



City Council Regular Meeting

Monday, August 03, 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

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

- [1.](#) Monday, July 6, 2026, Regular Meeting Minutes

CONSENT AGENDA

- [2.](#) RES 2026-21: IGA with DDA regarding Shiloh
- [3.](#) RES 2026-23: Fee Waiver Approval Downtown Project

OLD BUSINESS

NEW BUSINESS

- [4.](#) Annexation Ordinance A-2026-02: Annexation Application No. A-2025-04; Georgia Capital, LLC.
- [5.](#) Zoning Map Amendment Ordinance Z-2026-03: Zoning Application No. Z-2025-07
- [6.](#) FY 27 – Fee Schedule Update: Public Works Department
- [7.](#) Request to approve and support the 2025 PCHS Homecoming Parade Special Event Permit for 10/07/2026. Request for City of Dallas to handle road closure and security.
- [8.](#) Request approval to award the Shiloh Church Waterline Improvements and Sewer Service Connection Project to the lowest bidder, Corley Contractors, Inc., for the bid amount of \$115,930.00.

ADDITIONAL/COMMENTS

ADJOURNMENT



City Council Regular Meeting

Monday, July 06, 2026

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

MINUTES

PUBLIC HEARING

- A. Proposed FY26-27 Budget; Public Hearing closed.
- B. OA-2026-06: Bond Security-An amendment to the UDC and the Code of Ordinances to allow the use of surety bonds for performance and maintenance warranty guarantees in development agreements; Public Hearing closed.

CALL TO ORDER

PRESENT

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

ABSENT

Councilmember Leah Alls
Councilmember Christopher Carter

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Chaurli Herbert; Dog Park

MINUTES APPROVAL

1. Motion to adopt the Monday, June 6, 2026, Regular Meeting Minutes.

Motion made by Councilmember Arnold, Seconded by Councilmember Callaway.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Callaway
Voting Abstaining: Councilmember Cochran

CONSENT AGENDA

None

OLD BUSINESS

2. Motion to approve A-2025-04: Georgia Capital, LLC (Applicant), Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder), and Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the Northwesterly and Southeasterly sides of Summerhill Road, from R-2 & B-2 (Paulding County) to TH-Townhome and C-2 Commercial Medium-Density (City of Dallas) for a residential , one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, in Land Lot(s): 458; 459; 479, 2nd District, 3rd Section, of Paulding County.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Mayor Kelly

Voting Nay: Councilmember Cochran, Councilmember Callaway

3. Motion to approve Z-2025-07: Georgia Capital, LLC (Applicant), Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC.; Mike J. Pope (Titleholder), and Moore Ingram Johnson & Steele, LLP; J. Kevin Moore (Representative), have applied and seek to annex & zone +/-34.455 acres of property located at the Northwesterly and Southeasterly sides of Summerhill Road, from R-2 & B-2 (Paulding County) to TH-Townhome and C-2 Commercial Medium-Density (City of Dallas) for a residential , one hundred seventy-five (175) unit townhome community and medium-density commercial space for retail and office use. The subject property is located and legally known by Tax Parcel ID No(s):147.1.2.002.0000; 147.1.3.008.0000; 147.1.3.010.0000, in Land Lot(s): 458; 459; 479, 2nd District, 3rd Section, of Paulding County; striking stipulation #13 & #15. Added stipulation #16 for clear grade and making pad ready on Commercial property & #17 GDOT Curb Cut.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Mayor Kelly

Voting Abstaining: Councilmember Cochran, Councilmember Callaway

4. Motion to approve OA-2026-05 Chapter 38 – Traffic and Vehicles, Section 38-4 – Parking Prohibited.

Motion made by Councilmember Cochran, Seconded by Councilmember Callaway.

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

5. Motion to approve OA-2026-06 Bond Security.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

NEW BUSINESS

6. Motion to adopt FY26-27 Proposed Budget.

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

7. Motion to adopt FY26-27 Proposed Millage Rate.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

8. Motion to approve RES 2026-19: W. Griffin and W. Spring Road Abandonment.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

9. Motion to approve RES 2026-20: IGA with DDA regarding work for 121 Academy Drive.

Motion made by Councilmember Cochran, Seconded by Councilmember Arnold.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

10. Motion to approve High Shoals Development Subdivision & West Dallas Sewer Extension Phase IIA Sanitary Sewer Improvement – Sewer Tap & West Dallas Special Utility District Fee Credit Request

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

11. Motion to approve Flock Annual Contract in the amount of \$54,000 to be paid with \$40,399.07 left in Crime Reduction Grant and \$13,600.93 from SPLOST.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.
Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Cochran,
Councilmember Callaway

ADDITIONAL/COMMENTS

None

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date



STAFF REPORT

MEETING DATE: 8/3/26

PRESENTED BY:

City Attorney

AGENDA ITEM DESCRIPTION (Agenda Content):

RESOLUTION 2026-21 IGA with DDA regarding Shiloh

REPORT/INFORMATION:

A resolution approving an IGA between the DDA and the City for the land conveyance of the Academy Drive properties to the DDA for development purposes.

RESOLUTION

RES 2026 - 22

A RESOLUTION AUTHORIZING THE CONVEYANCE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED AT 109 ACADEMY DRIVE AND 121 ACADEMY DRIVE TO THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS, GEORGIA, AND AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT RELATED

WHEREAS, the City of Dallas, Georgia ("the City") holds fee simple title to that certain real property located at 109 Academy Drive, Dallas, Paulding County, Georgia 30132, Parcel Number 138.1.4.003.0000 ("the 109 Academy Parcel"), by virtue of a Final Judgment and Decree Quieting Title entered by the Superior Court of Paulding County, Georgia, in Civil Action No. 25-CV-1898-P4; and

WHEREAS, the City holds fee simple title to that certain real property located at 121 Academy Drive, Dallas, Paulding County, Georgia 30132, Parcel Number 138.4.1.019.0000 ("the 121 Academy Parcel," and together with the 109 Academy Parcel, "the Subject Property"), by virtue of a Final Judgment and Decree Quieting Title entered by the Superior Court of Paulding County, Georgia, in Civil Action No. 25-CV-1897-P4; and

WHEREAS, the Downtown Development Authority of the City of Dallas, Georgia ("the DDA") is a public body corporate and politic created pursuant to the Downtown Development Authorities Law, O.C.G.A. § 36-42-1 et seq., and an activating resolution of this Council duly adopted November 7, 1983, as amended; and

WHEREAS, the DDA and Shiloh Missionary Baptist Church ("Shiloh") have entered into a Land Exchange Agreement providing for the DDA's construction, at its sole expense, of a new church facility for Shiloh on the Subject Property, which construction is now nearing completion, and for the exchange of the Subject Property and said facility for Shiloh's property at 209 West Cooper Avenue upon a closing contingent upon entry of a final, non-appealable judgment establishing the City's title to the Subject Property; and

WHEREAS, the Mayor and Council find and determine that conveyance of the Subject Property to the DDA in furtherance of that Land Exchange Agreement will serve the public purposes of encouraging the development and revitalization of the downtown business district, including making the Cooper Avenue site available to the DDA for downtown redevelopment; and

WHEREAS, O.C.G.A. § 36-37-6(e)(2)(D) exempts from the competitive sale requirements of O.C.G.A. § 36-37-6(a) any transfer of municipal property to another governing authority or government agency for public purposes, and the conveyance authorized herein qualifies for that exemption; and

WHEREAS, the City and the DDA desire to enter into an Intergovernmental Agreement, substantially in the form presented to and reviewed by this

Council, to memorialize the terms and conditions of the conveyance, including the City's approval rights over the construction plans and costs for the Shiloh facility;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dallas, Georgia, and it is hereby resolved by authority of same, as follows:

Section 1. The Mayor is hereby authorized to execute, and the City Clerk is hereby authorized to attest, a Limited Warranty Deed conveying the 109 Academy Parcel to the DDA, and a separate Limited Warranty Deed conveying the 121 Academy Parcel to the DDA, each for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, substantially in the forms presented to this Council.

Section 2. The Mayor, or the City Manager as the Mayor's designee, is hereby authorized to execute the Intergovernmental Agreement between the City and the DDA concerning the Subject Property, substantially in the form presented to this Council, with such non-material revisions as the City Attorney may approve prior to execution.

Section 3. The Mayor, Mayor Pro Tem, City Manager, City Clerk, and City Attorney, and their respective designees, are each hereby authorized to take any and all further action and to execute any and all further documents reasonably necessary or appropriate to carry out the intent of this Resolution and the Intergovernmental Agreement.

Section 4. This Resolution shall become effective immediately upon its adoption.

SO RESOLVED, this ____ day of _____, 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

INTERGOVERNMENTAL AGREEMENT

BETWEEN THE CITY OF DALLAS, GEORGIA AND

THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS, GEORGIA

(109 Academy Drive and 121 Academy Drive)

THIS INTERGOVERNMENTAL AGREEMENT ("IGA") is made and entered into as of the _____ day of _____, 2026, by and between the **CITY OF DALLAS, GEORGIA**, a municipal corporation of the State of Georgia ("the City"), and the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS, GEORGIA**, a public body corporate and politic ("the DDA," and together with the City, "the Parties").

WITNESSETH:

WHEREAS, the DDA was created pursuant to Article IX, Section VI, Paragraph III of the Constitution of the State of Georgia, the Downtown Development Authorities Law, O.C.G.A. § 36-42-1 et seq., and an activating resolution of the Council of the City of Dallas duly adopted November 7, 1983, as amended, and exists as a public body corporate and politic; and

WHEREAS, the City holds fee simple title to the real property located at 109 Academy Drive, Dallas, Paulding County, Georgia 30132, Parcel Number 138.1.4.003.0000, and to the real property located at 121 Academy Drive, Dallas, Paulding County, Georgia 30132, Parcel Number 138.4.1.019.0000, each more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively, "the Subject Property"), by virtue of Final Judgments and Decrees Quieting Title entered by the Superior Court of Paulding County, Georgia, in Civil Action Nos. 25-CV-1898-P4 and 25-CV-1897-P4, respectively; and

WHEREAS, the City Council, by Resolution No. ____ adopted _____, 2026, and the DDA, by Resolution No. 2026-08-01 adopted _____, 2026, have each authorized this IGA and the conveyance described herein; and

WHEREAS, the DDA and Shiloh Missionary Baptist Church ("Shiloh") have entered into a Land Exchange Agreement providing for the DDA's construction, at its sole expense, of a new church facility for Shiloh on the Subject Property, which construction is now nearing completion, and for the exchange of the Subject Property and said facility for Shiloh's property at 209 West Cooper Avenue upon a closing contingent upon entry of a final, non-appealable judgment establishing the City's title to the Subject Property; and

WHEREAS, the transfer of the Subject Property to the DDA for such public purposes is exempt from the competitive sale requirements of O.C.G.A. § 36-37-6(a) pursuant to the exemption set forth in O.C.G.A. § 36-37-6(e)(2)(D) for transfers to another governing authority or government agency for public purposes;

NOW, THEREFORE, for and in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- I. **Conveyance of Subject Property.** Within thirty (30) days of the execution of this IGA, the City shall execute and deliver to the DDA a Limited Warranty Deed for the 109 Academy Drive parcel and a separate Limited Warranty Deed for the 121 Academy Drive parcel, each for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveying the Subject Property to the DDA subject only to the matters of record described in each such Deed. The DDA shall be responsible for recording each Deed and for all recording costs and transfer tax filings associated therewith.
- II. **Use of Subject Property; Exchange with Shiloh.** The DDA has caused a new church facility for Shiloh to be constructed on the Subject Property at the DDA's sole cost and expense, which construction is now nearing completion, pursuant to the

Land Exchange Agreement between the DDA and Shiloh providing for the exchange of the Subject Property and said facility for Shiloh's property at 209 West Cooper Avenue upon closing. The City is not a party to, and assumes no obligation under, the Land Exchange Agreement between the DDA and Shiloh.

- III. **City Approval of Construction Plans and Costs.** The DDA has submitted, and the City has approved, the construction plans and associated projected costs for the Shiloh facility constructed on the Subject Property. Any material change to those plans, or to the associated costs, and any final construction contract amendment with the builder, requires the City's prior written approval, which shall not be unreasonably withheld, conditioned, or delayed.
- IV. **Reversion.** If closing under the Land Exchange Agreement between the DDA and Shiloh does not occur within sixty (60) days after entry of a final, non-appealable Final Judgment and Decree Quieting Title in each of Civil Action Nos. 25-CV-1898-P4 and 25-CV-1897-P4, the City may, upon sixty (60) days' written notice to the DDA, require the DDA to reconvey to the City, by limited warranty deed and at no cost to the City other than recording fees, any portion of the Subject Property not then conveyed by the DDA to Shiloh pursuant to that closing.
- V. **Authorized Representatives.** The Mayor, Mayor Pro Tem, City Manager, City Clerk, and City Attorney of the City, and the Chair, Vice Chair, Secretary, and counsel of the DDA, and their respective designees, are each authorized to execute any further documents and take any further action reasonably necessary or appropriate to carry out the intent of this IGA.
- VI. **Term.** This IGA shall remain in effect until the conveyance and exchange contemplated herein are fully completed, or until terminated by written agreement of both Parties, but in no event for a period exceeding fifty (50) years from the date hereof, consistent with Article IX, Section III, Paragraph I of the Constitution of the State of Georgia.

VII. General Provisions. This IGA is governed by the laws of the State of Georgia, with venue for any dispute in the Superior Court of Paulding County, Georgia. This IGA constitutes the entire agreement between the Parties regarding its subject matter and may be amended only in writing signed by both Parties. If any provision of this IGA is held invalid, the remaining provisions shall continue in full force and effect. This IGA may be executed in counterparts.

IN WITNESS WHEREOF, the Parties have executed this IGA as of the date first written above.

CITY OF DALLAS, GEORGIA

By: _____
Kendall Smith, City Manager
City of Dallas, Georgia

Attest: _____
Tina Clark, City Clerk
City of Dallas, Georgia

[CITY SEAL]

**DOWNTOWN DEVELOPMENT AUTHORITY
OF THE CITY OF DALLAS, GEORGIA**

By: _____
James Kelly, Chair

Attest: _____
Amber Whisner, Secretary

EXHIBIT A**109 Academy Drive**

All that lot, tract or parcel of land lying and being in Land Lots 345 and 346 of the 2nd District, 3rd Section of Paulding County, Georgia, and being that property described and conveyed to Lena Carter by warranty deed recorded in Deed Book W, Page 437 of the Paulding County deed records, LESS AND EXCEPT those portions thereof conveyed and described in Deed Book 3K, Page 265, and Deed Book 138, Pages 543 through 547, of the Paulding County deed records, known as 109 Academy Drive, Dallas, Georgia 30132, Parcel Number 138.1.4.003.0000, Tax Account Number R002628.

121 Academy Drive

All that tract or parcel of land lying and being in the 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia, consisting of 2.60 acres, more or less, known as 121 Academy Drive, Dallas, Georgia 30132, Parcel Number 138.4.1.019.0000, Tax Account Number R10114, and more particularly described upon a plat of survey for the City of Dallas dated 09/10/2025 by Carlton Rakestraw & Associates, W. Carlton Rakestraw, Jr., GRLS No. 2236.



STAFF REPORT

MEETING DATE: 8/3/26

PRESENTED BY:

City Attorney

AGENDA ITEM DESCRIPTION (Agenda Content):

RESOLUTION 2026-23 Fee Waiver Approval Downtown Project

REPORT/INFORMATION:

A resolution approving certain fee waivers for the DDA downtown development project.

RESOLUTION

RES 2026 - 23

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, AUTHORIZING AND APPROVING THE WAIVER OF CERTAIN BUILDING PERMIT FEES AND WATER/SEWER TAP FEES ASSOCIATED WITH A DOWNTOWN REDEVELOPMENT PROJECT, AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, the City of Dallas, Georgia (“the City”) possesses home rule powers pursuant to Article IX, Section II, Paragraph III of the Georgia Constitution, and general police and welfare powers pursuant to O.C.G.A. § 36-1-1 et seq. and the Charter of the City of Dallas, Georgia; and

WHEREAS, the Downtown Development Authority of the City of Dallas, Georgia (“the DDA”) is a public body corporate and politic created pursuant to the Downtown Development Authorities Law, O.C.G.A. § 36-42-1 et seq., and an activating resolution of this Council duly adopted November 7, 1983, as amended; and

WHEREAS, the DDA has been engaged in ongoing negotiations with The Residential Group LLC (“TRG”) concerning a mixed-use redevelopment of certain real property located in the downtown business district of the City (“the Project”), which negotiations have progressed favorably and are anticipated to result in one or more definitive agreements between the DDA and TRG; and

WHEREAS, the Project represents a substantial private capital investment presently estimated at approximately \$88,000,000.00, and is anticipated to further the public purposes of encouraging the development and revitalization of the downtown business district, including expansion of the City’s ad valorem tax digest and enhancement of public infrastructure within the downtown area; and

WHEREAS, as part of the ongoing public-private partnership discussions associated with the Project, TRG has requested, and the DDA has recommended to this Council, that the City consider a waiver of certain building permit fees and water/sewer tap fees directly associated with construction of the Project, exclusive of any fees, charges, or assessments imposed by or payable to the West Dallas Utility District and exclusive of any system development fees, in an aggregate amount not to exceed \$1,500,000.00 (“the Fee Waiver”); and

WHEREAS, the Fee Waiver, at its maximum aggregate amount, represents a public contribution of approximately 1.7% of the total estimated private investment associated with the Project, a proportion modest in comparison to public contribution percentages associated with comparable public-private redevelopment partnerships; and

WHEREAS, the Mayor and Council find and determine that the Fee Waiver serves the public purposes described herein, is supported by adequate consideration in the form of the private investment and public benefits associated with the Project, and does not constitute a gratuity, donation, or extension of the City’s credit within the meaning of Article III, Section VI, Paragraph VI of the Georgia Constitution;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dallas, Georgia, and it is hereby resolved by authority of same, as follows:

Section 1. The foregoing recitals are hereby incorporated into this Resolution by reference and adopted as findings of the Mayor and Council, including the finding that the Fee Waiver serves a valid public purpose and is supported by adequate consideration such that it does not constitute a gratuity or unauthorized extension of public credit.

Section 2. The Mayor and Council hereby approve, in connection with the Project, a waiver of building permit fees and water/sewer tap fees otherwise payable to the City, exclusive of any West Dallas Utility District fees, charges, or assessments and exclusive of any system development fees (none of which are waived and all of which shall remain due and payable in full), in an aggregate amount not to exceed \$1,500,000.00.

Section 3. The City Manager, or the City Manager’s designee, is hereby authorized to administer, track, and apply the Fee Waiver against fees otherwise due and owing in connection with permits issued for construction of the Project, up to the aggregate cap set forth herein, subject to the terms of any definitive agreement(s) approved by the DDA and/or the City in connection with the Project.

Section 4. The Mayor, Mayor Pro Tem, City Manager, City Clerk, and City Attorney, and their respective designees, are each hereby authorized to take any and all further action and to execute any and all further documents reasonably necessary or appropriate to carry out the intent of this Resolution.

Section 5. This Resolution shall become effective immediately upon its adoption.

SO RESOLVED, this _____ day of August, 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 ACTION ITEM

MEETING DATE: 08/03/2026

TITLE: *Annexation Ordinance A-2026-02; Annexation Application No. A-2025-04; Georgia Capital, LLC.*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Annexation Ordinance A-2026-02; Annexation Application No. A-2025-04; Georgia Capital, LLC.

HISTORY/PAST ACTION:

City Council Approval: Annexation Application A-2025-04 on July 6, 2026

INFORMATION:

Adoption of Annexation Ordinance A-2026-02

Title 36 Local Government; Chapter 36 Annexation of Territory; Article 1 General Provisions; 36-36-3. Reporting identified annexed property; maps and surveys; technical assistance to municipalities; preclearance.

ANNEXATION ORDINANCE

ORDINANCE NO. A-2026-02

APPLICANT – GEORGIA CAPITAL, LLC

**TITLEHOLDER(S) – ESTATE OF MARY SUE TIBBITTS; 230
SUMMERHILL ROAD, LLC; MIKE J. POPE**

APPLICATION NO. A-2025-04

AN ORDINANCE OF THE CITY OF DALLAS, GEORGIA, PROVIDING FOR THE ANNEXATION OF CERTAIN REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF DALLAS; PROVIDING FOR INITIAL ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the City of Dallas, Georgia is a municipal corporation of the State of Georgia and is authorized to adopt ordinances and to exercise its powers for the public health, safety, and welfare;

WHEREAS, the Mayor and Council are authorized under O.C.G.A. § 36-36-21 to annex contiguous unincorporated areas into the municipal limits upon the written and signed application of all owners of all land proposed to be annexed, except the owners of any public street, road, highway, or right-of-way;

WHEREAS, Georgia Capital, LLC submitted Application No. A-2025-04 requesting annexation of certain real property consisting of approximately 35.633 acres, more or less, located in Land Lots 458, 459, and 479 of the 2nd District, 3rd Section, Paulding County, Georgia, and owned of record by the Estate of Mary Sue Tibbitts, 230 Summerhill Road, LLC, and Mike J. Pope, or their duly authorized representatives;

WHEREAS, all owners of the property proposed for annexation, or their duly authorized representatives, have submitted written and signed applications or consents for annexation in accordance with O.C.G.A. § 36-36-21;

WHEREAS, the Mayor and Council find that the property described herein is presently located in unincorporated Paulding County, Georgia, and is contiguous to the existing corporate limits of the City of Dallas, Georgia;

WHEREAS, the City has provided all notices required to Paulding County under O.C.G.A. Chapter 36 of Title 36, including notice of the proposed annexation and proposed zoning classification, and no unresolved county objection or statutory bar prevents final action on this annexation ordinance;

WHEREAS, the City has complied with the applicable requirements of the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., including O.C.G.A. § 36-66-4(d), for the initial zoning of the property upon annexation;

WHEREAS, the Mayor and Council have determined that annexation of the property into the corporate limits of the City of Dallas is in the best interests of the City and its citizens;

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

SECTION I. ANNEXATION OF PROPERTY.

The real property consisting of approximately 35.633 acres, more or less, located in Land Lots 458, 459, and 479 of the 2nd District, 3rd Section, Paulding County, Georgia, and more particularly described in Exhibit A attached hereto and incorporated herein by reference, is hereby annexed into the corporate limits of the City of Dallas, Georgia. Upon the effective date of this annexation, the property shall be subject to the zoning classifications approved by companion Zoning Map Amendment Ordinance No. Z-2026-03, including any conditions and stipulations approved therein.

SECTION II. INITIAL ZONING BY COMPANION ORDINANCE.

The Mayor and Council have approved companion Zoning Map Amendment Ordinance No. Z-2026-03, Application No. Z-2025-07, establishing the initial municipal zoning classifications for the property as

TH Townhome Residential District and C-2 Medium-Density Commercial District. The zoning classifications, conditions, and stipulations applicable to the annexed property shall be as set forth in Ordinance No. Z-2026-03, which shall become effective only as provided by O.C.G.A. § 36-66-4(d).

SECTION III. PUBLIC ROAD RIGHT-OF-WAY.

This annexation includes only the real property described in Exhibit A and does not annex any portion of Summerhill Road or any other public road right-of-way except to the extent expressly shown on the annexation survey or map attached as Exhibit B and incorporated herein by reference.

SECTION IV. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION V. SEVERABILITY.

If any section, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION VI. EFFECTIVE DATE.

This annexation shall become effective for all purposes other than ad valorem taxation on September 1, 2026, provided that all statutory requirements for annexation are completed in August 2026. For ad valorem tax purposes, this annexation shall become effective on December 31, 2026, as provided by O.C.G.A. § 36-36-2.

SECTION VII. FILING AND REPORTING.

The City Clerk, City Attorney, or other appropriate City official is authorized and directed to file all reports and materials required by O.C.G.A. § 36-36-3 and any other applicable annexation reporting requirements.

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 Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 458, 459, and 479 of the 2nd District, 3rd Section, Paulding County, Georgia, comprising four (4) parcels, and being more particularly described as follows:

Parcel 1 – Tibbitts Tract (Estate of Mary Sue Tibbitts), Tract A (24.046 Acres):

All that tract or parcel of land lying and being in Land Lots 458 & 459 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along a tie line South 71° 59' 28" East a distance of 63.44 feet to a point on the southeasterly Right of Way of Summerhill Road, said point lying in the centerline of a creek and being the TRUE POINT OF BEGINNING, thence from point thus established and leaving said Right of Way and running along said creek the following courses: thence South 65° 38' 18" East a distance of 11.94 feet to a point; thence North 69° 17' 02" East a distance of 8.65 feet to a point; thence South 44° 29' 53" East a distance of 5.91 feet to a point; thence South 88° 00' 18" East a distance of 13.41 feet to a point; thence South 56° 32' 26" East a distance of 21.84 feet to a point; thence South 60° 28' 33" East a distance of 52.77 feet to a point; thence South 64° 41' 00" East a distance of 104.59 feet to a point; thence South 56° 15' 30" East a distance of 13.88 feet to a point; thence South 27° 47' 01" East a distance of 14.55 feet to a point; thence South 08° 05' 54" East a distance of 8.64 feet to a point; thence South 50° 09' 13" East a distance of 22.40 feet to a point; thence South 64° 01' 26" East a distance of 52.19 feet to a point; thence South 03° 44' 22" East a distance of 16.49 feet to a point; thence South 52° 54' 39" East a distance of 12.53 feet to a point; thence South 24° 40' 18" East a distance of 32.81 feet to a point; thence South 46° 58' 19" East a distance of 18.83 feet to a point; thence South 30° 16' 04" East a distance of 14.35 feet to a point; thence South 57° 31' 13" East a distance of 17.57 feet to a point; thence South 69° 23' 40" East a distance of 15.91 feet to a point; thence South 80° 06' 20" East a distance of 21.70 feet to a point; thence South 76° 26' 10" East a distance of 20.14 feet to a point; thence South 81° 41' 17" East a distance of 10.36 feet to a point; thence South 78° 16' 17" East a distance of 8.54 feet to a point; thence South 51° 36' 07" East a distance of 14.62 feet to a point; thence South 21° 55' 19" East a distance of 31.86 feet to a point; thence South 48° 05' 59" East a distance of 21.90 feet to a point; thence South 84° 07' 26" East a distance of 20.70 feet to a point; thence leaving said Land Lot line South 47° 41' 09" East a distance of 72.19 feet to a point on the Land Lot line common to Land Lots 458 & 459; thence running along said Land Lot line South 00° 32' 27" West a distance of 618.61 feet to an iron pin set; thence leaving said Land Lot line North 87° 52' 52" East a distance of 208.82 feet to an iron pin set; thence South 00° 34' 06" West a distance of 178.69 feet to a point; thence South 88° 05' 17" West a distance of 229.58 feet to a point; thence South 01° 04' 53" East a distance of 30.28 feet to a point on the Land Lot Line common to Land Lots 458 and 479; thence running along said Land Lot Line the following courses: South 89° 45' 30" West a distance of 309.00 feet to a point; thence South 89° 45' 30" West a distance of 330.75 feet to an iron pin found; thence South 89° 44' 42" West a distance of 571.61 feet to an iron pin set; thence South 89° 44' 42" West a distance of 28.75 feet to a 1/2" rebar found; thence leaving said Land Lot Line North 00° 34' 52" East a distance of 7.42 feet to a 1/2" rebar found; thence North 01° 50' 53" East a distance of 163.39 feet to a 3" open top pipe found at the aforementioned southeasterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 221.06 feet, (said curve having a radius of 2410.00 feet, with a chord bearing of North 47° 10' 43" East, and a chord length of 220.99 feet) to a point; thence running along a curve to the left an arc length of 236.57 feet, (said curve having a radius of 825.00 feet, with a chord bearing of North 36° 23' 51" East, and a chord length of 235.76 feet) to a point; thence North 27° 10' 21" East a distance of 82.28 feet to a point; thence running along a curve to the right an arc length of 256.66 feet, (said curve having a radius of 1480.00 feet, with a chord bearing of North 31° 32' 52" East, and a chord length of 256.34 feet) to a point; thence running along a curve to the left an arc length of 170.41 feet, (said curve having a radius of 4300.00 feet, with a chord bearing of North 34° 04' 07" East, and a chord length of 170.40 feet) to a point; to the left an arc length of 205.69 feet, (said curve having a radius of 5500.00 feet, with a chord bearing of North 32° 42' 05" East, and a chord length of 205.68 feet) to a point; thence running along a curve to the right an arc length of 98.43 feet, (said curve having a radius of 715.00 feet, with a chord bearing of North 33° 50' 29" East, and a chord length of 98.35 feet) to the TRUE POINT OF BEGINNING. Said tract contains 24.046 Acres (1,047,409 Square Feet).

Parcel 2 – Tibbitts Tract (Estate of Mary Sue Tibbitts), Tract B (10.409 Acres):

All that tract or parcel of land lying and being in Land Lot 458 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: BEGINNING at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; from point thus established and running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the

northwesterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 84.29 feet, (said curve having a radius of 775.00 feet, with a chord bearing of South 33° 04' 55" West, and a chord length of 84.25 feet) to a point; thence running along a curve to the right an arc length of 203.00 feet, (said curve having a radius of 5440.00 feet, with a chord bearing of South 32° 42' 30" West, and a chord length of 202.99 feet) to a point; thence running along a curve to the right an arc length of 167.80 feet, (said curve having a radius of 4240.00 feet, with a chord bearing of South 34° 03' 40" West, and a chord length of 167.79 feet) to a point; thence running along a curve to the left an arc length of 266.06 feet, (said curve having a radius of 1540.00 feet, with a chord bearing of South 31° 32' 26" West, and a chord length of 265.72 feet) to a point; thence South 27° 10' 21" West a distance of 81.44 feet to a point; thence running along a curve to the right an arc length of 218.85 feet, (said curve having a radius of 765.00 feet, with a chord bearing of South 36° 25' 01" West, and a chord length of 218.10 feet) to a 1/2" rebar found; thence North 64° 38' 11" West a distance of 207.36 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 457 & 458; thence running along said Land Lot line North 01° 10' 42" East a distance of 867.64 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.409 Acres (453,438 Square Feet).

Parcel 3 – Mike J. Pope Tract (0.683 Acres):

All that tract or parcel of land lying and being in Land Lot 479 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along a tie line South 71° 59' 28" East a distance of 63.44 feet to a point on the southeasterly Right of Way of Summerhill Road, said point lying in the centerline of a creek; thence leaving said Right of Way and running along said creek the following courses: thence South 65° 38' 18" East a distance of 11.94 feet to a point; thence North 69° 17' 02" East a distance of 8.65 feet to a point; thence South 44° 29' 53" East a distance of 5.91 feet to a point; thence South 88° 00' 18" East a distance of 13.41 feet to a point; thence South 56° 32' 26" East a distance of 21.84 feet to a point; thence South 60° 28' 33" East a distance of 52.77 feet to a point; thence South 64° 41' 00" East a distance of 104.59 feet to a point; thence South 56° 15' 30" East a distance of 13.88 feet to a point; thence South 27° 47' 01" East a distance of 14.55 feet to a point; thence South 08° 05' 54" East a distance of 8.64 feet to a point; thence South 50° 09' 13" East a distance of 22.40 feet to a point; thence South 64° 01' 26" East a distance of 52.19 feet to a point; thence South 03° 44' 22" East a distance of 16.49 feet to a point; thence South 52° 54' 39" East a distance of 12.53 feet to a point; thence South 24° 40' 18" East a distance of 32.81 feet to a point; thence South 46° 58' 19" East a distance of 18.83 feet to a point; thence South 30° 16' 04" East a distance of 14.35 feet to a point; thence South 57° 31' 13" East a distance of 17.57 feet to a point; thence South 69° 23' 40" East a distance of 15.91 feet to a point; thence South 80° 06' 20" East a distance of 21.70 feet to a point; thence South 76° 26' 10" East a distance of 20.14 feet to a point; thence South 81° 41' 17" East a distance of 10.36 feet to a point; thence South 78° 16' 17" East a distance of 8.54 feet to a point; thence South 51° 36' 07" East a distance of 14.62 feet to a point; thence South 21° 55' 19" East a distance of 31.86 feet to a point; thence South 48° 05' 59" East a distance of 21.90 feet to a point; thence South 84° 07' 26" East a distance of 20.70 feet to a point; thence leaving said Land Lot line South 47° 41' 09" East a distance of 72.19 feet to a point on the Land Lot line common to Land Lots 458 & 459; thence running along said Land Lot line South 00° 32' 27" West a distance of 618.61 feet to an iron pin set; thence leaving said Land Lot line North 87° 52' 52" East a distance of 208.82 feet to an iron pin set; thence South 00° 34' 06" West a distance of 178.69 feet to a point; thence South 88° 05' 17" West a distance of 229.58 feet to a point; thence South 01° 04' 53" East a distance of 30.28 feet to a point on the Land Lot Line common to Land Lots 458 and 479 and being the TRUE POINT OF BEGINNING, thence from point thus established thence South 01° 04' 53" East a distance of 51.08 feet to a point; thence North 89° 25' 24" West a distance of 310.44 feet to a point; thence North 89° 25' 24" West a distance of 330.79 feet to a point; thence North 00° 40' 27" East a distance of 41.92 feet to a point on the Land Lot Line common to Land Lots 458 and 479; thence running along said Land Lot Line North 89° 45' 30" East a distance of 330.75 feet to a point; thence North 89° 45' 30" East a distance of 309.00 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.683 Acres (29,773 Square Feet).

Parcel 4 – 230 Summerhill Road, LLC Tract (0.495 Acres):

All that tract or parcel of land lying and being in Land Lot 458 & 479 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows: To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 457 & 458 South 01° 10' 42" West a distance of 867.64 feet to a 1/2" rebar found; thence leaving said common Land Lot Line South 64° 38' 11" East a distance of 207.36 feet to a 1/2" rebar found at the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along a tie line South 31° 35' 26" East a distance of 61.75 feet to a point on the southeasterly Right of Way of Summerhill Road; thence running along the southeasterly Right of Way of Summerhill Road along a curve to the right an arc length of 206.34 feet, (said curve having a radius of 2410.00 feet, with a chord bearing of South 47° 21' 13" West, and a chord length of 206.27 feet) to a 3" open top pipe found; thence leaving said Right of Way South 01° 50' 53" West a distance of 163.39 feet to a 1/2" rebar found; thence South 00° 34' 52" West a distance of 7.42

feet to a 1/2" rebar found on the Land Lot Line common to Land Lots 458 and 479; thence running along said Land Lot Line North 89° 44' 42" East a distance of 28.75 feet to an iron pin set; thence continuing along said Land Lot Line North 89° 44' 42" East a distance of 571.61 feet to an iron pin found; thence leaving said Land Lot Line South 00° 40' 27" West a distance of 41.92 feet to a point; thence North 89° 25' 24" West a distance of 571.37 feet to a point; thence North 00° 24' 27" East a distance of 33.62 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.495 Acres (21,583 Square Feet).

Said combined parcels contain a total of approximately 35.633 acres, more or less.

EXHIBIT B

ANNEXATION SURVEY / MAP

[Attach annexation survey or map identifying the property annexed, the existing City boundary, contiguity, land lots, parcel boundaries, and any public right-of-way included in or excluded from the annexation.]



STAFF ACTION ITEM

MEETING DATE: 08/03/2026

TITLE: Zoning Map Amendment Ordinance Z-2026-03: Zoning Application No. Z-2025-07; Georgia Capital, LLC.

PRESENTED BY: Brandon Rakestraw – Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Zoning Map Amendment Ordinance Z-2026-03: Zoning Application No. Z-2025-07;

HISTORY/PAST ACTION:

City Council Approval: Zoning Application Z-2025-07 on July 6, 2026

INFORMATION:

Adoption of Zoning Map Amendment Ordinance Z-2026-03

Chapter XI – Petitions, Permits, Procedures; Sec. 11.05 – Zoning and Future Development Map and Text Amendments; 2) Zoning Map and Future Development Map Amendments

ZONING MAP AMENDMENT ORDINANCE

ORDINANCE NO. Z-2026-03

APPLICANT - GEORGIA CAPITAL, LLC

**TITLEHOLDER(S) - ESTATE OF MARY SUE TIBBITTS; 230 SUMMERHILL ROAD,
LLC; MIKE J. POPE**

APPLICATION NO. Z-2025-07

**AN ORDINANCE OF THE CITY OF DALLAS, GEORGIA, AMENDING THE
OFFICIAL ZONING MAP OF THE CITY OF DALLAS; REZONING CERTAIN REAL
PROPERTY; ESTABLISHING INITIAL MUNICIPAL ZONING FOR PROPERTY
ANNEXED BY COMPANION ANNEXATION ORDINANCE; PROVIDING ZONING
CONDITIONS AND STIPULATIONS; PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING
AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

WHEREAS, the City of Dallas, Georgia is a municipal corporation of the State of Georgia and is authorized to adopt zoning ordinances and to exercise zoning powers pursuant to the laws of the State of Georgia;

WHEREAS, the City has adopted a Unified Development Code, Zoning Ordinance, and Official Zoning Map governing the use and development of property within the City;

WHEREAS, the subject property has been annexed into the City of Dallas pursuant to companion Annexation Ordinance No. A-2026-02, subject to the effective date provided therein;

WHEREAS, the City completed the zoning procedures required by the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., including O.C.G.A. § 36-66-4(d), before final action on the annexation ordinance;

WHEREAS, Georgia Capital, LLC submitted Application No. Z-2025-07 requesting initial municipal zoning of certain real property consisting of approximately 35.633 acres, more or less, located in Land Lots 458, 459, and 479 of the 2nd District, 3rd Section, Paulding County, Georgia, and owned of record by the Estate of Mary Sue Tibbitts, 230 Summerhill Road, LLC, and Mike J. Pope, or their duly authorized representatives;

WHEREAS, the Dallas Planning Commission reviewed the application, held a public hearing as required by law, and made its recommendation to the Mayor and Council;

WHEREAS, the Mayor and Council conducted a public hearing in accordance with applicable state law and local procedures and approved the zoning map amendment set forth herein;

WHEREAS, the City has provided all notices required to Paulding County concerning the proposed annexation and initial municipal zoning of the property, and no unresolved county objection or statutory bar prevents final action on this zoning map amendment;

WHEREAS, the Mayor and Council find that the requested zoning map amendment and conditions are in the best interest of the public health, safety, and welfare and are consistent with the City's Comprehensive Plan;

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

SECTION I. CONTINGENCY UPON ANNEXATION.

This zoning map amendment is contingent upon the legal effectiveness of Annexation Ordinance No. A-2026-02. If Annexation Ordinance No. A-2026-02 does not become effective, this zoning map amendment shall not become effective.

SECTION II. ZONING MAP AMENDMENT.

Upon the effective date of companion Annexation Ordinance No. A-2026-02, the Official Zoning Map of the City of Dallas is hereby amended to establish the initial municipal zoning classifications for the following property:

Applicant: Georgia Capital, LLC
 Titleholders: Estate of Mary Sue Tibbitts; 230 Summerhill Road, LLC; and Mike J. Pope, or their duly authorized representatives
 Property Address: 469 Summerhill Road, Dallas, Georgia 30132, and unaddressed property along the northwesterly and southeasterly sides of Summerhill Road and Jimmy Lee Smith Parkway, Dallas, Georgia 30132
 Tax Parcel ID Nos.: 147.1.2.002.0000; 147.1.3.008.0000; and 147.1.3.010.0000
 Acreage: +/- 35.633 acres
 Current Zoning Classification: R-2 and B-2 (Paulding County)
 Initial Municipal Zoning Classification: TH Townhome Residential District (+/- 26.298 acres) and C-2 Medium-Density Commercial District (+/- 9.335 acres)

The property shall be zoned by district as more particularly described in Exhibit A attached hereto and incorporated herein by reference, and as shown on the zoning exhibit and approved site plan attached as Exhibit B and incorporated herein by reference.

SECTION III. ZONING CONDITIONS AND STIPULATIONS.

The property rezoned by this ordinance is subject to the following conditions and stipulations, as approved by the Mayor and Council of the City of Dallas, Georgia:

1. Site Plan Conformance.

Development shall be constructed in substantial conformance with the site plan and supporting exhibits submitted as part of the approved rezoning application and attached as Exhibit B, unless otherwise modified by the City through an approved amendment. The approved site plan shall include the removal of Townhome Units 64 through 81 and the conversion of that area to +/- 65,000 square feet of additional C-2 Medium-Density Commercial development.

2. Perimeter Buffers and Landscape Areas.

The owner/developer shall provide and maintain a minimum twenty (20) foot planted buffer, or existing natural buffer where approved by the City, along the perimeter of the development. In addition, a minimum twenty (20) foot landscaped area shall be provided adjacent to all public streets and rights-of-way. All required buffers and landscaped areas shall be designated as common areas and permanently maintained by the Homeowners Association (HOA) and/or Property Owners Association (POA).

3. Landscaping Compliance.

The owner/developer shall design, install, and maintain all required landscaping in full compliance with Chapter 7 of the City's Unified Development Code, including but not limited to entrance features, common areas, perimeter buffers, streetscape landscaping, open space areas, and recreational amenities.

4. Transportation Improvements.

The owner/developer shall design, permit, construct, and dedicate, where applicable, all roadway, intersection, development entrance, traffic control, and transportation improvements required by the Georgia Department of Transportation, Paulding County Department of Transportation, and/or the City of Dallas as a condition of development

approval or access to the site. All improvements shall be completed in accordance with the applicable agency's standards and specifications.

5. Utility Improvements.

The owner/developer shall design, permit, construct, and complete all off-site and on-site sanitary sewer, water, and related utility improvements required by the Paulding County Water System or other applicable utility providers necessary to adequately serve the proposed development. All improvements shall be completed in accordance with the requirements of the applicable utility provider prior to approval and issuance of final plat, unless otherwise approved by the City.

6. Automated License Plate Recognition System.

The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.

- a. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
- b. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.
- c. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

7. Homeowners Association.

The owner/developer shall establish a Homeowners Association (HOA), or other City-approved ownership and maintenance entity, as part of the final plat approval process. Membership in the HOA shall be mandatory for all residential property owners. The HOA shall be responsible for the ownership, operation, maintenance, repair, and replacement of all common areas, amenities, landscaping, buffers, stormwater facilities (where applicable), and other common improvements not accepted for public maintenance. Draft Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Articles of Incorporation, Bylaws, and all association governing documents shall be submitted to the City for review prior to final plat approval. Such documents shall incorporate all applicable zoning stipulations and assign maintenance responsibility for all privately owned infrastructure and common facilities.

8. Commercial Property Owners Association.

The owner/developer shall establish a Property Owners Association (POA), Commercial Property Owners Association (CPOA), or other City-approved maintenance entity as part of the final plat approval process for all commercially zoned property. Membership shall be mandatory for all commercial property owners and shall include responsibility for the maintenance of common access drives, parking areas, landscaping, stormwater facilities, signage, lighting, and other shared improvements. Draft Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Articles of Incorporation, Bylaws, and all association governing documents shall be submitted to the City for review prior to final plat approval. Such documents shall incorporate all applicable zoning stipulations and assign maintenance responsibility for all privately owned infrastructure and common facilities.

9. Residential Architectural Review.

Prior to approval of the final plat and issuance of any building permits, the owner/developer shall submit detailed architectural elevations for each residential building type to the City for review and approval. Elevations shall include the front, rear, left, and right sides of each building and shall demonstrate compliance with all applicable provisions of the City's

Unified Development Code, Residential Design Standards, and any additional design requirements established by these zoning conditions.

10. Commercial Architectural Review.

Prior to the issuance of any building permit for commercial development, the owner/developer shall submit detailed architectural elevations for each commercial building type to the City for review and approval. Elevations shall include all four building facades and shall demonstrate compliance with the City's Unified Development Code, commercial design standards, and all applicable architectural requirements.

11. Fiscal Impact Analysis Concurrence.

Prior to the issuance of any Land Disturbance Permit, the owner/developer shall provide the City with written documentation demonstrating that all identified impacts and required improvements, as identified in the Fiscal Impact Analysis, have been addressed to the satisfaction of the applicable reviewing agencies and utility providers. Such documentation shall consist of letters of concurrence, no-objection letters, capacity verification, or other written confirmation deemed acceptable by the City from each applicable entity, including but not limited to the Paulding County School District, Paulding County Department of Transportation, Paulding County Water System, Paulding County Sheriff's Office, Paulding County Fire Department, Georgia Department of Transportation, City of Dallas Police Department, City of Dallas Solid Waste Department, GreyStone Power Corporation, Georgia Power, Comcast, AT&T, Southern Company Gas, and any other public or private utility or service provider having jurisdiction over or providing service to the development.

12. Rental Restriction.

No more than ten percent (10%) of the approved residential dwelling units, not to exceed fifteen (15) dwelling units based upon the approved maximum of one hundred fifty-seven (157) residential units, shall be used as rental property at any time. The Homeowners Association shall incorporate this limitation into its recorded Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and shall be responsible for monitoring and enforcing compliance.

13. Amenities Completion.

All required recreational amenities, open space improvements, trails, sidewalks, and associated landscaping serving each development phase shall be substantially completed prior to the issuance of Certificates of Occupancy for more than thirty percent (30%) of the dwelling units within that phase, unless otherwise approved by the City.

14. Commercial Development Pad Preparation.

All land designated for commercial development within the subject property shall be cleared, graded, and brought to pad-ready condition as part of the overall site development. Completion of these improvements shall be required prior to, or concurrent with, final plat approval, and in no event later than the approval of the final plat for the residential portion of the development.

15. Additional Access Point to U.S. Highway 278 (State Route 6 / Jimmy Lee Smith Parkway).

Upon approval and issuance of all necessary permits by the Georgia Department of Transportation (GDOT) authorizing a new public roadway connection, the owner/developer shall, at its sole expense, construct all improvements necessary to establish an additional vehicular access point to U.S. Highway 278 (State Route 6 / Jimmy Lee Smith Parkway), including, but not limited to, all roadway, intersection, utility, drainage, traffic control, and associated infrastructure improvements required by GDOT and the City. The access point shall be fully connected to the internal street network of the development and completed prior to approval of the final plat, unless an alternative completion schedule is approved in writing by the City.

Except as expressly modified by these zoning stipulations, all development shall comply with the applicable provisions of the City's Unified Development Code, Code of Ordinances,

engineering standards, development regulations, and all applicable local, state, and federal laws and regulations.

SECTION IV. AMENDMENT TO OFFICIAL ZONING MAP.

The Community Development Director is hereby directed to amend the Official Zoning Map of the City of Dallas to reflect this zoning map amendment upon the effective date of this ordinance.

SECTION V. REPEAL OF CONFLICTING ORDINANCES.

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

SECTION VI. SEVERABILITY.

If any section, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION VII. EFFECTIVE DATE.

- This ordinance shall become effective on the later of:
- (a) the date this zoning map amendment was approved by the Mayor and Council;
 - (b) the effective date of Annexation Ordinance No. A-2026-02 pursuant to O.C.G.A. § 36-36-2; or
 - (c) if applicable, the date provided by law following resolution of any county objection under O.C.G.A. § 36-36-11.

If Annexation Ordinance No. A-2026-02 was adopted on August 3, 2026, and all applicable statutory requirements were completed in August 2026, this zoning map amendment shall become effective on September 1, 2026.

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 Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

EXHIBIT A**ZONING DISTRICT LEGAL DESCRIPTIONS****TH - Townhome Residential District: Tract 1**

All that tract or parcel of land lying and being in Land Lot 458 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; from point thus established and running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 84.29 feet, (said curve having a radius of 775.00 feet, with a chord bearing of South 33° 04' 55" West, and a chord length of 84.25 feet) to a point; thence running along a curve to the right an arc length of 203.00 feet, (said curve having a radius of 5440.00 feet, with a chord bearing of South 32° 42' 30" West, and a chord length of 202.99 feet) to a point; thence running along a curve to the right an arc length of 167.80 feet, (said curve having a radius of 4240.00 feet, with a chord bearing of South 34° 03' 40" West, and a chord length of 167.79 feet) to a point; thence running along a curve to the left an arc length of 266.06 feet, (said curve having a radius of 1540.00 feet, with a chord bearing of South 31° 32' 26" West, and a chord length of 265.72 feet) to a point; thence South 27° 10' 21" West a distance of 81.44 feet to a point; thence running along a curve to the right an arc length of 218.85 feet, (said curve having a radius of 765.00 feet, with a chord bearing of South 36° 25' 01" West, and a chord length of 218.10 feet) to a 1/2" rebar found; thence North 64° 38' 11" West a distance of 207.36 feet to a 1/2" rebar found on the Land Lot line common to Land Lots 457 & 458; thence running along said Land Lot line North 01° 10' 42" East a distance of 867.64 feet to the TRUE POINT OF BEGINNING. Said tract contains 10.409 Acres (453,438 Square Feet).

TH - Townhome Residential District: Tract 2

All that tract or parcel of land lying and being in Land Lot 458 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 407 & 458 South 89° 39' 19" East a distance of 640.39 feet to a 1" rebar found; thence leaving said Land Lot line South 00° 21' 10" West a distance of 9.73 feet to an axle found; thence South 43° 53' 17" East a distance of 121.92 feet to an iron pin set on the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along a tie line South 71° 59' 28" East a distance of 63.44 feet to a point on the southeasterly Right of Way of Summerhill Road, said point lying in the centerline of a creek and being the TRUE POINT OF BEGINNING, thence from point thus established and leaving said Right of Way and running along said creek the following courses: thence South 65° 38' 18" East a distance of 11.94 feet to a point; thence North 69° 17' 02" East a distance of 8.65 feet to a point; thence South 44° 29' 53" East a distance of 5.91 feet to a point; thence South 88° 00' 18" East a distance of 13.41 feet to a point; thence South 56° 32' 26" East a distance of 21.84 feet to a point; thence South 60° 28' 33" East a distance of 52.77 feet to a point; thence South 64° 41' 00" East a distance of 104.59 feet to a point; thence South 56° 15' 30" East a distance of 13.88 feet to a point; thence South 27° 47' 01" East a distance of 14.55 feet to a point; thence South 08° 05' 54" East a distance of 8.64 feet to a point; thence South 50° 09' 13" East a distance of 22.40 feet to a point; thence South 64° 01' 26" East a distance of 52.19 feet to a point; thence South 03° 44' 22" East a distance of 16.49 feet to a point; thence South 52° 54' 39" East a distance of 12.53 feet to a point; thence South 24° 40' 18" East a distance of 32.81 feet to a point; thence South 46° 58' 19" East a distance of 18.83 feet to a point; thence South 30° 16' 04" East a distance of 14.35 feet to a point; thence South 57° 31' 13" East a distance of 17.57 feet to a point; thence South 69° 23' 40" East a distance of 15.91 feet to a point; thence South 80° 06' 20" East a distance of 21.70 feet to a point; thence South 76° 26' 10" East a distance of 20.14 feet to a point; thence South 81° 41' 17" East a distance of 10.36 feet to a point; thence South 78° 16' 17" East a distance of 8.54 feet to a point; thence South 51° 36' 07" East a distance of 14.62 feet to a point; thence South 21° 55' 19" East a distance of 31.86 feet to a point; thence South 48° 05' 59" East a distance of 21.90 feet to a point; thence South 84° 07' 26" East a distance of 20.70 feet to a point; thence leaving said Land Lot line South 47° 41' 09" East a distance of 72.19 feet to a point on the Land Lot line common to Land Lots 458 & 459; thence running along said Land Lot line South 00° 32' 27" West a distance of 583.62 feet to a point; thence leaving said Land Lot line North 89° 24' 50" West a distance of 1000.36 feet to a point; thence running along a curve to the right an arc length of 25.09 feet, (said curve having a radius of 30.00 feet, with a chord bearing of North 65° 27' 09" West, and a chord length of 24.37 feet) to a point; thence

North 41° 29' 28" West a distance of 88.10 feet to a point on the aforementioned southeasterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 216.20 feet, (said curve having a radius of 825.00 feet, with a chord bearing of North 35° 41' 24" East, and a chord length of 215.58 feet) to a point; thence North 27° 10' 21" East a distance of 82.28 feet to a point; thence running along a curve to the right an arc length of 256.66 feet, (said curve having a radius of 1480.00 feet, with a chord bearing of North 31° 32' 52" East, and a chord length of 256.34 feet) to a point; thence running along a curve to the left an arc length of 170.41 feet, (said curve having a radius of 4300.00 feet, with a chord bearing of North 34° 04' 07" East, and a chord length of 170.40 feet) to a point; to the left an arc length of 205.69 feet, (said curve having a radius of 5500.00 feet, with a chord bearing of North 32° 42' 05" East, and a chord length of 205.68 feet) to a point; thence running along a curve to the right an arc length of 98.43 feet, (said curve having a radius of 715.00 feet, with a chord bearing of North 33° 50' 29" East, and a chord length of 98.35 feet) to the TRUE POINT OF BEGINNING. Said tract contains 15.889 Acres (692,112 Square Feet).

C-2 - Medium-Density Commercial District: Tract 1

All that tract or parcel of land lying and being in Land Lots 458, 459 & 479 of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a 1/2" rebar found at the Land Lot corner common to Land Lots 407, 408, 457 & 458; thence running along the line common to Land Lots 457 & 458 South 01° 10' 42" West a distance of 867.64 feet to a 1/2" rebar found; thence leaving said common Land Lot Line South 64° 38' 11" East a distance of 207.36 feet to a 1/2" rebar found at the northwesterly Right of Way of Summerhill Road (60' R/W); thence running along a tie line South 64° 12' 46" East a distance of 63.13 feet to a point on the southeasterly Right of Way of Summerhill Road and the TRUE POINT OF BEGINNING, thence from point thus established and leaving said Right of Way thence South 41° 29' 28" East a distance of 88.10 feet to a point; thence running along a curve to the left an arc length of 25.09 feet, (said curve having a radius of 30.00 feet, with a chord bearing of South 65° 27' 09" East, and a chord length of 24.37 feet) to a point; thence South 89° 24' 50" East a distance of 1000.36 feet to a point on the Land Lot line common to Land Lots 458 & 459; thence running along said Land Lot line South 00° 32' 27" West a distance of 34.99 feet to an iron pin set; thence leaving said Land Lot line North 87° 52' 52" East a distance of 208.82 feet to an iron pin set; thence South 00° 34' 06" West a distance of 178.69 feet to a point; thence South 88° 05' 17" West a distance of 229.58 feet to a point; thence South 01° 04' 53" East a distance of 30.28 feet to a point; thence South 01° 04' 53" East a distance of 51.08 feet to a point; thence North 89° 25' 24" West a distance of 641.23 feet to a point; thence North 89° 25' 24" West a distance of 571.37 feet to a point; thence North 00° 24' 27" East a distance of 33.62 feet to an iron pin set on the Land Lot Line common to Land Lots 458 and 479; thence running along said Land Lot Line South 89° 44' 42" West a distance of 28.75 feet to a 1/2" rebar found; thence leaving said Land Lot Line North 00° 34' 52" East a distance of 7.42 feet to a 1/2" rebar found; thence North 01° 50' 53" East a distance of 163.39 feet to a 3" open top pipe found at the aforementioned southeasterly Right of Way of Summerhill Road (60' R/W); thence running along said Right of Way the following courses: running along a curve to the left an arc length of 221.06 feet, (said curve having a radius of 2410.00 feet, with a chord bearing of North 47° 10' 43" East, and a chord length of 220.99 feet) to a point; thence running along a curve to the left an arc length of 20.37 feet, (said curve having a radius of 825.00 feet, with a chord bearing of North 43° 54' 18" East, and a chord length of 20.37 feet) to the TRUE POINT OF BEGINNING, Said tract contains 9.335 Acres (406,653 Square Feet).

EXHIBIT B

ZONING EXHIBIT / APPROVED DEVELOPMENT LAYOUT

[Attach zoning exhibit and approved site plan identifying the portions of the property zoned TH Townhome Residential District and C-2 Medium-Density Commercial District, the approved development layout, and any supporting exhibits incorporated as part of the approved rezoning application.]



STAFF ACTION ITEM

MEETING DATE: 08/03/2026

TITLE: FY 27 – Fee Schedule Update: Public Works Department

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

FY 27 – Fee Schedule Update: Public Works Department

HISTORY/PAST ACTION:

FY 26 Update

FINANCIAL IMPACT:

See proposed Fee Schedule Document

INFORMATION:

Request approval to amend the current Fee Schedule for the following Department(s):

- Public Works

The individual department fee amendments are notated in red on the department fee sheet.

CITY OF DALLAS PUBLIC WORKS
RATE SCHEDULE

Item 6.

DEPOSIT FEES

Description	Deposits
Renters Water & Sewer Deposit (\$75.00 if only one utility available)	\$150.00
Residential Water & Sewer Deposit (\$75.00 if only one utility available)	\$150.00
Commercial Water & Sewer Deposit (\$75.00 if only one utility available)	\$150.00
Sanitation (Garbage) Deposit (Includes one can w/ weekly pick up)	\$65.00
Deposit for Apartments (Master Meter)	(2 months bill average)

MONTHLY SOLID WASTE (GARBAGE) SERVICE

Note: Bagged Household Trash and/or Cardboard Boxes ONLY

Description	Fees (Effective 11/08/2022)
Commercial Garbage Rate (Per Can)	\$27.00
Residential Garbage Rate (Per Can)	\$18.00
Residential Backyard Garbage Service (Per Can)	\$25.00
Commercial Backyard Garbage Service (Per Can)	\$34.00
Disabled Garbage Service (Per Can)	\$15.00
Garbage ONLY - Includes One Can w/ Weekly Pick Up	\$65.00
Additional Garbage Can Deposit	\$65.00
Transfer-of-Service	\$25.00
Extra Garbage Pick-up Fee (One-Time Pick-Up) 1- 12 Items	\$25.00
Extra Garbage Pick-up Fee (One-Time Pick-Up) 13 - 25 Items	\$50.00
Late Charge on Utility Bill	10% of Past Due Amount
Account Reinstatement Fee - due to non-payment	\$25.00
Tampering Fee:	\$50.00 + Entire Past Due Balance + Account Reinstatement Fee

WATER TAP FEES

Description	Fees
Water Tap Service Fee (Residential Inside City)	\$1,500.00
Water Tap Service Fee (Residential Outside City)	\$2,500.00
Water Tap Service Fee (Commercial Inside City)	\$3,000.00
Water Tap Service Fee (Commercial Outside City)	\$4,000.00
Water Tap Installation (5/8" Commercial Inside City)	\$1,500.00
Water Tap Installation (5/8" Commercial Outside City)	\$2,500.00
Water Tap Installation (5/8" Residential Inside City)	\$1,000.00
Water Tap (Larger than 5/8")	Actual Costs of Installation
Meter & MXU Fee (5/8" Meter)	\$400.00
Meter & MXU Fee (1" Meter)	\$550.00

CITY OF DALLAS PUBLIC WORKS

Ally Meter & MXU Fee (5/8" Meter Irrigation)

\$740.00

Ally Meter & MXU Fee (1" Meter Irrigation)

\$810.00

CITY OF DALLAS PUBLIC WORKS

SEWER TAP FEES

Item 6.

*Note: *Commercial, Apartment, and Institutional Sewer Tap Fees are calculated by Equivalent Residential Units. The City of Dallas Public Works Director is responsible for final calculations.*

Description	Fees
Sewer Tap (Residential Inside City)	\$4,100.00
Sewer Tap (Residential Outside City)	\$5,100.00
Sewer Tap (Commercial Inside City)	\$10,000 (min) or Total GPD/300 = ERU(\$4,100) = Tap Fee *
Sewer Tap (Commercial Outside City)	\$10,000 (min) or Total GPD/300 = ERU(\$5,100) = Tap Fee *
Sewer Tap (Apartment/Institutional Inside City)	99(# of beds)/300 = ERU(4,100) = Tap Fee *
Sewer Tap (Apartment/Institutional Outside City)	99(# of beds)/300 = ERU(5,100) = Tap Fee *
Vacuum Breakers or Backflow Prevention Devices	Costs + 10%
Grease Trap Inspections	(Annual Fee included in Utility Bill)

PUMPING TRUCK INSPECTIONS

Description	Fees
Pumping Truck Inspections (1st Truck)	\$250.00
Pumping Truck Inspections (Each additional Truck)	\$100.00

SEPTAGE RECEIVING

Description	Fees
Private Septage (Residential Only)	\$0.10/gallon

RATES FOR SERVICE

Description	Fees
Tier 1 (Re-Connection fees)	\$50.00
Tier 2 (Re-Connection fees)	\$65.00
Tier 3 (Re-Connection fees)	\$15.00
Service Call	\$15.00
Meter Calibration	\$75.00
Late Charge on Utility Bill	10% of Past Due Amount
Service "On to Clean" (for 2 weeks)	\$50.00
Tampering Fee: Level - 1	\$100.00 + Entire Past Due Balance + Reconnection Fee
Tampering Fee: Level - 2	\$250.00 + Entire Past Due Balance + Reconnection Fee
Tampering Fee: Level - 3	\$250.00 + Ally Meter Fee + Entire Past Due Balance + Reconnection Fee
Transfer-of-Service Fee	\$25.00
Return Check Fee	\$30.00
Credit Card Fees	\$4.00 (Per Transaction)
Illegal Watering Fine <i>(Note: Water will be disconnected after 3rd offense, fine & re-connection fee must be paid before water will be turned back on).</i>	1st Offense - Warning 2nd Offense- \$100.00 3rd Offense- \$250.00

CITY OF DALLAS PUBLIC WORKS	
MONTHLY METER SERVICE	
<i>Note: Service charge fees based off of meter size.</i>	
Description	Fees
Residential Meter Size	
3/4"	\$10.00
1"	\$15.00
1 1/2"	\$26.00
2"	\$45.00
Commercial Meter Size	
3/4"	\$15.00
1"	\$22.50
1 1/2"	\$39.00
2"	\$67.50
3"	\$75.00
4"	\$100.00
6"	\$150.00
8"	\$200.00
Irrigation Meter Size	
3/4"	\$20.00
1"	\$30.00
1 1/2"	\$52.00
2"	\$90.00
3"	\$150.00
4"	Contact Billing Clerk
6"	Contact Billing Clerk
8"	Contact Billing Clerk
MONTHLY STREET LIGHTS	
Description	Fees
Street Light Fee	\$5.76
SPECIAL UTILITY DISTRICT SEWER FEE	
Description	Fees
West Dallas Sewer Utility District	\$1,843.00 per ERU/Single Family Home Lot

CITY OF DALLAS PUBLIC WORKS	
MONTHLY FIRE PROTECTION	
<i>Note: Service charge Fee does not include consumption.</i>	
Description	Fees
Double Check Detector Assembly	
2"	\$20.00
3"	\$20.00
4"	\$20.00
6"	\$50.00
8"	\$60.00
Domestic or Fire Meter	
3/4"	\$19.00
1"	\$19.00
1 1/2"	\$19.00
2"	\$24.00
3"	\$50.00
4"	\$100.00
6"	\$150.00
8"	\$200.00
SYSTEM DEVELOPMENT FEE	
Description	Fees
Typical Single Family Residential SDF	\$1,500.00
Muli-Family SDF	Calculated by COD
Commercial 1" Meter SDF	\$3,000.00
Commercial 2" Meter SDF	\$5,500.00
Commercial 3" Meter SDF	\$7,500.00
Commercial 4" Meter SDF	\$10,000.00
Commercial Meter Greater than 4" SDF	Calculated by COD
Permitted Industry SDF	Calculated by COD
Sewer Extension Fee	\$4,500.00 per connection plus SDF
Residential Sewer TAP Installation Fee	\$3,500.00
Convenience Sewer TAP Installation Fee	Actual cost to COD



STAFF ACTION ITEM

MEETING DATE: 08/03/2026

TITLE: Request for Support for Special Event- 2026 PCHS Homecoming Parade

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Request to approve and support the 2025 PCHS Homecoming Parade Special Event Permit for 10/07/2026. Request for City of Dallas to handle road closure and security.

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

See attached Special Event Permit.

PRIVATE PROPERTY

Within City Limits
Impeding City Resources



THE CITY OF
DALLAS
GEORGIA

mgoodison@paulding.k12.ga.us

Special Events
Permit Application

200 Main Street
Dallas, Ga. 30132

Individuals or groups wishing to hold events within the city limits of the City of Dallas, Georgia, on public or private property must obtain a Special Event Permit from the City of Dallas. This application is for Private Property Events.

Special Event Permits are subject to the review of city departments and require approval of the Mayor and Council of the City of Dallas.

Complete & return to awhisner@dallas-ga.gov

If more details are required and further review is needed, the city's Chief Marshal will contact you.

Applications should be submitted at least 60 days prior to the proposed event.

A *Special Event* is any activity that occurs upon public or private property that affects the ordinary use of parks, public streets, rights-of-way or sidewalks, or causes an increase of more than 100% in average daily trips on any public street within the City.

Special Events may include, but are not limited to, activities such as arts festivals, fairs, tours, concerts, holiday celebrations, grand opening celebrations, certain business promotional events out of doors, block parties, bicycle races, runs, processions and motorcades. Granting permission for use does not entitle exclusive use.

Activities that do not require a Special Event Permit may include funeral processions; garage or lawn sales (or any similar casual sale of tangible personal property); and private social gatherings of up to 20 participants that make no use of city streets other than for lawful parking.

A request for a Special Event Permit may be denied if judged that the event will disrupt traffic within the city beyond practical solution; the event will interfere with access to fire hydrants; the event will cause undue hardship to adjacent businesses or residents; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to the remainder of the city; the event might otherwise interfere with the public welfare, peace, safety, health, good order and convenience of the general public; the application contains incomplete or false information; the applicant fails to comply with all requirements of the City of Dallas including failure to remit all fees and deposits and Hold Harmless Agreement to the city.

Special Events Permit Application Part I

Special Events Permit Application

Page 1 of 7

Revised
07/2021

Please initial acknowledgment in each item's box ☐.

☐ Checks should be payable to The City of Dallas.

 ☒ **Rain Policy:** Events take place as scheduled; no allowances made for inclement weather.

☐ **Fees:** The application fee is non-refundable and should be included with the application.

Fee Structure *

Application Processing Fee (non-refundable): \$100.00**

Per Police Staff: \$ 50.00 per hour (Minimum - 2 officers/4-hours)

**Fees may also be assessed for additional city services including, but not limited to, clean-up, maintenance, streets, Police and traffic control, electricity, etc.*

 ☒ **Police Requirements:** Only certified off-duty police officers are allowed to work special events. Officers may be required depending on the size of event (the number required will be determined by the Dallas Police Department). If a police escort is needed, contact the Dallas Police Department at 770.443.8110 x 1003.

☐ **Signs:** Permits are required for temporary signs or advertising devices. Approval may be obtained through the City's Community Development at 678.363.6175. No signs may be affixed to trees, buildings, street fixtures or in the street right-of-way. (Sec. 28-1 thru Sec. 28-23)

☐ **Fireworks Permit:** For details on permitting, contact the Paulding County Probate at 770.443.7541 before you submit your application. (Fireworks are not permitted without county's prior approval.)

 ☒ **Hours:** Special Event activities are prohibited after 10:00 pm and before 7:00am Sunday through Thursday. On Fridays and Saturdays, events must end by 11:00pm and may not resume before 8:00am unless otherwise approved by the Mayor and Council of the City of Dallas.

☒ **Length of Use:** There is a maximum use of four (4) days for each event. (This time frame does not include set up and take down; there will be a seven (7) days maximum period for set up and take down.) A permit will not be issued to a subsequent group or individual for the purpose of continuing a previously permitted event or display.

☐ **Alcohol:** Refer to code of City of Dallas, Georgia, Alcoholic Beverage Catering, Sec. 4-100 for permitting of alcoholic beverage catering/sales.

☒ **Trash:** It is the event organizer's responsibility.

☐ **Restroom Facilities:** The city may require event sponsors to provide temporary toilet facilities. In cooperation with the Americans with Disabilities Act, at least one portable toilet is to be handicap accessible. It is the event organizer's responsibility to make all arrangements (drop-off & pick-up) and pay any fees for temporary toilet facilities. The event organizer will need to coordinate the appropriate locations with Public Works Manager. Daily cleanup is required returning event location to its pre-event condition. If the applicant fails to clean up such refuse, cleanup will be arranged by the city and the costs charged to the applicant.

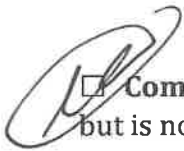
☐ **Sound System:** Not provided. Any intended use of a sound system during the event needs to be addressed in writing. The City maintains a noise ordinance. (Sec. 24-1)

☒ **Traffic & Parking:** Parking is permitted in designated areas. Absolutely no parking is allowed on brickwork or sidewalks. The Paulding County Fire Department requires that all entries, exits and fire lanes be maintained.

☒ **First Aid and Medical:** The City recommends that you have emergency medical personnel on site for your event.

☒ **Enforcement:** City of Dallas Police or Marshal Personnel may eject any citizen or event participant for violation of rules and regulations. Fines may be applicable.

☐ **Performance Bond:** Event groups must take adequate measures to protect public and/or private property, wildlife and water from damage or injury. A Performance Bond in the amount of 150% of the total estimated cost of the special event to the city, may be required before the special event permit can be issued.



☐ **Complete Application:** Applicants must provide a complete application. This includes, but is not limited to, a *Site Plan or Parade Route* which addresses:

- (a) the location of the event on the property, or the beginning/end of route;
- (b) features and attractions;
- (c) circulation;
- (d) proposed parking including how you will handle overflow parking;
- (e) any proposed road closures;
- (f) location of waste disposal facilities;
- (g) restrooms;
- (h) access for disabled.

Please Continue to Part II

Special Event Permit Application Part II

APPLICANT INFORMATION

FOR CITY USE ONLY:
PERMIT APPROVED:

Company / Organization Paulding County High School
 Street Address 1297 Villa Rica Hwy
 City, State, Zip Dallas, GA 30157

The City requires an individual named as a 24-hour contact for the event and a 24-hour phone number for the individual.
One Alternate Contact is also requested.

Primary Contact Matt Goodison Phone 770-403-9256
 Address 168 Eidson Street Acworth 30101 Email mgoodison@paulding.k12.ga.us
 Alternate Contact Andy Dorsey Phone 678-414-6376
 Address _____ Email adorsey@paulding.k12.ga.us

Event Information

Event Title Annual Homecoming Parade
 Dates Requested: Start: 10/7/26 Time 6 am/pm End 10/7/26 Time 7 am/pm
 Set-up date & time 10/7 5:30 pm Break-down date & time 10/7 7pm

Event Type: ☐ Festival/Wedding ☐ Concert/Performance ☐ Exhibit/Special Attraction
☐ Fundraiser ☒ Parade/Processional ☐ Bike/Walk/Run
☐ Other: _____

Does your property touch: ☒ Downtown/Main Street ☐ Gazebo at Dallas Trailhead
☐ Sara Babb Park ☐ McKoon Park ☐ Dogwoods at Coleman Camp Park
☐ Other City Property: _____
☐ or City Streets: _____

Mark All That Apply: ☐ Alcohol ☐ Signage/Banners ☐ Amplified Sound/Music
☐ Tents/ Canopies ☐ Carnival Rides ☐ Fireworks/lasers ☐ Portable Restrooms
☐ Trash ☒ Road Closing ☐ Shuttles ☐ Generators/Electricity
☐ Inflatables ☐ Vendors/Concessions ☐ Animals ☐ Parking/Shuttles

Special Events Permit Application

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Revised
07/2021

Event Description: Describe type of your event, purpose of your event, projected attendance (including approximate number of persons and vehicles attending):

PCHS annual Homecoming Parade
 - projected 30 vehicles, 400 students participating
 - projected attendance 500-1000 spectators

Will you require road(s) closure? If yes, describe: yes - Hardee/Main Street to E Griffin street, side streets along Hardee/Main St.

Please describe your plan for clean-up and removal of waste, recycling and garbage during and after the event: Student volunteers

How do you plan to publicize this event? school website, social media

Schedule of the day's events (tentative is acceptable): 5:30 pm - line up at Dallas Elementary, 6:00 pm - parade commencement

Attach and include a clear and clean copy of the Site Plan or Travel Route.

Applicant should consider:

- Assembly area • Sound Equipment • Lighting • Signage • Parking • Restrooms
- Tents/Canopies • Route to Travel • Vendor Area • Stage • Detour Plan • Water supply
- Communication Facilities • Generators/Electric Supply • Event Vehicles • Medical Treatment Facility
- Adjacent Streets • Trash Receptacles • Barricades/crowd control barriers • Disability Access
- Other Event Components

Applicant's Affidavit

I, applicant or authorized representative, have read and understand the contents of this application. The information contained herein and attached is complete and true, current and correct to the best of my knowledge.

I understand providing false information shall void the application and cancel the event.

I understand the permit may be cancelled by the Chief Marshal or Chief of Police for the City of Dallas, Georgia at any time with or without cause.

Organization/Group: Paulding County High School

Applicant/Representative Name: Matt Goodison

Signature: [Signature] Date: 6/3/26

Release and Hold Harmless Agreement

In consideration for being granted a Special Event Permit from the City of Dallas, Georgia, I, applicant or authorized representative, hereby release and hold harmless the City of Dallas, Georgia itself and its' employees from any liabilities and claims arising during or after this event. I agree that I will never prosecute or in any way aid in the prosecuting of any demand, claim or suit against the City of Dallas, Georgia or its' agents, officers, volunteer staff, or any employee acting officially or otherwise, for any loss, damage, or injury to my person or property that may occur during or after this event held in the City of Dallas, Georgia.

My signature constitutes my agreement and the agreement of my organization (as listed below), including all participants from my organization present at this event. The person or persons signing this document hereby represent to the City of Dallas, Georgia that they have the specific authority on behalf of the organization to execute this Hold Harmless Agreement.

Organization/Group: Panhandling County High School
 Individual Representative: Matt Goodison
 Signature: [Signature] Date: 6/3/26

Appointments for review of completed applications and any attachments may be scheduled with the Chief Marshal by phone or email at:

770.443.8110 x 1003
mhester@dallas-ga.gov

STOP

FOR CITY USE ONLY

Initial after complete review (any comments/requirements/exclusions should be noted):

Marshal _____ Police _____ Theater _____ Public Works _____

Community Dev _____ Sanitation _____ Parks/Rec _____

Additional department review(s) needed: _____

Comments/Requirements/Exclusions/Changes: _____

Officers required (number): _____ at rate of \$ _____ per _____

Additional trash receptacles required (number): _____ at rate of \$25/each per day

Temporary toilets required (number): _____

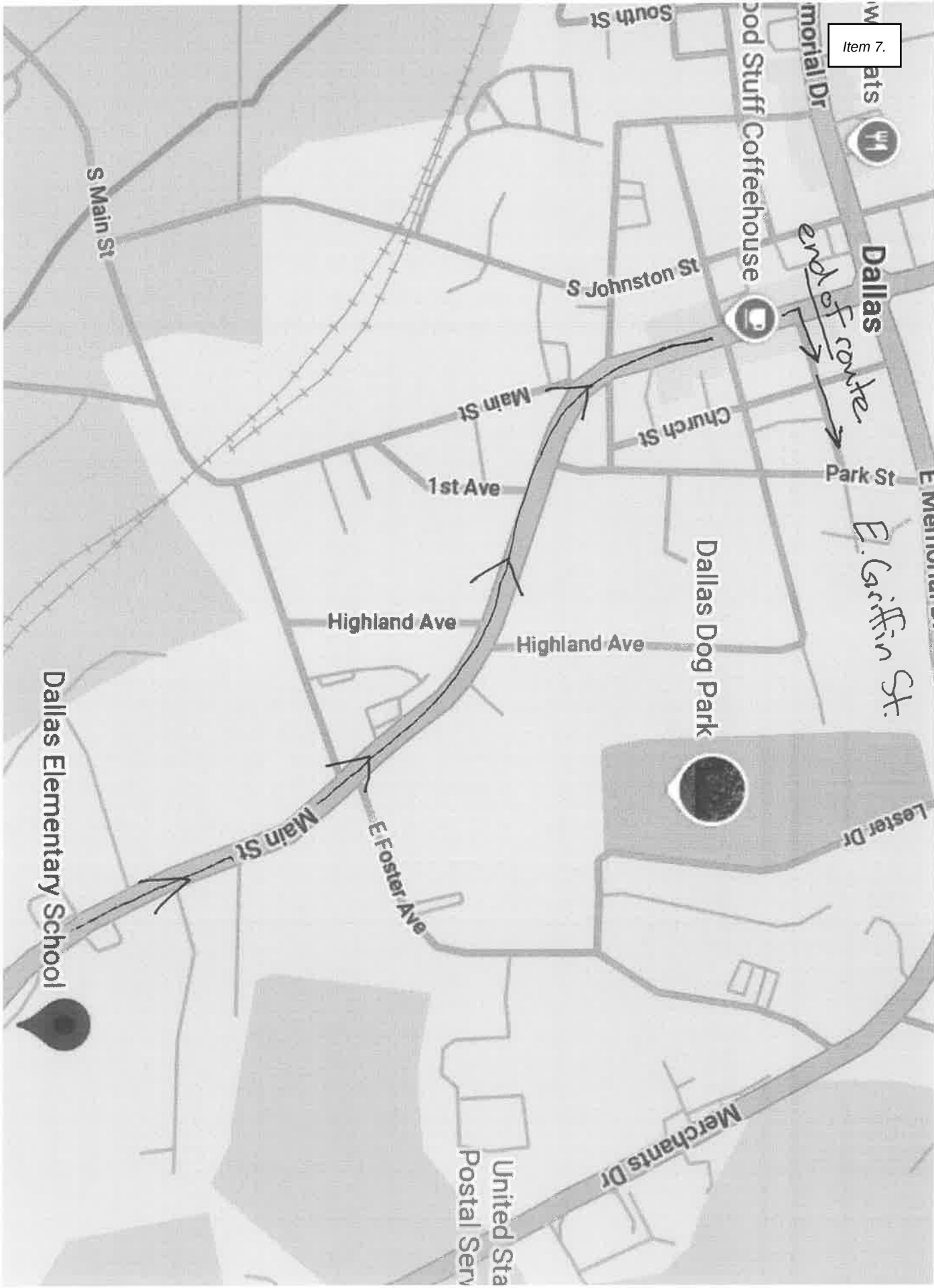
Permits (sign or devices) required: _____

Alcoholic Beverage Catering License required: _____

Special Events Permit Application

Page 7 of 7

Revised
07/2021



ngcodisore@paulding.k12.ga.us



STAFF ACTION ITEM

MEETING DATE: 08/03/2026

TITLE: *Shiloh Church Waterline Improvements and Sewer Service Connection Project – Recommendation to Award*

PRESENTED BY: *Brandon Rakestraw – Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Shiloh Church Waterline Improvements and Sewer Service Connection Project – Recommendation to Award

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$115,930.00

INFORMATION:

Request approval to award the *Shiloh Church Waterline Improvements and Sewer Service Connection Project* to the lowest bidder, Corley Contractors, Inc., for the bid amount of \$115,930.00.

Attachment: Bid Number 2026-04 Shiloh Church Water Line Improvements and Sewer Service Connection Recommendation to Award; 2026-04 Bid Tab

BID TABULATION SHILOH CHURCH WATER LINE IMPROVEMENTS AND SEWER SERVICE CONNECTION BID NO. 2026-04 BID DATE: JULY 15, 2026				Corley Contractors, Inc. dba C&L Contractors 310 West Avenue Dallas, GA 30157 (770) 505-6977 srclcontractors@att.net		HD Excavations & Utilities, LLC 516 Cole Creek Road Dallas, GA 30157 (404) 852-6817 wesley@hd-excavations.com	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization	1	LS	\$2,500.00	\$2,500.00	\$6,500.00	\$6,500.00
2	All labor and equipment for connection of new 8-inch water main to existing 8-inch water main.	1	LS	\$6,500.00	\$6,500.00	\$3,500.00	\$3,500.00
3	All labor and equipment for jack and bore installation of 16-inch steel casing, 0.250-inch wall thickness, including spacers and end seals.	70	LF	\$675.00	\$47,250.00	\$470.00	\$32,900.00
4	All labor and equipment for installation 8-inch restrained joint ductile iron pipe water main within steel casing.	70	LF	\$40.00	\$2,800.00	\$80.00	\$5,600.00
5	All labor and equipment for installation of 8-inch PVC C900 DR 18 water main.	370	LF	\$45.00	\$16,650.00	\$100.00	\$37,000.00
6	All labor and equipment for installation of 8" x 8" ductile iron mechanical joint tee.	3	EA	\$850.00	\$2,550.00	\$150.00	\$450.00
7	All labor and equipment for installation of 8-inch ductile iron mechanical joint bend.	2	EA	\$550.00	\$1,100.00	\$200.00	\$400.00
8	All labor and equipment for installation of 8-inch gate valve.	6	EA	\$550.00	\$3,300.00	\$375.00	\$2,250.00
9	All labor and equipment for installation of 8-inch plug end and concrete deadman.	2	EA	\$650.00	\$1,300.00	\$420.00	\$840.00
10	All labor and equipment for connection of 2-inch PEX-A water service line to new 8-inch water main with 2-inch tap and 2-inch gate valve.	1	LS	\$1,200.00	\$1,200.00	\$500.00	\$500.00
11	All labor and equipment for installation of 2-inch PEX-A water service line.	20	LF	\$45.00	\$900.00	\$15.00	\$300.00
12	All labor and equipment for installation of 2-inch meter setter with box and 2-inch backflow preventer with box.	1	LS	\$850.00	\$850.00	\$120.00	\$120.00
13	All labor and equipment for installation of 8-inch fire meter precast concrete vault complete with piping, valves, meter, detector check valve, Siamese fire department connection, post indicator valve, hatch, etc.	1	LS	\$8,000.00	\$8,000.00	\$5,500.00	\$5,500.00
14	All labor and equipment for installation of fire hydrant and connection to new 8-inch main with 8" x 6" hydrant tee and 6" gate valve.	1	EA	\$750.00	\$750.00	\$1,200.00	\$1,200.00
15	All labor and equipment for connection of new 6-inch PVC SDR 26 sewer service to existing 8-inch sewer main.	1	LS	\$1,200.00	\$1,200.00	\$3,200.00	\$3,200.00
16	All labor and equipment for installation of 6-inch PVC SDR 26 sewer service.	30	LF	\$45.00	\$1,350.00	\$50.00	\$1,500.00
17	All labor and equipment for installation of 6-inch PVC cleanout.	1	EA	\$350.00	\$350.00	\$650.00	\$650.00
18	Aggregate for bedding or backfill, as directed by Owner. All materials, equipment, and labor necessary for complete installation.	10	TON	\$88.00	\$880.00	\$65.00	\$650.00
19	Solid rock excavation, if needed	10	CY	\$200.00	\$2,000.00	\$130.00	\$1,300.00
20	Traffic Control, as needed, complete	1	LS	\$4,500.00	\$4,500.00	\$8,500.00	\$8,500.00
21	Erosion Control, as needed, complete	1	LS	\$7,500.00	\$7,500.00	\$2,500.00	\$2,500.00
22	All labor, materials, equipment, and incidentals necessary for patching, repair, and restoration of asphalt, concrete, gravel, or other roadway surfaces disturbed during construction of the project, complete in place.	1	LS	\$2,500.00	\$2,500.00	\$8,500.00	\$8,500.00
TOTAL BASE BID				\$115,930.00		\$123,860.00	



Public Works Department
320 East Foster Avenue, Dallas, Georgia 30132
Phone: (770) 443-8110 Ext. 1408 - Email: pkilgore@dallas-ga.gov

July 16, 2026

Mayor and Council
City of Dallas
129 East Memorial Drive
Dallas, Georgia 30132

Re: Bid Number 2026-04
Shiloh Church Water Line Improvements
And Sewer Service Connection
Recommendation to Award

Dear Mayor and Council:

I have reviewed the four sealed bids received on July 15, 2026, for the Shiloh Church Water Line Improvements and Sewer Service Connection project. I recommend that the City Council award the contract to the lowest bidder, Corley Contractors, Inc., for the bid amount of \$115,930.00.

If you have any questions or need additional information, please contact me.

Sincerely,

Preston W. Kilgore, P.E.
City Engineer