



City Council Regular Meeting

Monday, January 05, 2026

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

PUBLIC HEARING

- [A.](#) OA-2026-01: Occupancy

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

- 1. Abbs Gym-Scholarship Presentation to East Paulding Highschool Students

MINUTES APPROVAL

- [2.](#) Monday, December 01, 2025, Regular Meeting Minutes

CONSENT AGENDA

- [3.](#) RES 2026-01: Civility
- [4.](#) RES 2026-02: Authorize eminent domain action on 101 Veterans Drive (Easement)
- [5.](#) RES 2026-03: Authorize eminent domain action on 319 Wildwood Drive (Easement)
- [6.](#) 2026 Fee Schedule, Occupational Tax Update
- [7.](#) Appoint Amy Kobylarz to the Main Street Advisory Board to fill a vacancy
- [8.](#) FY25 Audit Budget Adjustments

OLD BUSINESS

- [9.](#) Second Read: OA-2025-10; Sunday Brunch Bill

ADDITIONAL/COMMENTS

NEW BUSINESS

- [10.](#) Purchase thirty-two L-3 Harris Radios at a cost of \$298,083.79 via a loan through the Georgia Municipal Association. Loan payments will be paid from either 911 fees and/or SPLOST Funds.
- [11.](#) Quotes for outfitting four new patrol vehicles at a total cost of \$103,348.81 through Dana Safety Supply, Inc.
- [12.](#) First Read: OA - 2026 - 01; Occupancy

ADJOURNMENT



STAFF REPORT

MEETING DATE: 1/5/2026 PUBLIC HEARING

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

OA-2026-01 - OCCUPANCY

REPORT/INFORMATION:

An ordinance amendment to amend the occupancy requirements in the UDC; to amend certain definitions; to add new definitions; to provide compliance for State and Federal housing guidelines

This is a PUBLIC HEARING

**ORDINANCE
AMENDMENT
OA - 2026 - 01**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF
THE CITY OF DALLAS, GEORGIA, TO ESTABLISH CLEAR AND
ENFORCEABLE OCCUPANCY LIMITS IN RESIDENTIAL DISTRICTS,
TO PROVIDE COMPREHENSIVE DEFINITIONS OF RESIDENTIAL
OCCUPANCY AND RELATED TERMS, TO IMPLEMENT MECHANISMS
FOR THE EFFECTIVE ENFORCEMENT OF THESE REGULATIONS, TO
REPEAL CONFLICTING ORDINANCES, AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and Council of the City of Dallas, Georgia, having carefully considered the interests of the community, hereby determine that the health, safety, and general welfare of the citizens of Dallas necessitate the regulation of residential occupancy in order to preserve the integrity and character of existing neighborhoods, mitigate the adverse effects of traffic congestion, ensure the provision of sufficient and appropriate parking, and safeguard property values within the City's jurisdiction;

WHEREAS, the Chief of Police has formally advised the Mayor and Council that residences in which multiple unrelated individuals rent individual rooms within single-family homes have created significant challenges related to parking availability, increased traffic volume, diminished neighborhood aesthetics, excessive noise, and the emergence of unregulated rental operations that detrimentally impact the quality of life in residential neighborhoods;

WHEREAS, the increasing prevalence of rental arrangements in which property owners lease individual rooms to three or more unrelated tenants within single-family residential districts has resulted in conditions of overcrowding, inadequate parking facilities, elevated vehicular activity, and other impacts that are incompatible with the traditional residential character and expectations of affected neighborhoods;

WHEREAS, the City of Dallas is vested with the authority, pursuant to O.C.G.A. § 36-66-3 and O.C.G.A. § 36-35-3, to promulgate zoning regulations governing the use of property and to establish occupancy standards that serve to protect the public health, safety, and welfare, and pursuant to O.C.G.A. § 36-35-6(a)(2) to enforce such regulations through appropriate penalties;

WHEREAS, judicial precedent has consistently upheld the validity of municipal ordinances that restrict the number of unrelated individuals permitted to reside within a single dwelling unit, recognizing such regulations as a legitimate exercise of the police power when rationally related to bona fide governmental interests in neighborhood preservation and the promotion of public welfare, including *Village of Belle Terre v. Boraas*, 416 U.S. 1 (1974), and *Elliott v. City of Athens, Ga.*, 960 F.2d 975 (11th Cir. 1992);

WHEREAS, the City Council finds that the regulation of unrelated occupancy in single-family residential districts is necessary to preserve the quiet

character of neighborhoods, prevent excessive demand on infrastructure, promote safety and parking availability, protect property values, and distinguish bona fide family-style households from commercial rooming operations, while complying with the Fair Housing Act, the Fair Housing Amendments Act, the Georgia Fair Housing Act, and all applicable state and federal law requiring reasonable accommodation for persons with disabilities;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia as follows:

SECTION 1. AMENDMENT TO CHAPTER IV - ZONING DISTRICTS

Chapter IV (Zoning Districts), Section 4.03 (Permitted and Special Exception Uses) is hereby amended by adding a new subsection 4.03(5) immediately following the existing use classifications to read as follows:

4.03(5). OCCUPANCY LIMITS IN RESIDENTIAL DISTRICTS

(a) Applicability. The occupancy limits established in this subsection shall apply to all dwelling units located in single-family and two-family residential zoning districts, including R-1 (Low-Density Single-Family Residential District), R-2 (Medium-Density Single-Family Residential District), R-3 (High-Density Single-Family Residential District), and TH (Townhome Residential District).

(b) Maximum Occupancy. No dwelling unit in any single-family or two-family residential zoning district shall be occupied by more than two (2) unrelated persons as their primary residence. This limitation shall not apply to persons related by blood, marriage, adoption, or legal guardianship, who may occupy a dwelling unit without numerical limitation pursuant to the definition of "Family" in Chapter XIII of this Code.

(b.1) Reasonable Accommodations.

(1) General Requirement. Notwithstanding subsection (b), the City shall make reasonable accommodations in the application of this subsection when necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling, consistent with 42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and O.C.G.A. § 8-3-200 et seq.

(2) Administrative Procedures. The Community Development Director shall implement the reasonable accommodation procedures set forth in Appendix A to this ordinance, which procedures shall include:

- A. A written application process with clear submission requirements;
- B. A fifteen (15) business day decision period after receipt of all required information;
- C. Criteria for determining the necessity and reasonableness of the requested accommodation, including:
 - i. Whether the accommodation is necessary to afford persons with disabilities equal opportunity to use and enjoy the dwelling;

- ii. Whether the accommodation would impose an undue financial or administrative burden on the City;
- iii. Whether the accommodation would require a fundamental alteration in the nature of the City's zoning program;
- iv. Whether the accommodation would constitute a direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others;

D. An appeal process to the Zoning Board of Appeals, which shall act in a quasi-judicial capacity and conduct a de novo review of the Community Development Director's decision.

(3) Effect of Approval. A live-in aide, personal care attendant, or other approved reasonable-accommodation occupant shall not be counted toward the maximum number of unrelated occupants established in subsection (b).

(4) Administrative Decision. Decisions of the Community Development Director under this subsection shall constitute administrative decisions for purposes of appeal under Section 11.09 of the Unified Development Code.

(c) Protected Occupancy. The following categories of occupancy shall not be subject to the limitations of subsection (b):

- (1) Dwellings occupied pursuant to an approved reasonable accommodation under subsection (b.1) of this section;
- (2) Group Homes as defined in Chapter XIII and regulated under Section 8.13A of this Code;
- (3) Personal Care Homes licensed pursuant to O.C.G.A. § 31-7-12 and regulated under Section 8.13 of this Code;
- (4) Dwellings occupied by persons receiving supportive services funded or licensed by the State of Georgia or federal government where such occupancy is necessary to provide equal housing opportunity to persons with disabilities.

(d) Rebuttable Presumption of Violation.

(1) Presumption. Any dwelling unit in a district specified in subsection (a) that is occupied by three (3) or more unrelated persons, and that is not protected under subsection (c), shall be rebuttably presumed to be in violation of subsection (b).

(2) Rebuttal. The presumption established in subsection (d)(1) may be rebutted by the property owner, landlord, or occupants demonstrating by a preponderance of the evidence that:

- A. The occupants are related by blood, marriage, adoption, or legal guardianship as defined in Chapter XIII; or
- B. The occupancy qualifies for protection under subsection (c); or

C. The occupants operate as a single housekeeping unit as defined in Chapter XIII and as evidenced by the factors set forth in subsection (e) of this section.

(3) Burden of Proof. Once the City establishes that three (3) or more unrelated persons occupy the dwelling unit, the burden shifts to the property owner, landlord, or occupants to rebut the presumption of violation.

(d.1) Rooming House Classification. Any dwelling unit that is found to be in violation of subsection (b) after consideration of the rebuttable presumption in subsection (d) and any evidence presented in rebuttal shall be deemed a rooming house (boarding house) and shall be subject to all applicable zoning restrictions, permitting requirements, inspection standards, and use limitations for rooming houses as established by this Code. Rooming houses are not permitted uses in R-1, R-2, R-3, or TH zoning districts unless expressly authorized by Special Exception and approved by the Planning and Zoning Commission pursuant to Section 11.09 of this Code.

(e) Evidentiary Standards.

(1) Indicia of Separate Occupancy or Non-Compliance. In determining whether a dwelling unit is occupied by more than two (2) unrelated persons, or whether occupants operate as a single housekeeping unit for purposes of rebutting the presumption under subsection (d)(2)(C), the City may consider the following non-exclusive, rebuttable indicia. The presence of three (3) or more of the following factors, when considered in totality, may support a finding that the occupancy violates subsection (b) or that occupants do not operate as a single housekeeping unit:

A. Separate utility meters or separate utility accounts for individual rooms or portions of the dwelling;

B. More than one kitchen or food-preparation facility equipped with cooking appliances, unless one is located in a lawful accessory dwelling unit or basement apartment authorized by this Code;

C. Multiple mailboxes or postal addresses assigned to individual occupants rather than to the household;

D. Separate exterior entrances providing independent access to individual rooms or dwelling areas, excluding common entrances;

E. Individual lease agreements or rental agreements for separate rooms or portions of the dwelling rather than for the dwelling unit as a whole;

F. Keyed locks, smart locks, biometric locks, or other locking devices on individual bedroom doors providing exclusive access control to individual occupants;

G. Evidence of separate financial responsibility for rent, utilities, or household expenses by individual occupants rather than shared or joint responsibility;

H. Advertising, marketing materials, or online listings offering individual rooms for rent rather than the dwelling unit as a whole;

- I. Testimony from occupants, neighbors, or other witnesses regarding the independent operation of separate households within the dwelling unit;
 - J. Observations of distinct and non-integrated living patterns, including separate meal preparation, separate household supplies, or absence of shared common areas.
- (2) Single Factor Not Dispositive. No single factor listed in subsection (e)(1) shall be dispositive of a violation. The determination shall be based upon the totality of the circumstances and evidence presented.
- (3) Evidence of Single Housekeeping Unit. In rebutting the presumption under subsection (d)(2)(C), property owners, landlords, or occupants may present evidence demonstrating that the occupants operate as a single housekeeping unit, including but not limited to:
- A. Affidavits from all adult occupants attesting that they share common living areas, share household expenses, prepare and consume meals together, and operate as a single housekeeping unit;
 - B. Joint lease agreements or coordinated lease arrangements demonstrating the rental of the dwelling unit as a whole;
 - C. Shared utility accounts or evidence of proportional sharing of utility costs;
 - D. Evidence of common meal preparation and shared household supplies;
 - E. Evidence of integrated household management and decision-making;
 - F. Witness testimony or other evidence demonstrating family-like living arrangements.
- (f) Inspections and Probable Cause.
- (1) Consent or Warrant Required. All inspections conducted to determine compliance with this section shall occur only with the voluntary written consent of the property owner or lawful occupant, or pursuant to an administrative search warrant issued by a court of competent jurisdiction in accordance with the Fourth Amendment to the United States Constitution and Article I, Section I, Paragraph XIII of the Constitution of the State of Georgia.
- (2) Probable Cause for Administrative Warrant. Probable cause for issuance of an administrative search warrant to inspect for compliance with this section may be established by:
- A. Specific, credible complaints from neighbors or other witnesses describing conditions consistent with three (3) or more of the indicia listed in subsection (e)(1);
 - B. Direct observation by code enforcement personnel of conditions visible from public rights-of-way or adjacent properties that constitute three (3) or more of the indicia listed in subsection (e)(1);

- C. Documentary evidence such as lease agreements, advertisements, utility records, or other documents obtained through lawful means that establish three (3) or more of the indicia listed in subsection (e)(1);
- D. Statements or admissions by property owners, landlords, or occupants that the dwelling is occupied by three (3) or more unrelated persons in a manner inconsistent with subsection (b) or that does not constitute a single housekeeping unit;
- E. A pattern of code violations or public safety incidents at the property consistent with multi-tenant occupancy.

(g) Responsibilities and Liability.

- (1) Owner and Landlord Responsibility. It shall be unlawful for any property owner, landlord, property manager, leasing agent, or other person having legal or equitable control over a dwelling unit to allow, permit, facilitate, maintain, or cause occupancy of any dwelling unit in violation of the occupancy limits established by subsection (b), unless the dwelling unit is protected under subsection (c).
- (2) Tenant Responsibility. It shall be unlawful for any tenant or occupant to occupy or maintain occupancy of a dwelling unit in knowing violation of the occupancy limits established by subsection (b), unless the dwelling unit is protected under subsection (c).
- (3) Joint and Several Liability. Property owners, landlords, property managers, leasing agents, and tenants shall be jointly and severally liable for violations of this subsection.

(h) Enforcement and Penalties.

- (1) Notice and Opportunity to Cure. Upon determination that a violation of this section exists, the Community Development Director shall issue a written notice of violation to the property owner and, if different, to the landlord or property manager of record. The notice shall:
 - A. Specifically describe the violation, including the factual basis and evidence supporting the determination;
 - B. Identify the specific subsection(s) violated;
 - C. Provide a thirty (30) calendar day period from the date of the notice within which to cure the violation by:
 - i. Reducing occupancy to comply with subsection (b);
 - ii. Obtaining approval of a reasonable accommodation under subsection (b.1);
 - or
 - iii. Demonstrating that the occupancy is protected under subsection (c) or that occupants operate as a single housekeeping unit under subsection (d)(2)(C);
 - D. Inform the recipient of the right to request a hearing before the Community Development Director within ten (10) calendar days of receipt of the notice;

E. Advise of the penalties for failure to cure the violation within the specified time period.

(2) Hearing. If a hearing is timely requested, the Community Development Director shall conduct a hearing within fifteen (15) business days of receipt of the request. The hearing shall be conducted in accordance with the administrative hearing procedures set forth in Chapter XII of this Code. At the hearing, the property owner, landlord, or occupants may present evidence in rebuttal of the presumption under subsection (d), including evidence of single housekeeping unit operation under subsection (e)(3). The Community Development Director may affirm, modify, or withdraw the notice of violation based upon the evidence presented.

(3) Penalties for Non-Compliance. If a violation is not cured within the thirty (30) day period specified in the notice, or within any extended period granted by the Community Development Director, the violation shall be subject to the following penalties:

A. A civil fine not exceeding One Thousand Dollars (\$1,000.00) per violation;

B. Suspension or revocation of any business license, occupational tax certificate, or rental registration associated with the property;

C. Recordation of a notice of violation against the property in the land records of Paulding County;

D. Injunctive relief, including but not limited to a court order requiring compliance with this section or prohibiting further violations;

E. Any other remedy available under this Code or applicable law.

(4) Each Day a Separate Violation. Each day that a violation continues after expiration of the cure period shall constitute a separate violation subject to a separate penalty.

(5) Recovery of Enforcement Costs. In addition to the penalties set forth in subsection (h)(3), the City may recover all reasonable costs of enforcement, including but not limited to inspection costs, administrative costs, attorney's fees, and court costs.

Chapter IV (Zoning Districts), Table 4.3 (Permitted and Special Exception Uses) is hereby amended by adding the following use classifications in the "Residential" category:

Group Home – Special Exception in R-1 and R-2; Permitted Use in R-3, subject to Section 8.13A

SECTION 2. AMENDMENT TO CHAPTER VIII - SUPPLEMENTARY CONDITIONS FOR SPECIFIC USES

Chapter VIII (Supplementary Conditions for Specific Uses), Section 8.06 (Bed and Breakfast Establishments) is hereby amended by adding a new subsection (9) to read as follows:

(9) Distinction from Rooming Houses. Bed and breakfast establishments shall comply with all requirements of this section and shall be clearly distinguished from rooming houses. No bed and breakfast establishment shall permit the same rental occupants to reside at the establishment for more than seven (7) consecutive days, and occupancy shall be strictly transient in nature. Bed and breakfast establishments that permit occupants to remain for extended periods or that operate as residences for the same individuals shall be subject to the occupancy limits of Section 4.03(5) and to enforcement action pursuant to Chapter XII of this Code.

Chapter VIII (Supplementary Conditions for Specific Uses), Section 8.13 is hereby amended to read as follows:

Sec. 8.13 – PERSONAL CARE HOMES (Licensed Care Facilities)

- (1) Purpose and Scope. Personal Care Homes regulated by this section are state-licensed care facilities subject to licensing and health standards established by the Georgia Department of Community Health pursuant to O.C.G.A. § 31-7-12 and implementing regulations. Personal Care Homes are distinct from "Group Homes" as defined in Chapter XIII and regulated under Section 8.13A. Nothing herein shall be construed to classify a Group Home as a Personal Care Home, or vice versa.
- (2) Personal Care Home Classifications. Personal Care Homes are classified based upon the number of residents served, consistent with state law:
 - (a) Personal Care Home, Family: A Personal Care Home serving two (2) to six (6) residents.
 - (b) Personal Care Home, Group: A Personal Care Home serving seven (7) to fifteen (15) residents.
 - (c) Personal Care Home, Congregate: A Personal Care Home serving sixteen (16) or more residents.
- (3) Exemption from Occupancy Limits. Personal Care Homes licensed by the State of Georgia pursuant to O.C.G.A. § 31-7-12 shall not be subject to the unrelated occupancy limits established in Section 4.03(5) of this Code.
- (4) Zoning District Restrictions.
 - (a) Personal Care Home, Family: Permitted as a principal use in all residential zoning districts, subject to compliance with state licensing requirements and applicable building, fire, and life safety codes.
 - (b) Personal Care Home, Group: Permitted by Special Exception in R-2, R-3, and TH districts, subject to review and approval by the Planning and Zoning Commission pursuant to Section 11.09 of this Code, and subject to compliance with state licensing requirements and applicable building, fire, and life safety codes.
 - (c) Personal Care Home, Congregate: Permitted by Special Exception in R-3 and commercial districts only, subject to review and approval by the Planning and Zoning Commission pursuant to Section 11.09 of this Code, and subject to

compliance with state licensing requirements and applicable building, fire, and life safety codes.

(5) Operating Requirements. All Personal Care Homes shall:

- (a) Maintain current and valid licensure with the Georgia Department of Community Health;
 - (b) Comply with all applicable federal, state, and local laws, regulations, and codes;
 - (c) Provide proof of licensure to the Community Development Director upon request;
 - (d) Notify the Community Development Director within ten (10) business days of any change in licensure status, including suspension, revocation, or voluntary surrender of license.
- (6) Enforcement. Violation of this section, including operation of a Personal Care Home without required licensure or Special Exception approval, shall be subject to enforcement action pursuant to Chapter XII of this Code.

Chapter VIII (Supplementary Conditions for Specific Uses) is hereby amended by adding a new Section 8.13A to read as follows:

Sec. 8.13A – GROUP HOMES

- (1) Purpose and Definition. A "Group Home" is a residential facility that houses persons with disabilities, as defined by the Fair Housing Amendments Act (42 U.S.C. § 3602(h)) and the Georgia Fair Housing Act (O.C.G.A. § 8-3-202(8)), in a family-like environment. Group Homes are protected under federal and state fair housing law and are subject to the requirements of this section.
- (2) Exemption from Occupancy Limits. Group Homes shall not be subject to the unrelated occupancy limits established in Section 4.03(5) of this Code.
- (3) Zoning District Restrictions. Group Homes are permitted as follows:
 - (a) Special Exception in R-1 and R-2 districts, subject to review and approval by the Planning and Zoning Commission pursuant to Section 11.09 of this Code;
 - (b) Permitted Use in R-3 and higher-density residential districts, subject to compliance with applicable building, fire, and life safety codes.
- (4) Reasonable Accommodation. Notwithstanding the zoning district restrictions in subsection (3), the City shall make reasonable accommodations to allow Group Homes in any residential district when necessary to afford persons with disabilities equal housing opportunity, consistent with 42 U.S.C. § 3604(f)(3)(B) and the reasonable accommodation procedures established in Section 4.03(5)(b.1) of this Code.
- (5) Operating Standards. Group Homes shall:

- (a) Be operated in a manner consistent with the residential character of the neighborhood;
 - (b) Comply with all applicable building, fire, life safety, and health codes;
 - (c) Provide adequate supervision and support services appropriate to the needs of the residents;
 - (d) Maintain the property in good condition and repair.
- (6) Licensing. If the Group Home is subject to state licensing requirements under O.C.G.A. § 37-4-1 et seq. or other applicable law, the operator shall maintain current and valid licensure and provide proof of licensure to the Community Development Director upon request.

SECTION 3. AMENDMENT TO CHAPTER XIII - DEFINITIONS

Chapter XIII (Definitions) of the Unified Development Code is hereby amended by deleting the existing definition of "FAMILY" in its entirety and substituting in lieu thereof the following new definition:

FAMILY

One or more persons related by blood, marriage, adoption, or legal guardianship, together with any foster children and domestic employees, occupying a dwelling unit and living as a single housekeeping unit. For purposes of this definition, the dependent minor children of any adult occupant are deemed related to the household;

OR

Not more than two (2) unrelated persons occupying a dwelling unit and living as a single housekeeping unit in any single-family or two-family residential zoning district (R-1, R-2, R-3, TH). A family does not include any society, club, fraternity, sorority, association, or group of persons living in a boarding house, hotel, motel, bed and breakfast facility, lodging house, rooming house, assisted living facility, nursing home, or club. The term "Family" does not include a Group Home, which is separately defined and regulated under this Code.

Chapter XIII (Definitions) of the Unified Development Code is hereby further amended by adding the following new definitions in alphabetical order, or by amending existing definitions as follows:

BOARDING HOUSE (ROOMING HOUSE)

A building, dwelling, or portion thereof, whether or not the owner resides on the premises, in which lodging is provided for three (3) or more persons who are not related by blood, marriage, adoption, or legal guardianship, for any period of more than thirty (30) consecutive days or for more than forty-five (45) days within any sixty (60) day period, with or without compensation. The term includes situations where the occupants maintain separate financial arrangements, separate leases, or other indicia of separate housekeeping units. In the context of single-family and two-family residential zoning districts (R-1, R-2, R-3, and TH), any dwelling unit that is occupied by three (3) or more unrelated individuals as their primary residence, and that is not protected under Section 4.03(5)(c), shall be rebuttably presumed to be a

boarding house (rooming house) subject to all applicable regulations, permitting requirements, inspection standards, and use limitations established for boarding houses under this Code.

DWELLING UNIT

A room or group of rooms designed and equipped exclusively for use as living quarters for only one (1) family or household, including sleeping, cooking, and sanitary facilities. The term shall include manufactured homes but shall not include recreational vehicles, hotels, motels, or transient lodging facilities. Where authorized by this Code, a Group Home or Personal Care Home may occupy a dwelling unit and shall be regulated as a residential use subject to applicable provisions of this Code.

GROUP HOME

A dwelling unit operated by a licensed provider, nonprofit organization, or other entity with a philanthropic or rehabilitative mission in which ten (10) or fewer residents, excluding live-in staff, reside together as a single housekeeping unit in a long-term, family-like setting. The home provides care, guidance, education, and participation in community life under a structured plan designed to promote resident independence. A managing caregiver designated by the operator resides on-site and is available twenty-four (24) hours per day. A Group Home is a residential use and is distinct from a Personal Care Home, boarding house, halfway house, treatment center, shelter, correctional or probationary residence, or any facility serving as an alternative to incarceration. A Group Home may include a home for persons with disabilities as defined by the Fair Housing Act (42 U.S.C. § 3602(h)) and the Georgia Fair Housing Act (O.C.G.A. § 8-3-202(8)); however, nothing herein shall be construed to prohibit or unreasonably restrict such homes. Group Homes are subject to the provisions of Section 8.13A of this Code.

HOUSEHOLD

A collective body of persons residing together in a dwelling unit as their primary residence and sharing common use of living, cooking, and eating facilities, regardless of relationship by blood, marriage, adoption, or guardianship. A "Household" may include a "Family," as defined herein, or a permissible group of unrelated individuals in accordance with this Code.

LIVE-IN AIDE

A person who resides with one or more persons with disabilities and who: (1) is essential to the care and well-being of the person or persons with disabilities; (2) is not obligated for the financial support of the person or persons; and (3) would not be living in the dwelling except to provide the necessary supportive services. For purposes of occupancy limitations under this Code, a live-in aide shall not be counted as an unrelated occupant when residing in a dwelling pursuant to an approved reasonable accommodation under Section 4.03(5)(b.1).

OCCUPANT

Any individual who resides in or is physically present in a dwelling unit for more than thirty (30) consecutive days, regardless of whether such individual has a lease, rental agreement, ownership interest, or other legal right to occupy the premises. All

occupants meeting this definition shall be counted toward occupancy limits established by this Code, except as otherwise provided in Section 4.03(5).

PERSON WITH A DISABILITY

An individual who has a physical or mental impairment that substantially limits one or more major life activities, who has a record of such an impairment, or who is regarded as having such an impairment, consistent with the Fair Housing Act (42 U.S.C. § 3602(h)), the Fair Housing Amendments Act (42 U.S.C. § 3604), and the Georgia Fair Housing Act (O.C.G.A. § 8-3-200 et seq.).

PERSONAL CARE HOME

A residence or facility providing protective care and oversight to residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while inside the building and may include daily awareness by management of the resident's functioning and whereabouts, assistance with making and attending appointments, readiness for intervention in the event of a resident experiencing a crisis, supervision in the areas of nutrition and medication, and the provision of transient medical care. Personal Care Homes are licensed by the Georgia Department of Community Health pursuant to O.C.G.A. § 31-7-12 and implementing regulations.

Personal Care Homes are classified as follows:

- (a) Personal Care Home, Family: A licensed residential home, not institutional in appearance or character, designed to provide personal care services to individuals requiring assistance. The provider must live in the home and offers personal care services for two (2) to six (6) residents. For purposes of this Code, a Personal Care Home, Family is not a Group Home as defined in this Chapter.
- (b) Personal Care Home, Group: A licensed, non-institutional residential care facility providing personal care services to seven (7) through fifteen (15) persons, exclusive of staff, in a residence or other non-institutional building. Traditionally used for individuals who cannot live independently, including children or young people who cannot live with their families, adults with chronic disabilities, or persons with dementia and age-related illnesses. For purposes of this Code, a Personal Care Home, Group is a licensed care facility and is not a "Group Home" as defined in this Chapter.
- (c) Personal Care Home, Congregate: A licensed placement setting consisting of twenty-four (24) hour supervision in highly structured settings. For adults, a congregate living facility may include individual apartments, communal meals, housekeeping services, and assistance with activities of daily living (ADLs). The level of assistance is typically between independent living and assisted living. Congregate care facilities serve sixteen (16) or more residents.

REASONABLE ACCOMMODATION

A modification or exception to the rules, policies, practices, or services of this Code when such modification or exception may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling, consistent with 42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and O.C.G.A. § 8-3-200 et seq. Reasonable

accommodation procedures are established in Section 4.03(5)(b.1) and Appendix A of this Code.

SINGLE HOUSEKEEPING UNIT

A group of persons who live together as a stable, bona fide household and function as a single housekeeping unit, meaning they share access to and use of all common areas, have a single lease or joint financial responsibility for the premises as a whole, prepare and consume meals together on a regular basis, maintain integrated household management and decision-making, and operate as a unified household rather than as separate, independent living arrangements. Indicators that a dwelling may NOT be operating as a single housekeeping unit include, but are not limited to: multiple kitchens or food preparation facilities (except in authorized accessory dwelling units), separately metered utilities or separate utility accounts for portions of the dwelling, separate exterior entrances providing independent access to individual rooms or dwelling areas, individual bedroom locks providing exclusive access control in combination with other factors, separate leases or rental agreements for individual rooms or portions of the dwelling, or evidence of separate financial responsibility and independent household operation by individual occupants. The determination of whether occupants constitute a single housekeeping unit shall be based upon the totality of the circumstances and shall consider the factors listed in Section 4.03(5)(e) of this Code.

UNRELATED PERSON

Any individual residing in a dwelling unit who does not share a legal or familial relationship by blood, marriage, adoption, or legal guardianship with each and every other occupant of that dwelling unit. If there is no recognized familial or legal tie connecting an individual to all other residents (such as being a parent, child, sibling, spouse, adopted child, or being under the legal guardianship of another occupant), then that individual is considered "unrelated" to the other individuals in the dwelling unit for purposes of calculating occupancy under Section 4.03(5) of this Code.

SECTION 4. LANDLORD NOTICE REQUIREMENT

Within sixty (60) days of the effective date of this ordinance, the City Clerk or designee shall provide written notice of the adoption of this ordinance to all known landlords, property managers, and owners of rental property within the residential districts specified in Section 4.03(5)(a). Such notice shall:

- (a) Summarize the occupancy limits established by this ordinance;
- (b) Explain the reasonable accommodation process;
- (c) Provide contact information for the Community Development Department;
- (d) State the effective date of the ordinance.

Failure to receive such notice shall not constitute a defense to enforcement action under this ordinance.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. REPEALER

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the Mayor and Council of the City of Dallas, Georgia.

First read _____

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE _____ DAY OF _____, 2026.

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date

APPROVED AS TO FORM:

Darrin Keaton, City Attorney

===== APPENDIX A =====

REASONABLE ACCOMMODATION PROCEDURES

Adopted pursuant to Section 4.03(5)(b.1)

I. PURPOSE

These procedures implement the City of Dallas's obligation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B)), the Fair Housing Amendments Act, and the Georgia Fair Housing Act (O.C.G.A. § 8-3-200 et seq.) to make reasonable accommodations in rules, policies, practices, or services when necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling.

II. APPLICATION PROCESS

A. Submission. Any person seeking a reasonable accommodation from the occupancy limits established in Section 4.03(5)(b) shall submit a written application to the Community Development Director on a form provided by the City. Applications may be submitted by mail, in person, or electronically.

B. Required Information. The application shall include:

1. The applicant's name, address, and contact information;
2. The address of the property for which the accommodation is requested;
3. A description of the requested accommodation;
4. An explanation of why the accommodation is necessary to afford one or more individuals with a disability equal opportunity to use and enjoy the dwelling;
5. Documentation from a qualified professional (physician, psychiatrist, psychologist, licensed clinical social worker, or other qualified professional) verifying:
 - a. That one or more occupants or prospective occupants of the dwelling has a disability as defined by 42 U.S.C. § 3602(h); and
 - b. That the requested accommodation is necessary to afford such person(s) equal opportunity to use and enjoy the dwelling.
6. Any additional information the applicant believes is relevant to the request.

C. Confidentiality. All medical information and disability-related information submitted in connection with a reasonable accommodation request shall be kept confidential to the extent permitted by law and shall be used only for the purpose of evaluating the accommodation request.

III. REVIEW AND DECISION

A. Completeness Review. Within five (5) business days of receipt of an application, the Community Development Director shall review the application for completeness and notify the applicant in writing if additional information is required.

- B. Decision Timeline. The Community Development Director shall issue a written decision on a complete application within fifteen (15) business days of receipt of all required information.
- C. Decision Criteria. The Community Development Director shall approve a reasonable accommodation request if the applicant demonstrates that:
1. One or more occupants or prospective occupants of the dwelling has a disability as defined by 42 U.S.C. § 3602(h);
 2. The requested accommodation is necessary to afford such person(s) equal opportunity to use and enjoy the dwelling; and
 3. The requested accommodation does not:
 - a. Impose an undue financial or administrative burden on the City;
 - b. Require a fundamental alteration in the nature of the City's zoning program; or
 - c. Constitute a direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others.
- D. Conditions. The Community Development Director may impose reasonable conditions on approval of an accommodation request to ensure compliance with applicable building, fire, life safety, and health codes, and to mitigate any documented impacts on neighboring properties.
- E. Written Decision. The decision shall be in writing and shall include:
1. Whether the request is approved, approved with conditions, or denied;
 2. If approved with conditions, the specific conditions imposed;
 3. If denied, the specific reasons for denial;
 4. Notice of the right to appeal to the Zoning Board of Appeals.

IV. APPEAL

- A. Right to Appeal. An applicant may appeal a decision of the Community Development Director to the Zoning Board of Appeals by filing a written notice of appeal with the Community Development Director within ten (10) business days of the date of the decision.
- B. Hearing. The Zoning Board of Appeals shall conduct a hearing on the appeal within thirty (30) days of receipt of the notice of appeal. The hearing shall be conducted in accordance with the quasi-judicial procedures set forth in Section 11.09 of the Unified Development Code.
- C. Standard of Review. The Zoning Board of Appeals shall conduct a de novo review of the reasonable accommodation request and shall apply the decision criteria set forth in Section III.C of these procedures.
- D. Decision. The Zoning Board of Appeals shall issue a written decision within fifteen (15) business days of the hearing. The decision of the Zoning Board of

Appeals shall be final, subject to review by writ of certiorari to the Superior Court of Paulding County in accordance with O.C.G.A. § 5-4-1 et seq.

V. DURATION AND RENEWAL

A. Duration. A reasonable accommodation approval shall remain in effect for so long as the accommodation is necessary to afford the person(s) with disabilities equal opportunity to use and enjoy the dwelling, unless:

1. The accommodation is no longer necessary;
2. The person(s) with disabilities no longer resides at the dwelling;
3. The conditions of approval are violated; or
4. The accommodation was obtained through fraud or material misrepresentation.

B. Change in Circumstances. The property owner or occupant shall notify the Community Development Director within thirty (30) days of any change in circumstances that affects the necessity for or scope of the reasonable accommodation.

VI. REVOCATION

The Community Development Director may revoke a reasonable accommodation approval upon finding that:

1. The accommodation is no longer necessary;
2. The conditions of approval have been violated;
3. The accommodation was obtained through fraud or material misrepresentation;
or
4. The accommodation has resulted in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others that cannot be mitigated through reasonable conditions.

Prior to revocation, the Community Development Director shall provide written notice to the property owner and affected occupants and an opportunity for a hearing.

VII. NO FEE

The City shall not charge a fee for processing a reasonable accommodation request.



City Council Regular Meeting

Monday, December 01, 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

- A. 2nd Hearing: Proposed updates to repeal and replace the Unified Development Code.
Public Hearing closed.
- B. 2nd Hearing: Proposed updates to, and re-adoption of the Zoning Map.
Public Hearing closed.
- C. 2nd Hearing: *Steeden Preferred Properties, LLC* (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at *142 Braswell St., Dallas, GA 30132*, from *R-1* (City of Dallas) to *TH* (City of Dallas) for a residential, townhome community. The subject property is located legally known by *Tax Parcel ID No.138.14.004.0000* in Land Lot 304, 2nd District, 3rd Section, of Paulding County.
Public Hearing closed.

CALL TO ORDER

PRESENT

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

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt Monday, November 10, 2025, Special Called Meeting Minutes.

Motion made by Councilmember Carter, Seconded by Councilmember Arnold.

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

Voting Abstaining: Councilmember Ails

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

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

2. 2026 Board & Committee Appointments as presented
3. 2026 Meeting Dates as presented
4. Approve and support the 2025 Invitational Christmas Parade 12/06/2025
5. 2026 Fee Schedule Update

OLD BUSINESS

6. Motion to adopt OA-2025-07; Unified Development Code Cleanup Amendment.

Motion made by Councilmember Ails, Seconded by Councilmember Carter.

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

7. Motion to adopt ORD 2025-04; Zoning Map re-adopt.

Motion made by Councilmember Henson, Seconded by Councilmember Callaway.

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

8. Motion to adopt OA-2025-08; Community Development Director discretion authority.

Motion made by Councilmember Henson, Seconded by Councilmember Ails.

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

9. Motion to adopt OA-2025-09; Planning Commission Ordinance repeal.

Motion made by Councilmember Cochran, Seconded by Councilmember Callaway.

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

NEW BUSINESS

10. Motion to approve Z-2025-04: *Steeden Preferred Properties, LLC* (Applicant/Representative/Titleholder), has applied and seeks to rezone approximately 2.05 acres of property located at *142 Braswell St., Dallas, GA 30132*, from *R-1* (City of Dallas) to *TH* (City of Dallas) for a residential, townhome community. The subject property is located and legally known by *Tax Parcel ID No.138.1.4.004.0000* in Land Lot *304, 2nd District, 3rd Section*, of Paulding County, with eight stipulations.

Motion made by Councilmember Alls, Seconded by Councilmember Arnold.

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

11. Motion to approve RES 2025-19; Sara Babb Lights: Approve Georgia Power Company as a “sole source” vendor for the installation and maintenance of the new ball field lights and authorize the City Manager to sign documents to enter into a lease agreement with Georgia Power for said lighting.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

12. Motion to approve bid award of subject project to the lowest, responsive, responsible bidder; Ohmshiv Construction for a total sum of \$1,358,065.00. If contractual obligations cannot be met by Ohmshiv Construction, request approval to opt to bidder #2; The Corbett Group, for a total sum of \$1,587,640.00.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

13. Motion to approve the purchase (4) Ford Police Interceptors from lowest bidder, Stivers Ford, in the total amount of \$185,676.00, utilizing SPLOST Funds.

Motion made by Councilmember Carter, Seconded by Councilmember Alls.

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

14. First Read: OA-2025-10; Sunday Brunch Bill

ADDITIONAL/COMMENTS

Motion to approve cancellation of lien for 109 Academy Dr.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

Motion to approve cancellation of lien for 121 Academy Dr.

Motion made by Councilmember Callaway, Seconded by Councilmember Alls.

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

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date

RESOLUTION 2026-01

A RESOLUTION PLEDGING TO CONTINUE TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF DALLAS

WHEREAS, the Mayor and Council of the City of Dallas, the governing body of the City of Dallas, Georgia (the “Municipality”), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the City of Dallas Mayor and Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of City of Dallas Mayor and Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Mayor and Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its continuing commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City of Dallas Mayor and Council has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of Dallas pledges to continue to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City of Dallas, Mayor and Council, enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Dallas.

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the Mayor & Council commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Dallas expects members of the public to be civil in its discussion of matters under consideration by and before the City of Dallas Mayor and Council, with elected officials, staff, and each other.

RESOLVED this _____ day of January, 2026

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk



STAFF REPORT

MEETING DATE: 1/5/2026 RESOLUTION

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

RES 2026-02 101 Veterans Drive

REPORT/INFORMATION:

A resolution to formally proceed with eminent domain action on 101 Veterans Drive, Dallas, GA to obtain needed temporary and permanent easements for repair and maintenance on the Old Acworth Road/Veterans Drive culvert repair project..

RESOLUTION RES 2026-02

RESOLUTION AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN BY DECLARATION OF TAKING TO ACQUIRE CERTAIN EASEMENTS NEEDED FOR THE VETERANS/OLD ACWORTH STORM SEWER IMPROVEMENTS PROJECT

WHEREAS, the City of Dallas, Georgia (the "City") is undertaking the Veterans/Old Acworth Storm Sewer Improvements Project, which includes storm sewer culvert replacements and road resurfacing improvements; and

WHEREAS, to be able to complete the Project, it is necessary to construct storm sewer culvert improvements on property (the "Property") of Samuel Alexander Dodson Fuller (the "Property Owner") located at 101 Veterans Drive, Dallas, Georgia 30132, in Land Lot 231 of the 2nd District of Paulding County; and

WHEREAS, the Property Owner executed an Agreement to Purchase Real Estate on September 21, 2023, agreeing to convey the required easements for the sum of \$350.00; and

WHEREAS, despite multiple requests, the Property Owner has failed and refused to execute the easement documents necessary to complete the conveyance, and the City has been unable to complete a voluntary acquisition of the required permanent easement (373 square feet) and temporary construction easement (882 square feet); and

WHEREAS, pursuant to its Charter, enabling legislation, and state law, the City has the power of eminent domain to condemn property necessary to complete the Project; and

WHEREAS, on September 8, 2025, the Mayor and City Council authorized the City Attorney to proceed with condemnation action, if necessary, against the Property for the purposes of obtaining a temporary construction and permanent maintenance easement for the road and culvert repair; and

WHEREAS, the City desires to use the declaration of taking method of condemnation pursuant to Title 32 of the Official Code of Georgia Annotated, as authorized by O.C.G.A. § 22-3-140, to acquire the required easements over, through, and across the Property.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The Mayor and City Council authorizes the use of the City's power of eminent domain by declaration of taking to acquire the required permanent storm sewer easement (373 square feet) and temporary construction easement (882 square feet) over, through, and across the Property of Samuel Alexander Dodson Fuller located at 101 Veterans Drive, Dallas, Georgia 30132, in Land Lot 231 of the 2nd District of Paulding County.

SECTION 2. The Mayor and City Council specifically finds that these easements are necessary for the public purposes of constructing the Veterans/Old Acworth Storm Sewer Improvements Project, exercising the City's rights under its Charter and state law, and providing improved storm water management and road infrastructure to City residents.

SECTION 3. The City Attorney is authorized to take all actions that are necessary and proper to consummate the acquisition of the required easements from the Property Owner, including but not limited to filing a Petition for Condemnation and Declaration of Taking in the Superior Court of Paulding County and payment of just compensation of \$350.00, based on the appraised value of the easements and the amount previously agreed to by the Property Owner.

SO RESOLVED this 5th day of January, 2026.

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

CERTIFICATION

I, Tina Clark, do hereby certify that I am the duly appointed, qualified, and acting City Clerk of the City of Dallas, Georgia, and that the foregoing is a true and correct copy of Resolution No. 2026-02 duly adopted by the Mayor and City Council of the City of Dallas, Georgia at a meeting duly held on January 5, 2026, at which a quorum was present and acting throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Dallas, Georgia, this ____ day of _____, 2026.

Tina Clark
City Clerk
(Affix City Seal)



STAFF REPORT

MEETING DATE: 1/5/2026 RESOLUTION

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

RES 2026-03 319 Wildwood Drive

REPORT/INFORMATION:

A resolution to formally proceed with eminent domain action regarding 319 Wildwood Drive, Dallas, GA for a permanent easement for needed water infrastructure improvements..

RESOLUTION

RES 2026-03

RESOLUTION AUTHORIZING THE USE OF THE POWER OF EMINENT DOMAIN BY DECLARATION OF TAKING TO ACQUIRE CERTAIN EASEMENTS NEEDED FOR THE BRIARWOOD WATER IMPROVEMENTS PROJECT

WHEREAS, the City of Dallas, Georgia (the "City") is undertaking the Briarwood Water Improvements Project, which includes the installation and upgrade of water distribution infrastructure; and

WHEREAS, to be able to complete the Project, it is necessary to construct water distribution main improvements on property (the "Property") of Adam Edwards (the "Property Owner") located at 319 Wildwood Drive, Dallas, Georgia 30132, in Land Lot 227 of the 2nd District of Paulding County; and

WHEREAS, after multiple attempts at negotiations with the Property Owner, the City has been unable to complete a voluntary sale and purchase of the required permanent easement (2,273 square feet); and

WHEREAS, on April 7, 2025, the Mayor and City Council authorized the City Attorney to proceed with condemnation action, if necessary, against the Property for the purposes of obtaining the necessary permanent easement; and

WHEREAS, pursuant to its Charter, enabling legislation, and state law, the City has the power of eminent domain to condemn property necessary to complete the Project; and

WHEREAS, the City desires to use the declaration of taking method of condemnation pursuant to Title 32 of the Official Code of Georgia Annotated, as authorized by O.C.G.A. § 22-3-140, to acquire the required permanent easement over, through, and across the Property.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The Mayor and City Council authorizes the use of the City's power of eminent domain by declaration of taking to acquire the required permanent easement (2,273 square feet) over, through, and across the Property of Adam Edwards located at 319 Wildwood Drive, Dallas, Georgia 30132, in Land Lot 227 of the 2nd District of Paulding County.

SECTION 2. The Mayor and City Council specifically finds that this easement is necessary for the public purposes of constructing the Briarwood Water Improvements Project, exercising the City's rights under its Charter and state law, and providing improved water service to City residents.

SECTION 3. The City Attorney is authorized to take all actions that are necessary and proper to consummate the acquisition of the required permanent easement from the

Property Owner, including but not limited to filing a Petition for Condemnation and Declaration of Taking in the Superior Court of Paulding County and payment of just compensation of \$1,060.00, based on the appraised value of the easement.

SO RESOLVED this 5th day of January, 2026.

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

CERTIFICATION

I, Tina Clark, do hereby certify that I am the duly appointed, qualified, and acting City Clerk of the City of Dallas, Georgia, and that the foregoing is a true and correct copy of Resolution No. 2026-03 duly adopted by the Mayor and City Council of the City of Dallas, Georgia at a meeting duly held on January 5, 2026, at which a quorum was present and acting throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Dallas, Georgia, this ____ day of _____, 2026.

Tina Clark
City Clerk
(Affix City Seal)



STAFF ACTION ITEM

MEETING DATE: 01/05/2026

TITLE: 2026 Fee Schedule

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Request to approve 2026 Fee Schedule, Occupational Tax Update

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Request to approve 2026 Fee Schedule. Corrections were made to the Occupational Tax Fees to align with fee schedule adopted by resolution.

CITY OF DALLAS
OCCUPATION TAX RATE TABLE

Item 6.

CLASS 1		Middle of Gross Receipts Range	Occupational Tax Rate
Gross Receipts	# of Employees	Range X .0005	
\$0 - \$249,999	\$0.00	Base Fee	\$125.00
\$250,000 - \$499,999	\$0.00	\$375,000	\$187.50
\$500,000 - \$749,000	\$0.00	\$625,000	\$312.50
\$750,000 - \$999,999	\$0.00	\$875,000	\$437.50
\$1,000,000 - \$1,999,999	\$0.00	\$1,500,000	\$750.00
\$2,000,000 - \$2,999,999	\$0.00	\$2,500,000	\$1,250.00
\$3,000,000 - \$3,999,999	\$0.00	\$3,500,000	\$1,750.00
\$4,000,000 - \$4,999,999	\$0.00	\$4,500,000	\$2,250.00
\$5,000,000 - \$5,999,999	\$0.00	\$5,500,000	\$2,750.00
\$6,000,000 - \$6,999,999	\$0.00	\$6,500,000	\$3,250.00
\$7,000,000 - \$7,999,999	\$0.00	\$7,500,000	\$3,750.00
\$8,000,000 - \$8,999,999	\$0.00	\$8,500,000	\$4,250.00
\$9,000,000 - \$9,999,999	\$0.00	\$9,500,000	\$4,750.00
\$10,000,000 - \$14,999,999	\$0.00	\$12,500,000	\$6,250.00
\$15,000,000 - \$19,999,999	\$0.00	\$17,500,000	\$8,750.00
\$20,000,000 - \$29,999,999	\$0.00	\$25,000,000	\$12,500.00
\$30,000,000 - \$39,999,999	\$0.00	\$35,000,000	\$17,500.00
\$40,000,000 - \$59,999,999	\$0.00	\$50,000,000	\$25,000.00
\$60,000,000 - \$79,999,999	\$0.00	\$70,000,000	\$35,000.00
\$80,000,000 and above	\$0.00	\$80,000,000	\$40,000.00
Plus \$600 per million or portion thereof			
CLASS 2		Middle of Gross Receipts Range	Occupational Tax Rate
Gross Receipts	# of Employees	Range X .0005	
\$0 - \$249,999	\$0.00	Base Fee	\$125.00
\$250,000 - \$499,999	\$0.00	\$375,000	\$225.00
\$500,000 - \$749,000	\$0.00	\$625,000	\$375.00
\$750,000 - \$999,999	\$0.00	\$875,000	\$525.00
\$1,000,000 - \$1,999,999	\$0.00	\$1,500,000	\$900.00
\$2,000,000 - \$2,999,999	\$0.00	\$2,500,000	\$1,500.00
\$3,000,000 - \$3,999,999	\$0.00	\$3,500,000	\$2,100.00
\$4,000,000 - \$4,999,999	\$0.00	\$4,500,000	\$2,700.00

\$5,000,000 - \$5,999,999	\$0.00	\$5,500,000	\$3,300.00	Item 6.
\$6,000,000- \$6,999,999	\$0.00	\$6,500,000	\$3,900.00	
\$7,000,000- \$7,999,999	\$0.00	\$7,500,000	\$4,500.00	
\$8,000,000- \$8,999,999	\$0.00	\$8,500,000	\$5,100.00	
\$9,000,000- \$9,999,999	\$0.00	\$9,500,000	\$5,700.00	
\$10,000,000-\$14,999,999	\$0.00	\$12,500,000	\$7,500.00	
\$15,000,000-\$19,999,999	\$0.00	\$17,500,000	\$10,500.00	
\$20,000,000-\$29,999,999	\$0.00	\$25,000,000	\$15,000.00	
\$30,000,000-\$39,999,999	\$0.00	\$35,000,000	\$21,000.00	
\$40,000,000-\$59,999,999	\$0.00	\$50,000,000	\$30,000.00	
\$60,000,000-\$79,999,999	\$0.00	\$70,000,000	\$42,000.00	
\$80,000,000 and above	\$0.00	\$80,000,000	\$48,000.00	
Plus \$600 per million or portion thereof				



STAFF ACTION ITEM

MEETING DATE: 01/05/2026

TITLE: Appointment to Main Street Advisory Board

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration to appoint Amy Kobylarz to the Main Street Advisory Board to fill a vacancy.

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Request to appoint Amy Kobylarz to the Main Street Advisory Board to fill a vacant seat.

City of Dallas

Year End: June 30, 2025

Adjusting journal entries

Date: 7/1/2024 To 6/30/2025

400.07

Prepared by EM 12/23/2025	Supervisor	Manager
Partner	Quality Review	

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit	Recurrence	Misstatement
104	6/30/2025	911 FEES	275-034-2500-325100 275	FS			2,080.00		
104	6/30/2025	EDUCATION AND TRAINING	275-327-0052-523700 275	FS		2,080.00			
104	6/30/2025	STREET LIGHT DISTRICT FEE	274-034-3220-324274 274	FS			29,000.00		
104	6/30/2025	STREET LIGHTS-POWER COMPANY	274-426-0053-531285 274	FS		65,000.00			
104	6/30/2025	Budgeted Fund Balance	274-013-3220-131000 274	FS			36,000.00		
104	6/30/2025	Budgeted Fund Balance	215-013-3220-131000 215	FS			22,000.00		
104	6/30/2025	PAYMENT TO DMO-RESTRICTED	215-151-0052-523930 215	FS		22,000.00			
104	6/30/2025	AMERICAN RESCUE PLAN GRANT	230-033-3130-331350 230	FS			4,632.00		
104	6/30/2025	CAP-ACADEMY DR CULVERT REPLACE	230-425-0054-542655 230	FS		4,632.00			
104	6/30/2025	Purchase of Land	750-053-9755-541099 750	FS		490,000.00			
104	6/30/2025	DDA Bond Series 2025	750-039-9300-393501 750	FS			490,000.00		
104	6/30/2025	SAL & WAGES - REGULAR EMPLOYEE	100-151-0051-511100 100	FS		900,000.00			
104	6/30/2025	SAL & WAGES - REGULAR EMPLOYEE	100-327-0051-511100 100	FS		4,000.00			
104	6/30/2025	TRANSFER FROM DDA	100-039-9100-391120 100	FS			904,000.00		
		TO MAKE NECESSARY BUDGET AMENDMENTS.							
						1,487,712.00	1,487,712.00		
Net Income (Loss)			0.00						

**ORDINANCE
AMENDMENT
NO. OA - 2025 – 10**

AN ORDINANCE TO AMEND CHAPTER 4 – ALCOHOLIC BEVERAGES, ARTICLE VII – CONSUMPTION ON PREMISES OF ALCOHOLIC BEVERAGES, SECTION 4-81 – HOURS OF SALE OF THE CODE OF ORDINANCES OF THE CITY OF DALLAS, GEORGIA, TO AUTHORIZE SUNDAY SALES OF DISTILLED SPIRITS AND ALCOHOLIC BEVERAGES FOR BEVERAGE PURPOSES BY THE DRINK FROM 11:00 A.M. TO 12:30 P.M.; TO PROVIDE FOR FINDINGS; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the Charter of the City of Dallas, Georgia empowers the Mayor and Council to adopt ordinances to provide for rules and regulations concerning the sale and consumption 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, pursuant to O.C.G.A. § 3-3-2, local governing authorities have broad discretionary powers to regulate the manufacturing, distribution, and selling by wholesale or retail of alcoholic beverages within their jurisdictions; and

WHEREAS, the Georgia General Assembly enacted Senate Bill 17 in 2018, codified at O.C.G.A. § 3-3-7(j.1), commonly known as the "Brunch Bill," which authorizes counties and municipalities to permit and regulate Sunday sales of distilled spirits and alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M., subject to approval by referendum; and

WHEREAS, on November 6, 2018, the City of Dallas conducted a duly called referendum election pursuant to O.C.G.A. § 3-3-7(j.1), at which the qualified voters of the City of Dallas were asked the following question: "Shall the governing authority of City of Dallas be authorized to permit

and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.?" and

WHEREAS, a majority of the qualified voters voting in said referendum voted in favor of authorizing the governing authority of the City of Dallas to permit and regulate Sunday sales of distilled spirits and alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.; and

WHEREAS, although the referendum was duly passed by the voters of the City of Dallas in 2018, the City has not yet adopted an ordinance amendment to implement the results of said referendum and authorize such Sunday sales; and

WHEREAS, the Mayor and Council of the City of Dallas, Georgia have determined that it is appropriate and in the best interest of the City's residents, businesses, and economic development to implement the results of the 2018 referendum by amending Chapter 4 – Alcoholic Beverages to authorize Sunday sales of distilled spirits and alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.; and

WHEREAS, the authorization of Sunday sales of alcoholic beverages during the hours of 11:00 A.M. to 12:30 P.M. will support local restaurants, hotels, and other establishments that serve food and beverages, enhance their ability to compete with establishments in neighboring jurisdictions, promote tourism and related entertainment and hospitality businesses, and contribute to the economic well-being of the City of Dallas; and

WHEREAS, this ordinance amendment is consistent with state law and gives effect to the will of the voters as expressed in the November 6, 2018 referendum; and

WHEREAS, the Mayor and Council of the City of Dallas, Georgia have determined that this amendment is in the best interest of the City's residents and businesses and for the safety, health, welfare, and public good.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Dallas, Georgia, and it is hereby ordained by the authority thereof:

SECTION I – AMENDMENT TO SECTION 4-91

That Chapter 4 – Alcoholic Beverages, Article VII – Consumption on Premises of Alcoholic Beverages, Section 4-81 – Hours and Days of Sale of the Code of Ordinances of the City of Dallas, Georgia is hereby amended to authorize Sunday sales of distilled spirits and alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M. as follows:

Sec. 4-91. Hours of Sale.

- (a) The hours of sale for consumption by the drink on the premises where sold is 9:00 a.m. to 11:55 p.m. Monday through Saturday, and from 12:30 p.m. till 12:00 midnight on Sunday.
 - 1. Sunday Sales – Extended Morning Hours (11:00 A.M. to 12:30 P.M.). Pursuant to O.C.G.A. § 3-3-7(j.1) and the referendum conducted on November 6, 2018, licensees authorized for consumption on the premises that meet the requirements of subsection (f) below may sell distilled spirits and alcoholic beverages for beverage purposes by the drink on Sundays during the extended hours of 11:00 A.M. to 12:30 P.M.
 - 2. Qualifications for Extended Sunday Morning Sales. Sales of distilled spirits and alcoholic beverages for beverage purposes by the drink on Sundays from 11:00 A.M. to 12:30 P.M. shall be permitted only at licensed establishments that meet the following criteria:
 - a. The establishment must hold a valid license from the City of Dallas for consumption on the premises of distilled spirits, wine, or malt beverages, or any combination thereof; and
 - b. The establishment must be a bona fide eating establishment that derives at least fifty percent (50%) of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served; or the establishment must be a bona fide hotel or motel that derives at least fifty percent (50%) of its total annual gross income from the rental of rooms for overnight lodging; and

- c. The establishment must be in compliance with all applicable provisions of this Chapter 4 and state law.
- (b) Any alcoholic beverage served must be consumed within 30 minutes of the required closing time.
- (c) Notwithstanding any other provision of this article, establishments holding a valid alcohol license in the City of Dallas, Georgia, shall be permitted to sell, serve, and allow the consumption of alcoholic beverages on their licensed premises until 1:30 a.m. the day following recognized major holidays and significant events, including but not limited to New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, Super Bowl Sunday, St. Patrick's Day, Cinco de Mayo, and Halloween.
 - 1. The department of business development shall maintain an official list of approved holidays and events for which no special event permit is required under this subsection. This list shall be updated as necessary and made available to licensed establishments.
 - 2. Establishments exercising this extended operational hour under this subsection shall remain compliant with all other applicable laws and ordinances regarding the sale and service of alcoholic beverages.
- (d) It shall be unlawful for any licensee to permit the consumption of alcoholic beverages on the premises during any hours when the sale of alcoholic beverages is prohibited under this section.
- (e) It shall be unlawful for any manager, agent, or other employee of any licensee to permit any violation of the provisions of this section.
- (f) This section shall be interpreted and applied in a manner consistent with state law, including but not limited to O.C.G.A. Title 3 and any regulations promulgated thereunder.

SECTION II – SEVERABILITY

Should any section, subsection, sentence, clause, or phrase of this ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

SECTION III – REPEALER

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION IV – EFFECTIVE DATE

This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Dallas, Georgia.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF
_____, 2026.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date

EXPLANATORY NOTE

This ordinance amendment implements the results of the November 6, 2018 referendum election in which the voters of the City of Dallas approved the authorization of Sunday sales of distilled spirits and alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M. The amendment is consistent with Georgia's "Brunch Bill" (O.C.G.A. § 3-3-7(j.1)) and applies only to qualified establishments that meet the food sales or lodging requirements specified in state law. The ordinance maintains the existing Sunday sales hours of 12:30 P.M. to 12:00 midnight for all qualifying licensees while extending the hours to begin at 11:00 A.M. for those establishments meeting the additional statutory criteria.



STAFF ACTION ITEM

MEETING DATE: 01.05.2025

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Approval to purchase thirty-two L-3 Harris Radios at a cost of \$298,083.79. The Purchase will be made via a loan through the Georgia Municipal Association. Loan payments will be paid from either 911 fees and/or Splost Funds.

HISTORY/PAST ACTION:

FINANCIAL IMPACT:

\$298,083.79 – Details listed above in Agenda Item Description.

INFORMATION:

Quote is attached.



Quote Name: CITY OF DALLAS GA_XL200M_295766-GA_12042025

City of Dallas, GA

Date: 12/4/2025 Valid for 30 days
Sales POC: Jason Kahane
Spec, Sales/Account Mgmt
Jason.Kahane@L3Harris.com
Phone: 434-329-9725

L3Harris' Internal Use Only	
Quote by:	C.Corrigan
CRM #	
CCC Case #	INC-000371581/INC-000375051

Item	Part Number	Description	Qty	List Price	Discount	Sale Price	Extended Sale Price
1	XZ-MPM1M-NA	MOBILE, XL-200M, MULTIBAND, LTE, NA	32	\$ 4,275.00	26%	\$ 3,163.50	\$ 101,232.00
2	XZ-Y3EWP	SERVICE ASSIST,EXT WARRANTY 3 YR, XL200M	32	\$ 275.00	0%	\$ 275.00	\$ 8,800.00
3	XZ-PL4L	FEATURE, 700/800 MHZ BAND	32	\$ 600.00	26%	\$ 444.00	\$ 14,208.00
4	XZ-PL4U	FEATURE,XL200M SINGLE-KEY DES ENCRYPTION	32	\$ 0.01	100%	\$ -	\$ -
5	XZ-PL9E	FEATURE,XL200M SINGLE-KEY AES ENCRYPTION	32	\$ 0.01	100%	\$ -	\$ -
6	XZ-PL8Y	FEATURE, ENCRYPTION LITE	32	\$ 0.01	100%	\$ -	\$ -
7	XZ-PL4F	FEATURE, PHASE 2 TDMA	32	\$ 275.00	26%	\$ 203.50	\$ 6,512.00
8	XZ-PL8T	FEATURE, LTE	32	\$ 2,195.00	26%	\$ 1,624.30	\$ 51,977.60
9	XZ-PL6A	FEATURE, MCPTT, SOUTHERNLINC	32	\$ 500.00	26%	\$ 370.00	\$ 11,840.00
10	XZ-PKGPT	FEATURE PACKAGE, P25 TRUNKING	32	\$ 1,800.00	26%	\$ 1,332.00	\$ 42,624.00
11	XZ-MA4A	KIT, MOUNTING XL-MOBILE UNIVERSAL	32	\$ 495.00	26%	\$ 366.30	\$ 11,721.60
12	XZ-MC6A	MICROPHONE, XL, STANDARD MOBILE	32	\$ 150.00	26%	\$ 111.00	\$ 3,552.00
13	XZ-AN8A	ANTENNA, ELEMENT, FLEXIBLE, V/U/700/800	32	\$ 250.00	26%	\$ 185.00	\$ 5,920.00
14	XZ-AN6U	ANTENNA, BASE, STD ROOF MOUNT LOW LOSS	32	\$ 96.00	26%	\$ 71.04	\$ 2,273.28
15	XZ-AN9B	ANTENNA, LTE-WIFI-GPS, LOW-PROFILE, BLK	32	\$ 600.00	26%	\$ 444.00	\$ 14,208.00
16	XZ-LS6A	SPEAKER, EXTERNAL, MOBILE	32	\$ 78.00	26%	\$ 57.72	\$ 1,847.04
17	XZ-CA6F	CABLE, XL-MOBILE, SPEAKER ACCY	32	\$ 120.00	26%	\$ 88.80	\$ 2,841.60
18	XZ-FW3B	OPERATION,SOUTHERN LINC,GOV GOLD,MOBL	32	\$ 0.01	100%	\$ -	\$ -
19	XZ-SV1W	SIMCARD,SOUTHERN LINC (CARRIER)	32	\$ 0.01	100%	\$ -	\$ -
20	XZ-CP6A	CONTROL UNIT, XL-CH	32	\$ 1,850.00	26%	\$ 1,369.00	\$ 43,808.00
21	RE-XL001-DEMO	DEVICE MGMT 12 MONTH SUBSCRIPTION TRIAL	32	\$ 0.01	100%	\$ -	\$ -
22	YZ-SP3T	Radio Refresh 2.0 XL-200M Trade-In Credit	32	\$ (800.00)	0%	\$ (800.00)	\$ (25,600.00)
Estimated Shipping							\$ 318.67
Lead time is subject to material availability at time of order							Total Sale Price \$ 298,083.79

Terms and Conditions:

The Terms and Conditions are governed by the agreement between L3Harris Technologies and Sourcewell Public Safety Communications Technology and Hardware Solutions. This Quote is issued pursuant to Sourcewell Contract 042021-L3H, and SIT#295766. In accordance with Section 6.B. of the Sourcewell Contract, L3Harris has supplied additional terms and conditions customary to the industry, as well as specific to the technology being proposed. City of Dallas, Dallas, Georgia, Sourcewell Membership ID# 26834.

Internal reference MBP # 295766-GA

Also reference MBP# 12117697 - Radio Refresh 2.0 Trade In

- Storing battery packs is not recommended because the chemicals in the battery degrade over time and this affects the functionality of the battery. Improper storage of batteries may void warranty.
- Pricing does not include installation, programming, taxes or shipping (if applicable), unless otherwise noted. These items may be waived based on the terms and conditions which are applicable to this quote (Item 1) and could be subject to change.

Purchase Order requirements:

Purchase Order issued to L3Harris Technologies - PSPC - 221 Jefferson Ridge Parkway - Lynchburg, VA 24501

The Purchase Order should include the following references:

Must include Quote Name and Date. If applicable, include MBP#.

All orders must contain valid model number, quantity, and price for each item.

Frequencies must be supplied with order if applicable.

Requested Delivery Date; If related to Grant Funding, important to provide Grant name, Agency, deadline and product receipt deadline, when applicable.

Shipping will default to Best Way ground, unless otherwise specific. Special shipping/delivery instructions (ex. Delivery lift gate required?) must be noted if applicable. Non Standard packing will be billed to the customer.

Confidential, Proprietary, & Competition Sensitive



L3Harris Technologies, Inc.
Public Safety and Professional Communication
221 Jefferson Ridge Parkway
Lynchburg, Virginia 24501
Phone: 1-800-368-3277
Fax: 321-409-4393

Item 10.

City of Dallas, GA

Spec, Sales/Account Mgmt
Jason.Kahane@L3Harris.com
Phone: 434-329-9725

L3Harris' Internal Use Only	
Quote by:	C. Corrigan
CRM #	
CCC Case #	INC-000371581/INC-000375051

Item	Part Number	Description	Qty	List Price	Discount	Sale Price	Extended Sale Price
------	-------------	-------------	-----	------------	----------	------------	---------------------

Bill to and Ship to addresses along with contact information must be included. Provide customer account number if readily available.

L3Harris DUNS#: 101474992; Cage Code: 1PNR4; Tax ID 34-0276860.



STAFF ACTION ITEM

MEETING DATE: 01.05.2026

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Quotes for outfitting the four new patrol vehicles.

HISTORY/PAST ACTION:

FINANCIAL IMPACT:

Total for all 4 patrol vehicles is \$103,348.81.

INFORMATION:

Quotes are attached.



DALLAS POLICE DEPARTMENT

120 Main Street
Dallas, Ga 30132
Telephone (770) 443-8100



A.J. Duvall
Chief of Police

S.M. Kish
Assistant Chief

12/22/2025

To: Chief Duvall
From: Captain Selleck
Ref: Vehicle Outfitting- (4-New Ford Explorers)

Chief,

Here are the quoted prices for outfitting the four new patrol vehicles. The official quotes are also attached.

VEHICLE OUTFITTING COST (4-NEW FORD EXPLORERS)

Per Unit Price:

<u>SUPPLIER:</u>	<u>COST PER UNIT:</u>
Dana Safety Supply Inc.	\$19,998.40
PCN (GETAC Cameras):	<u>\$5,838.80</u>
Total Per Vehicle:	\$25,837.20

Total Outfitting Cost:

<u>SUPPLIER:</u>	<u>COST:</u>
Dana Safety Supply Inc.	\$79,993.60
PCN (GETAC Cameras)	<u>\$23,355.21</u>
Total Cost (4-Vehicles):	\$103,348.81

Sales Quote

DANA SAFETY SUPPLY, INC
500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	592624-B
Customer No.	DALLA

Bill To
CITY OF DALLAS POLICE DEPT EMAIL INVOICE TO mselleck@dallas-ga.gov GA United States

Ship To
DSS ATT: INSTALLS / DALLAS PD GA United States

Contact:
Telephone:
E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
JJ ETHERIDGE		Tara Mullinax		CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	EVP DALLAS PD VEHICLE EMERGENCY EQUIPMENT PACKAGE Warehouse: ATLA		19,383.0800	19,383.08
0	0	N	VEHICLE VEHICLE - SEE SPECS BELOW Warehouse: ATLA LIST ALL VEHICLE INFO - TO INCLUDE DEALER PROVIDING VEHICLE IF REQUIRED YEAR: 2026 MAKE: FORD MODEL: PIUT MISC		0.0000	0.00
1	1	Y	SOI 55" MPWR LIGHT BAR - DALLAS PD SPEC Warehouse: ATLA		0.0000	0.00
1	1	Y	PMP1BK007 SOI PIU D PILLAR KIT, BOTH SIDES Warehouse: ATLA		0.0000	0.00
3	3	Y	MISC SOI 3" TRI COLOR MPWR BAW - PART# EMPS10017-1 Warehouse: ATLA QSF097407 FOR DPILLAR LIGHTS TINT ALL LIGHTS - MEDIUM		0.0000	0.00

Print Date	12/22/25
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Sales Quote

DANA SAFETY SUPPLY, INC
500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	592624-B
Customer No.	DALLA

Bill To
CITY OF DALLAS POLICE DEPT EMAIL INVOICE TO mselleck@dallas-ga.gov GA United States

Ship To
DSS ATT: INSTALLS / DALLAS PD GA United States

Contact:
Telephone:
E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
JJ ETHERIDGE			Tara Mullinax	CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
3	3	Y	MISC SOI 3" TRI COLOR MPWR RAW - PART# EMPS10017-5 Warehouse: ATLA QSF097407 FOR DPILLAR LIGHTS		0.0000	0.00
2	2	Y	TINT ALL LIGHTS - MEDIUM EMPS1QMS3E SOI, MPWR FASCIA, 3", QM, BLK HSG, BLU/WHT Warehouse: ATLA SIDE FACING OF DPILLAR LIGHTS - 2		0.0000	0.00
1	1	Y	TINT ALL LIGHTS - MEDIUM ENGSA5200RSP SOI, 500 SERIES PUSHBTN 200W CNTRL, DUAL TONE, +VO Warehouse: ATLA bluePRINT® 500 Series Remote Control System with Button Control, 10-16v - 200 watt dual-tone		0.0000	0.00
1	1	Y	ENGLMK013 SOI BP LINK KIT Warehouse: ATLA		0.0000	0.00
1	1	Y	ENGSYM01 SOI SOUND OFF / BLUEPRINT SYNC MODULE Warehouse: ATLA		0.0000	0.00

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Sales Quote

DANA SAFETY SUPPLY, INC
500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	592624-B
Customer No.	DALLA

Bill To
CITY OF DALLAS POLICE DEPT EMAIL INVOICE TO mselleck@dallas-ga.gov GA United States

Ship To
DSS ATT: INSTALLS / DALLAS PD GA United States

Contact:
Telephone:
E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By		Resale Number
JJ ETHERIDGE			Tara Mullinax	CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
3	3	Y	ENGND04102 SOI 10 OUTPUT REMOTE NODE W/ MAGNETIC I.D. Warehouse: ATLA		0.0000	0.00
3	3	Y	ENGHNK05 SOI 18" REMOTE NODE HARNESS Warehouse: ATLA 18 inch Harness Kit for Remote Node		0.0000	0.00
2	2	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: ATLA 100J series composite speaker w/ universal bail brkt-100 watt		0.0000	0.00
1	1	Y	ETSKLF101 SOI LOW FREQUENCY AFTERSHOCK SIREN W/1 SPEAKERS Warehouse: ATLA LF Aftershock Siren System, includes: 100 Watt Speaker, 200 Watt Amplifier and Universal Bracket		0.0000	0.00
1	1	Y	ETSSLFVBK07 SOI 20+ PIU AFTRSHK BKT PASSENGER SIDE Warehouse: ATLA		0.0000	0.00
1	1	Y	36-2125 WESTIN PUSH BUMPER ELITE, 20+ FORD PIU Warehouse: ATLA		0.0000	0.00

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Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	592624-B
Customer No.	DALLA

Bill To
CITY OF DALLAS POLICE DEPT EMAIL INVOICE TO mselleck@dallas-ga.gov GA United States

Ship To
DSS ATT: INSTALLS / DALLAS PD GA United States

Contact:
Telephone:
E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via			F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT			QUOTED FREIGHT		NET30	
Entered By			Salesperson		Ordered By		Resale Number
JJ ETHERIDGE			Tara Mullinax		CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description			Unit Price	Extended Price
1	1	Y	36-6005SMP2 Westin '20+ PIU Light Mask, 2 MPOWER HD Warehouse: ATLA			0.0000	0.00
1	1	Y	36-2125PB WESTIN PIT BAR ELITE, 20+ FORD PIU Warehouse: ATLA			0.0000	0.00
1	1	Y	36-2125W WESTIN 2020+ FORD PI UTILITY UPPER WINGS Warehouse: ATLA			0.0000	0.00
2	2	Y	EMPS4STS4E SOI, MPWR HD, 4", STM, CLR HSG, BLU/WHT Warehouse: ATLA			0.0000	0.00
6	6	Y	PUSHBUMPER LIGHTS - 2 EMPS2QMS4E SOI, MPWR FASCIA, 4", QM, BLK HSG, BLU/WHT Warehouse: ATLA			0.0000	0.00
2	2	Y	FRONT FENDERS - 2 - CONFIRM LOCATION SIDE OF PUSHBUMPER - 2 PITBARS - 2 ENT3B3E SOI INTERSECTOR 18-LED SFC MNT,BLK HSG BLUE/WHITE Warehouse: ATLA UNDER THE SIDE MIRROR - 2			0.0000	0.00

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Sales Quote

DANA SAFETY SUPPLY, INC
500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	592624-B
Customer No.	DALLA

Bill To

CITY OF DALLAS POLICE DEPT
EMAIL INVOICE TO
mselleck@dallas-ga.gov
GA United States

Ship To

DSS
ATT: INSTALLS / DALLAS PD
GA United States

Contact:
Telephone:
E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
JJ ETHERIDGE			Tara Mullinax	CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	PMP2BKUMB8-P SOI UNDER MIRROR MOUNT BRACKET KIT, PASS., 2025 PIU Warehouse: ATLA Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2025 for use with mpower® 3" and 4" Stud and Intersector Surface Mount, Passenger Side		0.0000	0.00
1	1	Y	PMP2BKUMB8-D SOI UNDER MIRROR MOUNT BRACKET KIT, DRIVER, 2025 Warehouse: ATLA Under Mirror Mount Bracket Kit (each) for installation on Ford PI Utility 2025 for use with mpower® 3" and 4" Stud and Intersector Surface Mount, Driver Side		0.0000	0.00
2	2	Y	EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: ATLA REAR DOORS - SIDE FACING - 2 - ON 90 DEGREE BRACKET		0.0000	0.00
2	2	Y	PMP2BKDGAJ SOI 4" mPOWER 90 DEGREE MOUNTING BRACKET, BLACK Warehouse: ATLA		0.0000	0.00
2	2	Y	EMPS1QMS1B SOI, MPWR FASCIA, 3", QM, BLK HSG, BLU Warehouse: ATLA REAR BUMPER - POINTING AT GROUND - 2		0.0000	0.00

Print Date 12/22/25
Print Time 01:49:51 PM
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Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	592624-B
Customer No.	DALLA

Bill To
CITY OF DALLAS POLICE DEPT EMAIL INVOICE TO mselleck@dallas-ga.gov GA United States

Ship To
DSS ATT: INSTALLS / DALLAS PD GA United States

Contact:
Telephone:
E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
JJ ETHERIDGE			Tara Mullinax	CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
3	3	Y	EBSDL0002-D SOI, OBSERVE, SMALL FORM DOME LIGHT, 3", R/W Warehouse: ATLA DRIVER AREA - LOCATION TO BE CONFIRMED - 1 PRISONER AREA - LOCATION TO BE CONFIRMED - 1 CARGO AREA - LOCATION TO BE CONFIRMED - 1		0.0000	0.00
1	1	Y	MISC RoadPro RPSP-15 CABIN SPEAKER - PART# RPSP-15 Warehouse: ATLA		0.0000	0.00
2	2	Y	MMSU-1 MAGNETIC MIC SINGLE UNIT CONVERSION KIT Warehouse: ATLA		0.0000	0.00
1	1	Y	PKG-VSX-1800-INUTPM5 HAV VSX CONSOLE PACKAGE, 2020-23 FORD PIU Warehouse: ATLA EQUIPMENT BRACKETS: C-EB30-XTL-1P-A SOUNDOFF SIGNAL CONTROLLER BRACKET - TBD		0.0000	0.00
1	1	Y	C-LP3-USB-BL1 HAV CONSOLE ACCESSORY BRACKET KIT W/ 3 LIGHTER P Warehouse: ATLA		0.0000	0.00
1	1	Y	MISC HAVIS DOCKING STATION - PART# DS-PAN-435N Warehouse: ATLA		0.0000	0.00

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Print Time	01:49:51 PM
Page No.	6

Continued on Next Page

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E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By		Salesperson		Ordered By	Resale Number	
JJ ETHERIDGE		Tara Mullinax		CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	PJ823VK BROTHER PocketJet 8 Vehicle Kit Warehouse: ATLA Kit Includes: PJ823 Printer, 14' DC Vehicle Adapter, Battery Cavity Mounting Block, 4' USB A to C Cable, Premium Paper Roll and Special Configuration (Auto Power On, No Auto Shut Off)		0.0000	0.00
1	1	Y	PK0602ITU20TM SMC #10VS C RP UNCOATED POLY Partition Warehouse: ATLA #10VS RP C Horizontal Sliding Window Uncoated Polycarbonate With Expanded Metal Window Security Screen Recessed Panel Partition TM (Tall Man) For PIU 2020 on		0.0000	0.00
1	1	Y	PK0316ITU252ND SMC #12VS 2ND COATED POLY PARTITION, 25 PIU Warehouse: ATLA #12VS 2ND COATED POLY PARTITION BEHIND 2ND ROW SEAT 25-25 INTERCEPTOR UTILITY		0.0000	0.00
1	1	Y	QK0634ITU20 SMC OEM REPLACEMENT SEAT WITH CTR PULL BELTS Warehouse: ATLA FITS 2020+ FORD PIUT *****		0.0000	0.00

Print Date	12/22/25
Print Time	01:49:51 PM
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Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
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GREENSBORO, NC 27409

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Sales Quote No.	592624-B
Customer No.	DALLA

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Ship To
DSS ATT: INSTALLS / DALLAS PD GA United States

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E-mail: mselleck@dallas-ga.gov

Contact:
Telephone:
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
09/03/25	UPS GROUND FREIGHT		QUOTED FREIGHT		NET30	
Entered By			Salesperson	Ordered By	Resale Number	
JJ ETHERIDGE			Tara Mullinax	CAPTAIN MIKE SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
1	1	Y	WK0514ITU20 SMC VERTICALSTEEL WINDOW BARS FOR 2020+ PIUT Warehouse: ATLA		0.0000	0.00
1	1	Y	DK0100ITU20 SMC TPO POLYMER OVER MOLDED DOOR SKIN Warehouse: ATLA		0.0000	0.00
1	1	Y	DK0100ITU20 2K0035ITU20RPFRTM SMC POLY DIVIDER Warehouse: ATLA		0.0000	0.00
1	1	Y	B500T AME 5# (2A:10B:C) FIRE EXTINGUISHER W/VEHICLE BRKT Warehouse: ATLA		0.0000	0.00
1	1	Y	SUV39-2-000 ESTES AWS SUV LOCKER 2.0 Warehouse: ATLA		0.0000	0.00
1	1	Y	FER2020KIT ESTES 2020 FORD PIUT/EXPLORER RISER INSTALL KIT FOR Warehouse: ATLA		0.0000	0.00
1	1	Y	F39-000 ESTES FENCE KIT FOR 2.0 LOCKER Warehouse: ATLA		0.0000	0.00

Print Date	12/22/25
Print Time	01:49:51 PM
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Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
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GREENSBORO, NC 27409

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Sales Quote No.	592624-B
Customer No.	DALLA

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Contact:
Telephone:
E-mail:

Quote Date		Ship Via		F.O.B.		Customer PO Number		Payment Method			
09/03/25		UPS GROUND FREIGHT		QUOTED FREIGHT				NET30			
Entered By			Salesperson			Ordered By			Resale Number		
JJ ETHERIDGE			Tara Mullinax			CAPTAIN MIKE SELLECK					
Order Quantity	Approve Quantity	Tax	Item Number / Description					Unit Price	Extended Price		
1	1	Y	WK0040ITU20 SMC 3 PC HORIZ REAR CARGO WINDOW BARRIERS 2020 Warehouse: ATLA					0.0000	0.00		
1	1	Y	INSTALL KIT MISC INSTALLATION SUPPLIES I.E. Warehouse: ATLA LOOM, WIRE, HARDWARE, CONNECTORS, ETC *****					0.0000	0.00		
1	1	Y	INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: ATLA INSTALLATION INCLUDES: WARRANTY ON INSTALLATION ALL LISTED EQUIPMENT CUSTOMER PROVIDED EQUIPMENT: MOBILE RADIO/ANTENNA WIFI GETAC IN CAR VIDEO SYSTEM(WANTS IT WIRED BEHIND PASSENGER SEAT) XL200M HARRIS IN CAR RADIO ***PIGGY BACKING OFF OF COBB COUNTY** ***WILL NEED TO CONFIRM ALL LIGHTING CONFIGURATIONS AND PART NUMBERS WITH CUSTOMER PRIOR TO ORDERING***					0.0000	0.00		

Print Date	12/22/25
Print Time	01:49:51 PM
Page No.	9

By accepting this quote/order, the customer expressly acknowledges and agrees that to the extent not expressly prohibited by law, and except to the extent arising from or relating to the gross negligence or willful misconduct of DSS, its agents or its employees, DSS shall not be liable to the customer, or any third party for any damage to the vehicle/products resulting from or arising out of any ACTS OF GOD, including, but not limited to, floods, earthquakes, tornados, hail or similar weather events.

Continued on Next Page

Sales Quote

DANA SAFETY SUPPLY, INC
500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	592624-B
Customer No.	DALLA

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CITY OF DALLAS POLICE DEPT EMAIL INVOICE TO mselleck@dallas-ga.gov GA United States

Ship To
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Contact:
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Contact:
Telephone:
E-mail:

Quote Date		Ship Via		F.O.B.		Customer PO Number		Payment Method			
09/03/25		UPS GROUND FREIGHT		QUOTED FREIGHT				NET30			
Entered By			Salesperson			Ordered By			Resale Number		
JJ ETHERIDGE			Tara Mullinax			CAPTAIN MIKE SELLECK					
Order Quantity	Approve Quantity	Tax	Item Number / Description					Unit Price	Extended Price		
			<div>Approved By: _____</div> <div><input type="checkbox"/> Approve All Items & Quantities</div> <div>Quote Good for 30 Days</div>								

Print Date 12/22/25
Print Time 01:49:51 PM
Page No. 1

Subtotal	19,383.08
Freight	615.32
Order Total	19,998.40

By accepting this quote/order, the customer expressly acknowledges and agrees that to the extent not expressly prohibited by law, and except to the extent arising from or relating to the gross negligence or willful misconduct of DSS, its agents or its employees, DSS shall not be liable to the customer, or any third party for any damage to the vehicle/products resulting from or arising out of any ACTS OF GOD, including without limitation, any fires, floods, earthquakes, tornados, hail or similar weather events.



PCN Strategies, Inc.
1420 K Street NW Suite 600
Washington, District of Columbia 20005
United States

Quotation (Open)

Date
Dec 15, 2025 10:18 AM EST

Modified Date
Dec 15, 2025 10:49 AM EST

Quote #
1022682 - rev 1 of 1

Description
(4) Getac ICV

SalesRep
Willyard, Jon
(P) 7737545481

Customer Contact
Selleck, Michael
(P) 770-420-8948 ext. 1012
mselleck@dallas-ga.gov

Customer

Dallas Police Department (DP4977)
Selleck, Michael
120 Main St.
Dallas, GA 30132
United States

Bill To

Dallas Police Department
120 Main St.
Dallas, GA 30132
United States

Ship To

Dallas Police Department
120 Main St.
Dallas, GA 30132
United States

Account Executive: Jon Willyard

202-981-4009

Email: jon.w@pcnstrategies.com**Customer PO:****Terms:**

Undefined

Ship Via:

FedEx Ground

Special Instructions:**Carrier Account #:**

#	Description	Part #	Qty	Unit Price	Total
1	VR-X20G3 for In-Car Video, supports up to 4 cameras - DVR(VR-X20G3)- Ultra5+8GB RAM+256GB SSD+2nd 256GB SSD , Blackbox Recording, Backup Battery, Crash Sensor, DVR mounting bracket, Display (CU-D50) - 5 Touch Display, Includes cable (16ft),QHD(2K) Dual IP	OBABUQXHXXXX	4	\$3,887.72	\$15,550.88
2	In Car Video Solution Extended Warranty - Year 4 & 5 - Getac, In Car Video Solution, Extended Warranty, 2, Year	GE-SVTREXT2Y	4	\$368.88	\$1,475.52
3	Airgain EZConnect MULTIMAX 5G 5in1 antenna: 2xCell/5G, 2xWi-Fi, 1xGNSS with 1 foot pigtail, Black	590GBL001103	4	\$165.10	\$660.40
4	Airgain EZConnect 5in1 cable harness, 2 Cell/5G, 2 Wi-Fi & GNSS, 19 feet, SMA on Cell/5G & GNSS, RP SMA on Wi-Fi	590GBL001105	4	\$165.48	\$661.92
5	Mounting Bracket (Visor) - Front Camera AND Display (CU-D50) 2020 Interceptor	591GVS000035	4	\$103.35	\$413.40
6	GETAC CLOUD - MONTHLY PLAN 4 (CLOUD UNLIMITED, SW MAINTENANCE)	OUA04X	48	\$54.75	\$2,628.00
7	Advanced Redaction (Veritone) per Device per Month	OUAR1M	48	\$9.92	\$476.16
8	Getac Video Solution - Remote Setup, Configuration, or Pre-Testing - Per day	OZX04X	1	\$1,488.93	\$1,488.93

*These items are custom built and are not returnable once ordered.

Subtotal: \$23,355.21
Tax (.0000%): \$0.00
Shipping: \$0.00
Total: \$23,355.21



STAFF REPORT

MEETING DATE: 1/5/2026 FIRST READ

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

OA-2026-01 - OCCUPANCY

REPORT/INFORMATION:

An ordinance amendment to amend the occupancy requirements in the UDC; to amend certain definitions; to add new definitions; to provide compliance for State and Federal housing guidelines

This is a FIRST READ.

**ORDINANCE
AMENDMENT
OA - 2026 - 01**

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE OF THE CITY OF DALLAS, GEORGIA, TO ESTABLISH CLEAR AND ENFORCEABLE OCCUPANCY LIMITS IN RESIDENTIAL DISTRICTS, TO PROVIDE COMPREHENSIVE DEFINITIONS OF RESIDENTIAL OCCUPANCY AND RELATED TERMS, TO IMPLEMENT MECHANISMS FOR THE EFFECTIVE ENFORCEMENT OF THESE REGULATIONS, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Dallas, Georgia, having carefully considered the interests of the community, hereby determine that the health, safety, and general welfare of the citizens of Dallas necessitate the regulation of residential occupancy in order to preserve the integrity and character of existing neighborhoods, mitigate the adverse effects of traffic congestion, ensure the provision of sufficient and appropriate parking, and safeguard property values within the City's jurisdiction;

WHEREAS, the Chief of Police has formally advised the Mayor and Council that residences in which multiple unrelated individuals rent individual rooms within single-family homes have created significant challenges related to parking availability, increased traffic volume, diminished neighborhood aesthetics, excessive noise, and the emergence of unregulated rental operations that detrimentally impact the quality of life in residential neighborhoods;

WHEREAS, the increasing prevalence of rental arrangements in which property owners lease individual rooms to three or more unrelated tenants within single-family residential districts has resulted in conditions of overcrowding, inadequate parking facilities, elevated vehicular activity, and other impacts that are incompatible with the traditional residential character and expectations of affected neighborhoods;

WHEREAS, the City of Dallas is vested with the authority, pursuant to O.C.G.A. § 36-66-3 and O.C.G.A. § 36-35-3, to promulgate zoning regulations governing the use of property and to establish occupancy standards that serve to protect the public health, safety, and welfare, and pursuant to O.C.G.A. § 36-35-6(a)(2) to enforce such regulations through appropriate penalties;

WHEREAS, judicial precedent has consistently upheld the validity of municipal ordinances that restrict the number of unrelated individuals permitted to reside within a single dwelling unit, recognizing such regulations as a legitimate exercise of the police power when rationally related to bona fide governmental interests in neighborhood preservation and the promotion of public welfare, including *Village of Belle Terre v. Boraas*, 416 U.S. 1 (1974), and *Elliott v. City of Athens, Ga.*, 960 F.2d 975 (11th Cir. 1992);

WHEREAS, the City Council finds that the regulation of unrelated occupancy in single-family residential districts is necessary to preserve the quiet

character of neighborhoods, prevent excessive demand on infrastructure, promote safety and parking availability, protect property values, and distinguish bona fide family-style households from commercial rooming operations, while complying with the Fair Housing Act, the Fair Housing Amendments Act, the Georgia Fair Housing Act, and all applicable state and federal law requiring reasonable accommodation for persons with disabilities;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia as follows:

SECTION 1. AMENDMENT TO CHAPTER IV - ZONING DISTRICTS

Chapter IV (Zoning Districts), Section 4.03 (Permitted and Special Exception Uses) is hereby amended by adding a new subsection 4.03(5) immediately following the existing use classifications to read as follows:

4.03(5). OCCUPANCY LIMITS IN RESIDENTIAL DISTRICTS

(a) Applicability. The occupancy limits established in this subsection shall apply to all dwelling units located in single-family and two-family residential zoning districts, including R-1 (Low-Density Single-Family Residential District), R-2 (Medium-Density Single-Family Residential District), R-3 (High-Density Single-Family Residential District), and TH (Townhome Residential District).

(b) Maximum Occupancy. No dwelling unit in any single-family or two-family residential zoning district shall be occupied by more than two (2) unrelated persons as their primary residence. This limitation shall not apply to persons related by blood, marriage, adoption, or legal guardianship, who may occupy a dwelling unit without numerical limitation pursuant to the definition of "Family" in Chapter XIII of this Code.

(b.1) Reasonable Accommodations.

(1) General Requirement. Notwithstanding subsection (b), the City shall make reasonable accommodations in the application of this subsection when necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling, consistent with 42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and O.C.G.A. § 8-3-200 et seq.

(2) Administrative Procedures. The Community Development Director shall implement the reasonable accommodation procedures set forth in Appendix A to this ordinance, which procedures shall include:

- A. A written application process with clear submission requirements;
- B. A fifteen (15) business day decision period after receipt of all required information;
- C. Criteria for determining the necessity and reasonableness of the requested accommodation, including:
 - i. Whether the accommodation is necessary to afford persons with disabilities equal opportunity to use and enjoy the dwelling;

- ii. Whether the accommodation would impose an undue financial or administrative burden on the City;
- iii. Whether the accommodation would require a fundamental alteration in the nature of the City's zoning program;
- iv. Whether the accommodation would constitute a direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others;

D. An appeal process to the Zoning Board of Appeals, which shall act in a quasi-judicial capacity and conduct a de novo review of the Community Development Director's decision.

(3) Effect of Approval. A live-in aide, personal care attendant, or other approved reasonable-accommodation occupant shall not be counted toward the maximum number of unrelated occupants established in subsection (b).

(4) Administrative Decision. Decisions of the Community Development Director under this subsection shall constitute administrative decisions for purposes of appeal under Section 11.09 of the Unified Development Code.

(c) Protected Occupancy. The following categories of occupancy shall not be subject to the limitations of subsection (b):

- (1) Dwellings occupied pursuant to an approved reasonable accommodation under subsection (b.1) of this section;
- (2) Group Homes as defined in Chapter XIII and regulated under Section 8.13A of this Code;
- (3) Personal Care Homes licensed pursuant to O.C.G.A. § 31-7-12 and regulated under Section 8.13 of this Code;
- (4) Dwellings occupied by persons receiving supportive services funded or licensed by the State of Georgia or federal government where such occupancy is necessary to provide equal housing opportunity to persons with disabilities.

(d) Rebuttable Presumption of Violation.

(1) Presumption. Any dwelling unit in a district specified in subsection (a) that is occupied by three (3) or more unrelated persons, and that is not protected under subsection (c), shall be rebuttably presumed to be in violation of subsection (b).

(2) Rebuttal. The presumption established in subsection (d)(1) may be rebutted by the property owner, landlord, or occupants demonstrating by a preponderance of the evidence that:

- A. The occupants are related by blood, marriage, adoption, or legal guardianship as defined in Chapter XIII; or
- B. The occupancy qualifies for protection under subsection (c); or

C. The occupants operate as a single housekeeping unit as defined in Chapter XIII and as evidenced by the factors set forth in subsection (e) of this section.

(3) Burden of Proof. Once the City establishes that three (3) or more unrelated persons occupy the dwelling unit, the burden shifts to the property owner, landlord, or occupants to rebut the presumption of violation.

(d.1) Rooming House Classification. Any dwelling unit that is found to be in violation of subsection (b) after consideration of the rebuttable presumption in subsection (d) and any evidence presented in rebuttal shall be deemed a rooming house (boarding house) and shall be subject to all applicable zoning restrictions, permitting requirements, inspection standards, and use limitations for rooming houses as established by this Code. Rooming houses are not permitted uses in R-1, R-2, R-3, or TH zoning districts unless expressly authorized by Special Exception and approved by the Planning and Zoning Commission pursuant to Section 11.09 of this Code.

(e) Evidentiary Standards.

(1) Indicia of Separate Occupancy or Non-Compliance. In determining whether a dwelling unit is occupied by more than two (2) unrelated persons, or whether occupants operate as a single housekeeping unit for purposes of rebutting the presumption under subsection (d)(2)(C), the City may consider the following non-exclusive, rebuttable indicia. The presence of three (3) or more of the following factors, when considered in totality, may support a finding that the occupancy violates subsection (b) or that occupants do not operate as a single housekeeping unit:

A. Separate utility meters or separate utility accounts for individual rooms or portions of the dwelling;

B. More than one kitchen or food-preparation facility equipped with cooking appliances, unless one is located in a lawful accessory dwelling unit or basement apartment authorized by this Code;

C. Multiple mailboxes or postal addresses assigned to individual occupants rather than to the household;

D. Separate exterior entrances providing independent access to individual rooms or dwelling areas, excluding common entrances;

E. Individual lease agreements or rental agreements for separate rooms or portions of the dwelling rather than for the dwelling unit as a whole;

F. Keyed locks, smart locks, biometric locks, or other locking devices on individual bedroom doors providing exclusive access control to individual occupants;

G. Evidence of separate financial responsibility for rent, utilities, or household expenses by individual occupants rather than shared or joint responsibility;

H. Advertising, marketing materials, or online listings offering individual rooms for rent rather than the dwelling unit as a whole;

- I. Testimony from occupants, neighbors, or other witnesses regarding the independent operation of separate households within the dwelling unit;
 - J. Observations of distinct and non-integrated living patterns, including separate meal preparation, separate household supplies, or absence of shared common areas.
- (2) Single Factor Not Dispositive. No single factor listed in subsection (e)(1) shall be dispositive of a violation. The determination shall be based upon the totality of the circumstances and evidence presented.
- (3) Evidence of Single Housekeeping Unit. In rebutting the presumption under subsection (d)(2)(C), property owners, landlords, or occupants may present evidence demonstrating that the occupants operate as a single housekeeping unit, including but not limited to:
- A. Affidavits from all adult occupants attesting that they share common living areas, share household expenses, prepare and consume meals together, and operate as a single housekeeping unit;
 - B. Joint lease agreements or coordinated lease arrangements demonstrating the rental of the dwelling unit as a whole;
 - C. Shared utility accounts or evidence of proportional sharing of utility costs;
 - D. Evidence of common meal preparation and shared household supplies;
 - E. Evidence of integrated household management and decision-making;
 - F. Witness testimony or other evidence demonstrating family-like living arrangements.
- (f) Inspections and Probable Cause.
- (1) Consent or Warrant Required. All inspections conducted to determine compliance with this section shall occur only with the voluntary written consent of the property owner or lawful occupant, or pursuant to an administrative search warrant issued by a court of competent jurisdiction in accordance with the Fourth Amendment to the United States Constitution and Article I, Section I, Paragraph XIII of the Constitution of the State of Georgia.
- (2) Probable Cause for Administrative Warrant. Probable cause for issuance of an administrative search warrant to inspect for compliance with this section may be established by:
- A. Specific, credible complaints from neighbors or other witnesses describing conditions consistent with three (3) or more of the indicia listed in subsection (e)(1);
 - B. Direct observation by code enforcement personnel of conditions visible from public rights-of-way or adjacent properties that constitute three (3) or more of the indicia listed in subsection (e)(1);

- C. Documentary evidence such as lease agreements, advertisements, utility records, or other documents obtained through lawful means that establish three (3) or more of the indicia listed in subsection (e)(1);
- D. Statements or admissions by property owners, landlords, or occupants that the dwelling is occupied by three (3) or more unrelated persons in a manner inconsistent with subsection (b) or that does not constitute a single housekeeping unit;
- E. A pattern of code violations or public safety incidents at the property consistent with multi-tenant occupancy.

(g) Responsibilities and Liability.

- (1) Owner and Landlord Responsibility. It shall be unlawful for any property owner, landlord, property manager, leasing agent, or other person having legal or equitable control over a dwelling unit to allow, permit, facilitate, maintain, or cause occupancy of any dwelling unit in violation of the occupancy limits established by subsection (b), unless the dwelling unit is protected under subsection (c).
- (2) Tenant Responsibility. It shall be unlawful for any tenant or occupant to occupy or maintain occupancy of a dwelling unit in knowing violation of the occupancy limits established by subsection (b), unless the dwelling unit is protected under subsection (c).
- (3) Joint and Several Liability. Property owners, landlords, property managers, leasing agents, and tenants shall be jointly and severally liable for violations of this subsection.

(h) Enforcement and Penalties.

- (1) Notice and Opportunity to Cure. Upon determination that a violation of this section exists, the Community Development Director shall issue a written notice of violation to the property owner and, if different, to the landlord or property manager of record. The notice shall:
 - A. Specifically describe the violation, including the factual basis and evidence supporting the determination;
 - B. Identify the specific subsection(s) violated;
 - C. Provide a thirty (30) calendar day period from the date of the notice within which to cure the violation by:
 - i. Reducing occupancy to comply with subsection (b);
 - ii. Obtaining approval of a reasonable accommodation under subsection (b.1);
 - or
 - iii. Demonstrating that the occupancy is protected under subsection (c) or that occupants operate as a single housekeeping unit under subsection (d)(2)(C);
 - D. Inform the recipient of the right to request a hearing before the Community Development Director within ten (10) calendar days of receipt of the notice;

E. Advise of the penalties for failure to cure the violation within the specified time period.

(2) Hearing. If a hearing is timely requested, the Community Development Director shall conduct a hearing within fifteen (15) business days of receipt of the request. The hearing shall be conducted in accordance with the administrative hearing procedures set forth in Chapter XII of this Code. At the hearing, the property owner, landlord, or occupants may present evidence in rebuttal of the presumption under subsection (d), including evidence of single housekeeping unit operation under subsection (e)(3). The Community Development Director may affirm, modify, or withdraw the notice of violation based upon the evidence presented.

(3) Penalties for Non-Compliance. If a violation is not cured within the thirty (30) day period specified in the notice, or within any extended period granted by the Community Development Director, the violation shall be subject to the following penalties:

A. A civil fine not exceeding One Thousand Dollars (\$1,000.00) per violation;

B. Suspension or revocation of any business license, occupational tax certificate, or rental registration associated with the property;

C. Recordation of a notice of violation against the property in the land records of Paulding County;

D. Injunctive relief, including but not limited to a court order requiring compliance with this section or prohibiting further violations;

E. Any other remedy available under this Code or applicable law.

(4) Each Day a Separate Violation. Each day that a violation continues after expiration of the cure period shall constitute a separate violation subject to a separate penalty.

(5) Recovery of Enforcement Costs. In addition to the penalties set forth in subsection (h)(3), the City may recover all reasonable costs of enforcement, including but not limited to inspection costs, administrative costs, attorney's fees, and court costs.

Chapter IV (Zoning Districts), Table 4.3 (Permitted and Special Exception Uses) is hereby amended by adding the following use classifications in the "Residential" category:

Group Home – Special Exception in R-1 and R-2; Permitted Use in R-3, subject to Section 8.13A

SECTION 2. AMENDMENT TO CHAPTER VIII - SUPPLEMENTARY CONDITIONS FOR SPECIFIC USES

Chapter VIII (Supplementary Conditions for Specific Uses), Section 8.06 (Bed and Breakfast Establishments) is hereby amended by adding a new subsection (9) to read as follows:

(9) Distinction from Rooming Houses. Bed and breakfast establishments shall comply with all requirements of this section and shall be clearly distinguished from rooming houses. No bed and breakfast establishment shall permit the same rental occupants to reside at the establishment for more than seven (7) consecutive days, and occupancy shall be strictly transient in nature. Bed and breakfast establishments that permit occupants to remain for extended periods or that operate as residences for the same individuals shall be subject to the occupancy limits of Section 4.03(5) and to enforcement action pursuant to Chapter XII of this Code.

Chapter VIII (Supplementary Conditions for Specific Uses), Section 8.13 is hereby amended to read as follows:

Sec. 8.13 – PERSONAL CARE HOMES (Licensed Care Facilities)

- (1) Purpose and Scope. Personal Care Homes regulated by this section are state-licensed care facilities subject to licensing and health standards established by the Georgia Department of Community Health pursuant to O.C.G.A. § 31-7-12 and implementing regulations. Personal Care Homes are distinct from "Group Homes" as defined in Chapter XIII and regulated under Section 8.13A. Nothing herein shall be construed to classify a Group Home as a Personal Care Home, or vice versa.
- (2) Personal Care Home Classifications. Personal Care Homes are classified based upon the number of residents served, consistent with state law:
 - (a) Personal Care Home, Family: A Personal Care Home serving two (2) to six (6) residents.
 - (b) Personal Care Home, Group: A Personal Care Home serving seven (7) to fifteen (15) residents.
 - (c) Personal Care Home, Congregate: A Personal Care Home serving sixteen (16) or more residents.
- (3) Exemption from Occupancy Limits. Personal Care Homes licensed by the State of Georgia pursuant to O.C.G.A. § 31-7-12 shall not be subject to the unrelated occupancy limits established in Section 4.03(5) of this Code.
- (4) Zoning District Restrictions.
 - (a) Personal Care Home, Family: Permitted as a principal use in all residential zoning districts, subject to compliance with state licensing requirements and applicable building, fire, and life safety codes.
 - (b) Personal Care Home, Group: Permitted by Special Exception in R-2, R-3, and TH districts, subject to review and approval by the Planning and Zoning Commission pursuant to Section 11.09 of this Code, and subject to compliance with state licensing requirements and applicable building, fire, and life safety codes.
 - (c) Personal Care Home, Congregate: Permitted by Special Exception in R-3 and commercial districts only, subject to review and approval by the Planning and Zoning Commission pursuant to Section 11.09 of this Code, and subject to

compliance with state licensing requirements and applicable building, fire, and life safety codes.

(5) Operating Requirements. All Personal Care Homes shall:

- (a) Maintain current and valid licensure with the Georgia Department of Community Health;
 - (b) Comply with all applicable federal, state, and local laws, regulations, and codes;
 - (c) Provide proof of licensure to the Community Development Director upon request;
 - (d) Notify the Community Development Director within ten (10) business days of any change in licensure status, including suspension, revocation, or voluntary surrender of license.
- (6) Enforcement. Violation of this section, including operation of a Personal Care Home without required licensure or Special Exception approval, shall be subject to enforcement action pursuant to Chapter XII of this Code.

Chapter VIII (Supplementary Conditions for Specific Uses) is hereby amended by adding a new Section 8.13A to read as follows:

Sec. 8.13A – GROUP HOMES

- (1) Purpose and Definition. A "Group Home" is a residential facility that houses persons with disabilities, as defined by the Fair Housing Amendments Act (42 U.S.C. § 3602(h)) and the Georgia Fair Housing Act (O.C.G.A. § 8-3-202(8)), in a family-like environment. Group Homes are protected under federal and state fair housing law and are subject to the requirements of this section.
- (2) Exemption from Occupancy Limits. Group Homes shall not be subject to the unrelated occupancy limits established in Section 4.03(5) of this Code.
- (3) Zoning District Restrictions. Group Homes are permitted as follows:
 - (a) Special Exception in R-1 and R-2 districts, subject to review and approval by the Planning and Zoning Commission pursuant to Section 11.09 of this Code;
 - (b) Permitted Use in R-3 and higher-density residential districts, subject to compliance with applicable building, fire, and life safety codes.
- (4) Reasonable Accommodation. Notwithstanding the zoning district restrictions in subsection (3), the City shall make reasonable accommodations to allow Group Homes in any residential district when necessary to afford persons with disabilities equal housing opportunity, consistent with 42 U.S.C. § 3604(f)(3)(B) and the reasonable accommodation procedures established in Section 4.03(5)(b.1) of this Code.
- (5) Operating Standards. Group Homes shall:

- (a) Be operated in a manner consistent with the residential character of the neighborhood;
 - (b) Comply with all applicable building, fire, life safety, and health codes;
 - (c) Provide adequate supervision and support services appropriate to the needs of the residents;
 - (d) Maintain the property in good condition and repair.
- (6) Licensing. If the Group Home is subject to state licensing requirements under O.C.G.A. § 37-4-1 et seq. or other applicable law, the operator shall maintain current and valid licensure and provide proof of licensure to the Community Development Director upon request.

SECTION 3. AMENDMENT TO CHAPTER XIII - DEFINITIONS

Chapter XIII (Definitions) of the Unified Development Code is hereby amended by deleting the existing definition of "FAMILY" in its entirety and substituting in lieu thereof the following new definition:

FAMILY

One or more persons related by blood, marriage, adoption, or legal guardianship, together with any foster children and domestic employees, occupying a dwelling unit and living as a single housekeeping unit. For purposes of this definition, the dependent minor children of any adult occupant are deemed related to the household;

OR

Not more than two (2) unrelated persons occupying a dwelling unit and living as a single housekeeping unit in any single-family or two-family residential zoning district (R-1, R-2, R-3, TH). A family does not include any society, club, fraternity, sorority, association, or group of persons living in a boarding house, hotel, motel, bed and breakfast facility, lodging house, rooming house, assisted living facility, nursing home, or club. The term "Family" does not include a Group Home, which is separately defined and regulated under this Code.

Chapter XIII (Definitions) of the Unified Development Code is hereby further amended by adding the following new definitions in alphabetical order, or by amending existing definitions as follows:

BOARDING HOUSE (ROOMING HOUSE)

A building, dwelling, or portion thereof, whether or not the owner resides on the premises, in which lodging is provided for three (3) or more persons who are not related by blood, marriage, adoption, or legal guardianship, for any period of more than thirty (30) consecutive days or for more than forty-five (45) days within any sixty (60) day period, with or without compensation. The term includes situations where the occupants maintain separate financial arrangements, separate leases, or other indicia of separate housekeeping units. In the context of single-family and two-family residential zoning districts (R-1, R-2, R-3, and TH), any dwelling unit that is occupied by three (3) or more unrelated individuals as their primary residence, and that is not protected under Section 4.03(5)(c), shall be rebuttably presumed to be a

boarding house (rooming house) subject to all applicable regulations, permitting requirements, inspection standards, and use limitations established for boarding houses under this Code.

DWELLING UNIT

A room or group of rooms designed and equipped exclusively for use as living quarters for only one (1) family or household, including sleeping, cooking, and sanitary facilities. The term shall include manufactured homes but shall not include recreational vehicles, hotels, motels, or transient lodging facilities. Where authorized by this Code, a Group Home or Personal Care Home may occupy a dwelling unit and shall be regulated as a residential use subject to applicable provisions of this Code.

GROUP HOME

A dwelling unit operated by a licensed provider, nonprofit organization, or other entity with a philanthropic or rehabilitative mission in which ten (10) or fewer residents, excluding live-in staff, reside together as a single housekeeping unit in a long-term, family-like setting. The home provides care, guidance, education, and participation in community life under a structured plan designed to promote resident independence. A managing caregiver designated by the operator resides on-site and is available twenty-four (24) hours per day. A Group Home is a residential use and is distinct from a Personal Care Home, boarding house, halfway house, treatment center, shelter, correctional or probationary residence, or any facility serving as an alternative to incarceration. A Group Home may include a home for persons with disabilities as defined by the Fair Housing Act (42 U.S.C. § 3602(h)) and the Georgia Fair Housing Act (O.C.G.A. § 8-3-202(8)); however, nothing herein shall be construed to prohibit or unreasonably restrict such homes. Group Homes are subject to the provisions of Section 8.13A of this Code.

HOUSEHOLD

A collective body of persons residing together in a dwelling unit as their primary residence and sharing common use of living, cooking, and eating facilities, regardless of relationship by blood, marriage, adoption, or guardianship. A "Household" may include a "Family," as defined herein, or a permissible group of unrelated individuals in accordance with this Code.

LIVE-IN AIDE

A person who resides with one or more persons with disabilities and who: (1) is essential to the care and well-being of the person or persons with disabilities; (2) is not obligated for the financial support of the person or persons; and (3) would not be living in the dwelling except to provide the necessary supportive services. For purposes of occupancy limitations under this Code, a live-in aide shall not be counted as an unrelated occupant when residing in a dwelling pursuant to an approved reasonable accommodation under Section 4.03(5)(b.1).

OCCUPANT

Any individual who resides in or is physically present in a dwelling unit for more than thirty (30) consecutive days, regardless of whether such individual has a lease, rental agreement, ownership interest, or other legal right to occupy the premises. All

occupants meeting this definition shall be counted toward occupancy limits established by this Code, except as otherwise provided in Section 4.03(5).

PERSON WITH A DISABILITY

An individual who has a physical or mental impairment that substantially limits one or more major life activities, who has a record of such an impairment, or who is regarded as having such an impairment, consistent with the Fair Housing Act (42 U.S.C. § 3602(h)), the Fair Housing Amendments Act (42 U.S.C. § 3604), and the Georgia Fair Housing Act (O.C.G.A. § 8-3-200 et seq.).

PERSONAL CARE HOME

A residence or facility providing protective care and oversight to residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while inside the building and may include daily awareness by management of the resident's functioning and whereabouts, assistance with making and attending appointments, readiness for intervention in the event of a resident experiencing a crisis, supervision in the areas of nutrition and medication, and the provision of transient medical care. Personal Care Homes are licensed by the Georgia Department of Community Health pursuant to O.C.G.A. § 31-7-12 and implementing regulations.

Personal Care Homes are classified as follows:

- (a) Personal Care Home, Family: A licensed residential home, not institutional in appearance or character, designed to provide personal care services to individuals requiring assistance. The provider must live in the home and offers personal care services for two (2) to six (6) residents. For purposes of this Code, a Personal Care Home, Family is not a Group Home as defined in this Chapter.
- (b) Personal Care Home, Group: A licensed, non-institutional residential care facility providing personal care services to seven (7) through fifteen (15) persons, exclusive of staff, in a residence or other non-institutional building. Traditionally used for individuals who cannot live independently, including children or young people who cannot live with their families, adults with chronic disabilities, or persons with dementia and age-related illnesses. For purposes of this Code, a Personal Care Home, Group is a licensed care facility and is not a "Group Home" as defined in this Chapter.
- (c) Personal Care Home, Congregate: A licensed placement setting consisting of twenty-four (24) hour supervision in highly structured settings. For adults, a congregate living facility may include individual apartments, communal meals, housekeeping services, and assistance with activities of daily living (ADLs). The level of assistance is typically between independent living and assisted living. Congregate care facilities serve sixteen (16) or more residents.

REASONABLE ACCOMMODATION

A modification or exception to the rules, policies, practices, or services of this Code when such modification or exception may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling, consistent with 42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and O.C.G.A. § 8-3-200 et seq. Reasonable

accommodation procedures are established in Section 4.03(5)(b.1) and Appendix A of this Code.

SINGLE HOUSEKEEPING UNIT

A group of persons who live together as a stable, bona fide household and function as a single housekeeping unit, meaning they share access to and use of all common areas, have a single lease or joint financial responsibility for the premises as a whole, prepare and consume meals together on a regular basis, maintain integrated household management and decision-making, and operate as a unified household rather than as separate, independent living arrangements. Indicators that a dwelling may NOT be operating as a single housekeeping unit include, but are not limited to: multiple kitchens or food preparation facilities (except in authorized accessory dwelling units), separately metered utilities or separate utility accounts for portions of the dwelling, separate exterior entrances providing independent access to individual rooms or dwelling areas, individual bedroom locks providing exclusive access control in combination with other factors, separate leases or rental agreements for individual rooms or portions of the dwelling, or evidence of separate financial responsibility and independent household operation by individual occupants. The determination of whether occupants constitute a single housekeeping unit shall be based upon the totality of the circumstances and shall consider the factors listed in Section 4.03(5)(e) of this Code.

UNRELATED PERSON

Any individual residing in a dwelling unit who does not share a legal or familial relationship by blood, marriage, adoption, or legal guardianship with each and every other occupant of that dwelling unit. If there is no recognized familial or legal tie connecting an individual to all other residents (such as being a parent, child, sibling, spouse, adopted child, or being under the legal guardianship of another occupant), then that individual is considered "unrelated" to the other individuals in the dwelling unit for purposes of calculating occupancy under Section 4.03(5) of this Code.

SECTION 4. LANDLORD NOTICE REQUIREMENT

Within sixty (60) days of the effective date of this ordinance, the City Clerk or designee shall provide written notice of the adoption of this ordinance to all known landlords, property managers, and owners of rental property within the residential districts specified in Section 4.03(5)(a). Such notice shall:

- (a) Summarize the occupancy limits established by this ordinance;
- (b) Explain the reasonable accommodation process;
- (c) Provide contact information for the Community Development Department;
- (d) State the effective date of the ordinance.

Failure to receive such notice shall not constitute a defense to enforcement action under this ordinance.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6. REPEALER

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the Mayor and Council of the City of Dallas, Georgia.

First read _____

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE _____ DAY OF _____, 2026.

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date

APPROVED AS TO FORM:

Darrin Keaton, City Attorney

===== APPENDIX A =====

REASONABLE ACCOMMODATION PROCEDURES

Adopted pursuant to Section 4.03(5)(b.1)

I. PURPOSE

These procedures implement the City of Dallas's obligation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B)), the Fair Housing Amendments Act, and the Georgia Fair Housing Act (O.C.G.A. § 8-3-200 et seq.) to make reasonable accommodations in rules, policies, practices, or services when necessary to afford persons with disabilities equal opportunity to use and enjoy a dwelling.

II. APPLICATION PROCESS

A. Submission. Any person seeking a reasonable accommodation from the occupancy limits established in Section 4.03(5)(b) shall submit a written application to the Community Development Director on a form provided by the City. Applications may be submitted by mail, in person, or electronically.

B. Required Information. The application shall include:

1. The applicant's name, address, and contact information;
2. The address of the property for which the accommodation is requested;
3. A description of the requested accommodation;
4. An explanation of why the accommodation is necessary to afford one or more individuals with a disability equal opportunity to use and enjoy the dwelling;
5. Documentation from a qualified professional (physician, psychiatrist, psychologist, licensed clinical social worker, or other qualified professional) verifying:
 - a. That one or more occupants or prospective occupants of the dwelling has a disability as defined by 42 U.S.C. § 3602(h); and
 - b. That the requested accommodation is necessary to afford such person(s) equal opportunity to use and enjoy the dwelling.
6. Any additional information the applicant believes is relevant to the request.

C. Confidentiality. All medical information and disability-related information submitted in connection with a reasonable accommodation request shall be kept confidential to the extent permitted by law and shall be used only for the purpose of evaluating the accommodation request.

III. REVIEW AND DECISION

A. Completeness Review. Within five (5) business days of receipt of an application, the Community Development Director shall review the application for completeness and notify the applicant in writing if additional information is required.

B. Decision Timeline. The Community Development Director shall issue a written decision on a complete application within fifteen (15) business days of receipt of all required information.

C. Decision Criteria. The Community Development Director shall approve a reasonable accommodation request if the applicant demonstrates that:

1. One or more occupants or prospective occupants of the dwelling has a disability as defined by 42 U.S.C. § 3602(h);
2. The requested accommodation is necessary to afford such person(s) equal opportunity to use and enjoy the dwelling; and
3. The requested accommodation does not:
 - a. Impose an undue financial or administrative burden on the City;
 - b. Require a fundamental alteration in the nature of the City's zoning program; or
 - c. Constitute a direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others.

D. Conditions. The Community Development Director may impose reasonable conditions on approval of an accommodation request to ensure compliance with applicable building, fire, life safety, and health codes, and to mitigate any documented impacts on neighboring properties.

E. Written Decision. The decision shall be in writing and shall include:

1. Whether the request is approved, approved with conditions, or denied;
2. If approved with conditions, the specific conditions imposed;
3. If denied, the specific reasons for denial;
4. Notice of the right to appeal to the Zoning Board of Appeals.

IV. APPEAL

A. Right to Appeal. An applicant may appeal a decision of the Community Development Director to the Zoning Board of Appeals by filing a written notice of appeal with the Community Development Director within ten (10) business days of the date of the decision.

B. Hearing. The Zoning Board of Appeals shall conduct a hearing on the appeal within thirty (30) days of receipt of the notice of appeal. The hearing shall be conducted in accordance with the quasi-judicial procedures set forth in Section 11.09 of the Unified Development Code.

C. Standard of Review. The Zoning Board of Appeals shall conduct a de novo review of the reasonable accommodation request and shall apply the decision criteria set forth in Section III.C of these procedures.

D. Decision. The Zoning Board of Appeals shall issue a written decision within fifteen (15) business days of the hearing. The decision of the Zoning Board of

Appeals shall be final, subject to review by writ of certiorari to the Superior Court of Paulding County in accordance with O.C.G.A. § 5-4-1 et seq.

V. DURATION AND RENEWAL

A. Duration. A reasonable accommodation approval shall remain in effect for so long as the accommodation is necessary to afford the person(s) with disabilities equal opportunity to use and enjoy the dwelling, unless:

1. The accommodation is no longer necessary;
2. The person(s) with disabilities no longer resides at the dwelling;
3. The conditions of approval are violated; or
4. The accommodation was obtained through fraud or material misrepresentation.

B. Change in Circumstances. The property owner or occupant shall notify the Community Development Director within thirty (30) days of any change in circumstances that affects the necessity for or scope of the reasonable accommodation.

VI. REVOCATION

The Community Development Director may revoke a reasonable accommodation approval upon finding that:

1. The accommodation is no longer necessary;
2. The conditions of approval have been violated;
3. The accommodation was obtained through fraud or material misrepresentation;
or
4. The accommodation has resulted in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others that cannot be mitigated through reasonable conditions.

Prior to revocation, the Community Development Director shall provide written notice to the property owner and affected occupants and an opportunity for a hearing.

VII. NO FEE

The City shall not charge a fee for processing a reasonable accommodation request.