



City Council Special Called Meeting

Monday, November 10, 2025

5:15 PM

City Hall, 129 E. Memorial Drive, Dallas GA 30132

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

AGENDA

PUBLIC HEARING

Prior to meeting, a Public Hearing was held.

- [A.](#) Proposed Moratorium OA-2025-03; Vape, Thrift, Convenience Shops for 12 Months

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

- [1.](#) Monday, October 6, 2025, Meeting Minutes

CONSENT AGENDA

OLD BUSINESS

- [2.](#) Second Read: Ordinance 2025-03; Thrift, Vape, Convenience Stores Moratorium for a period of 12 months
- [3.](#) Second Read: OA 2025-06; Disorderly Conduct/ Repeal and Replace

NEW BUSINESS

- [4.](#) Authorize Chief Duvall to negotiate best price to purchase (32) L-3 Harris Mobile Communication Devices
- 5. Applicant A-2025-01/Z-2025-01 request for refund of application fee
- [6.](#) Warranty Bond Release: Bond No. 2023-04; Creekside Landing Phase II Subdivision (Sewer Only) in the amount of \$73,836.87
- [7.](#) Warranty Bond Release Bond No. 2023-05; Park at Ansleigh Farms Phase I Subdivision (Sewer Only) in the amount of \$60,563.54

- [8.](#) First Read: Ordinance Amendment 2025-08; Community Development Director discretion authority
- [9.](#) First Read: OA-2025-07; Unified Development Code Cleanup Amendment
- [10.](#) First Read: Ordinance 2025-04; Zoning Map re-adopt
- [11.](#) First Read: OA - 2025-09; Planning Commission Ordinance repeal

EXECUTIVE SESSION

OPEN SESSION

ADDITIONAL/COMMENTS

ADJOURNMENT

NOTICE OF PUBLIC HEARING
BY THE CITY COUNCIL
OF THE CITY OF DALLAS, GEORGIA

A public hearing will be conducted by the City Council on November 3, 2025 at 5PM in the City Council Chambers, City Hall, 129 East Memorial Drive, Dallas, Georgia.

Thrift Store, Convenience Store, Vape Shop Moratorium

The City of Dallas is proposing to place a 12-month moratorium on all application requests and use requests for the above classifications of use/businesses within the city limits. This moratorium is being implemented to allow for a comprehensive review of current zoning ordinances and their alignment with the city's long-term development goals.

Effective Period:

The moratorium will be in effect starting November 3, 2025 and will remain in place until November 2, 2026.

Purpose:

During this moratorium, the City will conduct a thorough assessment of existing zoning regulations, land use patterns, and community feedback to ensure that future development aligns with the vision and objectives outlined in the city's comprehensive plan.

Public Input:

The City encourages residents, property owners, developers, and stakeholders to participate in the review process. The public is invited to attend the hearing for oral comments, or submit written comments on the subject to the City of Dallas, Attention: Dallas City Council, 129 East Memorial Drive, Dallas, Georgia 30132, prior to the public hearings. For questions or concerns, call City Hall at 770.443.8110.



City Council Regular Meeting

Monday, October 06, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

MINUTES

PUBLIC HEARING

Prior to Regular Meeting, a Public Hearing was held:

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

Public Hearing closed

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

Public Hearing closed.

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

CALL TO ORDER

PRESENT

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

ABSENT

Councilmember Leah Alls
Councilmember Candace Callaway

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

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

MINUTES APPROVAL

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

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

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

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

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

OLD BUSINESS

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

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

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

NEW BUSINESS

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

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

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

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

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

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

Motion made by Councilmember Henson, Seconded by Councilmember Carter.

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

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

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

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

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

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

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

Motion made by Councilmember Carter, Seconded by Councilmember Arnold.

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

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

Motion made by Councilmember Cochran, Seconded by Councilmember Carter.

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

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

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

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

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

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

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

ADDITIONAL/COMMENTS

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Cochran, Seconded by Councilmember Arnold.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date

ORDINANCE 2025-03

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
DALLAS, GEORGIA ENACTING A TEMPORARY
MORATORIUM ON ALL APPLICATIONS FOR THRIFT
STORES, CONVENIENCE STORES, AND VAPE SHOPS;
CALLING FOR A STUDY COMMISSION; PROVIDING FOR
RELATED MATTERS**

WHEREAS, the City of Dallas, Georgia (“City”) is charged with protecting the public health, safety, morals, aesthetics, general welfare, economic well-being, character, and property values within the City; and

WHEREAS, the City has adopted a Comprehensive Plan, including Downtown Development objectives and the Livable Cities Initiative (LCI), to guide future growth, land uses, urban design, zoning, and business development in a manner consistent with its vision; and

WHEREAS, there has been recent and/or increasing interest in establishment of new thrift stores, convenience stores, and vape shops within the City limits; and the City Council believes that a temporary pause on accepting and deciding new applications of those types is necessary to evaluate whether the existing zoning, density, permitted uses, and locational restrictions for those businesses are adequate to further the goals of the Comprehensive Plan, Downtown Development theme, and LCI; and

WHEREAS, Georgia law permits local governments to impose reasonable moratoria on certain land use, zoning, permit, or development applications when exigent or pressing public purposes exist, provided that such moratoria are of limited duration, clearly defined, not unduly oppressive to affected property owners, give proper notice, and include specific findings of public purpose. (See, e.g., *DeKalb County v. Townsend*, 243 Ga. 80 (1979); *Davidson Mineral Properties, Inc. v. Monroe County*, 257 Ga. 215, 357 S.E.2d 95 (1987); and *City of Roswell v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001).)

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Dallas, Georgia, and it is hereby ordained and enacted as follows:

SECTION I. Short Title

This ordinance shall be known and may be cited as the “Dallas City Moratorium on Thrift, Convenience & Vape Uses Ordinance.”

SECTION II. Purpose; Findings; Public Interest

1. Findings. The Mayor and City Council find:
 - a. That there is a need to ensure that the location, density, zoning, and development standards for thrift stores, convenience stores, and vape shops are compatible with and supportive of the Downtown Development theme, the Comprehensive Plan, and the Livable Cities Initiative (LCI).
 - b. That without a moratorium, additional new applications could be approved under existing regulations which may permit concentrations

- or placements contrary to the City's long-term planning goals, harming aesthetics, pedestrian-oriented streetscape, traffic, public safety, property values, and general welfare.
- c. That a moratorium lasting twelve (12) months is reasonably necessary to allow the City to evaluate, update, and adopt zoning amendments, overlay districts, standards, or other regulatory mechanisms to guide these types of businesses in accordance with the above goals.
 - d. That this moratorium is consistent with the City's authority under its police powers and zoning powers, in compliance with the Georgia Zoning Procedures Law (O.C.G.A. Title 36, Chapter 66) and relevant case law governing due process, reasonable duration, and specificity of regulation.
2. Purpose. The purpose of this ordinance is to temporarily pause new approvals for thrift stores, convenience stores, and vape shops, and to establish a commission to study and make recommendations concerning the regulation of such uses (including but not limited to density, zoning placement, permitted uses, design standards), for eventual adoption of ordinances that will ensure these uses enhance development consistent with the City's Downtown theme and Comprehensive Plan.

SECTION III. Moratorium Imposed; Scope; Exceptions

1. Moratorium Declared. Effective immediately upon passage of this ordinance, the City shall not accept, process, review, approve, or issue any new applications or permits for thrift stores, convenience stores, or vape shops anywhere within the corporate limits of the City of Dallas, Georgia.
2. Scope. This moratorium applies to all new applications or permits of the types listed above, including zoning approvals, conditional use permits, special use permits, business licenses, certificate of occupancy, or similar regulatory approvals, for businesses that are classified or used as thrift stores, convenience stores, or vape shops.
3. Exemptions / Pending Applications.
 - a. Any application that has been fully submitted, reviewed, and deemed complete by the City's Planning & Zoning Department or other applicable department prior to the effective date of this ordinance shall be exempt from the moratorium and may proceed under the existing regulations.
4. Existing businesses lawfully operating as thrift stores, convenience stores, or vape shops prior to the effective date shall not be affected in terms of existing use.
5. The following procedures shall be put in place immediately. Under Cannon v. Clayton County, 255 Ga. 63, 335 S.E.2d 294 (1985); Meeks v. City of Buford, 275 Ga. 585, 571 S.E.2d 369 (2002); City of Duluth v. Riverbroke Props., 233 Ga. App. 46, 502 S.E.2d 806 (1998), the Supreme Court stated, "Where a landowner makes a substantial change in position by expenditures and reliance on the probability of the issuance of a building permit, based upon an existing zoning ordinance and the assurances of zoning officials, he acquires vested rights and is entitled to have the permit issued despite a change in the zoning ordinance which would otherwise preclude the issuance of a permit."
 - i. Pursuant to this case, the City of Dallas recognizes that, unknown to the City, de facto vesting may have occurred. The following procedures are established to provide exemptions from the moratorium where vesting has occurred:

1. A written application, submitted to the City Clerk, including verified supporting data, documents and facts, may be made requesting a review by the Mayor and Council at a scheduled Council meeting of any facts or circumstances which the applicant feels substantiates a claim for vesting and the grant of an exemption.
2. The Mayor and Council, upon a majority vote, shall approve or deny the application for an exemption after consideration of the evidence and consultation with City officials and the City Attorney.

SECTION IV. Duration

This moratorium shall remain in effect for a period of twelve (12) months from the effective date of this ordinance, unless earlier terminated or modified by further action of the City Council upon finding that sufficient regulatory changes have been adopted, or upon good cause shown consistent with the purposes herein.

SECTION V. Commission; Study; Membership; Duties

1. The Mayor is authorized and directed to establish a Dallas City Commission on Thrift-Convenience-Vape Uses (“Commission”) to study the issues described in Section 2 and make recommendations to the City Council.
 - a. Membership. The Commission shall consist of:
 - i. Two (2) members of the Dallas City Council (appointed by the Mayor, or by Council as may be required);
 - ii. Three (3) members of City staff (e.g., Planning & Zoning, Economic Development, Code Enforcement or other relevant departments), serving in an advisory capacity;
 - iii. One (1) member of the Dallas Development Authority (DDA);
 - iv. Two (2) members from the local business community who own businesses within the City limits of Dallas;
 - b. All commission members shall serve without compensation
 - c. The commission shall select a chairperson from among its members
 - d. The Mayor shall make appointments within thirty (30) days of the effective date of this ordinance
 - e. Staff members shall serve in an advisory capacity and shall not vote on commission recommendations
2. Duties. The Commission shall:
 - a. Review existing regulations, permitting practices, zoning classifications, density and locational distribution of thrift stores, convenience stores, and vape shops;
 - b. Assess impacts on traffic, pedestrian and vehicular safety, aesthetics, downtown character, economic impact, compatibility with adjacent uses;
 - c. Evaluate zoning districts in which these uses should or should not be permitted; consider buffer, setback, design, signage, parking, hours of operation, and other relevant standards;
 - d. Review best practices and ordinances from other Georgia cities and jurisdictions related to these kinds of businesses;
3. Report.
 - a. The Commission shall prepare and deliver a written report to the City Council no later than two hundred seventy (270) days from the effective date of this ordinance. The report shall include recommendations for any zoning or ordinance amendments, overlay

districts, or other regulatory changes to govern thrift stores, convenience stores, and vape shops.

SECTION VI. Severability; Validity; Compliance

1. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
2. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Chapter is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
4. The validity of this ordinance shall not be affected by any prior lack of knowledge or notice; however, notice shall be given consistent with law as soon as practicable.
5. This ordinance is intended to comply with all applicable provisions of the Georgia Zoning Procedures Law (O.C.G.A. Title 36, Chapter 66), case law on moratoria and land use, due process, vested rights, and other constitutional requirements.

SECTION VII. Effective Date; Notice

This ordinance shall become effective immediately upon its adoption by the City Council.

The City shall cause notice of this ordinance to be published and/or posted in accordance with state law and the City's standard procedures, including posting a copy on the City's website, within thirty (30) days of adoption.

SECTION VIII. Termination; Modifications

The City Council may shorten, extend (only once, and only for good cause shown), modify, or terminate this moratorium by ordinance or resolution, but any extension beyond the initial twelve (12) months must include specific findings showing that the regulatory changes contemplated have not yet been adopted and that the public purpose still justifies the moratorium.

SECTION IX. Enforcement

- 1. Neither the City nor any of its departments shall accept, process, or approve any applications for thrift stores, convenience stores, or vape shops in violation of this moratorium.
- 2. Any person, firm, or entity who proceeds to establish, build, or operate one of the above uses in violation of this moratorium shall be subject to whatever penalties or remedies are available under City code (including revocation of permit or business license, injunctions, civil penalties) as allowed by law.

FIRST READ _____

**SO SHALL IT BE RESOLVED, PASSED, ADOPTED AND APPROVED BY
THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA THIS
THE _____ day of _____, 2025.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, GA

Date

**ORDINANCE
AMENDMENT
NO. OA - 2025 - 06**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF
THE CITY OF DALLAS, GEORGIA, TO REPEAL AND
REPLACE SECTION 24-7 (“DISORDERLY CONDUCT”); TO
PROVIDE FOR MODERNIZED DEFINITIONS AND
PROHIBITIONS; TO PROVIDE PENALTIES; TO PROVIDE AN
EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.**

WHEREAS, The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for the health welfare and safety of the Citizens of Dallas and those people within the City of Dallas, Georgia; AND

WHEREAS, The Constitution of the State of Georgia and the Charter of the City of Dallas, Georgia does allow the Mayor and the City Council, by ordinance, to exercise their police powers by defining violations and providing for penalties for violation of same; AND

WHEREAS, The Mayor and the City Council of Dallas, Georgia considered the proposed changes to the general offense of 24-7 Disorderly Conduct; AND

WHEREAS, The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City’s residents and for their safety, health and welfare and the public good; AND

THEREFORE, be it ordained by the Mayor and the City Council of Dallas, Georgia:

**SECTION I. REPEAL OF EXISTING ORDINANCE - Chapter 24 -
OFFENSES AND MUNICIPAL COURT, ARTICLE I. – IN GENERAL, Sec.
24-7. – Disorderly Conduct**

The existing Section 24-7 of Chapter 24, Article I of the Code of Ordinances of the City of Dallas, Georgia, entitled “Disorderly Conduct,” and all amendments thereto, are hereby repealed in their entirety.

SECTION II. ADOPTION OF NEW SECTION 24-7

Section 24-7 of the Code of Ordinances is hereby replaced with the following:

Sec. 24-7. Disorderly Conduct.

(a) Purpose. This section is enacted to preserve the peace, safety, and good order of the City of Dallas by prohibiting conduct that unreasonably disturbs or endangers the public or obstructs lawful governmental functions.

(b) Prohibited Acts. It shall be unlawful for any person within the city to engage in disorderly conduct, including but not limited to the following:

1. *Fraudulent or Deceptive Schemes.* To assemble or conspire to engage in any fraudulent scheme, device, or trick intended to obtain anything of value from any person or place, or to aid or abet such conduct.
2. *Forcible or Offensive Physical Contact.* To accost or attempt to force physical contact upon another without consent, or to engage in conduct intended to harass or intimidate another.
3. *Violent or Threatening Behavior.* To engage in fighting, physically threatening conduct, or violent or tumultuous behavior that disturbs the peace or interferes with another person's lawful occupation or activity.
4. *Unreasonably Loud or Disturbing Noise.* To create unreasonably loud, disturbing, or unnecessary noise which annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.
5. *Public Urination or Defecation.* To urinate or defecate on streets, sidewalks, or public places, or in view of the public, except in appropriate sanitary facilities.
6. *Public Indecency.* To appear in any public place not properly clothed so that the genitals, buttocks, or, in the case of females, the breast below the top of the areola, are not completely covered by an opaque garment, consistent with O.C.G.A. § 16-6-8.
7. *Property Damage or Vandalism.* To intentionally or recklessly damage, deface, disturb, or destroy the property of another, including but not limited to holiday decorations, or to throw or hurl objects at athletic contests, exhibitions, or other public events that may cause injury or damage.
8. *Careless Fire Creation.* To carelessly cause or risk causing a fire by smoking or the improper use of lighted materials.
9. *Obstruction of Public Ways or Events.* To congregate, stand, or loiter upon sidewalks, streets, alleys, or other public ways so as to impede the free flow of vehicular or pedestrian traffic or to invade the playing area of any athletic contest or exhibition, and to fail or refuse to disperse or clear such area when lawfully ordered to do so.
10. *Failure to Obey Lawful Order.* To knowingly fail or refuse to comply with any lawful order, signal, or direction of a law enforcement officer or other city official acting within the scope of their lawful authority.
11. *Unreasonable Resistance or Interference.* To unreasonably resist, obstruct, hinder, or delay any law enforcement officer or other city official in the lawful discharge of their duties.
12. *Disorderly or Offensive Conduct.* To act in an indecent, boisterous, or disorderly manner in a public place, or to use abusive or obscene language or gestures that constitute "fighting words" or a true threat likely to provoke an immediate breach of the peace.
13. *Firearm Discharge.* To discharge a firearm within the city limits without lawful authority or legal justification.

(c) Penalty. Any person violating this section shall, upon conviction in the municipal court, be punished by a fine not to exceed \$1,000.00, by imprisonment not to exceed six (6) months, or by both, in the discretion of the court. Each act of violation and each day on which a violation continues shall constitute a separate offense.

SECTION III. SEVERABILITY CLAUSE

If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION IV. CODIFICATION AND EFFECTIVE DATE

The City Clerk is directed to cause this ordinance to be codified in the Code of Ordinances of the City of Dallas, Georgia. This ordinance shall become effective immediately upon adoption.

First read _____

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE _____ DAY OF _____, 2025.

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date



STAFF ACTION ITEM

MEETING DATE: 11.03.2025

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Approval to purchase (32) L-3 Harris Mobile Communication Devices.

HISTORY/PAST ACTION:

FINANCIAL IMPACT:

\$323,365.12 to be financed over a 4 to 5 year period through GMA – State Contract #SPD-T20250623-0001.

INFORMATION:

Quote is attached.

Quote Name: CITY OF DALLAS GA_XL200M_10222025

City of Dallas, GA

Date: 10/22/2025 Valid for 30 days
Sales POC: Jason Kahane
Spec, Sales/Account Mgmt
Jason.Kahane@L3Harris.com
Phone: 434-329-9725

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

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

Lead time is subject to material availability at time of order

Total Sale Price \$323,365.12

Terms and Conditions:

- Acceptance of this quote in the form of an order released to L3Harris constitutes acceptance of L3Harris Technologies Standard Terms of Sale. The most current version of L3Harris Technologies Standard Terms and Conditions of Sale (available at <https://www.l3harris.com/all-capabilities/pspt-customer-care>) are incorporated herein by reference.
- This document contains L3Harris Technologies proprietary information. All information provided shall not be disclosed nor duplicated for any purpose other than to evaluate this proposal. No further disclosure, reproduction, or use of any part thereof may be made except with L3Harris Technologies' prior written approval.
- Pricing does not include installation, programming, taxes or shipping (If applicable), unless otherwise noted.
- Please note that due to transportation regulations all Li-Ion batteries can take up to twelve (12) weeks for delivery. For specifics, please reference the IATA regulations, which may be found online at: <http://www.iata.org/lithiumbatteries>
- These items/technical data are controlled by the United States government and cannot be exported from the United States or shared with a Foreign National without prior approval from the United States government. Delivery is dependent on receipt of an export license, when applicable.
- Storing battery packs is not recommended because the chemicals in the battery degrade over time and this affects the functionality of the battery. Batteries that have been stored for longer than their warranty period (12 months) may become non-functional and will not be covered under L3Harris battery warranty.

Purchase Order requirements:

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

The Purchase Order should include the following references:

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

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

Frequencies must be supplied with order if applicable.

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



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

Item 4.

City of Dallas, GA

Date: 10/22/2025 Valid for 30 days
Sales POC: Jason Kahane
Spec, Sales/Account Mgmt
Jason.Kahane@L3Harris.com
Phone: 434-329-9725

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

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

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

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

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



STAFF ACTION ITEM

MEETING DATE: 11/03/2025

TITLE: *Warranty Bond Release Bond No. 2023-04 Creekside Landing Phase II Subdivision (Sewer Only)*

PRESENTED BY: *Brandon Rakestraw – Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Warranty Bond Release Bond No. 2023-04 Creekside Landing Phase II Subdivision (Sewer Only)

HISTORY/PAST ACTION:

Development Final Plat & Warranty Bond: August 29, 2023

FINANCIAL IMPACT:

\$78,336.87

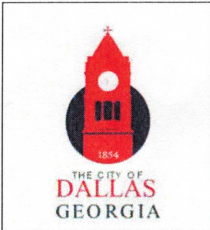
INFORMATION:

Request Council Review/Approval:

Warranty Bond Release

A final acceptance for public dedication inspection has been completed by the Public Works Department. Confirmation that the improvements are acceptable was provided by the inspection team. The Public Works Director has requested release of the bond amount back to Riverwood Residential LLC.

A final inspection fee of \$50.00 per lot with a minimum fee of \$2,500.00, as specified in the bond, for 90 lots totaling \$4,500.00 shall be deducted from the bond amount. Amount returned to Piedmont Residential LLC., shall be \$73,836.87.



City of Dallas, Georgia

129 E. Memorial Drive, Dallas, GA 30132
Office (770) 443-8110 / Fax (770) 443-8107

WARRANTY BOND DEVELOPMENT IMPROVEMENTS (Creekside Landing Phase II – Sewer Only)

Warranty Bond No. 2023-04

KNOW ALL MEN BY THESE PRESENTS: That on this 12th day of JUNE, 2023, we Piedmont Residential, LLC of Cherokee county, State of Georgia as Principal, are held and bound unto the City of Dallas, Georgia in the sum of \$ \$78,336.87 (Seventy-eight Thousand Three Hundred Thirty-Six Dollars and Eighty-Seven Cents) lawful money of the United States of America, for the payment whereof well and truly to be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents. The condition of the foregoing obligations is such that,

WHEREAS, a warranty surety shall be a cash deposit and shall be equal to 15% of the actual construction and installation cost and shall be held by the City of Dallas for a minimum period of twenty-four (24) months. The 24-month time period shall begin after the initial acceptance of the construction and/or installation by the City of Dallas or its agent.

WHEREAS, cash deposits shall be payable upon default to the City of Dallas, Georgia and provide that the subdivider, his heirs, successors, and/or assignors and their agents or servants will comply with all applicable terms, conditions, provisions, and requirements of these regulations and any other applicable requirements; will faithfully perform and complete work constructing and installing the facilities and/or improvements in accordance with these regulations and any other applicable requirements; and the subdivider shall be responsible to the City for any unnecessary expense incurred through the failure of the subdivider, his heirs or successors, and assignors, or their agents or servants to complete work of the construction and installation in an acceptable manner and from any damages growing out of negligence in performing or failing to perform the construction installation.

WHEREAS, the cash deposit paid as required by these regulations shall be released or returned as the case may be, at such time as the facilities guaranteed hereby have been installed and maintained for minimum of twenty-four (24) months, and accepted by the City of Dallas. The developer(s) shall be required to compensate the City of Dallas for the cost of performing a final acceptance and public dedication inspection of the above infrastructure improvements. The compensation shall be based on a fee of Fifty Dollars (\$50.00) per lot with a minimum fee of Two Thousand Five Hundred Dollars (\$2,500.00) and must be paid prior to the final acceptance and dedication inspection. The City of Dallas shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection (Ord. 04-08, effective August 1, 2004). Acceptance by the City shall be by resolution of the Mayor and Council of the City of Dallas and shall accurately identify the specific improvements covered. Utilities, streets, and/or other facilities shall not be accepted until they conform to the City's specifications and standards.

WHEREAS, in the event that construction, installation and/or maintenance of any improvements or facilities for which a required cash deposit is deposited are not completed within the time stipulated; or is installed but not properly maintained or repaired under warranty; or if the construction or installation is not in accordance with applicable standards, the City may proceed to construct, maintain and/or repair the improvements or facilities using the cash deposited to pay for such work. Such work may be done under contract or with City employees, whichever is appropriate to the case. In the event that any portion of a required cash deposit is not depleted or used, by the City then any excess shall be rebated to the person or corporation making the cash deposit.

WHEREAS, this agreement shall be governed by the laws of the State of Georgia.

NOW THEREFORE, the principal has submitted a statement enumerating the cost of construction and installation of all required improvements for a total of \$746,065.41 (Seven Hundred Forty-Six Thousand Sixty-Five Dollars and Forty-One Cents), a copy of such is attached hereto and marked as "EXHIBIT A" and made a part hereof by reference. The total cost shown in "EXHIBIT A" is for all phases of the development. Phase II represents 70% of the total development (60 lots of 85 total lots); Therefore, the cost of construction and installation is prorated to 70% of costs shown in "EXHIBIT A" for a total of \$522,245.79 (Five Hundred Twenty-Two Thousand Two Hundred Forty-Five Dollars and Seventy-Nine Cents). The Principal shall be liable in payment to the City of Dallas of a sum not to exceed \$78,336.87 (Seventy-Eight Thousand Three Hundred Thirty-Six Dollars and Eighty-Seven Cents), which is calculated as 15% of the costs of construction and installation of the required improvements for Phase II of the Creekside Landing Development. If the Principal shall well and truly perform the terms and conditions of said contract, then this obligation shall be void, otherwise, to remain in full force and effect. Upon failure of the Principal in the performance of the terms and conditions of said contract, then the cash bond value is to be used to cover the cost of completing the terms and conditions set forth under the contract entered by the Principal with the City of Dallas. The cash bond shall remain in full force and effect until the required improvements have been accepted by the City by resolution of the Mayor and Council of the City of Dallas, Georgia.

SO AGREED this 12th day of JUNE, 20 23

Name of Corporation: Piedmont Residential, LLC, a Georgia Corporation
Printed or Typed Name

By: [Signature]
Signature
JO ESPANA JR
Typed or Printed Name

Title: President
(President or Vice President)

Attest: [Signature]
Signature of Witness
Sydney Connaughton
Typed or Printed Name

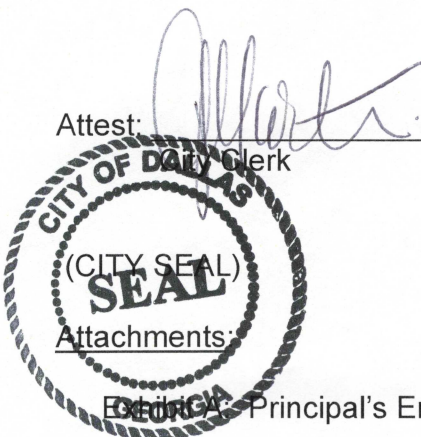
Title: N/A
(Corporate Secretary or Corporate Secretary Assistant)

~~(CORPORATE SEAL)~~ N/A

DALLAS, GEORGIA

Attest: [Signature]
City Clerk

By: [Signature]
City Manager



Principal's Engineer Cost Estimate for Required Improvements.

Exhibit A

Item 6.

Thompson Grading Inc. 1086 Industrial Blvd. North Dallas, Ga. 30132 770-445-2995				Revised July 9, 2021 Revised March 18, 2021 February 22, 2021			
Project: Creekside Landing Bid Plans Dated 11-18-20							
DESCRIPTION				CONTRACT QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
GENERAL CONDITIONS							
Mobilization	5	EA	\$				
Project Management	1	LS	\$				
GENERAL CONDITIONS SUBTOTAL							
CLEARING & DEMOLITION							
Clear/Grub/Grind - Dispose Offsite	45.0	EA	\$				
Easement Clearing	1,000.0	LF	\$				
Saw Cut	220.0	LF	\$				
CLEARING & DEMOLITION SUBTOTAL							
EROSION CONTROL - GRADING ITEMS ONLY - NO MAINTENANCE - See Below							
Construction Entrance (Co)	1	EA	\$				
Silt Fence	BY OTHERS						
SD2	BY OTHERS						
Inlet Control	BY OTHERS						
Tree Save Fence	BY OTHERS						
CD - Stone	1	EA	\$				
RD - Rock Dam	1	EA	\$				
FR - Filter Ring for Ponds	3	EA	\$				
EROSION CONTROL SUBTOTAL							
EARTHWORK - Adjusted to Balance							
TOPSOIL - Strip and Blend Topsoil Onsite (One Move)	35,365	CY	\$				
CUT - In Place Structural	257,074	CY	\$				
FILL - Placed & Compacted (Included)	292,692	CY	\$				
Subgrade Asphalt Paved Areas	134,341	SF	\$				
Backfill Curb	12,343	LF	\$				
Slab on Grade	106	EA	\$				
DOT Entrance Grading	220	LF	\$				
Temp Traffic Control	1	LS	\$				
EARTHWORK SUBTOTAL							
STORM PIPE							
18" RCP	545	LF	\$				
24" RCP	186	LF	\$				
30" RCP	377	LF	\$				
18" CMP	2,559	LF	\$				
24" CMP	623	LF	\$				
30" CMP	60	LF	\$				
24" Headwall	3	EA	\$				
24" Headwall W/Dissipaters	1	EA	\$				
30" Headwall W/Dissipaters	3	EA	\$				
36" Headwall W/Dissipaters	2	EA	\$				
42" Headwall W/Dissipaters	1	EA	\$				
A2 OCS	1	EA	\$				
B2 OCS	1	EA	\$				
D2 OCS	1	EA	\$				
Rip Rap	180	TN	\$				
#57 Stone		TN	\$				
48" Manhole Vertical Footage	327	VF	\$				
60" Manhole Vertical Footage	11	VF	\$				
Grate & Frame	1	VF	\$				
Yard or Weir Or Pedestal /Top	2	EA	\$				
Ring & Cover	10	EA	\$				
Fabric	1	EA	\$				
48" Base	45	EA	\$				
60" Base	2	EA	\$				
Round to Square Adapters	36	EA	\$				
48" Inverts	45	EA	\$				
60" Inverts	2	EA	\$				
Adjust Castings	11	EA	\$				
5' to 4' Adapters	1	EA	\$				
STORM DRAIN SUBTOTAL							

Paid By Owner to TEC / Managed by TGI
 Paid By Owner to TEC / Managed by TGI
 Paid By Owner to TEC / Managed by TGI
 Paid By Owner to TEC / Managed by TGI

SEWER					
Tie-in	1	EA	\$ 3,815.00	\$ 3,815.00	
Dog-House Manhole	2	EA	\$ 3,815.00	\$ 7,630.00	
Creek Crossing open cut. (dirt only rock additional charge)	2	LF	\$ 8,175.00	\$ 16,350.00	
8" PVC (0' - 8' Deep)	2,410	LF	\$ 27.23	\$ 65,619.96	
8" PVC (10' - 12' Deep)	2,406	LF	\$ 29.41	\$ 70,756.13	
8" PVC (12' - 14' Deep)	124	LF	\$ 31.59	\$ 3,916.94	
8" PVC (14' - 16' Deep)	156	LF	\$ 33.77	\$ 5,267.84	
8" DIP Class 350 (0' - 8' Deep)	818	LF	\$ 45.73	\$ 37,403.46	
8" DIP Class 350 (10' - 12' Deep)	534	LF	\$ 47.91	\$ 25,581.54	
8" DIP Class 350 (12' - 14' Deep)	133	LF	\$ 50.09	\$ 6,661.37	
6" PVC	3,050	LF	\$ 24.80	\$ 75,632.38	
6" PVC Cleanout	114	LF	\$ 986.45	\$ 112,455.30	
6" DIP Y&45	9	LF	\$ 594.05	\$ 5,346.45	
Manhole Vertical Footage	391	VF	\$ 288.85	\$ 112,940.35	
Manhole Bases	38	EA	\$ 272.50	\$ 10,355.00	
Ring and Covers	40	EA	\$ 708.50	\$ 28,340.00	
Adjust to Grade	33	EA	\$ 599.50	\$ 19,783.50	
48" Inverts	42	EA	\$ 599.50	\$ 25,179.00	
Bedding Stone	1,941	TN	\$ 44.69	\$ 86,743.29	
Pump Around	1	EA	\$ 4,905.00	\$ 4,905.00	
Tracer Wire	14,581	EA	\$ 0.38	\$ 5,562.65	
MH Coating	391	EA	\$ 21.80	\$ 8,523.80	
"Low-Pressure" Air Testing	6,694	LF	\$ 1.09	\$ 7,296.46	
Line TV	0	LF	\$ 1.36	\$ -	
SEWER SUBTOTAL					\$ 746,065.41
WATER					
Cut in 8x6	1		\$	\$	
6" GV	9		\$	\$	
6" Ductile Iron Pipe, CL350	6,460		\$	\$	
8" Gate Valve	1		\$	\$	
Fittings	1		\$	\$	
2" PVC Casing	470		\$	\$	
6" Hydrant Assembly	9		\$	\$	
3/4" Copper	2,300		\$	\$	
1" Copper	2,300		\$	\$	
Single Service:	10		\$	\$	
Double Service:	52		\$	\$	
3/4" Meter	114		\$	\$	
Thrust Blocking	12		\$	\$	
Dead Man Restraints	2		\$	\$	
Pressure Testing	6,460		\$	\$	
WATER SUBTOTAL					
GENERAL CONDITIONS SUBTOTAL					
CLEARING & DEMOLITION SUBTOTAL					
EROSION SUBTOTAL					
EARTHWORK SUBTOTAL					
STORM SUBTOTAL					
SEWER SUBTOTAL					
WATER SUBTOTAL					
PROJECT TOTAL					
Cost Per Lot \$					
Change Order Items					
Approved Plan Changes	1	LS	SEE ATTACHED BREAKDOWN	\$	
Material Increases Storm/Water/Sewer	1	LS	SEE ATTACHED BREAKDOWN	\$	52,185.41
Upgrade to City of Dallas Utility Specs	1	LS	SEE ATTACHED BREAKDOWN	\$	30,618.61
Management Fees	115	EA		\$	
Erosion Maintenance	1	LS	FROM COLD RIVER QUOTE	\$	
Change Order Total					
CONTRACT TOTAL					
ADD/Deduct ALTERNATES					
Sewer Jack & Bore for Creek Crossing	60	LF	Possible arial	\$	
Sewer Pumping Each Additional Month	1	LS	If Required	\$	
TV Sewer Line	1	LF	If Required	\$	
Erosion - Dust Control - ALLOWANCE	1	LS		\$	
GPS Model	1	LS		\$	
Drone Flyover and Data Processing	1	EA		\$	
Subgrade Concrete Sidewalk	34,197	SF		\$	
Backfill Sidewalk	12,343	LF		\$	
ADDITIONAL UNIT RATES					
Rip Rock (PWR) disposed on-site	1	CY		\$	
Mass Rock Blasted - disposed on-site. NO Mats. Min. Apply	1	CY		\$	
Trench Rock Ripped disposed on-site	1	CY		\$	
Trench Shot Rock disposed on-site. NO Mats. Min. Apply	1	CY		\$	
Unsuitable Material disposed on-site	1	CY		\$	
NOTES:					
THIS PROPOSAL IS FOR A BALANCE SITE. ALL EXPORT/IMPORT IS EXCLUDED.					
CONSTRUCTION STAKING, PERMITS, EASEMENTS, ASBUILTS, PAVING, CURBING, SAW CUTTING, RETAINING WALLS, MONITORING, & BONDS ARE EXCLUDED.					
QUANTITIES ARE ESTIMATED. FINAL PAYMENT SHALL BE BASED ON ACTUAL AS-BUILT QTY'S.					
WATER AND SEWER "TAP-ON" FEES ARE NOT INCLUDED.					
BUDGET LINE ITEMS ARE GOOD FOR 30 DAYS ONLY. PRICING ONLY INCLUDES ITEMS THAT ARE SHOWN ON THE PLANS.					
THIS PROPOSAL ASSUMES THAT ONSITE SOILS ARE SUITABLE FOR STRUCTURAL BACKFILL.					
PRICING IS SUBJECT TO CHANGE BASED ON APPROVED PLANS AND SPECIFICATIONS.					
EXPORT MATERIALS AND IMPORT MATERIALS ARE EXCLUDED IN THE BASE BID					
GRAVEL UNDER SIDEWALK AND BIO RETENTION ARE EXCLUDED.					
TRENCH DRAINS, FOUNDATION DRAINS, WATERPROOFING, AND FRENCH DRAINS ARE EXCLUDED					
OUR WORK IS WARRANTED FOR ONE YEAR FROM INSTALLATION FOR MATERIALS AND WORKMANSHIP.					
EARTHWORK BID IS CLASSIFIED AND ESTIMATE IS UNIT PRICED BASED					

eFiled and eRecorded
 DATE: 08/29/2023
 TIME: 9:08 AM
 PLAT BOOK: 77
 PAGE: 142 - 145
 FILING FEES: \$40.00
 PART ID: 2051548593
 RECORDED BY: BH
 Sheila Butler
 Paulding County, GA

GENERAL INFORMATION

ENGINEER:	EDISON ENGINEERING
ENGINEER ADDRESS:	2203 CHARLES HARDY PKWY
CURRENTLY ZONED:	LDQRD
TOTAL AREA OF DEVELOPMENT:	69.60 ACRES
PHASE 2 AREA:	58.603 ACRES
ZONING CASE #:	2019-12-2 DATED 7-17-19
TOTAL # OF LOTS DEVELOPED:	90 LOTS PHASE 2
LENGTH OF NEW STREETS:	4,036 FEET PHASE 2
MINIMUM LOT SIZE:	12,000 S.F.
MINIMUM FRONT SETBACK:	25 FEET
MINIMUM SIDE SETBACK:	7.5 FEET
MINIMUM REAR SETBACK:	20 FEET
MINIMUM HOUSE SIZE:	2,000 S.F. (HEATED)
FIELD TRAVERSE PRECISION:	1" : 13,983'
ANGLE ADJUSTMENT:	2" PER ANGLE
TRAVERSE ADJUSTMENT:	COMPASS
PLAT PRECISION:	1" : 580,726'
EQUIPMENT:	SOKKIA SET 2-100
STREET RIGHT-OF-WAYS:	50 FEET
CUL-DE-SAC RADIUS:	55 FEET
CENTERLINE OF STREET:	25 FEET FROM R/W
STREET WIDTH (BOC/BOC):	24 FEET (UNLESS NOTED)
PAVEMENT WIDTH:	20 FEET (UNLESS NOTED)
PAVEMENT TYPE:	ASPHALT

Paulding County Development Certification

This plat, having been submitted to Paulding County and having been found to comply with the Paulding County Development Regulations and the Paulding County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Details and the posting of an 18-month maintenance bond.

8-28-23

Date Community Development Department

8/21/23

Date Water System

8/25/23

Date Department of Transportation

8/29/2023

Date Board of Commissioners

City of Dallas Certification

It is hereby certified that the Sanitary Sewer System, Easements and other required improvements in this subdivision have been installed in an acceptable manner or surety has been provided in an amount to ensure their installation, and that this plat meets all the requirements of the City of Dallas, Water and Sewer Regulations & Specification.

Manager, City of Dallas

Clerk, City of Dallas

Owner's Acknowledgment

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to Paulding County and further dedicate to the use of the public forever all alleys, parks, water courses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of development plan and other valuable considerations, the owner further releases and holds harmless Paulding County from any claims, damages or demands arising: on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Paulding county shall not be liable to him, his heirs, successors for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, street, culverts, curbs of sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

Signature

8/02/2023

Date

W. CARLTON RAKESTRAW, JR.

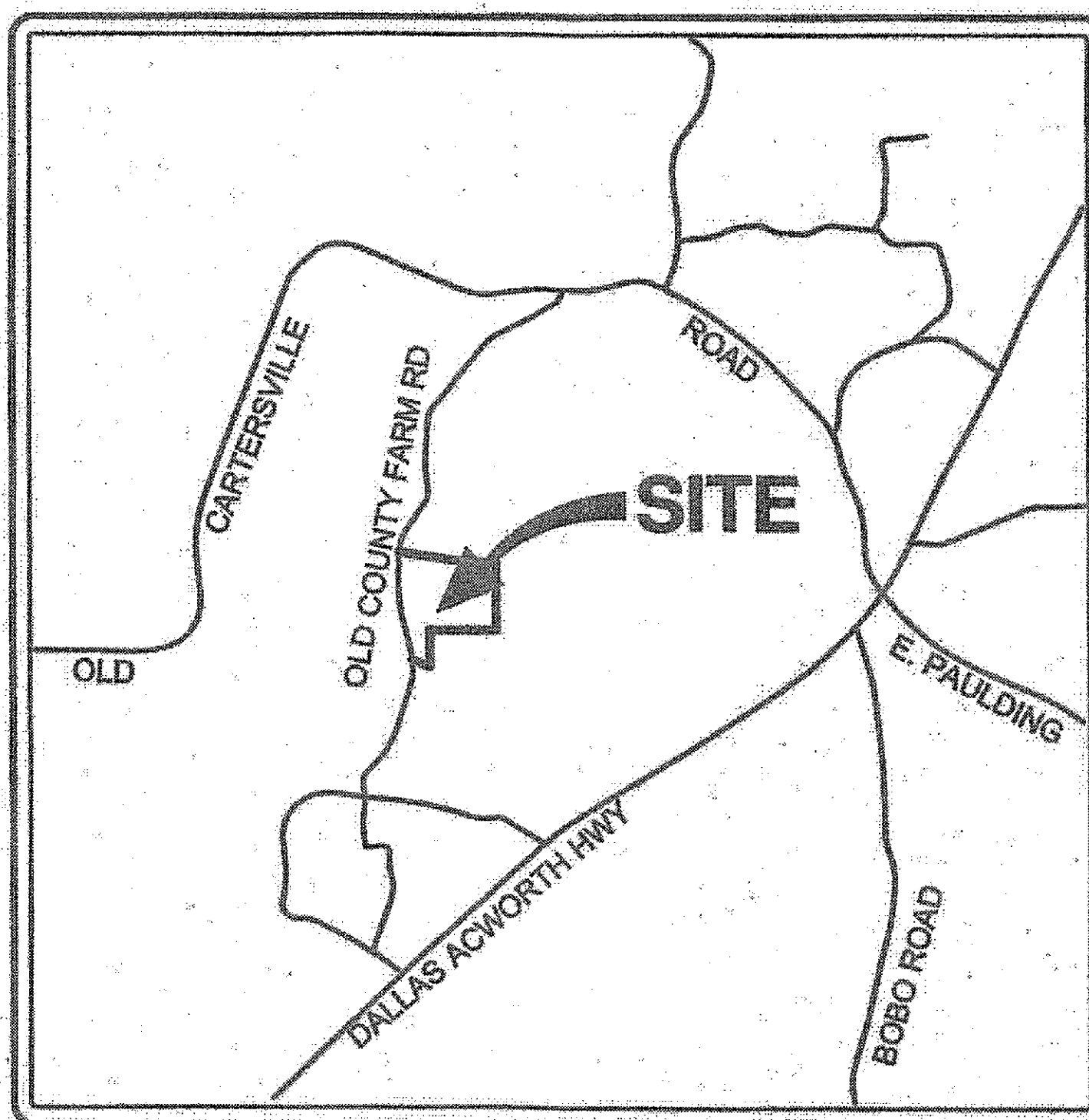
8/02/23

Date

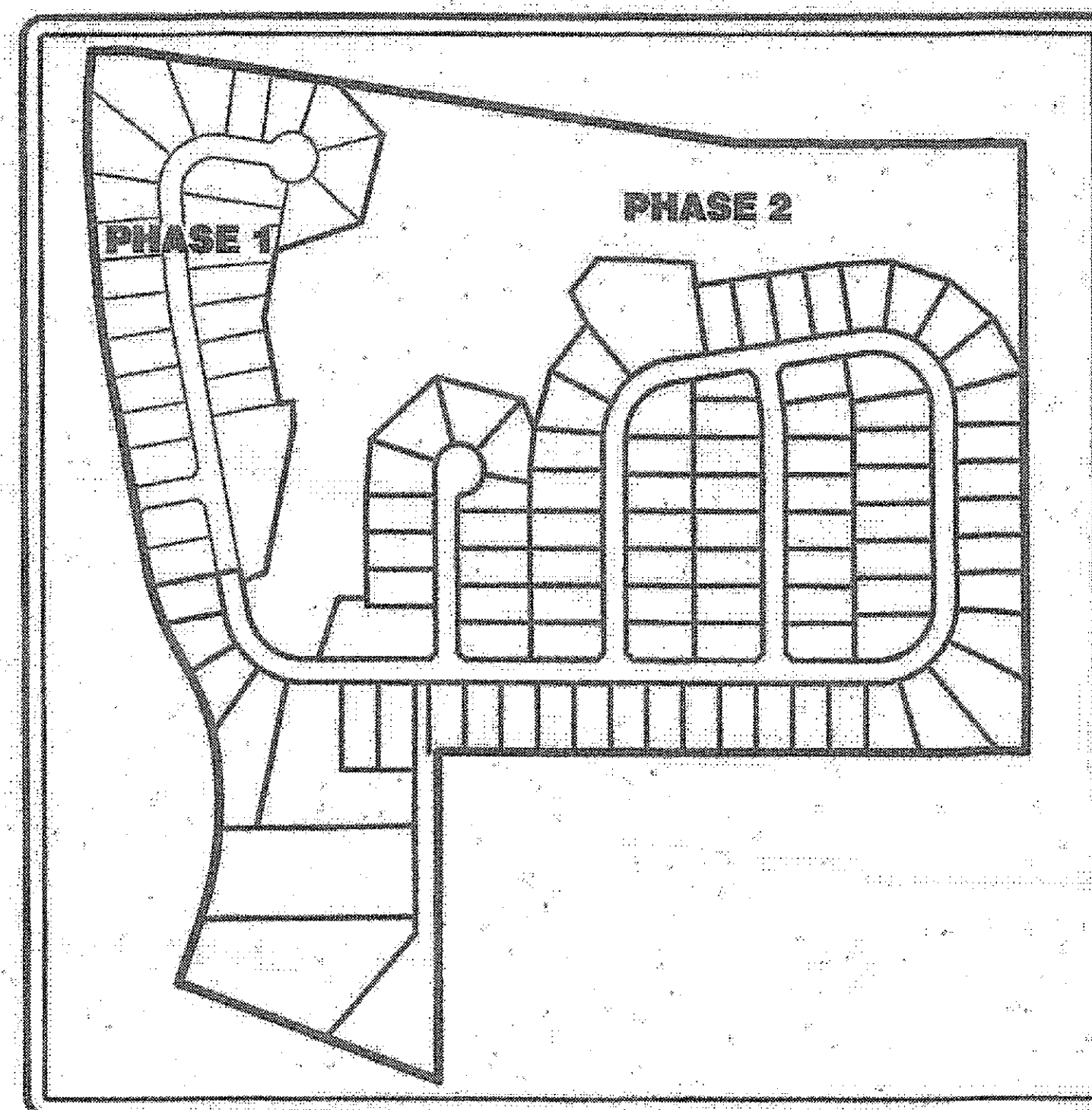
LOCATED IN LAND LOTS: 1205, 1244, 1245, 1277
 3RD DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

PROJECT NO. 19-071
 PLOT FILE # CREEKSIDE 2 F
 DATE: 8-02-23
 DRAWN BY: W.C.R.
 APPROVED BY: W.C.R.

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2203 MARIETTA HWY DALLAS, GEORGIA 30157
 PHONE: 770-443-2200 FAX: 770-443-2300



LOCATION MAP --- 1" = 2000'



SITE MAP-- NTS

GENERAL NOTES

ALL PROPOSED S2 CLASS STREETS ARE TO CONSIST OF 1" TYPE F ASPHALTIC TOPPING, 2" BINDER COURSE, AND 6" COMPACTED GRADED AGGREGATE BASE (GAB). ALL S3 CLASS STREETS ARE TO CONSIST OF 1 1/2" TYPE E ASPHALTIC TOPPING, 2" TYPE B BINDER AND 8" GRADED AGGREGATE BASE (GAB).

MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL OR 100 YEAR FLOOD ELEVATIONS FOR LOTS UPSTREAM OF STORM DRAIN CROSSINGS. FOR LOW POINTS IN ROAD THE MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT THE LOW POINT.

DRAINAGE EASEMENTS LOCATED OUTSIDE THE RIGHT OF WAY ARE CONSIDERED PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER/HOA.

A 20 FOOT DRAINAGE EASEMENT (10 FEET EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.

A 10 FOOT DRAINAGE/UTILITY EASEMENT (5 FEET EACH SIDE OF PROPERTY LINE) IS RESERVED ALONG FRONT, SIDE AND REAR PROPERTY LINES.

BUILDER TO INSURE LOTS DRAIN TO STREET AND/OR DRAINAGE EASEMENTS AND NOT ONTO ADJOINING LOTS.

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "A & X" ON COMMUNITY PANEL 13223C0129 D & 13223C0133 C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED JUNE 07, 2019 & SEP. 29, 2006.

NOTE: THE DIMENSIONS, BEARINGS, DISTANCES, AND AREA CALCULATIONS OF THE RESIDENTIAL SUBDIVISION SHOWN HEREON WERE PREPARED BY AND ARE THE RESPONSIBILITY OF CARLTON RAKESTRAW & ASSOCIATES.

THE CIVIL ENGINEERING DESIGN OF THIS DEVELOPMENT, WHICH INCLUDES: STORM WATER, HYDROLOGY STUDIES, CULVERT SIZES, 100 YEAR FLOOD ELEVATIONS, MINIMUM FLOOR ELEVATIONS, ETC. WAS PREPARED BY EDISON ENGINEERING, GROUP AS SHOWN ON CONSTRUCTION PLANS FOR CREEKSIDE LANDING AND DATED JANUARY 2018.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAT OF RETRACEMENT SURVEY FOR PIEDMONT RESIDENTIAL, LLC. PREPARED BY CRA AND DATED 3/31/21

ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED AUGUST 3, 2022 WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 4824, PAGE 299-365, PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

PAULDING DOT NOTES

- ENSURE CURB CUTS IN DRIVEWAYS ARE INSTALLED VIA CUT METHOD.
- DRIVEWAYS ARE TO BE INSTALLED TO SLOPE TOWARD THE STREET (SHOULD MEET THE ROADWAY TYPICAL SECTION)
- GARAGE FLOOR AND FIRST FLOOR TO BE AT A MINIMUM OF 1 FOOT ABOVE THE ABOVE ADJACENT TOP OF CURB.
- ADA REQUIREMENTS SHALL BE MET WITHIN THE DEVELOPMENT (I.E. HANDICAP RAMPS, SIDEWALKS, DETECTABLE WORKING PADS, ETC.)
- SIDEWALKS WITHIN COMMON AREAS, OPEN SPACES ARE TO BE INSTALLED BY THE DEVELOPER

STREET LIGHT REQUIREMENTS

- IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 12/12/17), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
- THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT FOR BOTH 12 MONTHS ENERGY COST PLUS A 10% ADMINISTRATIVE FEE AND INSTALLATION COST OF STREET LIGHTS, INCLUDING POLES, FIXTURES, AND ANY RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- THE FINAL PLAT SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
- THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

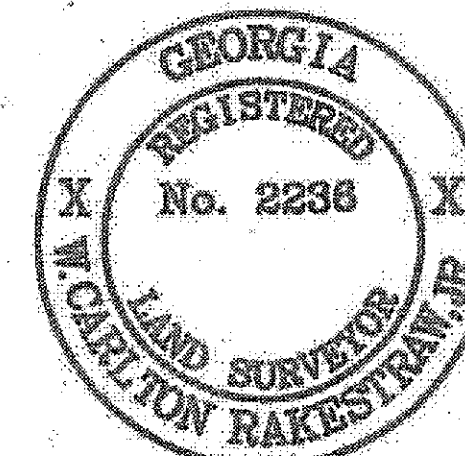
WATER SYSTEM NOTES

- NO PERMANENT STRUCTURES ARE ALLOWED INSIDE ANY PERMANENT WATER OR SEWER EASEMENTS.

Surveyors Acknowledgment

I hereby certify that the plan shown and described hereon is a true correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Paulding County Development Standards.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



SHEET 1 OF 4

FINAL PLAT FOR
CREEKSIDE LANDING
 PHASE 2

DATE: 08/29/2023
TIME: 9:08 AM
PLAT BOOK: 77
PAGE: 142 - 145
FILING FEES: \$40.00
PART ID: 2051548593
RECORDED BY: BH
Sheila Butler
Paulding County, GA

LOT SYMBOL LEGEND

INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING PERMITS.

INDICATES THE MINIMUM FLOOR ELEV. FOR THIS LOT SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL/FLOOD ELEVATION.

INDICATES THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS LOT SHALL BE NO LESS THAN 1 FOOT ABOVE CURB AT LOW POINT OF LOT. BUILDER IS RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLING.

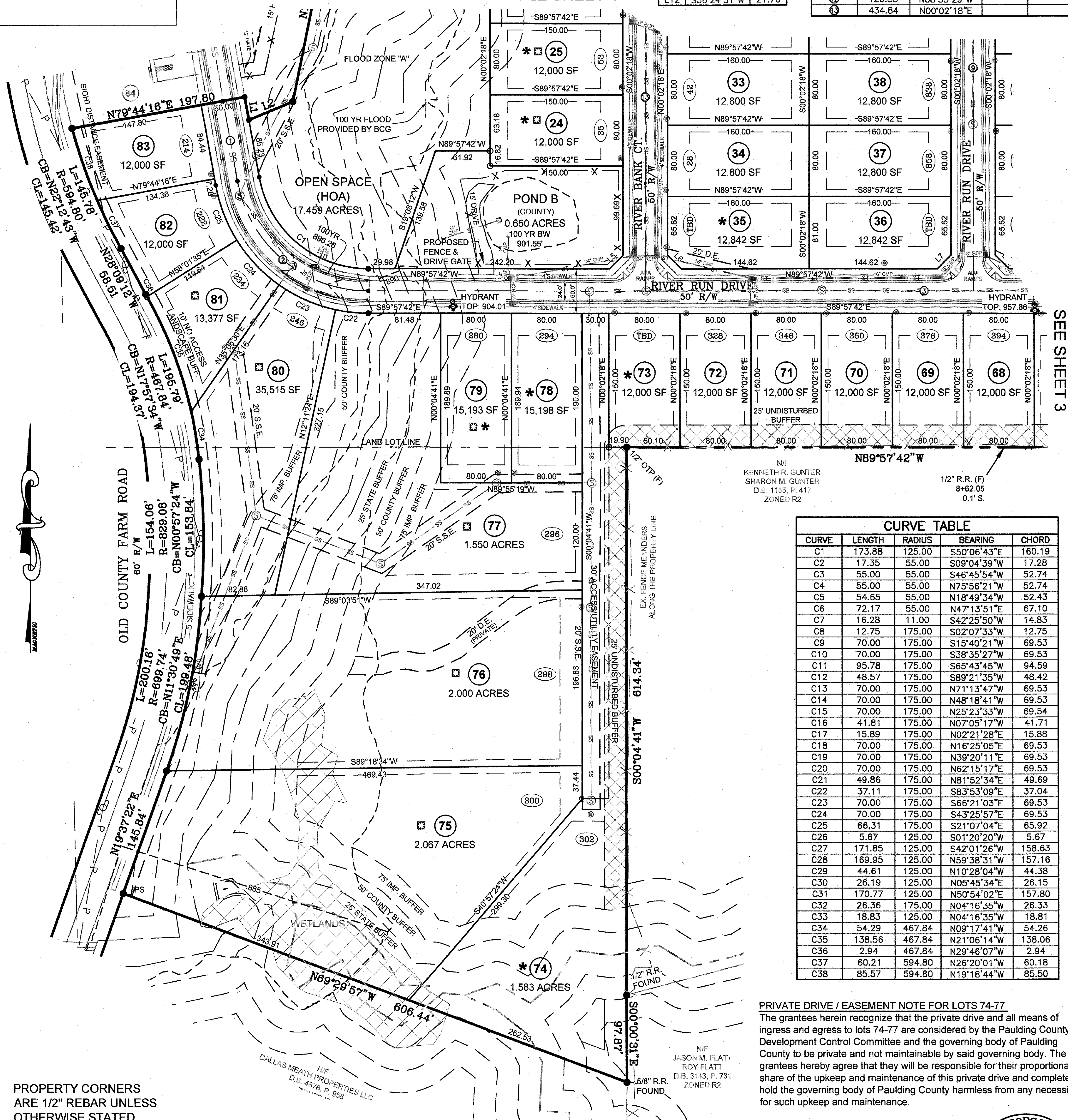
LINE TABLE

LINE	BEARING	LENGTH
L1	S10°15'44"E	26.49
L2	N67°26'15"E	53.86
L3	N02°11'56"W	58.69
L4	S79°44'16"W	29.49
L5	S45°02'18"W	21.76
L6	N44°57'42"W	21.76
L7	S45°02'18"W	21.76
L8	S44°57'42"E	21.76
L9	N53°35'29"W	21.76
L10	N45°02'18"E	21.76
L11	S44°57'42"E	21.76
L12	S36°24'31"W	21.76

ROAD CENTERLINE TABLE

SEGMENT	LENGTH	BEARING	RADIUS	CHORD
①	91.72	S10°15'44"E		
②	208.65	S50°06'43"E	150.00	192.23
③	1254.50	S89°57'42"E		
④	236.36	N44°53'51"E	150.00	212.65
⑤	414.06	N00°14'37"W		
⑥	257.47	N49°25'03"W	150.00	227.01
⑦	424.71	S81°24'31"W		
⑧	213.03	S40°43'25"W	150.00	195.57
⑨	500.33	S00°02'18"W		
⑩	531.33	N00°02'18"E		
⑪	22.59	N04°16'35"W	150.00	22.57
⑫	126.85	N08°35'29"W		
⑬	434.84	N00°02'18"E		

SEE SHEET 4



SEE SHEET 3

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	173.88	125.00	S50°06'43"E	160.19
C2	17.35	55.00	S09°04'39"W	17.28
C3	55.00	55.00	S46°45'54"W	52.74
C4	55.00	55.00	N75°56'21"W	52.74
C5	54.65	55.00	N18°49'34"W	52.43
C6	72.17	55.00	N47°13'51"E	67.10
C7	16.28	11.00	S42°25'50"W	14.83
C8	12.75	175.00	S02°07'33"W	12.75
C9	70.00	175.00	S15°40'21"W	69.53
C10	70.00	175.00	S38°35'27"W	69.53
C11	95.78	175.00	S65°43'45"W	94.59
C12	48.57	175.00	S89°21'35"W	48.42
C13	70.00	175.00	N71°13'47"W	69.53
C14	70.00	175.00	N48°18'41"W	69.53
C15	70.00	175.00	N25°23'33"W	69.54
C16	41.81	175.00	N07°05'17"W	41.71
C17	15.89	175.00	N02°21'28"E	15.88
C18	70.00	175.00	N16°25'05"E	69.53
C19	70.00	175.00	N39°20'11"E	69.53
C20	70.00	175.00	N62°15'17"E	69.53
C21	49.86	175.00	N81°52'34"E	49.69
C22	37.11	175.00	S83°53'09"E	37.04
C23	70.00	175.00	S66°21'03"E	69.53
C24	70.00	175.00	S43°25'57"E	69.53
C25	66.31	175.00	S21°07'04"E	65.92
C26	5.67	125.00	S01°20'20"W	5.67
C27	171.85	125.00	S42°01'26"W	158.63
C28	169.95	125.00	N59°38'31"W	157.16
C29	44.61	125.00	N10°28'04"W	44.38
C30	26.19	125.00	N05°45'34"E	26.15
C31	170.77	125.00	N50°54'02"E	157.80
C32	26.36	175.00	N04°16'35"W	26.33
C33	18.83	125.00	N04°16'35"W	18.81
C34	54.29	467.84	N09°17'41"W	54.26
C35	138.56	467.84	N21°06'14"W	138.06
C36	2.94	467.84	N29°46'07"W	2.94
C37	60.21	594.80	N26°20'01"W	60.18
C38	85.57	594.80	N19°18'44"W	85.50

PRIVATE DRIVE / EASEMENT NOTE FOR LOTS 74-77

The grantees herein recognize that the private drive and all means of ingress and egress to lots 74-77 are considered by the Paulding County Development Control Committee and the governing body of Paulding County to be private and not maintainable by said governing body. The grantees hereby agree that they will be responsible for their proportionate share of the upkeep and maintenance of this private drive and completely hold the governing body of Paulding County harmless from any necessity for such upkeep and maintenance.

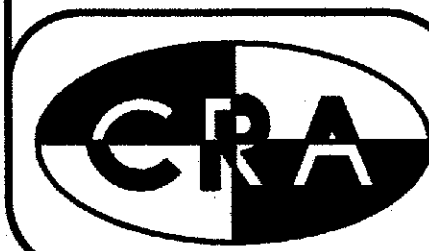


SHEET 2 OF 4

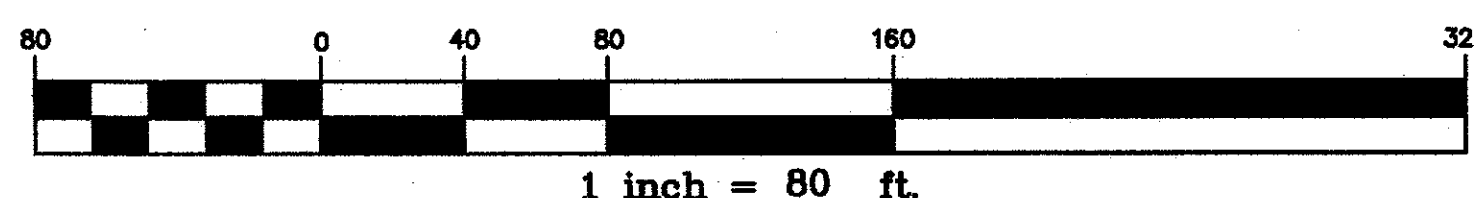
LOCATED IN LAND LOTS: 1205,1244,1245,1277
3RD DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

PROJECT NO. 19-071
PLOT FILE # CREEKSIDE 2 F
DATE: 8-02-23
DRAWN BY: W.C.R.
APPROVED BY: W.C.R.

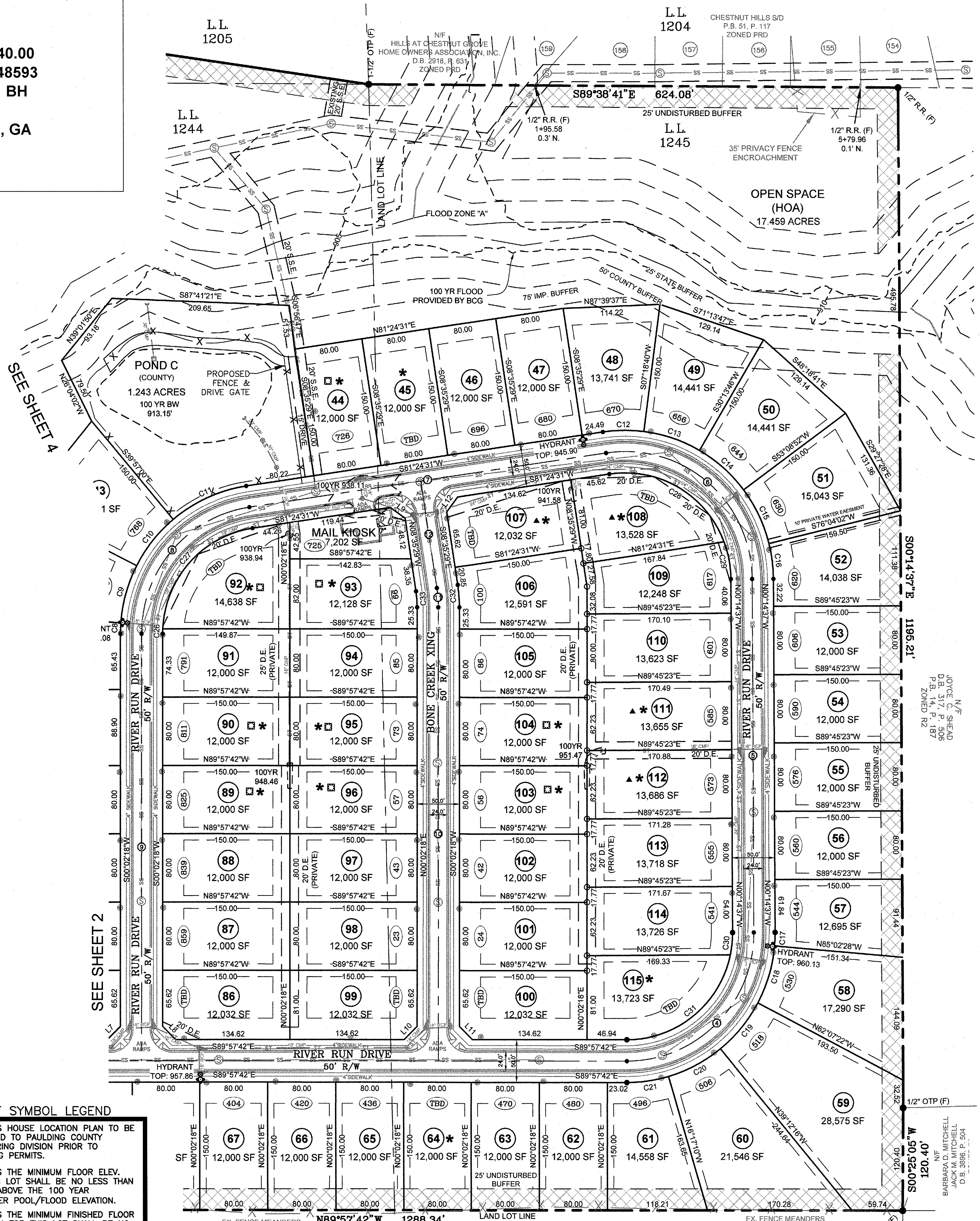
CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300



FINAL PLAT FOR
CREEKSIDE LANDING
PHASE 2

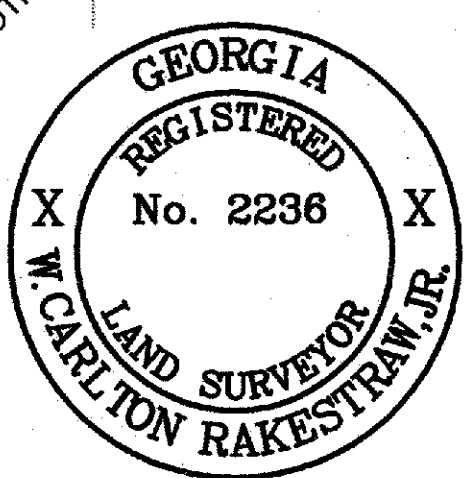
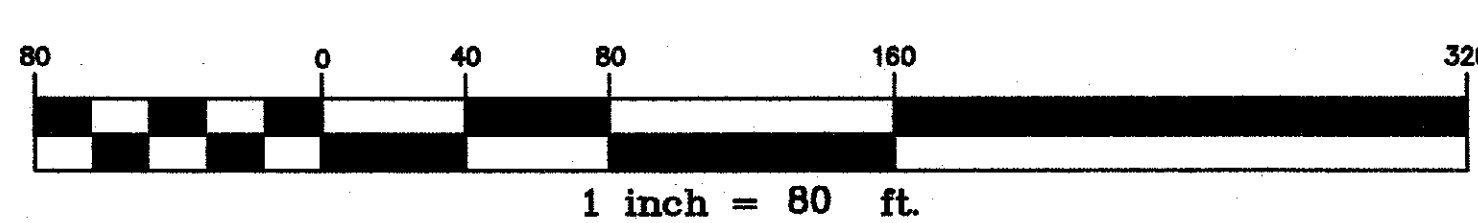


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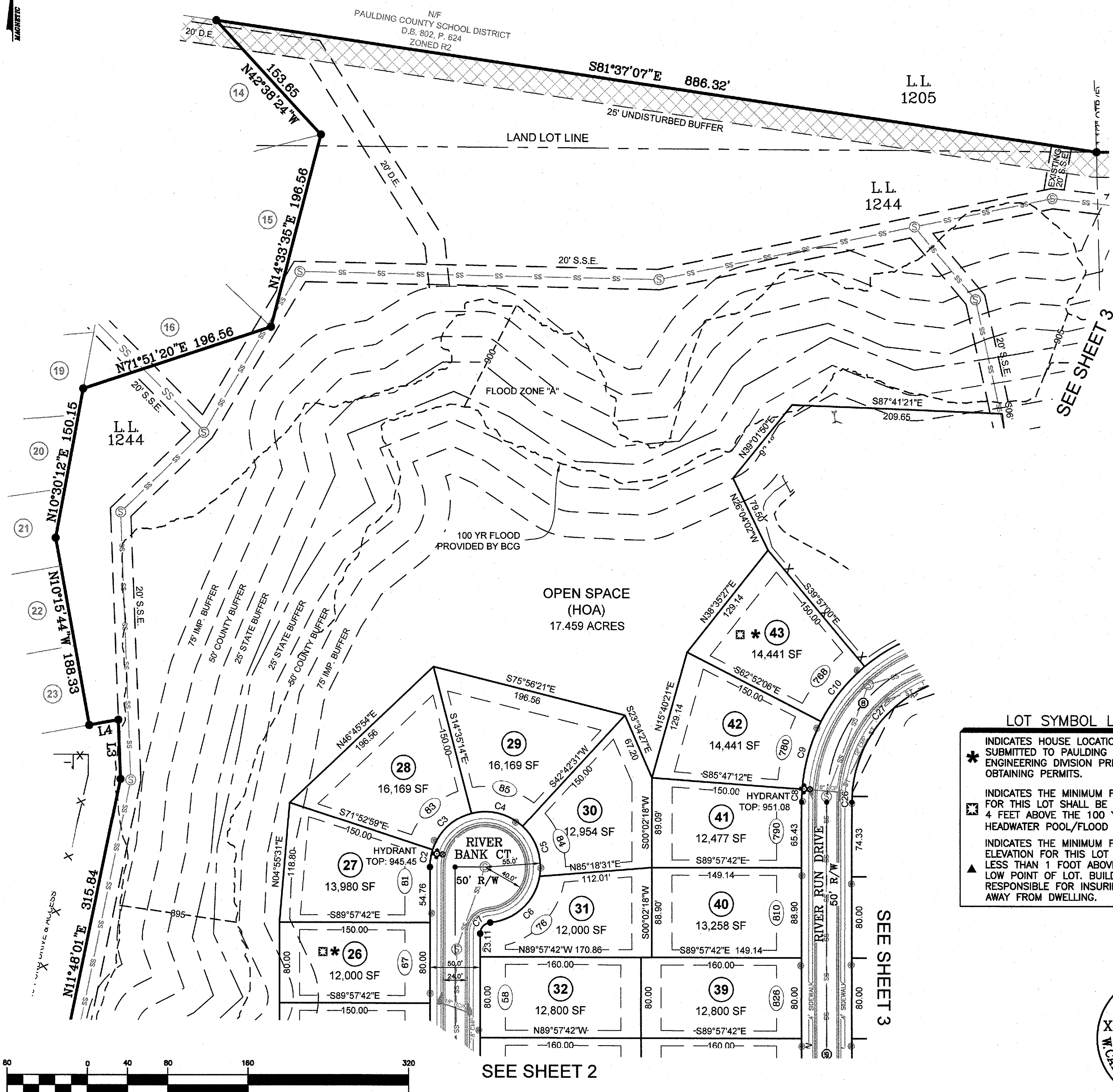
LEGEND	
---	IRON PIN SET
---	REINFORCING ROD
---	OPEN TOP PIPE
---	CRIMP TOP PIPE
---	CONCRETE MONUMENT
(F)	FOUND
(D)	DISTURBED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
---	LAND LOT LINE
R/W	RIGHT-OF-WAY
---	WATER MAIN
B.L.	BUILDING LINE
---	EDGE OF PAVEMENT
---	SANITARY SEWER
P.L.	PROPERTY LINE
---	CENTERLINE
---	CHAIN LINK FENCE
---	BARBED WIRE FENCE
---	POWER POLE
---	GUY WIRE
---	FIRE HYDRANT
---	WATER METER
---	GATE VALVE
---	SANITARY SEWER EASEMENT
---	CORRUGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	SANITARY MANHOLE
---	SANITARY SERVICE
---	SINGLE WING CATCH BASIN
---	DOUBLE WING CATCH BASIN
---	JUNCTION BOX
---	HEADWALL
---	DROP INLET
---	DRAINAGE AREA
---	ELEVATION
---	DRAINAGE EASEMENT
---	BENCH MARK

Brian Stover made a motion to approve with eleven (11) stipulations 2019-12-Z: Application by PIEDMONT RESIDENTIAL, LLC to rezone approximately 69.6 acres from I-1 (Light Industrial) to LDQRD (Low Density Quality Residential Development) for the development of a single-family residential subdivision (113 single-family lots) with public streets. Property is located in Land Lots 1205, 1206, 1243, 1244, 1245, and 1277; District 3; Section 3; east side of Old County Farm Road, north of Industrial Boulevard North, POST 4, seconded by Ron Davis; motion carried unanimously.

County Attorney Jayson Phillips read the requested additional phrase the applicant asked to add before the final vote, for clarification.

RECOMMENDATION: APPROVAL (4-3-0) with the following stipulations:

- Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Plan Review Process.
- Owner/Developer acknowledges all required landscape buffers, amenity areas, detention area lots, lift station lots, easements, parking areas, and buildings may not be accounted for as greenspace areas.
- Owner/Developer agrees access to the development shall be determined during the plan review process.
- Owner/Developer is required to meet all County Development Standards and Ordinances related to project improvements.
- Owner/Developer agrees that roadway entrance improvements or other improvements shall be determined during the plan review process based upon a traffic study.
- Owner/Developer shall provide sufficient R.O.W. to accommodate the aforementioned left turn lane (if deemed necessary by PCDOT).
- Owner/Developer shall install 5' wide sidewalk along the entire frontage of the property on Old County Farm Road and tie into the existing sidewalk.
- Owner/Developer shall be responsible for incorporating traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) Manual for Traffic Calming.
- Owner/Developer acknowledges sewer service will be provided by the City of Dallas.
- Owner/Developer agrees to extend sewer service at applicant's expense to the north property line of the parcel for the benefit of the Moses Middle School facility upon commencement of construction of the development by applicant. In the event the Paulding County School District seeks to construct a sewer line through the parcel prior to applicant's commencement of construction, applicant will grant a sewer/utility easement to the Paulding County School District for the purpose without cost to the school district.
- Owner/Developer agrees no land disturbance permit shall be granted for the parcel prior to July 1, 2020.

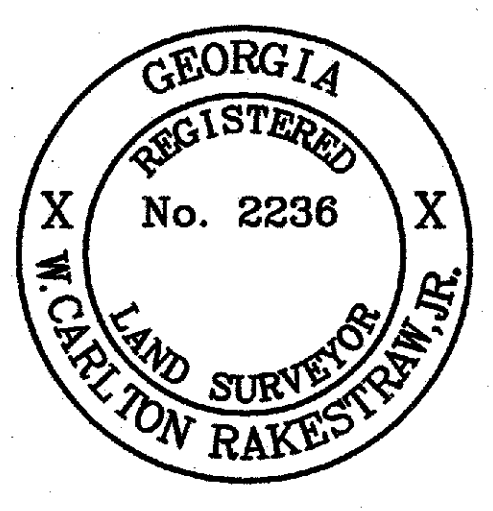


FINAL PLAT FOR
CREEKSIDE LANDING
PHASE 2

LOCATED IN LAND LOTS: 1205, 1244, 1245, 1277
3RD DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

PROJECT NO. 19-071
PLOT FILE # CREEKSIDE 2.F
DATE: 8-02-23
DRAWN BY: W.C.R.
APPROVED BY: W.C.R.

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300





STAFF ACTION ITEM

MEETING DATE: 11/03/2025

TITLE: *Warranty Bond Release Bond No. 2023-05 Park at Ansleigh Farms Phase I Subdivision (Sewer Only)*

PRESENTED BY: *Brandon Rakestraw – Public Works Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Warranty Bond Release Bond No. 2023-05 Park at Ansleigh Farms Phase I Subdivision (Sewer Only)

HISTORY/PAST ACTION:

Development Final Plat & Warranty Bond: June 13, 2023

FINANCIAL IMPACT:

\$64,063.54

INFORMATION:

Request Council Review/Approval:

Warranty Bond Release

A final acceptance for public dedication inspection has been completed by the Public Works Department. Confirmation that the improvements are acceptable was provided by the inspection team. The Public Works Director has requested release of the bond amount back to George Tomas Homes, LLC.

A final inspection fee of \$50.00 per lot with a minimum fee of \$2,500.00, as specified in the bond, for 70 lots totaling \$3,500.00 shall be deducted from the bond amount. Amount returned to Riverwood Residential LLC., shall be \$60,563.54.



City of Dallas, Georgia

129 E. Memorial Drive, Dallas, GA 30132
Office (770) 443-8110 / Fax (770) 443-8107

WARRANTY BOND DEVELOPMENT IMPROVEMENTS (Park at Ansleigh Farms Phase I – Sewer Only)

Warranty Bond No. 2023-05

KNOW ALL MEN BY THESE PRESENTS: That on this 6th day of JUNE, 20 23, we George Tomas Homes, LLC of Gwinnett county, State of Georgia as Principal, are held and bound unto the City of Dallas, Georgia in the sum of \$64,063.54 (Sixty Four Thousand Sixty-Three Dollars and Fifty-Four Cents) lawful money of the United States of America, for the payment whereof well and truly to be made, we bind ourselves, our heirs, executors, successors and assigns, jointly and severally, firmly by these presents. The condition of the foregoing obligations is such that,

WHEREAS, a warranty surety shall be a cash deposit and shall be equal to 15% of the actual construction and installation cost and shall be held by the City of Dallas for a minimum period of twenty-four (24) months. The 24-month time period shall begin after the initial acceptance of the construction and/or installation by the City of Dallas or its agent.

WHEREAS, cash deposits shall be payable upon default to the City of Dallas, Georgia and provide that the subdivider, his heirs, successors, and/or assignors and their agents or servants will comply with all applicable terms, conditions, provisions, and requirements of these regulations and any other applicable requirements; will faithfully perform and complete work constructing and installing the facilities and/or improvements in accordance with these regulations and any other applicable requirements; and the subdivider shall be responsible to the City for any unnecessary expense incurred through the failure of the subdivider, his heirs or successors, and assignors, or their agents or servants to complete work of the construction and installation in an acceptable manner and from any damages growing out of negligence in performing or failing to perform the construction installation.

WHEREAS, the cash deposit paid as required by these regulations shall be released or returned as the case may be, at such time as the facilities guaranteed hereby have been installed and maintained for minimum of twenty-four (24) months, and accepted by the City of Dallas. The developer(s) shall be required to compensate the City of Dallas for the cost of performing a final acceptance and public dedication inspection of the above infrastructure improvements. The compensation shall be based on a fee of Fifty Dollars (\$50.00) per lot with a minimum fee of Two Thousand Five Hundred Dollars (\$2,500.00) and must be paid prior to the final acceptance and dedication inspection. The City of Dallas shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection (Ord. 04-08, effective August 1, 2004). Acceptance by the City shall be by resolution of the Mayor and Council of the City of Dallas and shall accurately identify the specific improvements covered. Utilities, streets, and/or other facilities shall not be accepted until they conform to the City's specifications and standards.

WHEREAS, in the event that construction, installation and/or maintenance of any improvements or facilities for which a required cash deposit is deposited are not completed within the time stipulated; or is installed but not properly maintained or repaired under warranty; or if the construction or installation is not in accordance with applicable standards, the City may proceed to construct, maintain and/or repair the improvements or facilities using the cash deposited to pay for such work. Such work may be done under contract or with City employees, whichever is appropriate to the case. In the event that any portion of a required cash deposit is not depleted or used, by the City then any excess shall be rebated to the person or corporation making the cash deposit.

WHEREAS, this agreement shall be governed by the laws of the State of Georgia.

NOW THEREFORE, the principal has submitted a statement enumerating the cost of construction and installation of all required improvements for a total of \$427,090.24 (Four Hundred Twenty-Seven Thousand Ninety Dollars and Twenty-Four Cents), a copy of such is attached hereto and marked as "EXHIBIT A" and made a part hereof by reference. The Principal shall be liable in payment to the City of Dallas of a sum not to exceed \$64,063.54 (Sixty Four Thousand Sixty-Three Dollars and Fifty-Four Cents), which is calculated as 15% of the costs of construction and installation of the required improvements for the Park at Ansleigh Farms Development. If the Principal shall well and truly perform the terms and conditions of said contract, then this obligation shall be void, otherwise, to remain in full force and effect. Upon failure of the Principal in the performance of the terms and conditions of said contract, then the cash bond value is to be used to cover the cost of completing the terms and conditions set forth under the contract entered by the Principal with the City of Dallas. The cash bond shall remain in full force and effect until the required improvements have been accepted by the City by resolution of the Mayor and Council of the City of Dallas, Georgia.

SO AGREED this 6th day of JUNE, 20 23

Name of Corporation: George Tomas Homes, LLC, a Georgia Corporation
Printed or Typed Name

By: Erin Schnelker
Signature

ERIN SCHNELKER
Typed or Printed Name

Attest: Anthony H. Knudson
Signature of Witness

Anthony H. Knudson
Typed or Printed Name

Title: VICE PRESIDENT
(President or Vice President)

Title: Corporate Secretary
(Corporate Secretary or Corporate Secretary Assistant)

(CORPORATE SEAL)

DALLAS, GEORGIA

Attest: Gina Clark
City Clerk

By: HA
City Manager

(CITY SEAL)

Attachments:

Exhibit A: Principal's Contractor Cost Quote for Required Improvements.

"EXHIBIT A"

C & L QUOTE/PAYABLES
PARK AT ANSLEIGH FARMS
SEWER

PHASE 2 - 24 LOTS				QUOTE				INVOICE 6/25/21				INVOICE 7/23/21				INVOICE 8/25/21				INVOICE 9/23/21			
48 MH BASE	4	EA	440.95	1763.8	2	EA	440.95	881.9	0	EA	440.95	0	2	EA	440.95	881.9	0	EA	440.95	0			
48 MH RISER	36	VF	180.95	6514.2	16	VF	180.95	2895.2	0	VF	180.95	0	2	VF	180.95	361.9	0	VF	180.95	0			
MH COATING	36	VF	26.05	937.8	16	VF	26.05	416.8	0	VF	26.05	0	20	VF	26.05	521	0	VF	26.05	0			
TESTING	4	EA	460.5	1842	0	EA	460.5	0	0	EA	460.5	0	0	EA	460.5	0	4	EA	460.5	1842			
BOOTS	10	EA	124.9	1249	5	EA	124.9	624.5	0	EA	124.9	0	5	EA	124.9	624.5	0	EA	124.9	0			
8" SDR 26 PVC																							
0-10'	360	LF	28.61	10299.6	41.5	LF	28.61	1187.315	70	LF	28.61	2002.7	248.5	LF	28.61	7109.585	0	LF	28.61	0			
10-12'	61	LF	30.98	1889.78	61	LF	30.98	1889.78	0	LF	30.98	0	0	LF	30.98	0	0	LF	30.98	0			
12-14'	0	LF	33.36	0	0	LF	33.36	0	0	LF	33.36	0	0	LF	33.36	0	0	LF	33.36	0			
14-16'	0	LF	35.73	0	0	LF	35.73	0	0	LF	35.73	0	0	LF	35.73	0	0	LF	35.73	0			
8" CS1 DIP																							
0-10'	162	LF	45.36	7348.32	93	LF	45.36	4218.48	0	LF	45.36	0	69	LF	45.36	3129.84	0	LF	45.36	0			
10-12'	162	LF	47.74	7733.88	79	LF	47.74	3771.46	0	LF	47.74	0	83	LF	47.74	3962.42	0	LF	47.74	0			
12-14'	86	LF	50.11	4309.46	86	LF	50.11	4309.46	0	LF	50.11	0	0	LF	50.11	0	0	LF	50.11	0			
14-16'	86	LF	52.49	4514.14	86	LF	52.49	4514.14	0	LF	52.49	0	0	LF	52.49	0	0	LF	52.49	0			
16-18'	0	LF	57.24	0	0	LF	57.24	0	0	LF	57.24	0	0	LF	57.24	0	0	LF	57.24	0			
19-20'	0	LF	70.12	0	0	LF	70.12	0	0	LF	70.12	0	0	LF	70.12	0	0	LF	70.12	0			
20-22'	0	LF	79.62	0	0	LF	79.62	0	0	LF	79.62	0	0	LF	79.62	0	0	LF	79.62	0			
22-24'	0	LF	89.7	0	0	LF	89.7	0	0	LF	89.7	0	0	LF	89.7	0	0	LF	89.7	0			
24-28'	0	LF	99.7	0	0	LF	99.7	0	0	LF	99.7	0	0	LF	99.7	0	0	LF	99.7	0			
TESTING	917	LF	2.81	2576.77	0	LF	2.81	0	0	LF	2.81	0	0	LF	2.81	0	917	LF	2.81	2576.77			
TIE EXIST MH	3	EA	2035	6105	0	EA	2035	0	0	EA	2035	0	0	EA	2035	0	3	EA	2035	6105			
8X6 DI TEE	7	EA	555.24	3886.68	6	EA	555.24	3331.44	0	EA	555.24	0	1	EA	555.24	555.24	0	EA	555.24	0			
8X6 PVC TEE	5	EA	119.55	597.75	0	EA	119.55	0	0	EA	119.55	0	5	EA	119.55	597.75	0	EA	119.55	0			
6" SDR26PVC	560	LF	22.07	12359.2	216	LF	22.07	4767.12	0	LF	22.07	0	344	LF	22.07	7592.08	0	LF	22.07	0			
2" MARKER PIPE	400	LF	4.64	1856	160	LF	4.64	742.4	0	LF	4.64	0	240	LF	4.64	1113.6	0	LF	4.64	0			
6" PVC PLUG	20	EA	26.42	528.4	8	EA	26.42	211.36	0	EA	26.42	0	12	EA	26.42	317.04	0	EA	26.42	0			
INVERTS	7	EA	507.5	3552.5	0	EA	507.5	0	0	EA	507.5	0	0	EA	507.5	0	7	EA	507.5	3552.5			
RING/COVER	4	EA	441	1764	2	EA	441	882	0	EA	441	0	2	EA	441	882	0	EA	441	0			
TOP ADJUST	4	EA	260.5	1042	4	EA	260.5	1042	0	EA	260.5	0	0	EA	260.5	0	0	EA	260.5	0			
BED STONE	260	TN	45.96	11949.6	108.5	TN	45.96	4986.66	0	TN	45.96	0	151.5	TN	45.96	6962.94	0	TN	45.96	0			
TOTAL				94619.88			TOTAL		40672.02	TOTAL		2002.7	TOTAL		34611.8		TOTAL		14076.27				

TOTAL COST PHASE 2 91362.78

TOTAL COST PHASE 1	314741.4
--------------------	----------

$$\$335,727.46 + \$91,362.78 = \$427,090.24$$
$$\$427,090.24 \times 15\% = \$64,063.54$$

eFiled and eRecorded
DATE: 06/13/2023
TIME: 9:07 AM
PLAT BOOK: 77
PAGE: 18 - 20
FILING FEES: \$30.00
PART ID: 2051548593
RECORDED BY: TS
Sheila Butler
Paulding County, GA

City of Dallas Certification

It is hereby certified that the Sanitary Sewer System, Easements and other required improvements in this subdivision have been installed in an acceptable manner or surety has been provided in an amount to ensure their installation, and that this plat meets all the requirements of the City of Dallas, Water and Sewer Regulations & Specification.

Manager, City of Dallas

Clerk, City of Dallas

Paulding County Development Certification

This plat, having been submitted to Paulding County and having been found to comply with the Paulding County Development Regulations and the Paulding County Zoning Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Details and the posting of an 18-month maintenance bond.

6/12/23 Date
Community Development Department

6/12/23 Date
Water System

5/30/23 Date
Department of Transportation

6/12/2023 Date
Board of Commissioners

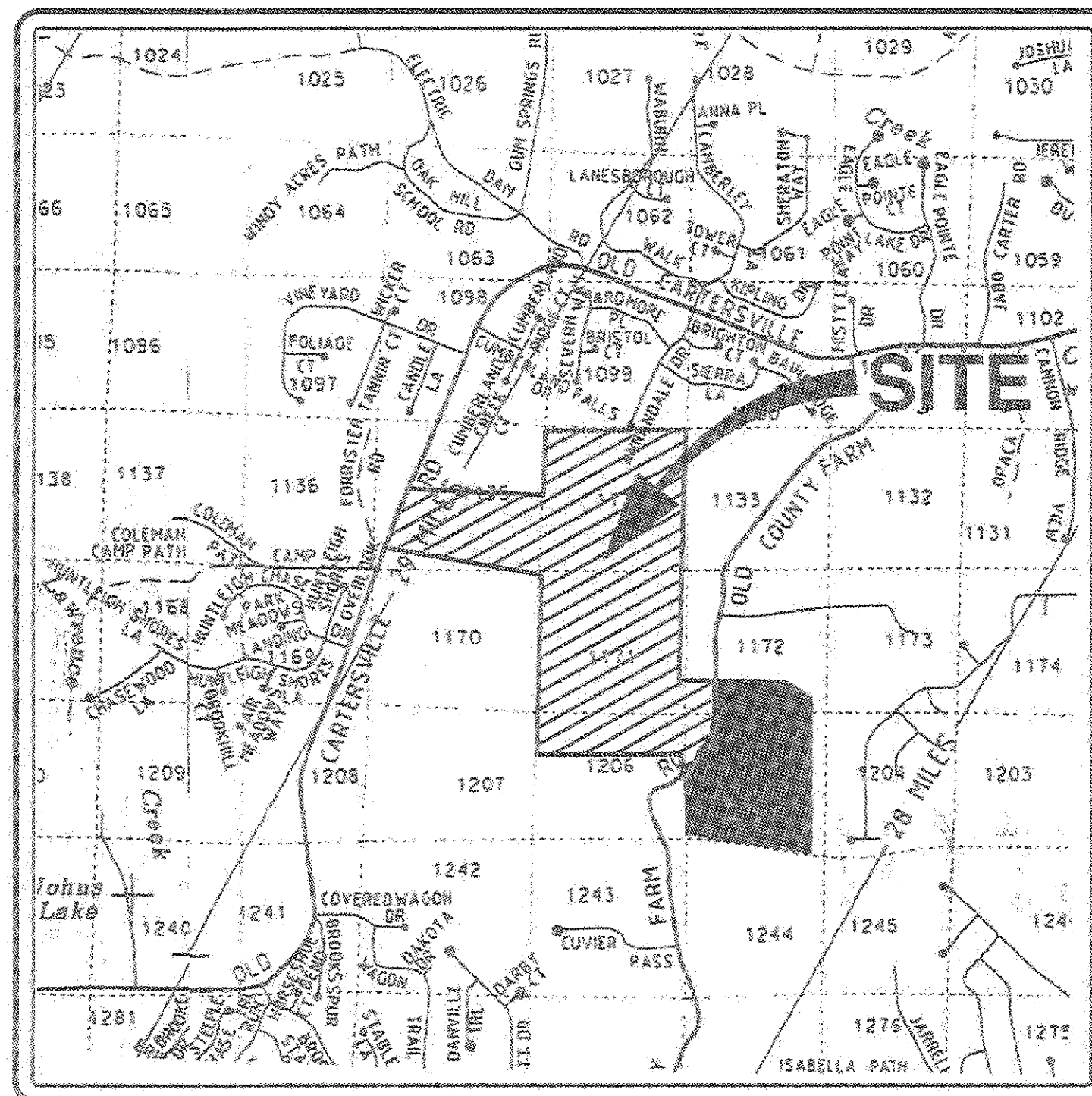
Owner's Acknowledgment

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to Paulding County and further dedicate to the use of the public forever all alleys, parks, water courses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of development plan and other valuable considerations, the owner further releases and holds harmless Paulding County from any claims, damages or demands arising: on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Paulding county shall not be liable to him, his heirs, successors for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives, structures, street, culverts, curbs of sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

Signature Date 5-25-23

POST OFFICE:
DALLAS, GA 30132

MAIL KIOSK TO BE LOCATED
IN AMENITY AREA



LOCATION MAP --- 1" = 2000'

GENERAL NOTES

ALL PROPOSED S2 CLASS STREETS ARE TO CONSIST OF 1" TYPE F ASPHALTIC TOPPING, 2" BINDER COURSE, AND 6" COMPACTED GRADED AGGREGATE BASE (GAB). ALL S3 CLASS STREETS ARE TO CONSIST OF 1 1/2" TYPE E ASPHALTIC TOPPING, 2" TYPE B BINDER AND 8" GRADED AGGREGATE BASE (GAB).

MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL OR 100 YEAR FLOOD ELEVATIONS FOR LOTS UPSTREAM OF STORM DRAIN CROSSINGS. FOR LOW POINTS IN ROAD THE MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT THE LOW POINT.

A 20 FOOT DRAINAGE EASEMENT (10 FEET EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.

A 10 FOOT DRAINAGE/UTILITY EASEMENT (5 FEET EACH SIDE OF PROPERTY LINE) IS RESERVED ALONG FRONT, SIDE AND REAR PROPERTY LINES.

BUILDER TO INSURE LOTS DRAIN TO STREET AND/OR DRAINAGE EASEMENTS AND NOT ONTO ADJOINING LOTS.

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0129 D OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEPT. 29, 2006.

NOTE: THE DIMENSIONS, BEARINGS, DISTANCES, AND AREA CALCULATIONS OF THE RESIDENTIAL SUBDIVISION SHOWN HEREON WERE PREPARED BY AND ARE THE RESPONSIBILITY OF CARLTON RAKESTRAW & ASSOCIATES.

THE CIVIL ENGINEERING DESIGN OF THIS DEVELOPMENT, WHICH INCLUDES: STORM WATER, HYDROLOGY STUDIES, CULVERT SIZES, 100 YEAR FLOOD ELEVATIONS, MINIMUM FLOOR ELEVATIONS, ETC. WAS PREPARED BY EDISON ENGINEERING, GROUP AS SHOWN ON CONSTRUCTION PLANS FOR ANSLEIGH FARMS.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE SURVEY FOR GEORGE TOMAS HOMES PREPARED BY CARLTON RAKESTRAW AND ASSOCIATES DATED 8/16/19.

ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK _____, PAGE _____, PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

PAULDING DOT NOTES

- ENSURE CURB CUTS IN DRIVEWAYS ARE INSTALLED VIA CUT METHOD.
- DRIVEWAYS ARE TO BE INSTALLED TO SLOPE TOWARD THE STREET (SHOULD MEET THE ROADWAY TYPICAL SECTION)
- GARAGE FLOOR AND FIRST FLOOR TO BE AT A MINIMUM OF 1 FOOT ABOVE THE ABOVE ADJACENT TOP OF CURB.
- ADA REQUIREMENTS SHALL BE MET WITHIN THE DEVELOPMENT (I.E. HANDICAP RAMPS, SIDEWALKS, DETECTABLE WORKING PADS, ETC.)
- SIDEWALKS WITHIN COMMON AREAS, OPEN SPACES ARE TO BE INSTALLED BY THE DEVELOPER

WATER SYSTEM NOTES

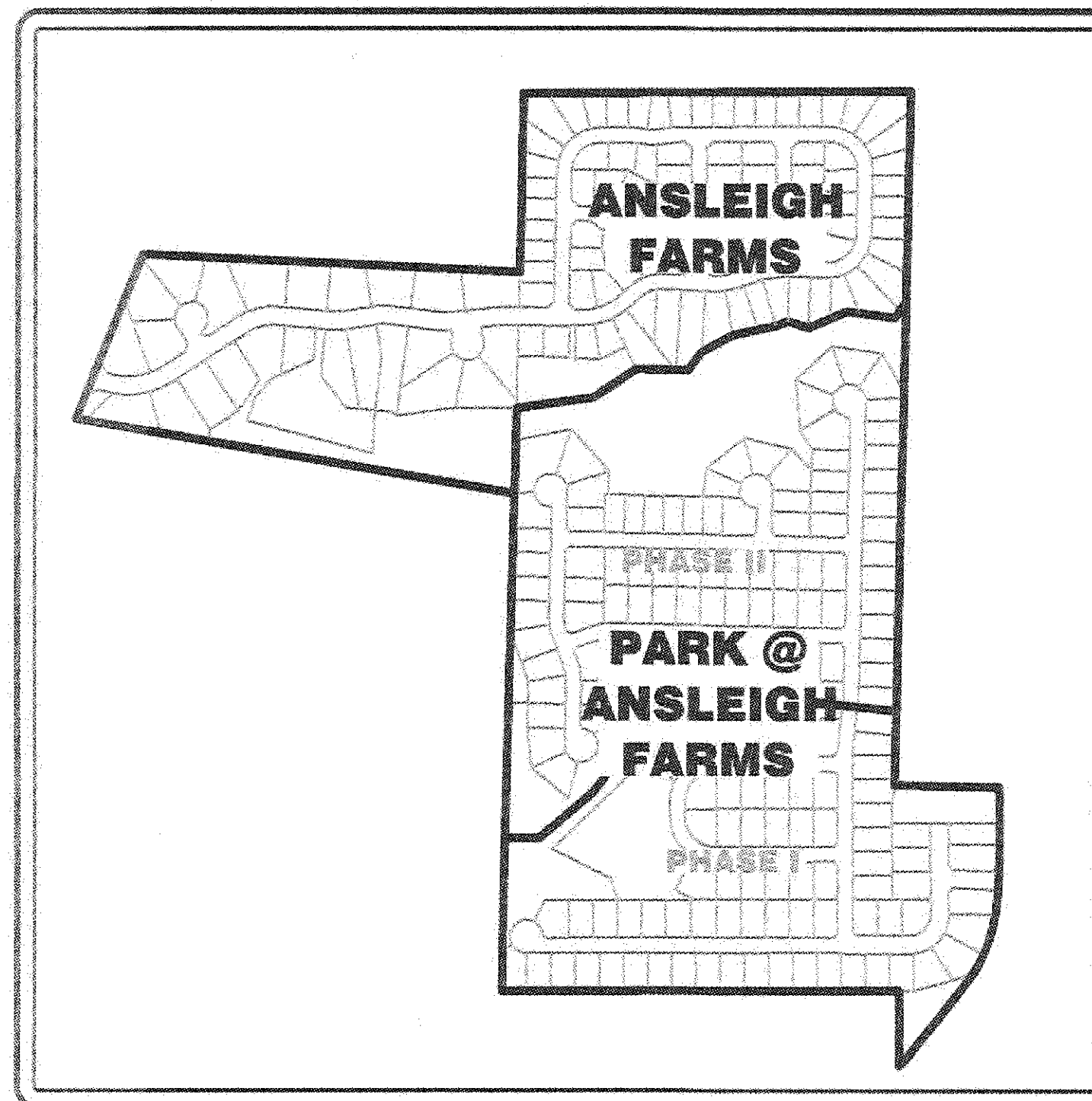
- NO PERMANENT STRUCTURES CONSTRUCTED INSIDE ANY PERMANENT WATER OR SEWER EASEMENTS.

ENGINEERING DIVISION NOTE

- SAND / GRAVEL FILTER FOR WATER QUALITY PONDS TO BE PROVIDED AT 80% BUILD-OUT OR END OF WARRANTY

STREET LIGHT REQUIREMENTS

- IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 12/12/17), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
- THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT FOR BOTH 12 MONTHS ENERGY COST PLUS A 10% ADMINISTRATIVE FEE AND INSTALLATION COST OF STREET LIGHTS, INCLUDING POLES, FIXTURES, AND ANY RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- THE FINAL PLAT SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
- THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.



SITE MAP- NTS

Surveyors Acknowledgment

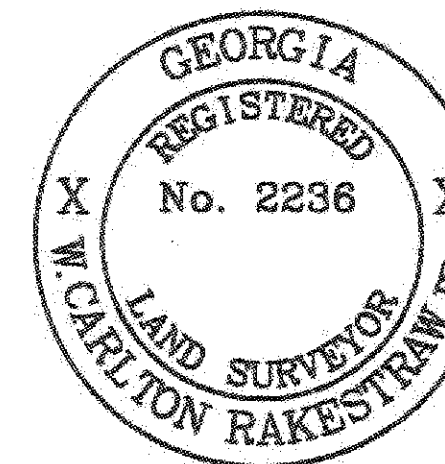
I hereby certify that the plan shown and described hereon is a true correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Paulding County Development Standards.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

W. CARLTON RAKESTRAW, JR. Date 5-25-23

GENERAL INFORMATION

ENGINEER:	EDISON ENGINEERING
ENGINEER ADDRESS:	2203 CHARLES HARDY PARKWAY
CURRENTLY ZONED:	PRD
TOTAL AREA OF DEVELOPMENT:	63.420 ACRES
PHASE AREA:	30.050 ACRES
TOTAL OPEN SPACE REQUIRED:	0.10 X 63.420= 6.342 ACRES
OPEN SPACE PROVIDED:	6.863 ACRES PHASE 1
TOTAL # OF LOTS DEVELOPED:	70 LOTS
LENGTH OF NEW STREETS:	4,075 FEET
MINIMUM LOT SIZE:	8,000 S.F.
MINIMUM FRONT SETBACK:	20 FEET
MINIMUM SIDE SETBACK:	5 FEET, 20' (CORNER)
MINIMUM REAR SETBACK:	20 FEET
MINIMUM HOUSE SIZE:	1,600 S.F.
FIELD TRAVERSE PRECISION:	1' : 13,983'
ANGLE ADJUSTMENT:	2" PER ANGLE
TRAVERSE ADJUSTMENT:	COMPASS
PLAT PRECISION:	1' : 169,306'
EQUIPMENT:	SOKKIA SET 2-100
STREET RIGHT-OF-WAYS:	50 FEET
CUL-DE-SAC RADIUS:	55 FEET
CENTERLINE OF STREET:	25 FEET FROM R/W
STREET WIDTH (BOC/BOC):	24 FEET (UNLESS NOTED)
PAVEMENT WIDTH:	20 FEET (UNLESS NOTED)
PAVEMENT TYPE:	ASPHALT



OWNER
GEORGE TOMAS HOMES, LLC
6825 JIMMY CARTER BLVD., SUITE 1860
NORCROSS, GA 30071

CONTACT:
TOM DOZIER
770-837-0646

SEE ZONING
STIPULATIONS ON
SHEET 3

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

PROJECT NO. 06-065
PLOT FILE # PARK AF F1
DATE: 4-19-23
DRAWN BY: G.P.B.
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) - 1171, 1172, 1205, 1206
3rd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR
THE PARK AT ANSLEIGH FARMS
PHASE 1

SHEET
1 / 3



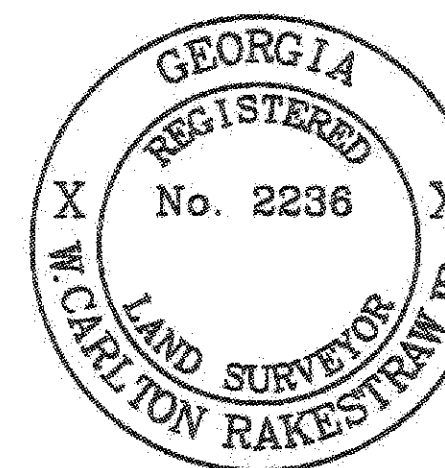
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PART ID: 2051548593
RECORDED BY: TS
Sheila Butler
Paulding County, GA

SETBACKS
FRONT- 20 FEET
SIDE- 5 FEET
REAR- 20 FEET

LOTS 1, 33, 34, 42, 114, 116,
121, 127, 128, AND 133 WILL
BE ADDRESSED AT THE
TIME OF PERMITTING.

LOT SYMBOL LEGEND

- * INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING PERMITS.
- INDICATES THE MINIMUM FLOOR ELEV. FOR THIS LOT SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL/FLOOD ELEVATION.
- INDICATES THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS LOT SHALL BE NO LESS THAN 1 FOOT ABOVE CURB AT LOW POINT OF LOT. BUILDER IS RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLING.



CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

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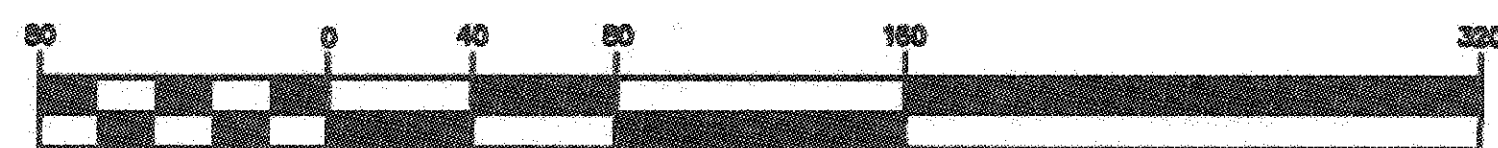
LOCATED IN LAND LOT(S) - 1171, 1172, 1205, 1206
3rd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR
THE PARK AT ANSLEIGH FARMS
PHASE 1

SHEET
2 / 3



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



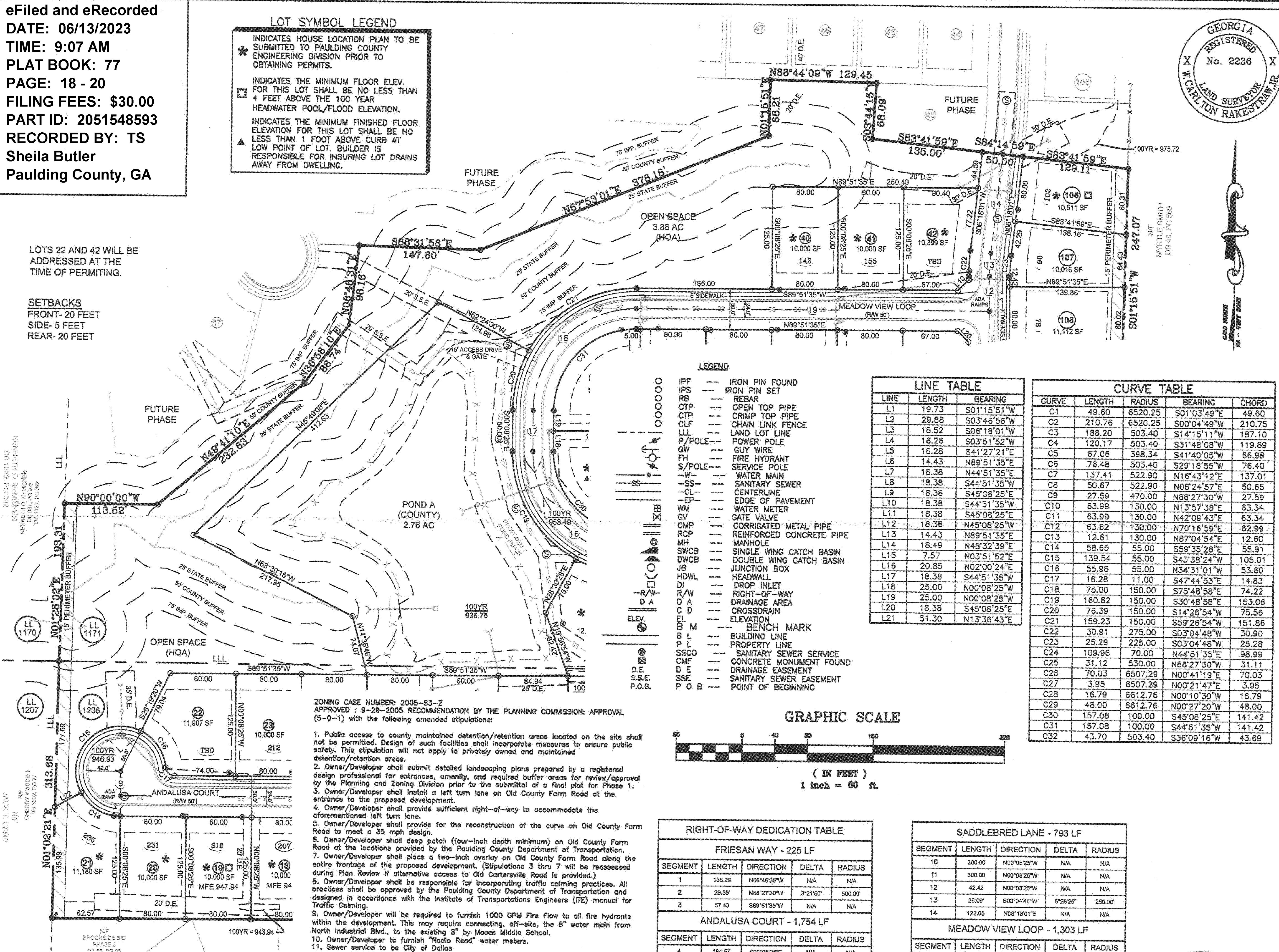
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LOT SYMBOL LEGEND

- INDICATES HOUSE LOCATION PLAN TO BE SUBMITTED TO PAULDING COUNTY ENGINEERING DIVISION PRIOR TO OBTAINING PERMITS.
- INDICATES THE MINIMUM FLOOR ELEV. FOR THIS LOT SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR HEADWATER POOL/FLOOD ELEVATION.
- INDICATES THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS LOT SHALL BE NO LESS THAN 1 FOOT ABOVE CURB AT LOW POINT OF LOT. BUILDER IS RESPONSIBLE FOR INSURING LOT DRAINS AWAY FROM DWELLING.

LOTS 22 AND 42 WILL BE ADDRESSED AT THE TIME OF PERMITTING.

SETBACKS
FRONT- 20 FEET
SIDE- 5 FEET
REAR- 20 FEET



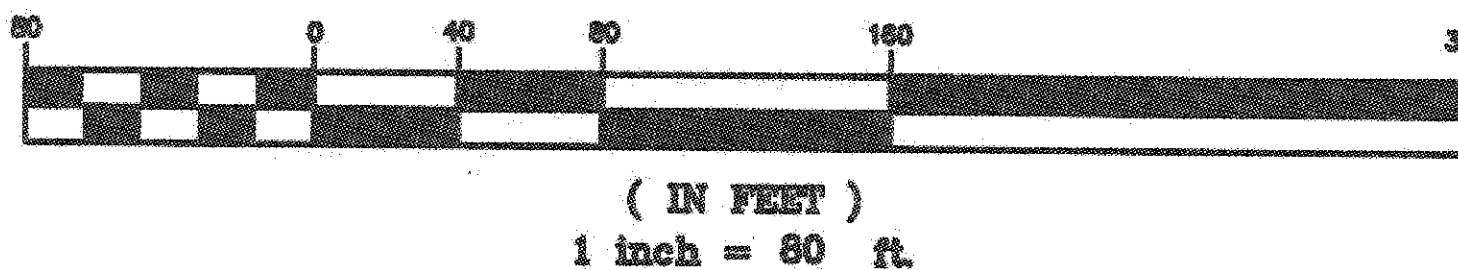
ZONING CASE NUMBER: 2005-53-Z
APPROVED: 9-29-2005 RECOMMENDATION BY THE PLANNING COMMISSION: APPROVAL (5-0-1) with the following amended stipulations:

- Public access to county maintained detention/retention areas located on the site shall not be permitted. Design of such facilities shall incorporate measures to ensure public safety. This stipulation will not apply to privately owned and maintained detention/retention areas.
- Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division prior to the submittal of a final plat for Phase 1.
- Owner/Developer shall install a left turn lane on Old County Farm Road at the entrance to the proposed development.
- Owner/Developer shall provide sufficient right-of-way to accommodate the aforementioned left turn lane.
- Owner/Developer shall provide for the reconstruction of the curve on Old County Farm Road to meet a 35 mph design.
- Owner/Developer shall deep patch (four-inch depth minimum) on Old County Farm Road at the locations provided by the Paulding County Department of Transportation.
- Owner/Developer shall place a two-inch overlay on Old County Farm Road along the entire frontage of the proposed development. (Stipulations 3 thru 7 will be reassessed during Plan Review if alternative access to Old Cartersville Road is provided.)
- Owner/Developer shall be responsible for incorporating traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the Institute of Transportation Engineers (ITE) manual for Traffic Calming.
- Owner/Developer will be required to furnish 1000 GPM Fire Flow to all fire hydrants within the development. This may require connecting, off-site, the 8" water main from North Industrial Blvd., to the existing 8" by Moses Middle School.
- Owner/Developer to furnish "Radio Road" water meters.
- Sewer service to be City of Dallas.
- Owner/Developer agrees to install a manhole and donate a minimum 50' wide construction easement and a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south, and west as applicable. Specific locations to be determined during the plan review process. Installation of said gravity sewer shall be completed along with all recorded easements prior to final platting of any lots within the proposed development.
- Owner/Developer agrees to provide 8-foot privacy fence along the adjoining property lines of Myrtle Smith and Barbara Bean. Seconded by Larry Ragsdale; motion carried unanimously.

LEGEND

- IPF --- IRON PIN FOUND
- IPS --- IRON PIN SET
- RB --- REBAR
- OTF --- OPEN TOP PIPE
- CTP --- CRIMP TOP PIPE
- CLF --- CHAIN LINK FENCE
- LL --- LAND LOT LINE
- P/POLE --- POWER POLE
- FW --- GUY WIRE
- FH --- FIRE HYDRANT
- S/POLE --- SERVICE POLE
- WM --- WATER MAIN
- SS --- SANITARY SEWER
- CL --- CENTERLINE
- EP --- EDGE OF PAVEMENT
- WM --- WATER METER
- GV --- GATE VALVE
- CMP --- CORRUGATED METAL PIPE
- RCP --- REINFORCED CONCRETE PIPE
- MH --- MANHOLE
- SWCB --- SINGLE WING CATCH BASIN
- DWCB --- DOUBLE WING CATCH BASIN
- JB --- JUNCTION BOX
- HDWL --- HEADWALL
- D --- DROP INLET
- R/W --- RIGHT-OF-WAY
- D --- DRAINAGE AREA
- C --- CROSSDRAIN
- E --- ELEVATION
- B --- BENCH MARK
- B L --- BUILDING LINE
- P L --- PROPERTY LINE
- SSCO --- SANITARY SEWER SERVICE
- CME --- CONCRETE MONUMENT FOUND
- D E --- DRAINAGE EASEMENT
- SSE --- SANITARY SEWER EASEMENT
- P O B --- POINT OF BEGINNING

GRAPHIC SCALE



RIGHT-OF-WAY DEDICATION TABLE

FRIESAN WAY - 225 LF

SEGMENT	LENGTH	DIRECTION	DELTA	RADIUS
1	138.29	N86°46'35"W	N/A	N/A
2	29.35	N88°27'30"W	3°21'50"	500.00'
3	57.43	S89°51'35"W	N/A	N/A

ANDALUSA COURT - 1,754 LF

SEGMENT	LENGTH	DIRECTION	DELTA	RADIUS
4	184.57	S00°08'25"E	N/A	N/A
5	116.62	S00°08'25"E	N/A	N/A
6	141.42	N44°51'35"E	90°00'00"	100.00'
7	211.28	S89°51'35"W	N/A	N/A
8	1054.61	S89°51'35"W	N/A	N/A
9	30.00	N00°08'25"W	N/A	N/A

LINE TABLE

LINE	LENGTH	BEARING
L1	19.73	S01°15'51"W
L2	29.88	S03°46'56"W
L3	18.52	S06°18'01"W
L4	18.26	S03°51'52"W
L5	18.28	S41°27'21"E
L6	14.43	N89°51'35"E
L7	18.38	N44°51'35"E
L8	18.38	S44°51'35"W
L9	18.38	S45°08'25"W
L10	18.38	S44°51'35"W
L11	18.38	S45°08'25"W
L12	18.38	N45°08'25"W
L13	14.43	N89°51'35"E
L14	18.49	N48°32'39"E
L15	7.57	N03°51'52"E
L16	20.85	N02°00'24"E
L17	18.38	S44°51'35"W
L18	25.00	N00°08'25"W
L19	25.00	N00°08'25"W
L20	18.38	S45°08'25"E
L21	51.30	N13°36'43"E

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	49.60	6520.25	S01°03'49"E	49.60
C2	210.76	6520.25	S00°04'49"W	210.75
C3	188.20	503.40	S14°15'11"W	187.10
C4	120.17	503.40	S31°48'08"W	119.89
C5	67.06	398.34	S41°40'05"W	66.98
C6	76.48	503.40	S29°18'55"W	76.40
C7	137.41	522.90	N16°43'12"E	137.01
C8	50.67	522.90	N06°24'57"E	50.65
C9	27.59	470.00	N88°27'30"W	27.59
C10	63.99	130.00	N13°57'38"E	63.34
C11	63.99	130.00	N42°09'43"E	63.34
C12	63.62	130.00	N70°16'59"E	62.99
C13	12.61	130.00	N87°04'54"E	12.60
C14	58.65	55.00	S59°35'28"E	55.91
C15	139.54	55.00	S43°38'24"W	105.01
C16	55.98	55.00	N34°31'01"W	53.60
C17	16.28	11.00	S47°44'53"E	14.83
C18	75.00	150.00	S75°48'58"E	74.22
C19	160.62	150.00	S30°48'58"E	153.06
C20	76.39	150.00	S14°26'54"W	75.56
C21	159.23	150.00	S59°26'54"W	151.86
C22	30.91	275.00	S03°04'48"W	30.90
C23	25.29	225.00	S03°04'48"W	25.28
C24	109.96	70.00	N44°51'35"E	98.99
C25	31.12	530.00	N88°27'30"W	31.11
C26	70.03	6507.29	N00°21'47"E	70.03
C27	3.95	6507.29	N00°21'47"E	3.95
C28	16.79	6612.76	N00°10'30"W	16.79
C29	48.00	6612.76	N00°27'20"W	48.00
C30	157.08	100.00	S45°08'25"E	141.42
C31	157.08	100.00	S44°51'35"W	141.42
C32	43.70	503.40	S36°09'16"W	43.69

SADDLEBRED LANE - 793 LF

SEGMENT	LENGTH	DIRECTION	DELTA	RADIUS
10	300.00	N00°08'25"W	N/A	N/A
11	300.00	N00°08'25"W	N/A	N/A
12	42.42	N00°08'25"W	N/A	N/A
13	28.09	S03°04'48"W	6°28'26"	250.00'
14	122.05	N06°18'01"E	N/A	N/A

MEADOW VIEW LOOP - 1,303 LF

SEGMENT	LENGTH	DIRECTION	DELTA	RADIUS
15	430.00	S89°51'35"W	N/A	N/A
16	176.78	S45°08'25"E	90°00'00"	125.00'
17	50.00	N00°08'25"W	N/A	N/A
18	176.78	S44°51'35"W	90°00'00"	125.00'
19	430.00	N89°51'35"E	N/A	N/A



GEORGIA
REGISTERED
No. 2236
LAND SURVEYOR
W. CARLTON RAKESTRAW, JR.

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

PROJECT NO. 06-065
PLOT FILE # PARK AF-F1
DATE: 4-19-23
DRAWN BY: G.P.B.
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) - 1171, 1172, 1205, 1206
3rd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

FINAL PLAT FOR
THE PARK AT ANSLEIGH FARMS
PHASE 1
SHEET
3/3



STAFF REPORT

MEETING DATE: 11/3/25 **FIRST READ**

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

OA - 2025-08 – Community Development Director discretion authority.

REPORT/INFORMATION:

This is an amendment to the Unified Development Code adding a section to the Central Business District zoning classification. The new section provides for a framework that gives the Community Development Director the authority to have discretion over zoning/planning/development requirements for projects in the CBD.

This is a first read.

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

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
CODE OF THE CITY OF DALLAS, GEORGIA, TO PROVIDE
FOR DISCRETION AUTHORITY OF THE COMMUNITY
DEVELOPMENT DIRECTOR FOR DEVELOPMENTS WITHIN
THE CBD ZONE; TO PROVIDE FOR FINDINGS; TO PROVIDE
FOR DEFINITIONS; TO PROVIDE FOR CONFLICTING
ORDINANCE SUBORDINATION; TO PROVIDE AN
EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

SECTION 1: STATEMENT OF PURPOSE AND FINDINGS

WHEREAS, the Mayor and Council of the City of Dallas, Georgia, recognize that the Central Business District (CBD) serves as the economic, cultural, and civic heart of the community, functioning as the primary commercial center, a focal point for community gatherings, and the symbolic representation of the City's vitality and character; and

WHEREAS, the CBD constitutes the historic and contemporary economic engine of the City, generating significant employment opportunities, tax revenue, and serving as an incubator for small businesses and entrepreneurial ventures that are essential to the City's long-term economic sustainability and growth; and

WHEREAS, downtown Dallas embodies the community's unique identity, heritage, and sense of place, containing historic buildings, cultural landmarks, and civic institutions that reflect the City's evolution from its founding to the present day and serve as irreplaceable assets that distinguish Dallas from other communities in the region; and

WHEREAS, the Mayor and Council find that a thriving downtown is essential to maintaining and enhancing the overall quality of life for residents, providing walkable spaces for social interaction, cultural activities, civic engagement, and community pride that cannot be replicated in other development patterns; and

WHEREAS, economic research consistently demonstrates that vibrant downtown areas serve as catalysts for broader community development, attracting complementary investment, supporting property values throughout the city, and creating the pedestrian-scale environments that are increasingly demanded by businesses, residents, and visitors in the 21st century economy; and

WHEREAS, the CBD faces unique development challenges including historic building constraints, irregular lot configurations, existing infrastructure limitations, shared parking needs, mixed-use compatibility requirements, and the necessity to accommodate innovative development approaches that may not conform to conventional suburban zoning standards but are essential for urban revitalization; and

WHEREAS, the rigid application of standard zoning requirements designed for greenfield suburban development often discourages beneficial downtown development and redevelopment projects that would enhance economic vitality, support local businesses, create housing opportunities, improve pedestrian connectivity, and strengthen the community's tax base; and

WHEREAS, Georgia law specifically recognizes the critical importance of downtown revitalization, as evidenced by the Downtown Development Authorities Act, the Georgia Main Street Program administered by the Georgia Department of Community Affairs, the Rural Zone Program providing tax incentives for downtown investment, and numerous state grant programs designed to support downtown redevelopment initiatives; and

WHEREAS, the Georgia Constitution, Article IX, Section II, Paragraph I grants counties home rule authority to adopt "clearly reasonable ordinances, resolutions, or regulations relating to [their] property, affairs, and local government for which no provision has been made by general law and which is not inconsistent with this Constitution," and municipal corporations are granted similar home rule powers under O.C.G.A. § 36-35-3, providing local governments with broad authority to address local conditions and promote community welfare; and

WHEREAS, the Georgia Constitution, Article IX, Section II, Paragraph IV specifically grants municipalities the power to "adopt plans and may exercise the power of zoning," subject only to general procedural laws,

thereby confirming local authority to tailor zoning regulations to serve local needs and circumstances; and

WHEREAS, Georgia courts have consistently recognized that local governments possess inherent authority under their home rule powers to enact ordinances that promote the health, safety, and general welfare of their communities, including the economic welfare that flows from vibrant commercial districts and efficient land use patterns; and

WHEREAS, the City's home rule authority extends to creating regulatory frameworks that address the unique characteristics of different areas within the municipal boundaries, including providing enhanced flexibility for areas that serve specialized functions critical to community welfare, such as downtown business districts; and

WHEREAS, the creation of administrative discretion provisions for the CBD represents a reasonable exercise of the City's police powers and home rule authority, designed to promote the general welfare by facilitating appropriate development that serves important public purposes including economic development, historic preservation, urban design excellence, and community character enhancement; and

WHEREAS, numerous other Georgia municipalities have successfully implemented similar administrative discretion and flexibility provisions for their downtown business districts, including Commerce, Carrollton, East Point, Jonesboro, and others, demonstrating that such approaches are consistent with Georgia law and effective in promoting downtown revitalization while maintaining appropriate regulatory oversight; and

WHEREAS, the City's Comprehensive Plan, Downtown Master Plan, and related planning documents have identified downtown revitalization as a key community priority and have called for regulatory approaches that support rather than hinder beneficial development within the CBD; and

WHEREAS, the City participates in the Georgia Main Street Program and has established a Downtown Development Authority, both of which recognize the need for coordinated public and private investment in downtown areas and the importance of regulatory frameworks that facilitate rather than obstruct beneficial development projects; and

WHEREAS, the Mayor and Council have observed that potential developers and business owners have been discouraged from pursuing downtown projects due to regulatory uncertainty, costly delays, and the inability

to adapt standard requirements to the unique conditions present in the CBD, resulting in lost opportunities for economic development, job creation, and community enhancement; and

WHEREAS, granting administrative discretion to the Community Development Director for CBD projects will streamline the development process, reduce unnecessary regulatory barriers, encourage private investment, support existing businesses, attract new enterprises, and promote the adaptive reuse of historic buildings while maintaining appropriate design standards and regulatory oversight; and

WHEREAS, administrative discretion provisions will enable the City to respond quickly and efficiently to development opportunities, support innovative projects that contribute to downtown vitality, and ensure that regulatory requirements serve their intended purposes without creating unnecessary obstacles to beneficial development; and

WHEREAS, the proposed administrative discretion authority includes appropriate limitations, decision criteria, appeal procedures, and documentation requirements to ensure that such discretion is exercised responsibly, transparently, and in accordance with established standards that protect the public interest; and

WHEREAS, the Mayor and Council find that the CBD's success directly impacts the entire community's economic health, quality of life, and civic pride, making downtown revitalization a matter of significant public interest that justifies the provision of regulatory flexibility designed to encourage appropriate development and redevelopment; and

WHEREAS, the authority granted herein is narrowly tailored to address the specific challenges facing downtown development while preserving essential protections for public health, safety, and welfare, and is consistent with the City's broader planning goals and economic development objectives; and

WHEREAS, this ordinance represents a proactive approach to downtown development that recognizes the changing needs of businesses and residents while honoring the historic character and community significance of the CBD, ensuring that Dallas remains competitive in attracting investment and maintaining its role as a regional destination; and

WHEREAS, the provisions herein serve multiple important governmental purposes including economic development, historic preservation, efficient land use, infrastructure utilization, tax base enhancement, job creation, and community character preservation, all of which contribute to the general welfare of the City and its residents.

NOW, THEREFORE, the Mayor and Council of the City of Dallas, Georgia, acting under its constitutional and statutory home rule authority and its inherent police powers to promote the health, safety, and general welfare of the community, hereby enacts the following amendment to the Unified Development Code to provide the administrative flexibility necessary to achieve the City's downtown revitalization goals while maintaining appropriate regulatory standards and oversight mechanisms.

SECTION II: THERE SHALL BE ADDED TO THE ZONING ORDINANCE OF THE CITY OF DALLAS, GEORGIA A NEW SECTION, Sec. 4.11.1 AS FOLLOWS:

Sec. 4.11.1 - Central Business District Administrative Discretion

1. Authority. The Community Development Director is hereby granted administrative discretion to approve modifications to development standards within the Central Business District (CBD) zoning district where such modifications:
 - a. Promote the purposes set forth in Section 1.02 of this Ordinance, particularly the goal to "increase the viability of businesses in downtown Dallas";
 - b. Are consistent with the character and scale of the surrounding downtown area;
 - c. Enhance pedestrian activity and street-level vibrancy;
 - d. Preserve or enhance the historic character of downtown Dallas;
 - e. Facilitate mixed-use development or adaptive reuse of existing structures; or
 - f. Address unique site constraints inherent to downtown development.
2. Applicable Standards. The Director may exercise discretion regarding the following development standards within the CBD district:
 - a. Density Requirements - May approve density increases or decreases based on project merit and infrastructure capacity;
 - b. Setback Requirements - May reduce or eliminate setbacks to promote continuous street frontage and pedestrian-oriented development;
 - c. Height Standards - May approve building heights exceeding the maximum or below the minimum when architecturally appropriate;

- d. Lot Coverage - May increase maximum lot coverage to promote efficient land use;
 - e. Parking Requirements - May reduce parking requirements for projects that enhance walkability or utilize shared parking arrangements;
 - f. Landscaping Standards - May modify landscaping requirements to accommodate urban design goals;
 - g. Use Restrictions - May approve uses similar in character to permitted uses that support downtown revitalization;
 - h. Design Standards - May approve alternative design solutions that achieve the intent of applicable design requirements; and
 - i. Site Development Standards - May modify other site development requirements as necessary to accommodate unique downtown development opportunities.
3. Limitation of Authority. The Director's discretion under this section shall not extend to:
- a. Uses that would create significant public health or safety hazards;
 - b. Modifications that would violate federal or state law;
 - c. Variances from flood protection standards;
 - d. Modifications to historic preservation requirements for designated historic properties; or
 - e. Any requirement specifically reserved to the Mayor and Council or other boards by state law.
4. Decision Criteria. In exercising discretion under this section, the Director shall consider:
- a. The unique characteristics of the CBD and downtown development context;
 - b. The project's contribution to downtown economic vitality and pedestrian activity;
 - c. Compatibility with existing development patterns and historic character;
 - d. Availability of public infrastructure and services;
 - e. Input from the Technical Advisory Committee when appropriate;
 - f. Public benefit derived from the proposed modification; and
 - g. Any conditions necessary to ensure the project serves the public interest.
5. Procedures.
- a. Application. Requests for administrative discretion shall be submitted in writing with supporting documentation demonstrating compliance with the decision criteria.

- b. Review Process. The Director may consult with the Technical Advisory Committee, other city departments, and external consultants as necessary to evaluate the request.
 - c. Decision. The Director shall issue a written decision within thirty (30) days of receiving a complete application, unless extended by mutual agreement.
 - d. Conditions. The Director may approve requests subject to reasonable conditions to ensure compatibility with surrounding uses and compliance with the purposes of this section.
 - e. Appeal. Decisions of the Director under this section may be appealed to the Zoning Board of Appeals pursuant to Section 11.11 of this Ordinance.
 - f. Documentation. All decisions under this section shall be:
 - i. Documented in writing with findings supporting the decision;
 - ii. Made part of the permanent development record;
 - iii. Referenced in any certificates of occupancy or other permits;
and
 - iv. Available for public inspection during normal business hours.
6. Sunset Review. The Mayor and Council shall review the effectiveness of this section every three (3) years and may modify or repeal these provisions based on their evaluation of the program's success in promoting downtown development goals.

SECTION III: CONFORMING AMENDMENTS

The following sections are hereby amended to reference the new administrative discretion provisions:

1. **Zoning Ordinance of the City of Dallas Georgia Section 2.03(2) - Community Development Director Basic Duties** - Add subsection (m):
"Exercise administrative discretion for Central Business District development as provided in Section 4.11.1."
2. **Zoning Ordinance of the City of Dallas Georgia Section 11.03(4)(e) - Development Plan Review and Approval** - Add subsection (ii) referencing CBD administrative discretion authority: "Notwithstanding any requirement in this Chapter, if the planned development is within the CBD zoning classification, the Community Development Director shall be authorized to exercise any and all powers of discretion as provided in Section 4.11.1."

SECTION IV: REPEALER

All Ordinances, or parts of Ordinance deemed in conflict to this Amendment shall be subordinate to this Amendment.

SECTION V: SEVERABILITY

If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision will not affect the validity of the remainder of this ordinance or any part thereof.

SECTION VI: EFFECTIVE DATE

This amendment shall take effect immediately upon adoption by the Mayor and Council.

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF _____, 2025.

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date



STAFF REPORT

MEETING DATE: 11/3/25 **FIRST READ**

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

OA-2025-07 – UDC Cleanup Amendment

REPORT/INFORMATION:

This is an amendment to the Unified Development Code (UDC). This is a cleanup amendment to address potential inconsistencies and inefficiencies in the UDC

This is a first read.

**ORDINANCE
AMENDMENT
NO. OA - 2025 – 07**

**AN ORDINANCE OF THE CITY OF DALLAS, GEORGIA, TO
AMEND THE UNIFIED DEVELOPMENT CODE (“UDC”) OF
THE CITY OF DALLAS, GEORGIA; TO PROVIDE FOR
SEVERABILITY; TO PROVIDE FOR REPEAL OF
CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.**

WHEREAS, the Mayor and Council of the City of Dallas, Georgia, are vested by the City Charter and the Constitution of the State of Georgia with full legislative authority over the zoning, development, and annexation of property within the corporate limits of the City;

WHEREAS, pursuant to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia and O.C.G.A. § 36-66-1 et seq. (the “Zoning Procedures Law”), the City of Dallas is authorized to adopt and amend ordinances governing land use, zoning, and related development matters;

WHEREAS, the City Council recognizes that certain prior provisions of the Unified Development Code have not clearly delineated the distinction between legislative and quasi-judicial functions, resulting in potential procedural inefficiencies;

WHEREAS, the purpose of this amendment is to reinforce policy that legislative decisions such as zoning map amendments, text amendments, and annexation zoning determinations are reserved exclusively to the elected City Council, while quasi-judicial determinations such as variances and administrative appeals remain properly within the jurisdiction of the Zoning Board of Appeals;

WHEREAS, the City further acknowledges that annexations, rezonings, and related land-use decisions must comply with the Georgia Zoning Procedures Act (O.C.G.A. § 36-66), the Municipal Annexation Act (O.C.G.A. § 36-36), and other applicable state laws which form the statutory basis of authority for municipal zoning and development regulation;

WHEREAS, the City Charter of Dallas, Georgia, and the Unified Development Code together provide the framework for the City to manage growth, development, and the extension of municipal services in a manner that protects the character of the community, preserves property values, and ensures consistency with adopted plans;

WHEREAS, the amendments set forth in Exhibit “A” attached hereto are necessary and appropriate to clarify administrative procedures, improve alignment with state law, and preserve the lawful separation of powers between legislative and quasi-judicial functions;

WHEREAS, the Mayor and Council find that adoption of this amendment is in the best interests of the health, safety, and general welfare of the citizens and residents of the City of Dallas, Georgia.

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

SECTION I. AMENDMENT ADOPTED.

The Unified Development Code of the City of Dallas, Georgia, is hereby amended as set forth in Exhibit “A”, incorporated herein by reference and made a part of this ordinance as if fully set forth herein.

SECTION II. SEVERABILITY.

If any section, subsection, paragraph, sentence, or clause of this ordinance shall be declared invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this ordinance.

SECTION III. REPEAL OF CONFLICTING ORDINANCES.

All Ordinances, or parts of Ordinance deemed in conflict to this Amendment shall be subordinate to this Amendment.

SECTION IV. EFFECTIVE DATE.

This ordinance shall become effective immediately upon its adoption

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF
_____, 2025.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date



STAFF REPORT

MEETING DATE: 11/3/25 **FIRST READ**

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

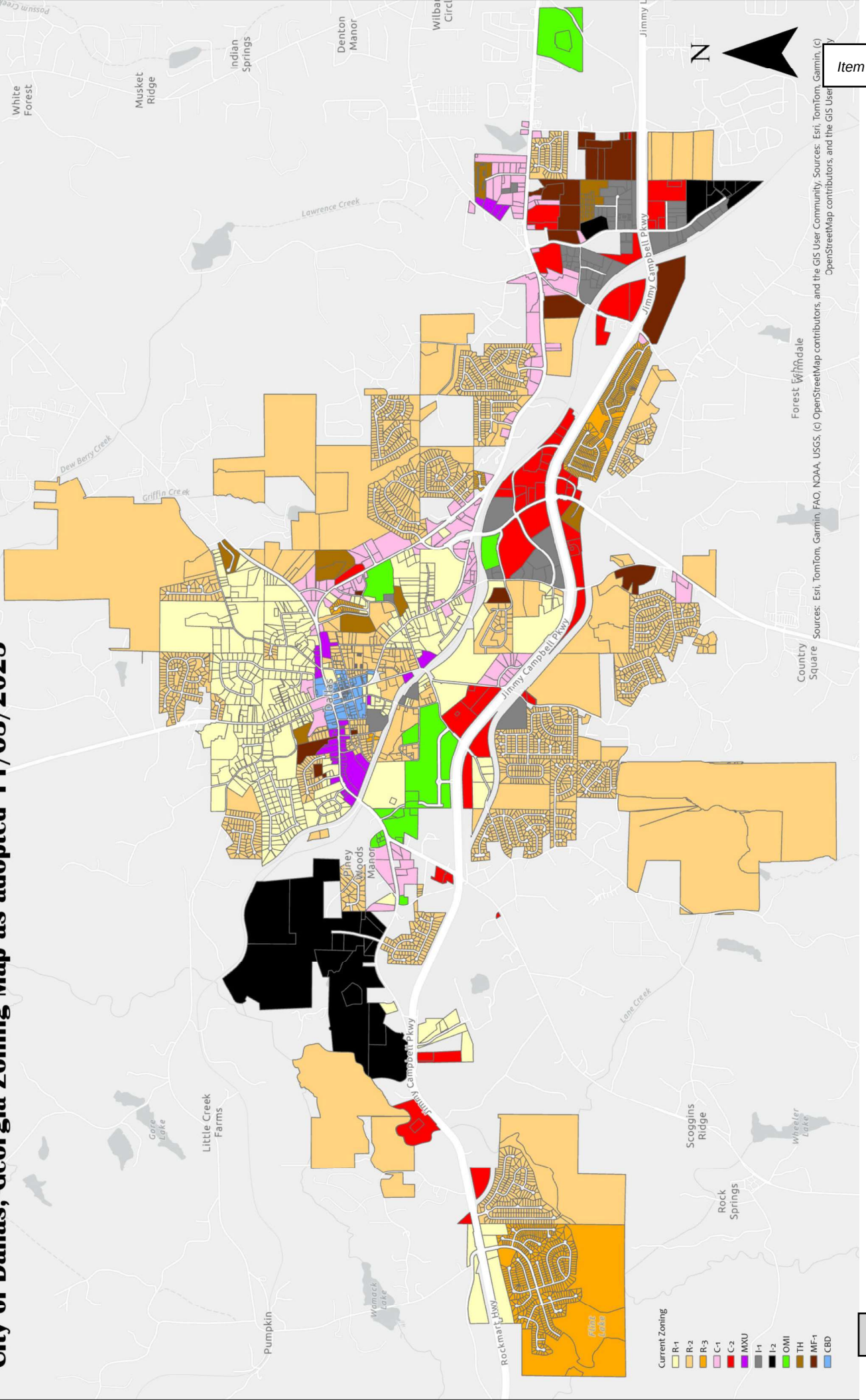
Ordinance 2025-04 – Zoning Map re-adopt

REPORT/INFORMATION:

This is a re-adoption of the official zoning map of the City to be in conjunction with the UDC amendments.

This is a first read.

City of Dallas, Georgia Zoning Map as adopted 11/03/2025



Item 10.

**CITY OF DALLAS, GEORGIA
ORDINANCE NO. 2025-__**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, RE-ADOPTING AND RE-
ESTABLISHING THE OFFICIAL ZONING MAP OF THE CITY
OF DALLAS, GEORGIA; TO PROVIDE FOR THE
INCORPORATION OF ALL ZONING MAP AMENDMENTS
APPROVED SINCE THE OCTOBER 7, 2024 ADOPTION; TO
PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING
ORDINANCES; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Dallas, Georgia, pursuant to its Charter and the Constitution of the State of Georgia, Article IX, Section II, Paragraph IV, possesses full legislative authority to regulate the use of land and structures within its corporate limits for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of its residents;

WHEREAS, the City of Dallas has adopted a Unified Development Code (“UDC”) establishing comprehensive zoning and land development regulations and procedures for the administration of zoning decisions in accordance with the Georgia Zoning Procedures Act, O.C.G.A. § 36-66-1 et seq.;

WHEREAS, Section 1.09 of the Unified Development Code provides that the City of Dallas shall maintain an Official Zoning Map depicting the zoning districts applicable to all property within the incorporated limits of the City;

WHEREAS, said Section further provides that any amendment, modification, annexation, or zoning decision approved by the City Council shall be reflected upon the Official Zoning Map and that the map shall be

periodically readopted by ordinance to ensure accuracy and consistency with State law;

WHEREAS, since the most recent adoption of the Official Zoning Map on October 7, 2024, the City Council has approved various zoning amendments, annexations, and corrections that must be incorporated into the Official Zoning Map to maintain the integrity and enforceability of the City’s zoning districts;

WHEREAS, the updated map, entitled “City of Dallas Official Zoning Map – Adopted October 21, 2025,” attached hereto and incorporated by reference as Exhibit “A,” accurately reflects all zoning actions taken by the City Council through October 21, 2025;

WHEREAS, the City Council has determined that it is in the public interest to re-adopt and reaffirm the Official Zoning Map as the authoritative depiction of all zoning classifications and district boundaries for the City of Dallas, Georgia;

WHEREAS, the re-adoption of the Official Zoning Map has been processed in compliance with the provisions of the Georgia Zoning Procedures Act (O.C.G.A. § 36-66), the Municipal Annexation Act (O.C.G.A. § 36-36), and all applicable provisions of the City’s Unified Development Code and Charter;

WHEREAS, this action ensures consistency with the City’s adopted Comprehensive Plan, the Future Development Map, and the City’s overall goals of promoting orderly growth, preserving community character, and supporting coordinated land-use decision-making.

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

SECTION I. RE-ADOPTION OF THE OFFICIAL ZONING MAP.

The Official Zoning Map of the City of Dallas, Georgia, as amended through October 21, 2025, and attached hereto as Exhibit “A,” is hereby re-adopted and established as the Official Zoning Map for the City of Dallas, Georgia. Said map shall supersede and replace all prior versions of the Official Zoning Map and shall be maintained in both paper and electronic formats under the custody of the Community Development Department.

SECTION II. INCORPORATION OF AMENDMENTS.

The re-adopted Official Zoning Map shall include and incorporate all zoning decisions, text amendments, annexations, and corrections approved by the City Council since the last adoption on October 7, 2024. Any zoning changes approved after the date of this ordinance shall be entered upon the map in accordance with Section 1.09 of the Unified Development Code.

SECTION III. PUBLIC RECORD AND AVAILABILITY.

The Official Zoning Map shall be kept on file in the office of the Community Development Director and shall be available for inspection by the public during regular business hours. A digital version of the map shall be maintained on the City’s website for informational purposes.

SECTION IV. SEVERABILITY.

If any section, subsection, paragraph, sentence, or clause of this ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining portions of this ordinance.

SECTION V. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION VI. EFFECTIVE DATE.

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

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF _____, 2025.

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date



STAFF REPORT

MEETING DATE: 11/3/25 **FIRST READ**

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

OA - 2025-09 – Planning Commission Ordinance repeal.

REPORT/INFORMATION:

This is a repeal of the organization and procedure of the Planning Commission as laid out in the City Ordinances. The UDC has enabling action, rules, membership and procedures of the Planning Commission within the UDC, which supersedes older ordinances. A reserved placeholder will be put in its place.

This is a first read.

**ORDINANCE
AMENDMENT
NO. OA - 2025 – 09**

**AN ORDINANCE OF THE CITY OF DALLAS, GEORGIA, TO
REPEAL CHAPTER 2 – ADMINISTRATION ARTICLE IV. –
DEPARTMENTS DIVISION 5 – PLANNING DEPARTMENT
SECTIONS 2-197 THROUGH 2-217; TO PROVIDE FOR
SEVERABILITY; AND FOR OTHER PURPOSES.**

WHEREAS, the Charter of the City of Dallas, Georgia does allow for the Mayor and Council to adopt Ordinances and/or amend existing Ordinances; AND

WHEREAS, the Mayor and Council have the responsibility to provide for the public health, safety and welfare by the adoption and amendment of Ordinances within the City of Dallas, Georgia; AND

WHEREAS, the City of Dallas, Georgia has adopted a Unified Development Code, as amended, which now contains the rules and procedures for the Planning Commission previously set forth in Article IV, Division 5 of Chapter 2 of the Code of Ordinances; AND

WHEREAS, the Mayor and the City Council of Dallas, Georgia have determined that it is necessary and appropriate to repeal Article IV, Division 5 – Planning Department, Sections 2-197 through 2-217, in its entirety as the provisions contained therein have been superseded by and are now accounted for in the adopted Unified Development Code for the City of Dallas, as amended; AND

WHEREAS, the Mayor and the City Council of Dallas, Georgia have determined that the repeal of Article IV, Division 5 – Planning Department is in the best interests of the City of Dallas and its citizens and will eliminate duplicative and potentially conflicting provisions; AND

THEREFORE, be it ordained by the Mayor and the City Council of Dallas, Georgia:

SECTION I. REPEAL

That Chapter 2 – ADMINISTRATION, Article IV. – DEPARTMENTS, Division 5 – PLANNING DEPARTMENT, Sections 2-197 through 2-217, is hereby **REPEALED** in its entirety and replaced with the following:

CHAPTER 2 – ADMINISTRATION

ARTICLE IV. – DEPARTMENTS

Division 5 - Sec. 2-197 - Sec. 2-217. - Reserved.

SECTION II. EFFECT OF REPEAL.

Per City of Dallas Ordinances, Ch. 1, Sec. 1-5, this repeal shall not revive any prior ordinances in force prior to the effective date of this repealed ordinance AND the repeal of this ordinance shall not affect any prosecution, punishment or penalty incurred before this repeal.

SECTION III. SEVERABILITY.

Should any section, subsection, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is the express intent of the Mayor and Council that such declaration shall not affect the remaining portions of this ordinance, which shall remain in full force and effect.

SECTION IV. REPEAL OF CONFLICTING ORDINANCES.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION V. EFFECTIVE DATE.

This ordinance shall be effective immediately following passage and approval of this ordinance by the Mayor and City Council.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF
_____, 2025.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date