The City agrees to allow Stinson to keep the laptop, cell phone and hotspot assigned to him only after the City IT personnel has assured, the laptop, cell phone and hotspot have been cleaned of any City related material. Stinson will be responsible for any future charges associated with the use of laptop, cell phone and hotspot.
  - The City has set a 7 (seven) day time limit from the date received for signature by Stinson or the offer is void.

Motion made by Councilmember Alls, Seconded by Councilmember Carter.

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

## EXECUTIVE SESSION

None

## ADDITIONAL COMMENTS

None

## ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Carter, Seconded by Councilmember Cason.

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

\_\_\_\_\_  
Mayor, L. James Kelly

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Clerk, Tina Clark

\_\_\_\_\_  
Date

**RESOLUTION 2023-08**  
**A Resolution Creating a Moratorium on**  
**Applications for Group Homes in the City of Dallas, Georgia**

**WHEREAS,** The Mayor and Council of the City of Dallas, Georgia recognize the term “group/personal care home” has come to the commonly refer to group residential living environments for people with disabilities; mental or physical; AND

**WHEREAS,** The Mayor and City Counsel of the City of Dallas, Georgia recognize group/personal care homes can allow people with similar disabilities to live together in a residential setting with a family-like structure; which may prove beneficial for integrating into society as well as being economically necessary; AND

**WHEREAS,** The Mayor and Council of the City of Dallas, Georgia also recognize group/personal care homes can cause an impact on public safety and first response personnel, on property values and on the character of the surrounding community; AND

**WHEREAS,** the Mayor and City Council of the City of Dallas, Georgia realizes the need to create an Ordinance to define group/personal care homes and to establish an informational process supplemental to state licensing and regulatory procedures to inform the citizens of residential neighborhoods in the City of Dallas, Georgia when group/personal care homes are established and operated within their boundaries to better meet the common good, as well as safety, for the citizens of the Dallas, Georgia; AND

**WHEREAS,** it is in the best interest of the City of Dallas, Georgia to seek counsel and a study to creating an Ordinance for the licensing and/or permitting of group/personal care homes; AND

**WHEREAS,** the City of Dallas, Georgia is seeking information from the Georgia Municipal Association as to how other Cities are drafting Ordinances in order to comply with the application of the Federal Fair Housing Act and to avoid any discriminating policies or procedures contained in any such Ordinances; **NOW**

**THEREFORE,** be it resolved by the Mayor and City Council of the City of Dallas, Georgia, that the Federal Fair Housing Act requires reasonable accommodation to Group Homes for persons with disabilities on a case by case basis and that the Federal Fair Housing Act does not protect an individual whose tenancy would constitute a “direct threat” to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others unless the treat or risk to property can be eliminated or significantly reduced by reasonable accommodation. Further, the city is seeking to draft Ordinances concerning the permitted number for a family to be allowed to locate in single family zoned neighborhoods and to draft a neutral Ordinance which may also provide for exceptions or waivers. Further, the City is conducting an investigation concerning criminal activity, insurance fraud, medicaid fraud, neglect or abuse of residents, or other illegal conduct incurring at group homes including reporting, complaints to appropriate State or Federal Regulatory Agencies within the City of Dallas and/or in Paulding County, Georgia or other Counties within the State of Georgia. Further, the City of Dallas, Georgia recognizes that the Federal Fair Housing Act does not require a local government to adopt formal procedures for processing, request for reasonable accommodations as to local land use or zoning codes, however, the City of Dallas, Georgia is considering adopting such formal procedures after a reasonable study of such formal procedures as may be required by

other Cities or Counties within the State of Georgia. Further, the City of Dallas, Georgia recognizes that the Federal Fair Housing Act does not prohibit a local government for enforcing its zoning code against a Group Home that has violated the local zoning code so long as that Code is not discriminatory or enforced in discriminatory manner and that there may be instances where no reasonable accommodation has been requested pursuant to the Federal Fair Housing Act;

**THEREFORE**, the City of Dallas, Georgia is presently continuing to make determinations as to health, safety and building code violations which are required in order to draft a Group Homes Ordinance. This study is presently being done by the Building Officials, Police Department, City Marshal and Public Works Department to determine the necessary requirements for such health, safety and code requirements. It is necessary to extend this Moratorium due to the unavailability of certain City Officials and/or Staff necessary to discuss the requirements necessary for such Ordinance and this Moratorium needs to be extended to allow such.

**NOW**

**BE IT RESOLVED** that the Mayor and Council of the City of Dallas, Georgia establishes a Moratorium on applications for group/personal care homes to allow time for such a study and counsel until **NOV 06, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia; whereby no applications for group/personal care homes will be accepted for review by the City of Dallas, Georgia

**APPROVED, PASSED AND ADOPTED THIS THE \_\_1st\_\_  
DAY OF \_\_May\_\_\_\_\_, 2023. MAYOR AND COUNCIL OF THE  
CITY OF DALLAS, GEORGIA**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James R. Henson, Councilmember

\_\_\_\_\_  
Michael G. Cason, Councilmember

\_\_\_\_\_  
Cooper Cochran

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

**ATTEST:**

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Dallas this \_\_\_\_day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Tina Clark, City Clerk of the City of Dallas

\_\_\_\_\_  
Date

## RESOLUTION NO. 2023-09

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA ESTABLISHING A MORATORIUM OF NINETY (90) DAYS ON APPLICATIONS FOR AND ISSUANCE OF REZONING IN THE R-3 RESIDENTIAL DISTRICT, high-density CHAPTER 44 ZONING ARTICLE III. DISTRICT REGULATIONS Division 2. Residential District SEC. 44-140. R-3 RESIDENTIAL DISTRICT, high-density. AND IN THE R-3 SINGLE-FAMILY ATTACHED RESIDENTIAL DISTRICT high-density (fee simple title). CHAPTER 44 ZONING ARTICLE III. DISTRICT REGULATIONS DIVISION 2. RESIDENTIAL DISTRICT. SEC. 44-141. R-3 SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT high-density (fee simple title). IN THE CITY OF DALLAS, GEORGIA IN ORDER TO ALLOW FOR THE CONSIDERATION, REVIEW, AND ADOPTION OF REVISIONS TO SAID PROVISIONS OF THE ZONING ORDINANCES OF THE CITY OF DALLAS, GEORGIA**

**WHEREAS,** the Mayor and Council of the City of Dallas, Georgia are charged with preserving the health, safety and welfare of the citizens of the City of Dallas, Georgia; and

**WHEREAS,** the City of Dallas, Georgia has an adopted Zoning Ordinances that provide for, among others, obtaining re-zoning of land, including a change in conditions that constitute a zoning decision by the Mayor and Council of the City of Dallas, Georgia; and

**WHEREAS,** the City of Dallas, Georgia is currently undertaking the rewriting of provisions of the City of Dallas, Georgia Zoning Ordinances, including the rezoning of R-3 Residential Districts as defined in the Zoning Ordinances of the City of Dallas, Georgia which could potentially include different substantive and procedural provisions in such Zoning Ordinances of the City of Dallas, Georgia; and

**WHEREAS,** the Mayor and Council of the City of Dallas, Georgia, in order to provide for a future re-zoning, desire to review potential changes and revisions of the City of Dallas, Georgia Zoning Ordinances in accordance with the Future Land Use Map, Comprehensive Plan, and Character Map, prior to any modification, implementation and/or adoption as may be determined by the Mayor and Council of the City of Dallas, Georgia; and

**WHEREAS,** a reasonable amount of time is necessary in order to accomplish these aforesaid decisions and/or actions; and

**WHEREAS,** the City of Dallas, Georgia Mayor and Council find it necessary to place a moratorium on applications pertaining to R-3 Residential District, high-density Chapter 44 Zoning Article III. District Regulations Division 2. Residential District SEC. 44-140. R-3 Residential District, high-density. and in the R-3 Single-Family Attached Residential District high-density (fee simple title). CHAPTER 44 Zoning Article III. District Regulations Division 2. Residential District. SEC. 44-141. R-3 Singly Family Attached Residential District high-density (fee simple title). for any and all re-zoning within these Districts until the Mayor and Council can review and/or adopt any revisions of these Districts; and

**WHEREAS,** the Mayor and Council have previously passed a Moratorium concerning this matter by Resolution on February 6<sup>th</sup> 2023 and the Mayor and Council find that it will take additional time to review the Zoning Ordinances of the City of Dallas, Georgia to determine any modifications, implementations or adoptions which the Mayor and Council fee may be necessary concerning these Ordinances, the Future Land Use Map, Comprehensive Plan and Character Map; and

**WHEREAS,** the Mayor and Council find that a ninety (90) day period of time is reasonable to conduct review of the above stated Zoning Districts and to determine whether any modification of the above stated Zoning Districts may be necessary and the Mayor and Council find that an additional time will require a Moratorium to be adopted by Resolution in order to provide this additional time; and

**NOW, THEREFORE, BE IT RESOLVED,** by the Mayor and City Council of the City of Dallas, Georgia hereby adopts Resolution 2023-09, to establish another moratorium to allow an additional time period which will allow the Mayor and City Council of the City of Dallas, Georgia reasonable time to review and to determine whether there is any necessity for amendment or modification to the Ordinances of the City of Dallas, Georgia R-3 Residential District, high-density Chapter 44 Zoning Article III. District Regulations Division 2. Residential District SEC. 44-140. R-3 Residential District, high-density. and in the R-3 Single-Family Attached Residential District high-density (fee simple title). CHAPTER 44 Zoning Article III. District Regulations Division 2. Residential District. SEC. 44-141. R-3 Singly Family Attached Residential District high-density (fee simple title).

During this additional period of this moratorium no applications for zoning, re-zoning or any other zoning decisions, withe above stated Zoning Districts of R-3 Residential shall be submitted or accepted by the City of Dallas and no such applications for zoning, rezoning or any other zoning decisions that have not been already filed at the time of the effective date of this Resolution adoption shall be considered, accepted, reviewed, discussed or adopted by the Mayor and Council of the City of Dallas, Georgia. The within moratorium shall begin upon the date of the adoption of this Resolution by the Mayor and City Council of the City of Dallas, Georgia and will be set until **August 7, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia.

**APPROVED, PASSED AND ADOPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James R. Henson, Councilmember

\_\_\_\_\_  
Michael G. Cason, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Dallas this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Tina Clark, City Clerk

\_\_\_\_\_  
Date

# RESOLUTION 2023-10

## A Resolution 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 in The City of Dallas, Georgia

- WHEREAS,

the City of Dallas, Georgia allows for the licensing of those businesses and practitioners of professions and occupations with one or more locations or offices in the corporate limits of the city, including used car sales lots, tire retailers, businesses, and used/scrap tire storage; and
- WHEREAS,

in recent years, the City of Dallas, Georgia has seen an increase in the establishment and/or expansion of used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,

the Office of Community Development and Code Enforcement for the City of Dallas, Georgia, have brought forth concerns that currently there is a perceived oversaturation of used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,

regulation and enforcement of those businesses operating as used car sales lots, tire retailers, and used/scrap tire storage have become a challenge for the City of Dallas, Georgia, and
- WHEREAS,

at the same time, such uses that have been abandoned by businesses operating as used car sales lots, tire retailers, and used/scrap tire storage, can leave vacant, blighted buildings and contaminated land on commercial corridors; and
- WHEREAS,

these uses can also present harmful and damaging environmental concerns requiring excessive enforcement resources, due to more frequent neighboring property or resident complaints and aesthetic issues; and
- WHEREAS,

the City has an interest in planning and regulating the use of property within the City, and has determined that an examination of the applicable provisions in the City Zoning Code for the City of Dallas, Georgia, including, but not limited to the Overlay Corridor District, is required to evaluate the current regulatory scheme pertaining to used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,

this study and evaluation will identify appropriate measures and potential new regulations to limit oversaturation, and increase compliance with property maintenance, zoning, and licensing standards, and
- WHEREAS,

the Mayor and Council of the City of Dallas, Georgia have the responsibility to provide for public health, safety and welfare, and wishes to promote, protect and improve the health, safety and welfare of the citizens of the City of Dallas, Georgia.
- WHEREAS

the Mayor and Council have previously passed a Moratorium concerning this matter by Resolution on January 9<sup>th</sup> 2023 and the Mayor and Council find that it will take additional time to review the Ordinances of the City of Dallas, Georgia to determine any modifications, implementations or adoptions which the Mayor and Council feel may be necessary concerning these Ordinances; and

**WHEREAS,** There are issues concerning the current regulatory scheme pertaining to Used Car Sales Lots, Tire Retailers and used/scrap tire storage, which require elected officials, members of the Staff, the Police Department, the City Marshal and Public Works Department additional time to discuss these issues prior to the enactment of any Ordinance and will not be available until the August 7, 2023 meeting of the Mayor and Council;

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council of the City of Dallas, Georgia hereby adopts the Resolution to establish a Moratorium which will allow time for such study, evaluation and counsel. During said Moratorium period, no City department may accept any application for a permit or license to establish or expand a used car sales lot, tire retailers, and used/scrap tire storage. The Moratorium shall not be construed to prohibit the annual renewal of existing business licenses required by the City Code for applicable uses included herein, which shall continue. The said moratorium will be set until **August 7, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia. whereby no applications will be accepted for review by the City of Dallas, Georgia.

**APPROVED, PASSED AND ADOPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA**

\_\_\_\_\_  
L. James Kelly, Mayor

\_\_\_\_\_  
James R. Henson, Councilmember

\_\_\_\_\_  
Michael G. Cason, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Nancy R. Arnold, Councilmember

\_\_\_\_\_  
Christopher B. Carter, Councilmember

\_\_\_\_\_  
Leah Alls, Councilmember

Attest: \_\_\_\_\_  
Tina Clark, City Clerk



# Proclamation

## PROC 2023-04 BUILDING SAFETY MONTH MAY 1, 2023



**WHEREAS,** The City of Dallas is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike, and;

**WHEREAS,** Our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

**WHEREAS,** These guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work and play, and;

**WHEREAS,** these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

**WHEREAS,** “It Starts with You,” The theme for Building Safety Month 2023, encourages us all to raise awareness about building safety on a personal, local and global scale, and;

**NOW, THEREFORE, BE IT RESOLVED,** I, James Kelly, Mayor of the City of Dallas, Georgia, by virtue of the authority vested in me by the laws of the City of Dallas and the state of Georgia, do hereby proclaim **May 2023, as Building Safety Month** in the City of Dallas, Georgia; And encourage all citizens, contractors and builders throughout the City of Dallas, Georgia, to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

**IN WITNESS WHEREOF, I have hereunto set my hand this first day of May, in the year of our Lord two thousand twenty-three, and in the City of Dallas, in the state of Georgia.**

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**L. James Kelly, Mayor**

# Proclamation



## 54th ANNIVERSARY OF MUNICIPAL CLERKS WEEK PROCLAMATION 2023-06

- Whereas,** The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world; and
- Whereas,** The Office of the Municipal Clerk is the oldest among public servants; and
- Whereas,** The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and
- Whereas,** Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and
- Whereas,** The Municipal Clerk serves as the information center on functions of local government and community; and
- Whereas,** Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and
- Whereas,** It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

***Now, therefore, I, L. James Kelly, Mayor of the City of Dallas, Georgia, do hereby resolve that the City of Dallas declares April 30 – May 9, 2023, as Municipal Clerks Week; and***

***Further extend appreciation to our Municipal Clerk, Tina Clark and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.***

***IN WITNESS WHEREOF, I have hereunto set my hand this First Day of May, in the year of our Lord, Two Thousand Twenty-Three, and in the City of Dallas, Georgia.***

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**Mayor L. James Kelly**

## APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint **LeAnne Austin** to serve as a Commissioner of the Housing Authority of the City of Dallas, Georgia for a period effective May 5, 2023 and to expire May 4, 2028.

\_\_\_\_\_  
Mayor, City of Dallas, Georgia

**Seal  
Attest:**

\_\_\_\_\_  
**City Clerk**

### Commissioner's Oath of Office

I, LeAnne Austin, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.

\_\_\_\_\_  
**Commissioner**

**State of Georgia  
County of Paulding**

**Subscribed and sworn to before me this \_\_\_\_\_ day of May 2023.**

\_\_\_\_\_  
**Notary Public**

### Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia.

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Date**

## APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint **Sharone Thomas** to serve as a Commissioner of the Housing Authority of the City of Dallas, Georgia for a period effective July 1, 2023 and to expire June 30, 2024.

\_\_\_\_\_  
Mayor, City of Dallas, Georgia

**Seal**  
**Attest:**

\_\_\_\_\_  
**City Clerk**

### Commissioner's Oath of Office

I, Sharone Thomas, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.

\_\_\_\_\_  
**Commissioner**

**State of Georgia**  
**County of Paulding**

**Subscribed and sworn to before me this \_\_\_\_\_ day of May 2023.**

\_\_\_\_\_  
**Notary Public**

### Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia.

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Date**

# QUOTE

Created Date	3/22/2023	Quote Name	Q-100979-289.1
Expiration Date	4/21/2023	Account Number	100979

## Customer Information

Company Name	City of Dallas Police	Ship To	120 Main St
Contact Name	Joe Figura		Dallas, GA 30132
Phone	404-542-2275		
Email	jfigura@dallas-ga.gov		

## FirstNet Information

Sales Rep	Andrew Whitaker	Sales Rep Email	aw052k@att.com
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Product Code	Product	Sales Price	Quantity	Total Price
B-MD-ATT-SYS	miniCRD™ for FirstNet® System	\$34,995.00	1.00	\$34,995.00

For questions, contact the Rescue 42 CRD™ Sales Team:  
 888-427-3728 or [CRD@rescue42.com](mailto:CRD@rescue42.com)

Subtotal	\$34,995.00
Grand Total	\$34,995.00

## REQUIRED INFO FOR CRD QUOTES

Account FAN: 59390400	New or Existing Cradlepoint Account:
FirstNet Account Phone #:	Existing
Lift-gate delivery required: NO	Agency Name: City of Dallas Police
Existing Cradlepoint Account: <b>Yes</b>   No	Admin Contact Name: Joe Figura
Cradlepoint Account Number: Unknown	Phone:
	Email:

**Purchase Orders MUST be addressed to AT&T and submitted via email to BOTH your AT&T FirstNet Consultant and [Orders@Rescue42.com](mailto:Orders@Rescue42.com).** All prices quoted in U.S. Dollars. This quotation is valid for 30 days. All sales are final. Charges for equipment and any optional training and support add-ons will appear on AT&T bill and payment must be made to AT&T. Once order is placed, you cannot cancel your order or return the product for a refund. Additional shipping charges apply when shipped outside of the contiguous United States. Contact Rescue 42 for the freight quote, which is valid for 30 days. CRDs, miniCRDs and SLCs that ship without data plans will be ready to activate upon delivery. All applicable, local sales tax to be added on final bill from AT&T. FirstNet and FirstNet logo are registered trademarks of the First Responder Network Authority. CRD, miniCRD, SLC and SLC+ are registered trademarks of Rescue 42, Inc.



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## STAFF ACTION ITEM

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**MEETING DATE:** 05.01.2023

**TITLE:** Chief of Police

**PRESENTED BY:** Joe Duvall

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**AGENDA ITEM DESCRIPTION (Agenda Content):**

Request Approval to Purchase a Mini Compact Rapid Deployable Phone System.

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**HISTORY/PAST ACTION:**

Enter Text Here

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**FINANCIAL IMPACT:**

\$34,955.00 to be paid from 911 fees. There will be no use of taxpayer funds for this purchase.

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**INFORMATION:**

This System will provide us the ability to have Communications in the event of a disaster..



## ORDINANCE AMENDMENT

**OA-2023-02**

### CHAPTER – 4 -ALCOHOLIC BEVERAGES

#### Article VII. Consumption on Premises of Alcoholic Beverages

##### Sec. 4-87 – No outside consumption

**WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for rules and regulations concerning consumption and sales of alcoholic beverages including beer, wine, and distilled spirits within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia, **AND**

**WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City's residences for their safety, health and welfare including regulation of consumption and sales of alcoholic beverages including beer, wine and distilled spirits within the City of Dallas, Georgia, that Chapter 4 – Alcoholic Beverages, Article VII. Consumption on Premises of Alcoholic Beverages, Sec. 4-87 – No outside consumption be amended.

**THEREFORE,** be it ordained by the Mayor and Council of the City of Dallas, Georgia that the Code of Ordinances of the City of Dallas, Georgia be amended as follows:

##### **Sec. 4-87. No outside consumption.**

- (a) A consumption on premises licensee shall not permit a purchaser to remove from the premises any alcoholic beverage from the premises and it is the licensee's responsibility to ensure that no beverages are sold and carried out.
- (b) It shall be unlawful for any licensee hereunder to make deliveries of any alcoholic beverage beyond the boundaries of the premises covered by the license.
- (c) It is prohibited for customers to gather outside an alcoholic beverage premise and consume alcoholic beverages.
- (d) It is prohibited for the manager or any employee to allow persons to gather outside an alcoholic beverage premise and consume alcoholic beverages.
- (e) This section shall not apply in the following instances:
  - (1) For events that are sponsored or organized by the City of Dallas, Georgia but only for malt beverage and wine and where the alcohol is obtained from a participating business within the designated area and is contained in and consumed from an approved, clear plastic cup and where the person consuming or possessing such alcohol is wearing an approved wristband.
  - (2) Where the City of Dallas, Georgia council through a resolution has permitted otherwise.
  - (3) For restaurants that have a valid sidewalk café permit provided that all outdoor activities are contained within the permitted sidewalk café.
  - (4) For an open air café as defined by this chapter.
  - (5) Beverages for consumption at a publicly owned or privately owned golf course.
  - (6) Beverages purchased in a designated entertainment district.

All other existing Sections of Chapter 4 Alcoholic Beverages shall remain in full force and effect and this Amendment is to change the Sec. 4-87. No outside consumption.



**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE  
CITY OF DALLAS, GOERGIA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
James Kelly, Mayor

\_\_\_\_\_  
Leah Alls, Councilmember

\_\_\_\_\_  
Nancy Arnold, Councilmember

\_\_\_\_\_  
Michael Cason, Councilmember

\_\_\_\_\_  
James Henson, Councilmember

\_\_\_\_\_  
Cooper Cochran, Councilmember

\_\_\_\_\_  
Christopher Carter, Councilmember

ATTEST:

\_\_\_\_\_  
Tina Clark, City Clerk

**ORDINANCE AMENDMENT**

**OA-2023-03**

**CHAPTER – 4 -ALCOHOLIC BEVERAGES**

**Article VII. Consumption on Premises of Alcoholic Beverages**

**Sec. 4-94 – consumption of alcohol on City streets and sidewalks in the entertainment district.**

**Sec. 4-95 – signage for entertainment district.**

**Sec. 4-96 – No abrogation of other laws.**

**WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for rules and regulations concerning consumption and sales of alcoholic beverages including beer, wine, and distilled spirits within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia,  
**AND**

**WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residences for their safety, health and welfare including regulation of consumption and sales of alcoholic beverages including beer, wine and distilled spirits within the City of Dallas, Georgia, that Chapter 4 – Alcoholic Beverages, Article VII. Consumption on Premises of Alcoholic Beverages, Sec. 4-94 – Consumption of alcohol on city streets and sidewalks in the entertainment district, Sec. 4-95 Signage for entertainment district, Sec. 4-96 – No abrogation of other laws to be adopted.

**THEREFORE,** be it ordained by the Mayor and Council of the City of Dallas, Georgia that the Code of Ordinances of the City of Dallas, Georgia be amended as follows:

**Sec. 4-94. Consumption of alcohol on city streets and sidewalks in the entertainment district.**

Consumption of alcohol on city streets and sidewalks are allowed; limited to the entertainment district as set depicted below:

- (a) There is hereby established an "entertainment district" within the city wherein open containers of alcoholic beverages shall be permitted.
- (b) The Entertainment district shall consist of the area contained in the red portion of the map set forth herein above and as illustrated on the "entertainment district map", including the sidewalks, rights-of-way and buildings therein.



(c) The following regulations shall apply to this section:

- (1) Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense alcoholic beverages in a clear plastic cup, for removal from the premises; provided, however, that no establishment shall dispense to any person more than one such alcoholic beverage at a time for removal from the premises.
- (2) In accordance with section 4-87, it shall be unlawful to remove open containers of alcohol from the entertainment district as described in this section.
- (3) No container in which an alcoholic beverage is dispensed and removed from the licensed premises shall exceed 16 fluid ounces in size. No person shall hold in possession on the streets and sidewalks, in parks and squares, or in other public places within the defined area any open alcoholic beverage container containing alcohol which exceeds 16 fluid ounces in size.
- (4) It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a can, bottle or glass or to possess in an open can, bottle, or glass any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private.
- (5) Consumption of alcoholic beverages described in this section shall be limited to the hours of 9:00 a.m. to 12:00 a.m. (midnight) Monday through Saturday and 12:30 p.m. till 12:00 a.m. (midnight) Sunday, unless approved by mayor and council for a special event.
- (6) It shall be unlawful to consume any alcoholic beverage in the entertainment district, as described in this section, that was not purchased from a licensee consumption on premise business or licensed vendor.
- (7) Subsection (a) above does not apply to schools, churches, daycare facilities or anywhere private property owners or tenants do not allow it. A business may decline to allow an open container of alcoholic beverage on the premises by posting a sign that states, "Outside Drinks Not Allowed."
- (8) It shall be unlawful for any person to drink or attempt to drink or to transport or attempt to transport any alcoholic beverages in an open container in any part of a motor vehicle within the entertainment district.

**Sec. 4-95. Signage for entertainment district**

Any licensed establishment that allows patrons to leave an establishment with an alcoholic beverage as regulated herein shall have an 11-inch by eight and one-half inch sign posted at the door for public view whereas a patron exiting the establishment can read the following:

"All patrons leaving this establishment with an alcoholic beverage do hereby take full responsibility to only consume an alcoholic beverage served in a clear plastic cup not to exceed 16 ounces in size and obtained by an establishment licensed to sell alcoholic beverages in the entertainment district boundary outlined on the entertainment district map in section 4-95(b). Any individual that leaves the permitted area with an alcoholic beverage in an open container is in violation of City Code and may be subject to a citation and/or fine."

**Sec. 4-96. No abrogation of other laws.**

The provisions of this article shall not be deemed to abrogate or otherwise impact any state law or local ordinance pertaining to public drunkenness, disorderly conduct, driving with an open container or under the influence of alcohol, or similar laws.

All other existing Sections of Chapter 4 Alcoholic Beverages shall remain in full force and effect and this Amendment is to adopt the, Sec. 4-94 – consumption of alcohol on City Street and sidewalks in the entertainment district, Sec. 4-95 – signage for entertainment district, 4-96 – No abrogation of other laws.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY  
OF DALLAS, GOERGIA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

\_\_\_\_\_  
JAMES KELLY, MAYOR

\_\_\_\_\_  
LEAH ALLS, Councilmember

\_\_\_\_\_  
NANCY ARNOLD, Councilmember

\_\_\_\_\_  
MICHAEL CASON, Councilmember

\_\_\_\_\_  
JAMES HENSON, Councilmember

\_\_\_\_\_  
COOPER COCHRAN, Councilmember

\_\_\_\_\_  
CHRISTOPHER CARTER, Councilmember

ATTEST:

\_\_\_\_\_  
TINA CLARK, CITY CLERK



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## STAFF ACTION ITEM

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**MEETING DATE:** 05/01/2023

**TITLE:** SCADA – Lift Station RTU Upgrade – MR Systems; Silver Comet Crossing, West Hampton, and Westwood

**PRESENTED BY:** Brandon Rakestraw – Public Works Director

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**AGENDA ITEM DESCRIPTION (Agenda Content):**

SCADA – Lift Station RTU Upgrade – MR Systems; Silver Comet Crossing, West Hampton, and Westwood

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**HISTORY/PAST ACTION:**

Install RTU Upgrade remaining city Lift Stations

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**FINANCIAL IMPACT:**

\$84,489.00

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**INFORMATION:**

Request Council Approval:

Award MR Systems the SCADA Lift Station RTU Upgrade contract for the sum of \$84,489.00

This contract will upgrade Silver Comet Crossing, West Hampton, and Westwood lift stations.



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## STAFF ACTION ITEM

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**MEETING DATE:** 05/01/2023

**TITLE:** Cadillac Parkway Self Storage – Parcel ID 148.2.4.007.0000 – Sewer Service Release to Paulding County Water System

**PRESENTED BY:** Brandon Rakestraw – Public Works Director

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**AGENDA ITEM DESCRIPTION (Agenda Content):**

Cadillac Parkway Self Storage – Parcel ID 148.2.4.007.0000 – Sewer Service Release to Paulding County

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**HISTORY/PAST ACTION:**

N/A

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**FINANCIAL IMPACT:**

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**INFORMATION:**

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Request Council Approval:

Cadillac Parkway Self Storage – Parcel ID 148.2.4.007.0000 – Sewer Service Release to Paulding County Water System.



**ORDINANCE AMENDMENT**  
**NO. OA-2023-01**  
**CHAPTER 44 - ZONING**  
**ARTICLE III. DISTRICT REGULATIONS**  
**DIVISION 1. GENERALLY – SECTION 44-117, DIVISION 2.**  
**RESIDENTIAL DISTRICTS – SECTION 44-138 & 44-139,**  
**DIVISION 4. NEW TOWN OVERLAY DISTRICT – SECTION 44-**  
**207, DIVISION 5. CORRIDOR OVERLAY DISTRICT – SECTION**  
**44-222, ARTICLE IV. SUPPLEMENTAL REGULATIONS –**  
**SECTION 44-241(A)(2) & 44-241 (A)(3)**

- WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt and amend Ordinances to provide for Zoning Regulations and for the health, safety and welfare of the citizens of the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health safety, welfare and the construction of buildings within the City of Dallas, Georgia that the City provide for the designation of districts for generally within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health safety, welfare and the construction of buildings within the City of Dallas, Georgia that the City provide for regulation of use for residential districts within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health, safety, welfare, and regulation of other standards for tractor and trailer parking for new town overlay & corridor overlay districts within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health, safety, welfare and the construction of buildings within the City of Dallas, Georgia that the City provide for regulation of lot size and minimum yard requirements for supplemental regulations within the City of Dallas, Georgia, **AND**
- WHEREAS,** The Mayor and Council of the City of Dallas, Georgia have determined that it is in the best interest of the City’s residents for their health, safety, welfare, and regulation that the Ordinances of the City of Dallas, Georgia concerning Chapter 44 – Zoning, Article III. District Regulations Division 1. Generally – Section 44-117, Chapter 44 – Zoning, Article III. District Regulations Division

2. Residential Districts – Section 44-138 & 44-139, Chapter 44 – Zoning, Article III. District Regulations Division 4. New Town Overlay District – Section 44-207, Chapter 44 – Zoning, Article III. District Regulations Division 5. Corridor Overlay District – Section 44-222 and Chapter 44 – Zoning, Article IV. Supplemental Regulations – Section 44-241(a)(2) & (3) be amended, **AND**

**THEREFORE,** be it ordained by the Mayor and Council of the City of Dallas, Georgia that the Code of Ordinances of the City of Dallas, Georgia be amended as follows:

Chapter 44 – Zoning, Article III., District Regulations Division 1. Generally, as to Section 44-117 shall be deleted in its entirety and a new Section 44-117 shall be created to read as follows:

**Sec. 44-117. Division into districts.**

For the purpose of this chapter, the city is divided into 12 districts designated as follows:

R-1	Single-family residential district
R-2C	Single- family residential district - conservation
R-2	Single -family residential district
R-3	High-density residential district
R-3	Single-family attached residential district (fee simple title)
HR-1	Historic residential district
O-I	Office-institutional district
C-1	Central business district
C-2	General business district
C-N	Neighborhood business district
G	General industrial district
H-1	Heavy industrial district

Chapter 44 – Zoning, Article III., District Regulations Division 2. Residential Districts, as to Section 44-138 shall be deleted in its entirety and a new Section 44-138 shall be created to read as follows:

**Sec. 44-138. R-2C Single-family residential district - conservation**

- (1) Single-family dwellings except for manufactured homes. Total density limitation of three single family dwellings per acre.
- (2) Churches and similar places of worship and their customary related uses.
- (3) Public and private schools offering general education courses.
- (4) Municipal, county, state, federal and other public uses, including parks and playgrounds.
- (5) Accessory buildings provided such shall be permitted only in a rear yard and shall not be less than ten feet from any property line. No accessory buildings shall contain independent kitchen facilities.

- (6) Nursery schools (day care centers) and kindergartens, provided that they shall have at least 35 square feet of indoor space provided for each child and at least 100 square feet of play area per child in the outdoor play area; and that the outdoor area shall be enclosed by a fence having a minimum height of six feet; and provided that the principal building of such use shall meet all the yard requirements of the R-1 residential district.
- (7) A business, occupation or profession carried on within a single-family residential dwelling by the resident thereof that is designated as a home occupation shall conform to the following criteria:
  1. The occupation carried on within the dwelling unit shall be restricted to the heated floor area of the dwelling.
  2. No product shall be sold on the premises and all home occupation activities shall be conducted entirely within the dwelling. This shall not prohibit sales by telephone when the delivery of merchandise is to take place elsewhere.
  3. The home occupation use carried on within the dwelling unit shall not occupy more than 25 percent of the heated floor area of the dwelling unit, and said home occupation use shall be clearly incidental and subordinate to the use of the dwelling for residential purposes.
  4. There shall be no external display of products or storage of equipment or other externally visible evidence whatsoever of the occupation, business or profession.
  5. No sign advertising a home occupation exceeding two square feet is permitted, including those mounted inside windows and doors that are visible from a public right-of-way or a neighboring property line. No sign shall be internally or externally illuminated.
  6. Any person who conducts a home occupation shall be a member of the family residing on the premises, shall take substantially all of their overnight lodging at the dwelling, shall store substantially all of their personal belongings which are used in normal daily life in the dwelling, and shall use the address of the subject dwelling as their address for legal purposes such as voting and the payment of personal property taxes.
  7. No equipment or process shall be used in that creates smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable to the normal senses at the lot line or beyond.
  8. There shall be no stock of goods or materials on the premises with the exception of literature and brochures appurtenant to the occupation, business or profession. Said literature and brochures shall remain in that part of the residence designated for home occupation purposes.

9. There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence.
10. Contact with customers and clients shall be made by telephone or mail. No business vehicle larger than a van, or pickup truck shall be permitted to remain on the premises other than a vehicle owned by the resident.
11. There shall be no assembly or group instructions in connection with the home occupation with the exception of child care which can be conducted with a maximum of five children at a time. Other individual instruction on a one-on-one basis is permitted.
12. The above listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided that this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of said produce.
13. Any business, occupation or profession, the operation of which does not meet the aforementioned requirements of a home occupation shall not be interpreted to be a home occupation despite the fact that it might attempt to operate in a single-family residence.

Chapter 44 – Zoning, Article III., District Regulations Division 2. Residential Districts, as to Section 44-139 shall be deleted in its entirety and a new Section 44-139 shall be created to read as follows:

**Sec. 44-139. R-2 Single-family residential district.**

Within the R-2 residential district, the following uses shall be allowed:

- (1) All uses permitted in R-1 residential district with a total density limitation of three single family dwellings per acre.
- (2) Manufactured home.
  - a. Manufactured homes, provided each manufactured home is located within an approved manufactured home park and conforms to the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective on June 15, 1976. All manufactured housing (mobile homes) produced before this date shall not be moved into the city.
  - b. Any existing manufactured housing located within the city upon adoption of the ordinance from which this chapter is derived shall be exempt until either relocated, vacant for a period of six months or destroyed greater than 50 percent of its value, at which time the provisions of the ordinance from which this chapter is derived shall prevail.

- (3) Manufactured home parks are permitted within R-2 residential districts provided they meet the requirements of article V of this chapter, pertaining to manufactured home parks.
- (4) A business, occupation or profession carried on within a single-family residential dwelling by the resident thereof that is designated as a home occupation shall conform to the following criteria:
  1. The occupation carried on within the dwelling unit shall be restricted to the heated floor area of the dwelling.
  2. No product shall be sold on the premises and all home occupation activities shall be conducted entirely within the dwelling. This shall not prohibit sales by telephone when the delivery of merchandise is to take place elsewhere.
  3. The home occupation use carried on within the dwelling unit shall not occupy more than 25 percent of the heated floor area of the dwelling unit, and said home occupation use shall be clearly incidental and subordinate to the use of the dwelling for residential purposes.
  4. There shall be no external display of products or storage of equipment or other externally visible evidence whatsoever of the occupation, business or profession.
  5. No sign advertising a home occupation exceeding two square feet is permitted, including those mounted inside windows and doors that are visible from a public right-of-way or a neighboring property line. No sign shall be internally or externally illuminated.
  6. Any person who conducts a home occupation shall be a member of the family residing on the premises, shall take substantially all of their overnight lodging at the dwelling, shall store substantially all of their personal belongings which are used in normal daily life in the dwelling, and shall use the address of the subject dwelling as their address for legal purposes such as voting and the payment of personal property taxes.
  7. No equipment or process shall be used in that creates smoke, dust, odor, fumes, glare, noise, vibration, electrical or electronic disturbance detectable to the normal senses at the lot line or beyond.
  8. There shall be no stock of goods or materials on the premises with the exception of literature and brochures appurtenant to the occupation, business or profession. Said literature and brochures shall remain in that part of the residence designated for home occupation purposes.
  9. There shall be no chemical, mechanical or electrical equipment on the premises other than that normally found in a purely domestic residence.

10. Contact with customers and clients shall be made by telephone or mail. No business vehicle larger than a van, or pickup truck shall be permitted to remain on the premises other than a vehicle owned by the resident.
11. There shall be no assembly or group instructions in connection with the home occupation with the exception of child care which can be conducted with a maximum of five children at a time. Other individual instruction on a one-on-one basis is permitted.
12. The above listed requirements of a home occupation shall not be construed to restrict the sale of garden produce grown on the premises, provided that this exception shall not extend to allow the operation of a commercial greenhouse or nursery or the existence of stands or booths for display of said produce.
13. Any business, occupation or profession, the operation of which does not meet the aforementioned requirements of a home occupation shall not be interpreted to be a home occupation despite the fact that it might attempt to operate in a single-family residence.

Chapter 44 – Zoning, Article III., District Regulations Division 4. New Town Overlay District, as to Section 44-207 shall be deleted in its entirety and a new Section 44-207 shall be created to read as follows:

**Sec. 44-207. Other standards.**

- (a) *Outside storage prohibited.* No outside, unenclosed storage of refuse (whether or not in containers) shall be permitted on any lot.
- (b) *Temporary or seasonal sales.* Temporary or seasonal sales are allowed within the district for a maximum of four times per year upon administrative review and with written approval from the director of community development for a maximum of no more than 30 consecutive days or more than a total of 90 days in any calendar year. Requests for temporary or seasonal sales shall be made in writing accompanied by a recorded plat of the site and written permission by the property owner to the director of community development. A business license is required of all approved temporary or seasonal sales. Outdoor sales (if allowed by the underlying zoning district) must be covered. Examples of coverings include, but are not limited to, tents and awnings.
- (c) *Loading berth requirements.* Loading berth requirements shall be as specified in the underlying districts, except that any loading or unloading berth or bay shall be screened from view as detailed in this chapter.
- (d) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying districts shall be permitted within the overlay district, except that any detached accessory building on any lot shall be designed and constructed with the same material as the principle building as to be compatible

with the principle building with which it is associated. All accessory buildings shall have a roof. No accessory buildings shall contain independent kitchen facilities.

- (e) *Paving requirements.* All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the community development department.
- (f) *Underground utilities.* All utilities including, but not limited to, electric, cable, and phone services shall be underground unless otherwise approved by the community development department after written submittal providing justification for overhead utility services.
- (g) *Truck and trailer parking.* Overnight parking of tractor trailers, semi-trucks, commercial trucks, semi-trailers, boats, campers, or recreational vehicles is strictly prohibited within the New Town Overlay District.

Chapter 44 – Zoning, Article III., District Regulations Division 5. Corridor Overlay District, as to Section 44-222 shall be deleted in its entirety and a new Section 44-222 shall be created to read as follows:

**Sec. 44-222. Other standards.**

- (a) *Outside storage.* Outside display of merchandise is prohibited with the exception of retail uses where the primary product being sold is outdoor merchandise as a primary use such as power mowers, ATV's, landscape material and products, trees, plants, shrubs, decorative rock, pavers, etc. Thrift stores, second hand stores and any other businesses whose merchandise is primarily for indoor use is prohibited from outdoor displays of merchandise.
- (b) *Loading berth requirements.* Loading berth requirements shall be a[s] specified in the underlying zone district(s) except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.
- (c) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted within the corridor overlay districts, except that any detached accessory building on any lot shall be designed to be architecturally designed and constructed with the same material as the principle building and to be compatible with the principle building which it is associated. All accessory buildings shall have a roof. No accessory buildings shall contain independent kitchen facilities.
- (d) *Paving requirements.* All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the city.
- (e) *Utility requirements.* All utilities including but not limited to electric, cable and phone services shall be underground unless otherwise approved by the city after written submittal providing justification for overhead utility services.

- (f) *Truck and trailer parking.* Overnight parking of tractor trailers, semi-trucks, commercial trucks, semi-trailers, boats, campers, or recreational vehicles is strictly prohibited within the Corridor Overlay District.

Chapter 44 – Zoning, Article IV. Supplemental Regulations, as to Section 44-241 (a) (2) shall be deleted in its entirety and a new Section 44-241(a) (2) shall be created to read as follows:

**Sec. 44-241. Area, yard, and height requirement.**

- (a) *Minimum lot size and minimum yard requirements.*
- (2) *R-2C Residential district.*
- a. Minimum lot size: 7,500 square feet.
  - b. Minimum lot size per dwelling: 7,500 square feet.
  - c. Minimum lot width: 50 feet.
  - d. Minimum front setback from a primary street: 25 feet.
  - e. Minimum front setback from other streets: 20 feet.
  - f. Minimum distance from side lot lines: 5 feet.
  - g. Minimum distance from rear lot line: 20 feet.
  - h. Maximum height of structures: 35 feet.

Chapter 44 – Zoning, Article IV. Supplemental Regulations, as to Section 44-241 (a) (3) shall be deleted in its entirety and a new Section 44-241(a) (3) shall be created to read as follows:

**Sec. 44-241. Area, yard, and height requirement.**

- (a) *Minimum lot size and minimum yard requirements.*
- (3) *R-2 Residential district.*
- a. Minimum lot size: 7,500 square feet.
  - b. Minimum lot size per dwelling: 7,500 square feet.
  - c. Minimum lot width: 65 feet.
  - d. Minimum front setback from a primary street: 35 feet.
  - e. Minimum front setback from other streets: 30 feet.
  - f. Minimum distance from side lot lines: 10 feet.
  - g. Minimum distance from rear lot line: 20 feet.
  - h. Maximum height of structures: 35 feet.



**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

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L. James Kelly, Mayor

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James R. Henson, Councilmember

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Michael G. Cason, Councilmember

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Cooper Cochran, Councilmember

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Nancy R. Arnold, Councilmember

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Christopher B. Carter, Councilmember

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Leah Alls, Councilmember

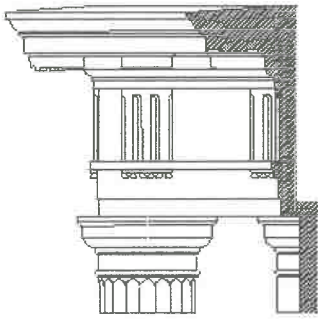
ATTEST:

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Tina Clark, City Clerk of the City of Dallas, GA

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Date



**CARTER WATKINS**  
**ASSOCIATES**  
ARCHITECTS, INC.

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Item 15.

DATE: April 28, 2023

TO: **The City of Dallas, Georgia**  
Mr. Kendall Smith  
City Manager  
129 E Memorial Dr, Dallas, GA 30132

RE: City of Dallas, Georgia  
The Future City Hall & Municipal Complex  
Bid Phase I - Demolition Contract

Dear Mr. Smith,

Carter Watkins Associate Architects has reviewed the Brohog Construction's bid form submissions in depth. All of the contractor's references check out and we are confident that Brohog Construction is fit for the Demolition Project. Please accept this recommendation to award contract to Brohog Construction for Demolition Phase of the Future Dallas City Hall.

Please feel free to reach out with any questions.

All the best,

**CARTER WATKINS ASSOCIATES ARCHITECTS, INC.**  
W. Chase Sisk, Associate