



**MAYOR AND COUNCIL MEETING
MONDAY, OCTOBER 07, 2019
6:00 PM
DALTON CITY HALL**

A G E N D A

WORK SESSION – 5:15 P.M. – COUNCIL CHAMBER

- [1.](#) City and County Mediation - October 17, 2019
2. Review of Agenda

REGULAR MEETING – 6:00 P.M. – COUNCIL CHAMBER

Call to Order

Pledge of Allegiance

1. Boy Scout Troop 75

Approval of Agenda

Public Commentary: *(Please State Name and Address for the Record)*

Proclamation:

- [2.](#) Red Ribbon Week - October 23-31, 2019 - Greater Rome GA Young Marines

Personnel Matters:

- [3.](#) Appointment of Information Technology Director

Minutes:

- [4.](#) Mayor and Council Work Session and Regular Meeting Minutes of September 16, 2019

Unfinished Business:

- [5.](#) Ordinance 19-12
The request of Bryan Spence is seeking to rezone a tract of land from Heavy Manufacturing (M-2) to Medium Density Residential (R-3) (parcel 12-182-19-000) containing a total of 1.56 acres located along the east R/W of Chattanooga Avenue.
- [6.](#) Right of Way Deed – Intermark USA, Inc.

7. Ordinance 19-13

The request of Crutchfield Properties to rezone from Light Manufacturing (M-1) to Rural Residential (R-5) a tract of land totaling 1.91 acres located along Conway Street.

8. Ordinance 19-14

The request of Greg Sims and John Forshner to rezone from High Density Residential (R-7) to Rural Residential (R-5) a tract of land totaling 3 acres along Lance and Richardson Streets.

New Business:

9. Resolution 19-10 Water, Light and Sinking Fund Commission

10. Resolution 19-13 Supporting Local Design Standards

11. Resolution 19-14 Carpentry, LLC Downtown Development Revolving Loan Fund

12. Adoption of Whitfield County Hazard Mitigation Plan

13. CGI 2019 Community Video Program

14. Purchase of Postage Machine

15. FY-2019 Budget Amendment #6

16. Wings over Dalton GA Airshow Agreement 2020

17. Approval of Soccer Affiliation Agreement with Chattanooga Red Wolves

18. Agreement for Forbearance of Foreclosure of Claim of Lien

19. Tree Board Re-appointments

Supplemental Business:

Announcements:

20. The City of Dalton has invited Whitfield County, the Town of Cohutta, the City of Tunnel Hill and the City of Varnell to a mediation meeting to renegotiate the current Service Delivery Strategy (SDS) on Thursday, October 17, 2019 at 10AM at the Brown Center, Room #105, at Dalton State College, 650 College Drive, Dalton, GA 30720.

Adjournment

CITY ADMINISTRATOR

JASON PARKER
P.O. BOX 1205
DALTON, GEORGIA 30722
PHONE: 706-278-9500
jparker@daltonga.gov
www.cityofdalton-ga.gov



MAYOR
DENNIS MOCK

CITY COUNCIL
DENISE WOOD
ANNALEE HARLAN
TYREE GOODLETT
GARY CREWS

October 1, 2019

County Administrator Mark Gibson
201 S. Hamilton Street
Dalton, GA 30720

Dear Mark:

Thank you for the prompt reply via your letter dated September 30, 2019. The hallmark of local government is the direct representation of those we serve, and concern for our community's well-being is paramount in our thoughts. We feel a sense of urgency in finding an agreement that is fair, and that we should not delay our duty to a future date. It is our view that ample time remains for the City of Dalton, City of Tunnel Hill, City of Varnell, Town of Cohutta and Whitfield County to renegotiate the current Service Delivery Strategy (SDS) prior to October 31, 2019.

Your letter indicated that Whitfield County agrees to participate in mediation with Chief Justice Norman Fletcher, and we have learned that Justice Fletcher is available to conduct that mediation on Thursday, October 17, 2019. In that mediation session we will present the specific information and factors which led us to conclude that City taxpayers are paying more in County property taxes than is fair. If, in that same session, the County also wants to explain its rationale for wishing to renegotiate the LOST, we would be willing to listen to your ideas on the subject.

Please consider this an invitation to join with the City of Dalton, and all other municipalities in the county, to participate in mediation on October 17, 2019, beginning at 10:00 am and until the session is concluded with an agreement. We have identified the Brown Center, Room #105, at Dalton State College as a neutral location for the mediation session.

Please let me know at your earliest opportunity if the County finds the time, date and location details acceptable. If you prefer an alternate neutral location please offer a suggestion. For the sake of expediency, we will contact officials with the City of Tunnel Hill, City of Varnell and Town of Cohutta and invite their participation with us in this important duty. I look forward to your response so that we may finalize the details for mediation.

Best Regards,

Jason Parker
Dalton City Administrator

PROCLAMATION



GREATER ROME GEORGIA YOUNG MARINES RED RIBBON WEEK OCTOBER 23-31, 2019



WHEREAS, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them; and

WHEREAS, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Young Marine of the Marine Corps League to foster a healthy, drug-free lifestyle; and

WHEREAS, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

WHEREAS, October 23-31, 2019 has been designated National Red Ribbon Week, which encourages Americans to wear a red ribbon to show their support for a drug-free environment.

NOW, THEREFORE BE IT RESOLVED, I, Dennis Mock, Mayor of the City of Dalton, Georgia, hereby proclaim **October 23-31, 2019** as “**Red Ribbon Week**” and encourage citizens to participate in drug prevention education activities, not only during Red Ribbon Week, but all year long, making a visible statement that we are strongly committed to a drug-free City.

*In witness whereof I have hereunto set my hand
and caused the seal of this city to be affixed.*

Mayor _____

Date _____ October 7, 2019



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10-7-19

Agenda Item: Appointment of Information Technology Director

Department: Technology

Requested By: Jason Parker

Reviewed/Approved by City Attorney? Yes

Cost: NA

Funding Source if Not in Budget NA

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Recommendation to Appoint Jorge A. Paez to the position of Information Technology Director.

After an extensive candidate search, several interviews, and background check, this is a recommendation to appoint Mr. Paez as the City's IT Director effective immediately.

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
WORK SESSION
SEPTEMBER 16, 2019

The Mayor and Council held a Work Session this evening beginning at 5:15 p.m. in the Council Chambers of City Hall. Present were Mayor Pro-tem Denise Wood, Council Members Annalee Harlan, Tyree Goodlett and Gary Crews, City Administrator Jason Parker, City Attorney Gandhi Vaughn and several department heads. Mayor Dennis Mock was absent.

AGENDA REVIEW

The Mayor and Council reviewed the items on the agenda.

FY2019 BUDGET AMENDMENT #5

CFO Cindy Jackson discussed with the Mayor and Council items within the budget amendment. Jackson also briefed the Council on the DCA Certification of Consistency stating that this document certified that the grant programs are consistent with the City's Consolidated Plan. Jackson further briefed the Council on the Tyler Technologies Contract Amendment stating that the current reporting system will no longer be supported therefore the City will now use the reporting system in Tyler Technologies. Jackson stated the contract amendment will be paid for with existing IT funds.

TRAFFIC CONTROL CHANGES

Assistant Public Works Director Andrew Parker briefed the Mayor and Council on a traffic control change approved by the Public Works Committee. Parker stated his department received several complaints about vehicles parking on Thornton Place in specific areas. Parker provided photographs to the Council on changes to be made including no parking on the east side of the street from the stop sign at Walnut Avenue to 100 feet south of the stop sign. Parker stated that if approved signage and stripping will be in place immediately.

ORDINANCE 19-16

City Attorney Gandhi Vaughn explained to the Mayor and Council that as the industry rolls out their 5g network in the near future, this ordinance will address the placement of small wireless facilities in the public rights of way of the City and allow for consistent design appearance. Vaughn stated Public Works will be heading up the administration of this ordinance.

PROPERTY DONATION

City Attorney Jason Parker reported the property being donated has never been a buildable space due to a creek in the middle of the property. Parker stated the donation will allow the City to maintain no development or any impervious surface added which is beneficial in not disturbing the area. Parker stated that all departments were notified and there were no concerns with the donation.

Mayor Pro-tem Denise Wood stated she has first-hand knowledge of at least (2) very dangerous mud slides that occurred in this area in the past and hopefully this donation will help protect property owners in the area.

GRAZING AND HAY HARVESTING AGREEMENT

Airport Director Andrew Wiersma explained that the current Grazing and Hay Harvesting Agreement has saved the city expenses of keeping large portions of the airport property mowed and maintained. Wiersma stated this agreement will add additional property to the existing agreement.

ADJOURNMENT

On the motion of Councilmember Harlan, second Councilmember Crews, the Mayor and Council adjourned out of Executive Session at 5:49 p.m. no action was proposed or taken.

Bernadette Chattam
City Clerk

Dennis Mock, Mayor

THE CITY OF DALTON
MAYOR AND COUNCIL MINUTES
SEPTEMBER 16, 2019

The Mayor and Council held a meeting this evening at 6:00 p.m. in the Council Chambers of City Hall. Present were, Mayor Pro-tem Denise Wood, Council Members Annalee Harlan, Tyree Goodlett and Gary Crews, City Administrator Jason Parker, City Attorney Gandhi Vaughn and several department heads. Mayor Dennis Mock was absent.

PLEDGE OF ALLEGIANCE

Mayor Pro-tem Wood led the audience in the Pledge of Allegiance.

PUBLIC COMMENTARY

1. Bryan Spence came before the Mayor and Council asking why his rezoning request, that was reviewed by the Mayor and Council nearly 4 months ago, has not been voted on. Spence stated that he needed a timetable or decision.

City Administrator Jason Parker stated the Mayor and Council are considering all of the aspects involving all of those projects and that it's their hope to address the request as soon as possible. Parker stated unfortunately there is no timetable.

2. Keith Johnson came before the Mayor and Council regarding two areas of traffic concerns, (1) turning from Underwood Street onto Fredrick Street and (2) Red Clay Avenue. Johnson stated the traffic is horrible and possible accidents are waiting to happen. Johnson asked what he needed to do to have those streets studied for installation of speed bumps.

City Administrator Jason Parker asked Mr. Johnson to speak with both Police Chief Cliff Cason and Assistant Public Works Director Andrew Parker.

3. Drennon Crutchfield came before the Mayor and Council requesting the Mayor and Council make a decision on the 4 properties previously submitted for re-zoning by Bryan Spence. Crutchfield stated all departments have approved the plans and if there is a problem, then it needs to be discussed instead of kicking the can down the road further.

APPROVAL OF AGENDA

The Mayor and Council reviewed the agenda, on the motion of Council member Harlan, second Council member Goodlett, the agenda was approved. The vote was unanimous in favor.

MINUTES

The Mayor and Council reviewed the Work Session and Regular Meeting Minutes of August 19, 2019. On the motion of Council member Goodlett, second Council member Harlan, the minutes were approved. The vote was unanimous in favor.

CITY COMMUNICATION DIRECTOR ANNOUNCEMENT

City Administrator Jason Parker announced that Bruce Frazier will be the City's new Communications Director. Parker stated Frazier will provide media related services to all city departments, manage city social media and other related duties. Frazier was reassigned from the Police Department to serve in this position.

(6) 2019 ALCOHOL APPLICATION(S)

On the motion of Council member Harlan, second Council member Crews, the Mayor and Council approved the following 2019 Alcohol Beverage Applications:

1. Business Owner: DC Spa Retreat, LLC
d/b/a: DC Spa Retreat
Applicant: Jermaine Hester Jr.
Business Address: 1716 Cleveland Hwy Ste 200
Type: Pouring Beer, Pouring Wine
Disposition: **New**
2. Business Owner: Casa Frida, Inc.
d/b/a: Casa Frida
Applicant: Rigoberto Barragan
Business Address: 238 S. Hamilton St
Type: Pouring Beer, Pouring Wine
Disposition: **New**
3. Business Owner: Guadalajara of Dalton, Inc.
d/b/a: Guadalajara of Dalton
Applicant: Alvaro Alberto Barragan
Business Address: 817 S. Hamilton
Type: Pouring Beer, Pouring Wine, Pouring Liquor
Disposition: **New**
4. Business Owner: Access Commercial, Inc.
d/b/a: Access Food Mart
Applicant: Shakila Bano
Business Address: 1128 S. Thornton Ave
Type: Package Beer, Package Wine
Disposition: **New**
5. Business Owner: Elizabeth Bono
d/b/a: District 319
Applicant: Elizabeth Bono
Business Address: 319 N. Hamilton St
Type: Pouring Beer, Pouring Liquor
Disposition: **New**
6. Business Owner: Flako's Mexican Restaurant, Inc.
d/b/a: Flako's Mexican Restaurant
Applicant: Luis Jose Gandara
Business Address: 2311 Chattanooga Rd.
Type: Pouring Beer, Pouring Wine, Pouring Liquor
Disposition: **New**

The vote was unanimous in favor.

CONSTITUTION WEEK PROCLAMATION

The Mayor and Council proclaimed September 17-23, 2019 as Constitution Week and urged all citizens to study the Constitution, and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

FY2019- BUDGET AMENDMENT

The Mayor and Council reviewed Budget Ament #5 for various departments:

- (1) Insurance proceeds for wrecked Public Works vehicle
- (2) Donations restricted for Heritage Point Park Disc Golf Course upgrade for \$10,000 and \$2,000 for Police Dept. to be used at their discretion
- (3) Funds from State of Georgia for Hazmat Hazardous Material Response Teams Conference (Fire Department)
- (4) Sales of capital assets exceeds current budget
Funds needed to transfer to Capital Acquisition fund to cover the cost of 2019
- (5) F150 4x4 Crew Cab XL (red) \$36,020 and automated side loading refuse truck \$264,852 for Public Works department

On the motion of Council member Harlan, second Council member Goodlett, the Mayor and Council approved the budget amendment. The vote was unanimous in favor.

DCA CERTIFICATION OF CONSISTENCY

The Mayor and Council reviewed the DCA Certification of Consistency submitted by CFO Cindy Jackson. The Certification that federal grant programs for Action Ministries and DWCDC are consistent with the City's Consolidated Plan. On the motion of Council member Goodlett, second Council member Crews, the Mayor and Council approved the Certification. The vote was unanimous in favor.

TYLER TECHNOLOGIES CONTRACT AMENDMENT

The Mayor and Council reviewed the Tyler Technologies Contract Amendment in the amount \$4060.00. CFO Cindy Jackson stated this amendment is necessary given that the former Crystal Reports will no longer be supported by Tyler. Jackson stated the funds for this amendment is already in the IT Budget. On the motion of Council member Harlan, second Council member Crews, the Mayor and Council approved the contract amendment. The vote was unanimous in favor.

ORDINANCE 19-12 – FIRST READING

The Mayor and Council held a first reading for Ordinance 19-12 Wireless Facilities and Antennas. City Administrator Jason Parker stated the objective of the ordinance is to implement the Georgia streamlining wireless facilities and antennas act regarding the placement of small wireless facilities in the public right of way of the City and is consistent with the design appearance.

CONTRACT AMENDMENT WITH KENNETH ROBERTSON

Airport Director Andrew Wiersma presented the Mayor and Council with an amended contract between the City of Dalton and Kenneth Robertson that will allow Robertson to harvest hay and graze cattle on city owned airport property which will negate the expense of keeping large portions of the airport property mowed and maintained. On the motion of Council member Harlan, second Council member Goodlett, the Mayor and Council approved the amendment. The vote was unanimous in favor.

RESOLUTION 19-11

The Mayor and Council reviewed Resolution 19-11 Acceptance of Property Donation from Stefan and Shirley Fromm located on Rocky Face Circle. City Administrator Jason Parker stated that this property will assist the city in the protection of the natural headwaters for the downstream properties. On the motion Council member Crews, second Council member Harlan, the Resolution was adopted. The vote was unanimous in favor.

TRAFFIC CONTROL CHANGE – THORNTON PLACE “NO PARKING HERE”

On the motion of Council member Crews, second Council member Harlan, approved the Traffic Control Change at Thornton Place to prohibit parking on the east side of the street from the stop sign at Walnut Avenue to 100 feet south of the stop sign. The vote was unanimous in favor.

ADJOURNMENT

There being no further business to come before the Mayor and Council, the meeting was Adjourned at 6:20 p.m.

Bernadette Chattam
City Clerk

Dennis Mock, Mayor

Recorded
Approved: _____
Posted: _____



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 7/15/2019

Agenda Item: The request of Bryan Spence is seeking to rezone a tract of land from Heavy Manufacturing (M-2) to Medium Density Residential (R-3) (parcel 12-182-19-000) containing a total of 1.56 acres located along the east R/W of Chattanooga Avenue.

Department: Planning and Zoning

Requested By: Ethan Calhoun

Reviewed/Approved by City Attorney? No

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

See attached staff analysis and presentation

CITY OF DALTON
ORDINANCE
Ordinance No. 19-12

An Ordinance Of The City Of Dalton To Rezone Certain Property Within The City Of Dalton From Heavy Manufacturing (M-2) To Medium-Density Single Family Residential (R-3) Being A Tract Of Land Totaling 1.56 Acres Located At Corner Of Chattanooga Avenue And Chenille Drive (Parcel No.: 12-182-19-000); To Provide An Effective Date; And For Other Purposes.

WHEREAS, Bryan Spence (Owner) has filed an application with the City to rezone property described as lot at corner of Chattanooga Avenue and Chenille Drive (Parcel No.: 12-182-19-000) (the Property);

WHEREAS, the Property is currently zoned Heavy Manufacturing (M-2);

WHEREAS, the Owner is requesting the Property be rezoned to Medium-Density Single Family Residential (R-3);

WHEREAS, the application for rezoning appears to be in proper form and made by all owners of the Property sought to be rezoned;

WHEREAS, the rezoning is in conformity with the City of Dalton Joint Comprehensive Plan;

WHEREAS, the Dalton-Whitfield Planning Commission considered the proposed rezoning of the Property at a duly noticed public hearing held on July 1, 2019 and subsequently forwarded its favorable recommendation to the Mayor and Council with the condition that the Owner donate to the City an alleyway (15 feet in width) along the east boundary line of the Property;

BE IT ORDAINED by the Mayor and Council of the City of Dalton in regular meeting assembled and by authority of the same it is hereby ordained as follows:

-1-

The recitals contained herein above are incorporated herein by reference and are adopted as findings and determinations of the Mayor and Council.

-2-

The Property located at the corner of Chattanooga Avenue and Chenille Drive identified as Parcel No.: 12-182-19-000 is hereby rezoned from Heavy Manufacturing (M-2) to Medium-Density Single Family Residential (R-3) with the condition that the Owner shall donate an alleyway (15 feet

in width) to the City along the east boundary line of the Property.

-3-

The Unified Zoning Map of the City of Dalton shall be amended to conform to and reflect the rezoning of the Property as approved herein. City Staff is authorized and directed to take all actions necessary to effectuate the rezoning of the Property as approved herein.

-4-

Should any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be unconstitutional, invalid or unlawful, such declaration shall not affect the validity of the remaining portions of the ordinance not so declared to be unconstitutional, invalid, or unlawful.

-5-

All resolutions and ordinances of the City of Dalton or parts thereof in conflict herewith are hereby repealed.

-6-

This Ordinance shall take effect and be in force from and after its adoption and publication in two public places within the City of Dalton for five (5) consecutive days, the public welfare of the City of Dalton requiring it.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Ordinance is adopted.

CITY OF DALTON, GEORGIA

MAYOR

Attest:

CITY CLERK

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of the ____ day of _____, 20__.

CITY CLERK
CITY OF DALTON

DALTON-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720

MEMORANDUM

TO: City of Dalton Mayor and Council
Kim Witherow
Jason Parker
Gandi Vaughn
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: July 1, 2019

SUBJECT: The request of Bryan Spence to rezone from Heavy Manufacturing (M-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 1.56 acres located on the corner of Chattanooga Avenue and Chenille Drive. Parcel (12-182-19-000) (Dalton)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on June 24, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. A portion of the agenda included a public hearing concerning the above matter. A quorum of six members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met.

The petition was represented by Bryan Spence, the property owner and rezoning petitioner.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was not in favor of the requested R-3 rezoning and recommended an R-2 rezoning due to the factors described in the staff analysis. Chairman Lidderdale pointed out that the alleyway appeared to be mostly upon the subject property which would reduce lot sizes if more right-of-way is needed for improvements to the alleyway. Mr. Calhoun affirmed that Chairman Lidderdale's observation was correct and that any improvements made to the existing alleyway would need to be made with land from the subject property. Mr. Sanford asked Mr. Calhoun if the City of Dalton Public Works had expressed a desire to make the improvements discussed in the staff analysis to which Mr. Calhoun stated that he expected there would be improvements provided this development continues.

Bryan Spence stated that the flood engineering study had been completed and he does not expect any issues in regard to the flood plain and his proposed development. Mr. Spence went on to state that he fully intends to donate the alleyway to the City of Dalton. Mr. Sanford asked Mr. Spence what size of home he intended to build Mr. Spence replied that he intends to construct seven dwellings each of approximately 1300 square feet. Mr. Spence went on to state that he intends to construct dwellings with a modern architecture similar to a current project along Underwood Road in the City of Dalton. Mr. Spence showed the Planning Commission members a photo of his current project from his phone. Chairman Lidderdale asked what the expected price point will be for the proposed properties to which Mr. Spence stated that he intends the average selling price for each developed tract will be approximately \$169,000. Mr. Spence confirmed that both public water and sewer are available along both the front and rear lots and that he will be required to add an additional fire hydrant to complete his development as proposed.

With no other comments heard for or against this hearing closed at 6:52

Recommendation:

Chairman Lidderdale sought a motion on the requested R-3 rezoning. **Mr. Thomas then made a motion to recommend the R-3 rezoning as requested with the condition that the alleyway be donated to the City of Dalton based on his belief that there would be no issue with the proposed development. Mr. DeLay seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 5-0.**

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Bryan Spence is seeking to rezone a tract of land from Heavy Manufacturing (M-2) to Medium Density Residential (R-3) (parcel 12-182-19-000) containing a total of 1.56 acres located along the east R/W of Chattanooga Avenue. The tract is currently undeveloped. The rezoning request to (R-3) is sought to serve the purpose of constructing seven single-family detached dwellings along the Chattanooga Avenue R/W:

The surrounding uses and zoning are as follows: 1) to the north, is a 0.9 acre tract containing an office structure and parking area zoned M-2; 2) to the east are eight adjacent tracts zoned R-3 that each contain single-family detached dwellings; 3) to the south, is one adjacent tract zoned M-2 that contains a large commercial warehouse structure; 4) to the west, are three adjacent tracts all zoned M-2 and occupied by Columbia Recycling. All in all, a review of the zoning map is inconsistent in the vicinity of the subject property with a mix of few residential, commercial and industrial zone districts and land uses. One will note that the vicinity of the subject property is somewhat of a transitional area where Manufacturing and residential zones converge. The existing land uses in this area include residential, commercial, industrial and recreational.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

In this area there is convergence of manufacturing, commercial and single-family residential land use. A significant portion of land flanking Chattanooga Avenue has been developed for commercial or industrial use for a significant amount of time. In fact, this area of Dalton began developing for a mix of residential and industrial use since the early 1880's when the Crown Cotton Mill was first established. From the period between the 1880's and 1960's the Crown Cotton Mill continued to expand both its industrial footprint as well as the mill's workforce-housing village. Almost all of the original mill structures remain intact including many of the mill's workforce housing which was subdivided and then sold to individual owners after the mill's closing nearly 60 years ago. Since that time this neighborhood, surrounded by commercial and industrial uses, has remained a single-family residential community. Based on the average lot and dwelling size the proposed R-3 zone district is not in conflict with the majority of land use in this area.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

The M-2 and R-3 zone districts, of course, share absolutely no similarities in character. When observing the adjacent land use in this area, however, there is a long-term vested residential character adjacent to the subject property. These adjacent residential properties would benefit much more from residential development than manufacturing land use. There is no expectation that the existing adjacent commercial or industrial properties would suffer any negative economic impact if the requested R-3 rezoning is approved.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The proposed R-3 rezoning would allow the subject property to be developed for a use that would be reflective of the density and single-family character of the majority of adjacent parcels. When considering the subject property's limited size and buildable area it is unlikely that a conforming manufacturing use of the subject property would be likely.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

The proposed rezoning, if allowed, would create a much less intensive zone district for the adjacent single-family neighborhood, and allow the petitioner to develop the subject property for a conforming use.

(E) Whether the proposed (R-3) amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

If the subject property were re-zoned R-3 then the developer would have the ability to utilize both public water and sewer services with no concern for capacity. The primary infrastructure conflict with the subject property is related to street access. Dalton Public works does not recommend road access to Chattanooga Avenue and will restrict street access to the existing paved alleyway along the subject property's eastern boundary. The primary concern with the existing alleyway is that it is limited to one unmarked lane, and this alleyway is already being utilized by several of the existing residential tracts to the east. If the subject property is rezoned and developed as proposed, then seven new single-family detached dwellings will be utilizing this one-lane alleyway as their only point of street access. Average traffic generation for single-family dwellings is four trips per dwelling per day which totals to 28 new trips per day to be generated on the subject property. Regardless of the density of the subject property this planner believes it would be a good idea to increase the R/W of this alleyway to ensure area for utility maintenance as well as future street improvements.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses

which are compatible to the existing uses in the vicinity.

The Future Development Map designates this area as a Town Neighborhood Revitalization Area. The Town Neighborhood Revitalization includes established neighborhoods north and east of downtown Dalton, including the following neighborhoods: Crown Mill, Fort Hill, East Dalton and Thread Mill. These neighborhoods are historic but have experienced disinvestment and decline due in part to the demolition of residences to accommodate commercial uses, parking areas, apartment buildings and industrial uses. Prevalent zoning of properties for industrial uses further contributes to the neighborhoods' instability and diminishing potential for revitalization. Recent planning efforts, including the City of Dalton Urban Redevelopment Plan (2012), Neighborhood Infill Guidelines (2003), Dalton Historic Housing Infill Study (2006), and the Believe Greater Dalton Housing Strategy address these areas and the issues of neighborhood revitalization, opportunities for new growth with infill, and inconsistencies between existing City regulations and desired development for the neighborhoods. The subject property is entirely surrounded by the Town Neighborhood Revitalization Area. Given the immediate adjacency to the intact neighborhood along with the existing surrounding land use this planner does view the requested use and rezoning as consistent with the intent of the comprehensive plan and Future Development Map.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

This rezoning, if approved, would simply shrink the existing M-2 zone district and enlarge the existing R-3 zone district.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

The subject tracts have remained vacant for some time. This is likely due to the subject property's limited size and shape. Another issue with the subject property is that it is almost entirely within the 1% flood zone and partially within the floodway. In order to address this issue, a base flood elevation study will need to be conducted to determine the base flood elevation. Once a study notes the base flood elevation the developer will be required to construct all affected dwellings above the base flood elevation. Building above a base flood elevation may be done a few ways from a raised earthen building pad to a pier foundation that allows the potential flood waters to pass freely under the structure, but any and all of these techniques generally come at a great cost to the developer.

CONCLUSION:

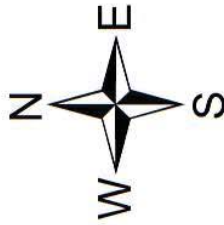
The staff cannot recommend approval for the R-3 request, but staff recommend a Low-Density Single-Family (R-2) rezoning based on the following factors:

1. The existing one-lane alleyway creates a concern for congestion if the maximum

proposed density of seven single-family detached dwellings is achieved. An R-2 rezoning would reduce this density by approximately 50% while still permitting the potential for new single-family residential development.

2. An R-2 rezoning would certainly satisfy the intent of the Comprehensive Plan and Future Development Map.
3. The encroachment of new development affecting the 1% flood plain on the subject property would be a lesser concern if the density of the development were less than proposed. An R-2 rezoning would achieve a lower density while allowing for the ability of new development.

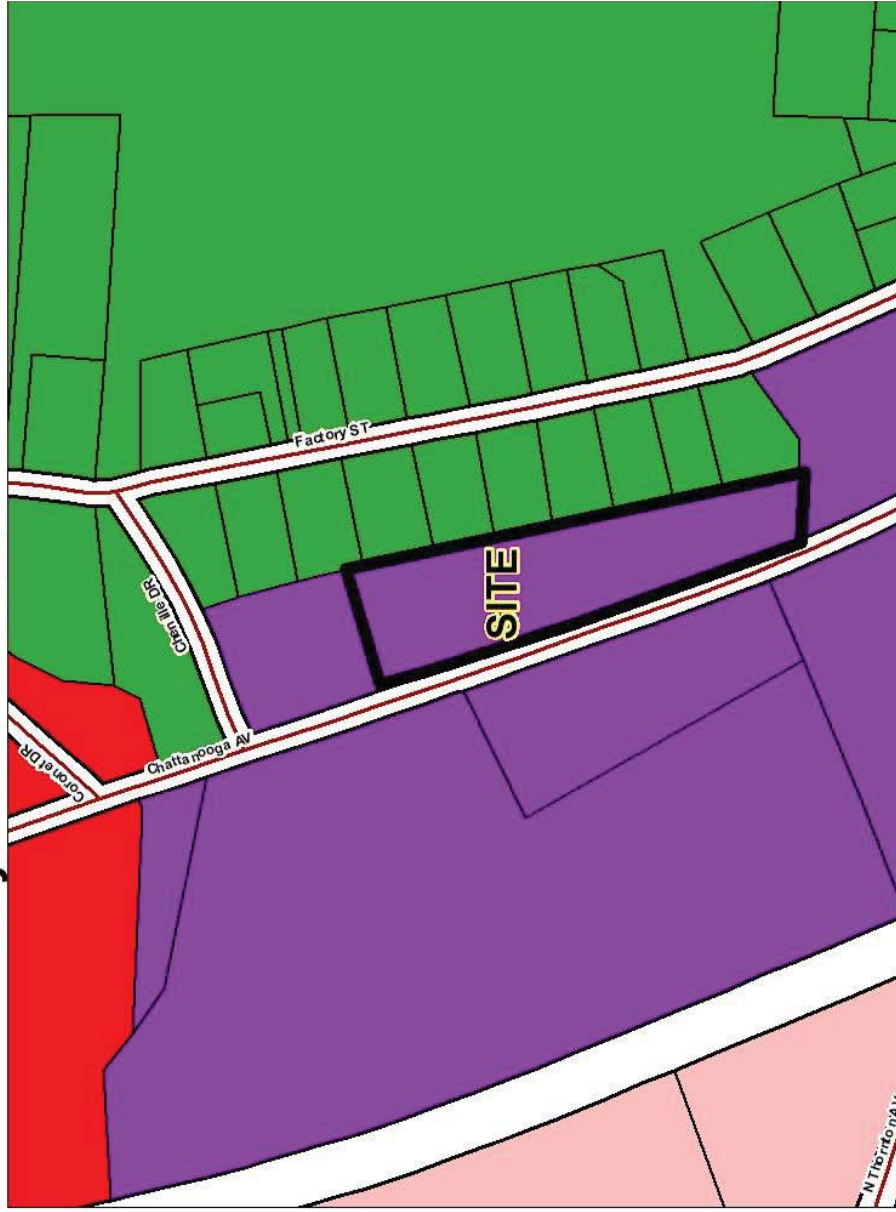
Spence Rezoning Request M-2, Heavy Manufacturing to R-3, Medium Density Single Family Residential City of Dalton Jurisdiction



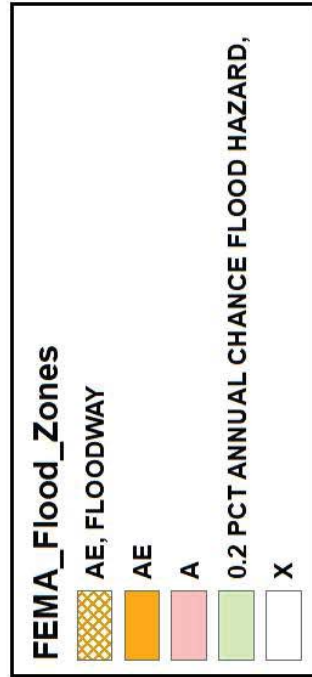
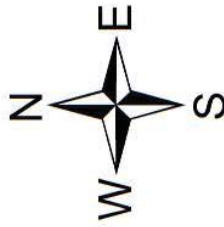
ZONING

- Medium Density Single Family Residential (R-3)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Heavy Manufacturing (M-2)

FEET
200



Spence Rezoning Request M-2, Heavy Manufacturing to R-3, Medium Density Single Family Residential City of Dalton Jurisdiction



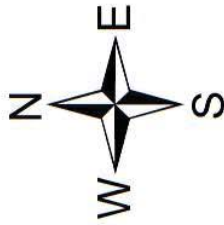
FEET
200



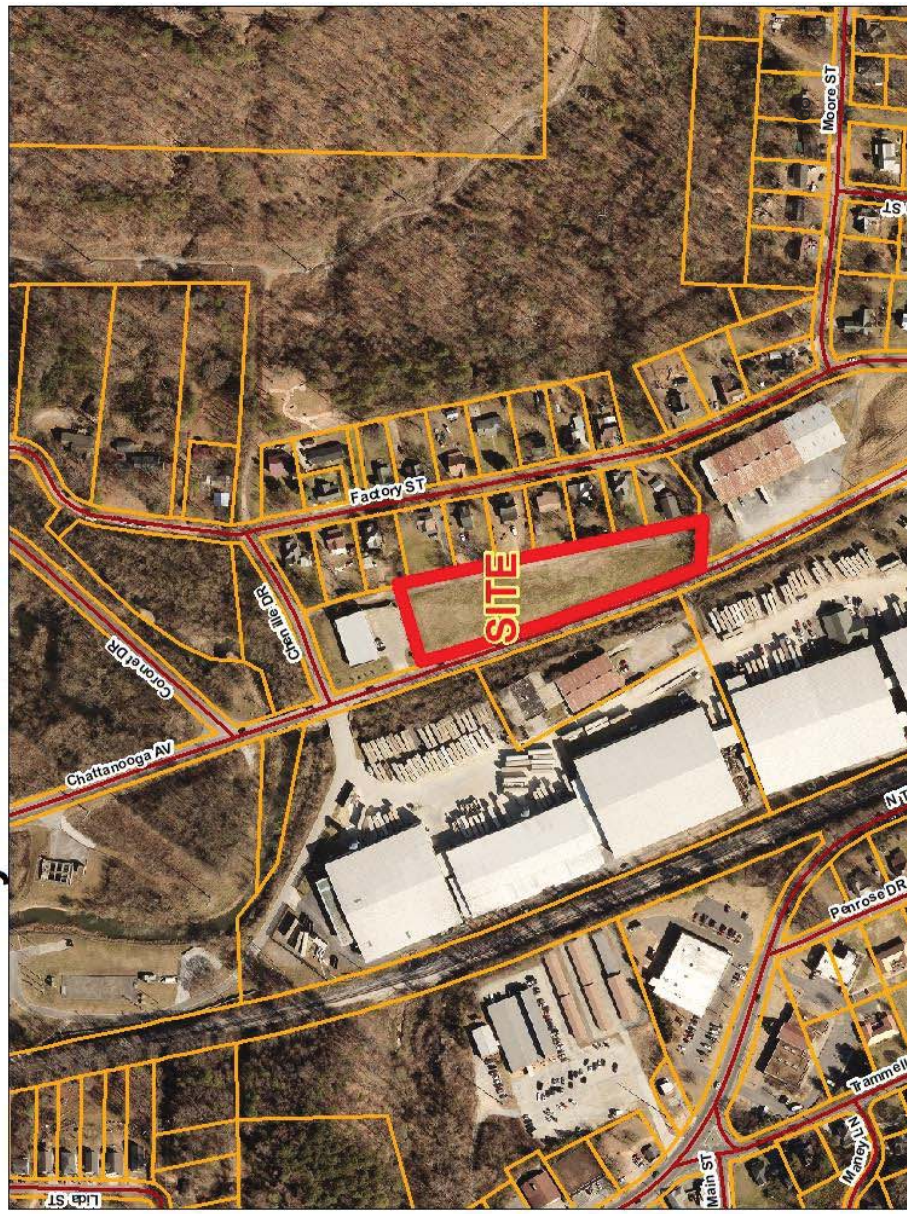
Spence Rezoning Request M-2, Heavy Manufacturing

to

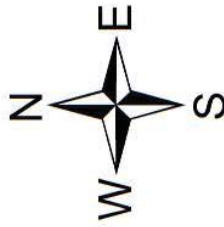
R-3, Medium Density Single Family Residential City of Dalton Jurisdiction



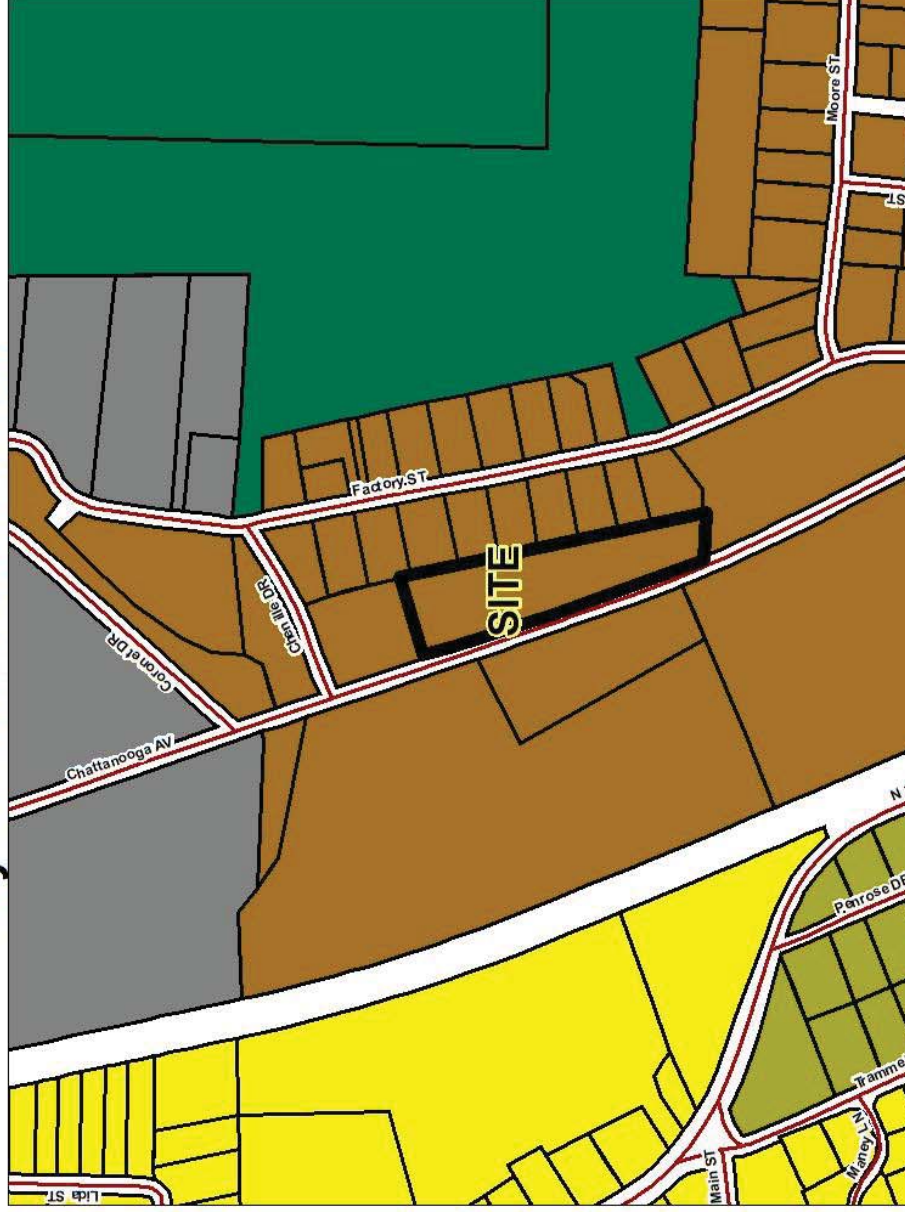
FEET
300



Spence Rezoning Request M-2, Heavy Manufacturing to R-3, Medium Density Single Family Residential City of Dalton Jurisdiction



FEET
300



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 07/15/2019

Agenda Item: Right of Way Deed - Intermark USA, Inc.

Department: Public Works Department

Requested By: Drennon Crutchfield, President/Bryan Spence, Developer

Reviewed/Approved by City Attorney? Yes

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Developer Bryan Spence is pursuing an eight (8) tract residential subdivision between Chenille Drive and Waters Street (unopened) and also adjacent to Chattanooga Ave (see attached plat).

Public Works has reviewed this request, and from a traffic safety standpoint requires that access to these proposed residential lots be from the alley along the east side of the property instead of the collector street Chattanooga Ave.

The existing alley has never been dedicated to the City, so Public Works requested a 15'-wide alley dedication to facilitate access to the proposed lots.

See attached right of way deed.

After Recording,
Please Return to:

G. Gargandi Vaughn
Mitchell & Mitchell, P.C.
P.O. Box 668
Dalton, GA 30722

RIGHT OF WAY DEED

STATE OF GEORGIA,
WHITFIELD COUNTY

IN CONSIDERATION of a gift and the benefit to said Property by the construction and maintenance of a road and/or alleyway and other valuable considerations, I/we, INTERMARK USA, INC., a Georgia domestic corporation, do hereby transfer and convey by gift unto the CITY OF DALTON, a Georgia municipal corporation, a tract or parcel of land for use as a public roadway which is described as follows:

TRACT 9

ALL THAT TRACT or parcel of land lying and being in Land Lot No. 182 in the 12th District and 3rd Section in the City of Dalton, Whitfield County, Georgia, being more particularly described as follows:

BEGINNING at a mag nail and disk located on the southerly right of way of Chenille Drive (having a 50-foot right of way); said point being located North 68 degrees 53 minutes 24 seconds East a distance of 159.63 feet from a 5/8-inch capped rebar located at the intersection of said right of way with the eastern right of way of Chattanooga Avenue (having an 80-foot right of way); running thence North 68 degrees 53 minutes 24 seconds East a distance of 15.20 feet to a mag nail and disk; thence South 11 degrees 42 minutes 14 seconds East a distance of 205.06 feet to a mag nail and disk; thence South 74 degrees 02 minutes 29 seconds West a distance of 15.04 feet to a 5/8-inch capped rebar; thence North 11 degrees 42 minutes 14 seconds West a distance of 203.69 feet to the POINT OF BEGINNING.

TRACT 10

ALL THAT TRACT or parcel of land lying and being in Land Lot No. 182 in the 12th District and 3rd Section in the City of Dalton, Whitfield County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at a 5/8-inch rebar located at the intersection of the eastern right of way of Chattanooga Avenue (having an 80-foot right of way) with the southern right of way of Chenille Drive (having a 50-foot right of way); running thence North 68 degrees 53 minutes 24 seconds East along said right of way of Chenille Drive a distance of 159.63 feet to a mag nail and disk; thence leaving said right of way of Chenille Drive running South 11 degrees 42 minutes 14 seconds East a distance of 203.69 feet a 5/8-inch capped rebar and the TRUE POINT OF BEGINNING; running thence North 74 degrees 02 minutes 29 seconds East a distance of 15.04 feet to a mag nail and disk; thence South 11 degrees 42 minutes 14 seconds East a distance of 650.03 feet to a 2-inch pipe located on the northern right of way of Waters Street (being an unopened 50-foot right of way); thence South 82 degrees 35 minutes 16 seconds West along said right of way of Waters Street a distance of 15.04 feet to a 5/8-inch capped rebar; thence leaving said right of way of Waters Street running North 11 degrees 42 minutes 14 seconds West a distance of 647.79 feet to the POINT OF BEGINNING.

Said right of way hereby conveyed is identified as Tract 9 and Tract 10 and being more particularly described as shown in a survey for Bryan Spence by Christopher Lee Lewis, GRLS No. 3063, by Lewis and Associates Land Surveying, LLC, revised 06/25/19.

TO HAVE AND TO HOLD said right of way hereinabove conveyed unto said CITY OF DALTON, its successors in office and assigns, in fee simple. Said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and affixed their seals, this ____ day of _____, 20__.

INTERMARK USA, INC.

By: Drennon Crutchfield, Sr., President

Attest: Secretary (Corporate Seal)

Signed, sealed and delivered this
____ day of _____,
20__ in the presence of:

WITNESS

NOTARY PUBLIC

CONSENTED TO AND ACCEPTED BY the City of Dalton, Georgia this _____ day of _____, 20__.

CITY OF DALTON, GEORGIA

MAYOR

Attest:

CITY CLERK

RESERVED FOR THE CLERK OF SUPERIOR COURT

PLAT NOTES

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1":67,134" AND AN ANGULAR ERROR OF 03" PER ANGLE POINT.

THE FIELD DATA WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS A CLOSURE PRECISION OF 1":153,150.

EQUIPMENT

ALL FIELD MEASUREMENTS WERE MADE USING A SOKKIA IX1003 ROBOTIC TOTAL STATION AND SOKKIA SHC5000 FIELD CONTROLLER.

FLOOD STATEMENT

A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100-YEAR FLOOD ZONE) AS SHOWN ON F.I.R.M. MAP NO. 13313C01366, EFFECTIVE DATE 09/19/2007, UPDATED BY LETTER OF MAP REVISION NO. 09-04-1965P, EFFECTIVE DATE 4/14/2010.

BASIS OF BEARINGS

BEARINGS ROTATED TO MONUMENTS FOUND AND SURVEY CONTROL POINTS LOCATED BY GPS OBSERVATION USING A SOKKIA GCX3 GNSS RECEIVER WITH A SOKKIA SHC5000 FIELD CONTROLLER OPERATING ON THE REAL TIME GNSS NETWORK OPERATED BY GPS SOLUTIONS, INC.

SOURCE OF TITLE

TITLE TO THE SUBJECT PARCEL IS CURRENTLY VESTED IN INTERMARK USA, INC. PER DEED BOOK 2896, PAGE 117.

REFERENCES

1. MAP OF CROWN COTTON MILLS, GROUP-3 BY RALPH D. STOUT DATED AUGUST 1953. (PLAT BOOK 3, PAGE 144)

ZONING INFORMATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED R-3

BUILDING SETBACKS:

FRONT (MAJOR): 40'
SIDES (MINOR): 25'
REAR: 10'

GENERAL NOTES

- THIS PLAT WAS PREPARED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION BASED ON AN ACTUAL ON THE GROUND SURVEY.
- THE BOUNDARY CONDITIONS AND IMPROVEMENTS ARE CERTIFIED ONLY AS OF THE DATE OF PLAT PREPARATION AS LISTED IN THE TITLE BLOCK.
- NO TITLE REPORT WAS PROVIDED TO LEWIS & ASSOCIATES LAND SURVEYING, LLC. NOR WAS AN INDEPENDENT TITLE SEARCH PERFORMED BY LEWIS & ASSOCIATES LAND SURVEYING, LLC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- ALL DIMENSIONS SHOWN ARE HORIZONTAL GROUND DISTANCES.
- LEWIS & ASSOCIATES LAND SURVEYING, LLC DOES NOT CERTIFY AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA. NO UNDERGROUND INVESTIGATIONS HAVE BEEN PERFORMED.
- CERTIFICATION IS MADE ONLY TO THE PARTY(IES) NAMED ON THIS PLAT. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY(IES) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR.
- THIS SURVEY PLAT MAY NOT BE REPRODUCED, SCANNED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF LEWIS & ASSOCIATES LAND SURVEYING, LLC.
- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE. COPIES WITHOUT AN ORIGINAL SIGNATURE SHOULD BE CONSIDERED PRELIMINARY AND ARE NOT VALID FOR RECORDING OR CONDUCTING LAND TRANSACTIONS.
- ALL IRON PINS SET TO BE 5/8" REBAR WITH YELLOW CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR UNLESS NOTED OTHERWISE.
- THE TERM "CERTIFICATION" AS USED IN RULE "180-6-092(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-216) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS, THE REQUIREMENTS OF LAW PREVAIL.

SURVEYOR'S CERTIFICATION

Certificate of Accuracy

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF DALTON, GEORGIA AND THAT MONUMENTS HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

GA REGISTERED LAND SURVEYOR NO. 3063

DATE

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 AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) SECTION 15-6-67.

Certificate of Ownership & Dedication

Certificate of Ownership & Dedication

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN, EXCEPT AS OTHERWISE NOTED. IT IS UNDERSTOOD THAT THIS CERTIFICATE DOES NOT CONSTITUTE THE DEDICATION OF LAND AND IMPROVEMENTS INTENDED TO BE DEDICATED AND THAT (WE) SHALL HAVE PREPARED TO THE SATISFACTION OF LEGAL COUNSEL FOR THE APPROPRIATE PUBLIC AGENCY, SUCH DOCUMENTATION AND MATERIALS AS NECESSARY TO EFFECT SUCH DEDICATION.

OWNER

DATE

Certificate of Approval for Public Water System

I HEREBY CERTIFY THAT THE PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM IN THE SUBDIVISION SHOWN HAVE BEEN SECURED BY SUFFICIENT SURETY TO BE INSTALLED TO MEET THE REQUIREMENTS OF DALTON UTILITIES.

Date Dalton Utilities

Certificate of Approval for Public Wastewater Collection System

I HEREBY CERTIFY THAT THE PUBLIC SEWAGE COLLECTION AND DISPOSAL SYSTEM IN THIS SUBDIVISION HAVE BEEN INSTALLED (HAVE BEEN SECURED BY SUFFICIENT SURETY TO BE INSTALLED) IN AN ACCEPTABLE MANNER AND MEET FULLY THE REQUIREMENTS OF DALTON UTILITIES AND ARE HEREBY APPROVED.

Date Dalton Utilities

Certificate of Approval for Fire Protection

I HEREBY CERTIFY THAT THE LOCATION OF THE FIRE HYDRANTS IN THE SUBDIVISION ARE INSTALLED (PLANNED FOR INSTALLATION) IN CONFORMANCE WITH RECOMMENDATIONS OF THE DALTON FIRE DEPARTMENT AND ARE HEREBY APPROVED.

Date City of Dalton, GA Fire Chief

Certificate of Approval for Streets & Drainage

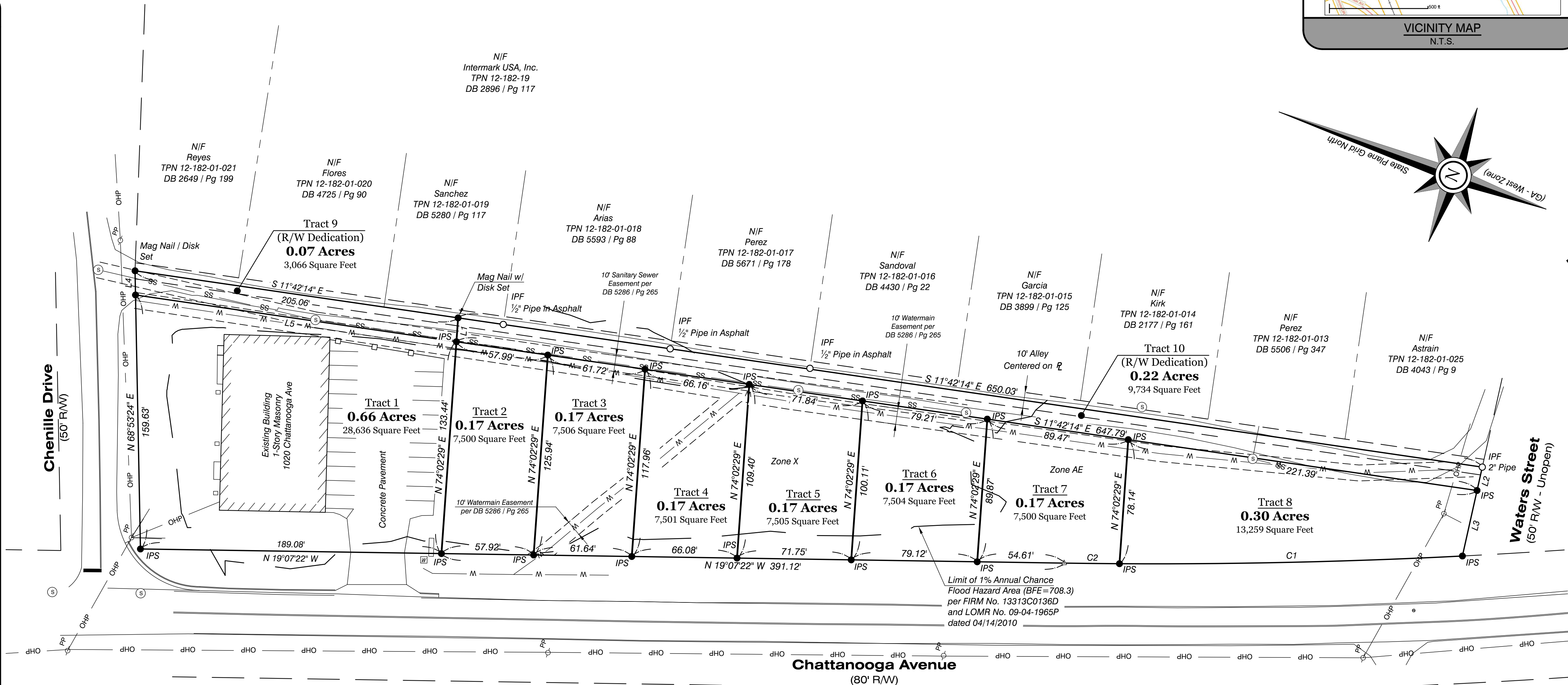
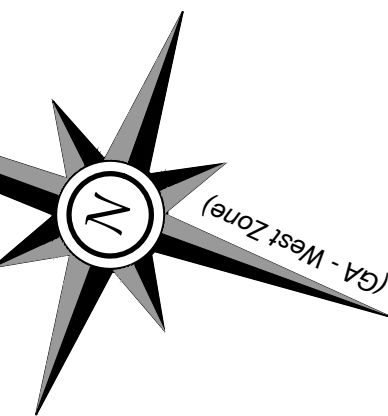
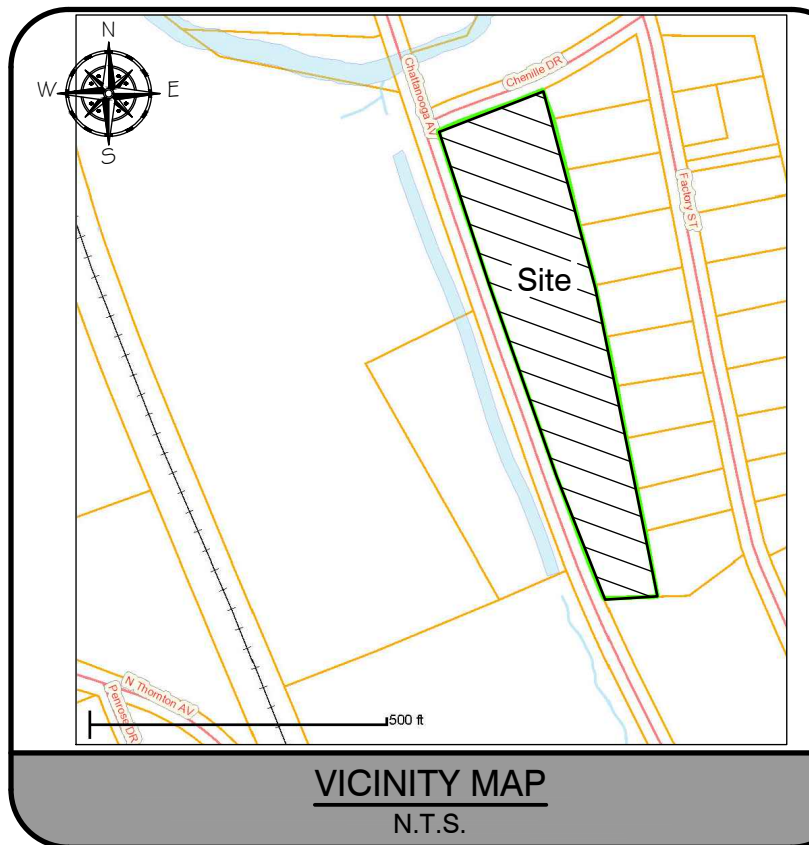
I HEREBY CERTIFY THAT THE STREETS AND DRAINAGE IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN INSTALLED (HAVE BEEN SECURED BY SUFFICIENT SURETY TO BE INSTALLED) IN AN ACCEPTED MANNER AND MEET ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF DALTON.

Date City of Dalton Public Works

Certificate of Approval for Recording (Minor Subdivision)

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DALTON, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE DALTON - WHITEFIELD COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF SUPERIOR COURT OF WHITEFIELD COUNTY, GEORGIA.

SECRETARY DALTON-WHITEFIELD COUNTY PLANNING COMMISSION DATE



LINE	BEARING	DISTANCE
L1	N 74°02'29" E	15.04'
L2	S 82°35'16" W	15.04'
L3	S 82°35'16" W	42.19'
L4	N 68°53'24" E	15.20'
L5	S 11°42'14" E	203.69'

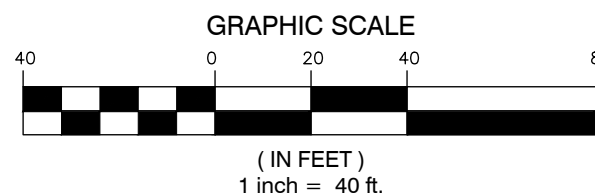
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	215.47'	3777.04'	3°16'07"	N 21°17'03" W	215.44'
C2	34.75'	3777.04'	1°31'38"	N 19°23'11" W	34.75'

TO BE NOTIFIED OF ACTION

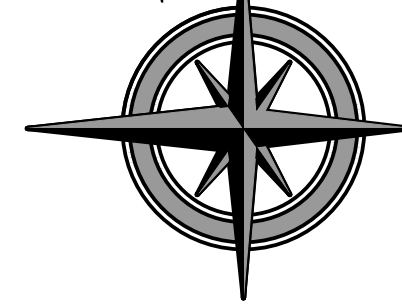
CHRISTOPHER L. LEWIS, PLS
P.O. BOX 2046
DALTON, GA 30722-2046
TEL: 706.278.7518

SYMBOL LEGEND

⊙	STORM MANHOLE (STMH)
⊙	SANITARY SEWER MANHOLE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	UTILITY POLE
⊙	TELEPHONE PEDESTAL
⊙	LIGHT POLE
⊙	IRON PIN FOUND (IPF)
⊙	IRON PIN SET (IPS)
⊙	BUILDING SETBACK LINE
⊙	CENTERLINE
⊙	OVERHEAD POWER LINE
⊙	CHAIN LINK FENCE
⊙	OPEN TOP PIPE
⊙	CRIMPED TOP PIPE
⊙	POINT OF BEGINNING
⊙	DEED BOOK/PAGE
⊙	PLAT BOOK/PAGE
⊙	TAX PARCEL NUMBER



LEWIS & ASSOCIATES
LAND SURVEYING, LLC
LAND SURVEYING & PLANNING
P.O. BOX 2046
DALTON, GA 30722
(706) 278-7518 • (706) 529-4513
info@lewisurvey.com
www.lewisurvey.com



FOR REVIEW ONLY
NOT FOR RECORDING
GEORGIA C.O.A. #1169
GSWCC CERTIFICATION NO. 3115

FINAL PLAT (MINOR SUBDIVISION)

BRYAN SPENCE

BEING TAX PARCEL NO. 12-182-19
LOCATED IN LAND LOT 182, 12th DISTRICT, 3rd SECTION
CITY OF DALTON, WHITEFIELD COUNTY, GEORGIA

© 2019, LEWIS & ASSOCIATES SURVEYING, LLC

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UNLESS THIS DRAWING IS STAMPED, SIGNED AND DATED BY THE SURVEYOR IT SHALL BE CONSIDERED PRELIMINARY.

SURVEY DATE	5/15/19
SURVEY CREW	CLL DSM
COMPUTED BY	DSM
DATE DRAWN	5/16/19
DRAWN BY	DSM
CHECKED BY	CLL
REVISIONS	REVISION DATE
R/W STRIP	6/25/19

DRAWING FILE: 19-116 Spence-Chattanooga Ave.dwg	SHEET NO.
DWG SCALE 1"=40'	1/1
PROJ. NO. 19-116	



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 8/5/2019

Agenda Item: The request of Crutchfield Properties to rezone from Light Manufacturing (M-1) to Rural Residential (R-5) a tract of land totaling 1.91 acres located along Conway Street. Parcel (12-275-05-063)

Department: Planning and Zoning

Requested By: Ethan Calhoun

Reviewed/Approved by City Attorney? Sent for Review

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

See attached staff analysis and presentation

CITY OF DALTON
ORDINANCE
Ordinance No. 19-13

An Ordinance Of The City Of Dalton To Rezone Certain Property Within The City Of Dalton From Light Manufacturing (M-1) To Rural Residential (R-5) Being A Tract of Land Totaling 1.91 Acres Located At Conway Street (Parcel No. 12-275-05-063); To Provide An Effective Date; And For Other Purposes.

WHEREAS, Crutchfield Properties, LLLP (Owner) have filed an application with the City to rezone property located at Conway Street (Parcel No. 12-275-05-063);

WHEREAS, the Property is currently zoned Light Manufacturing (M-1);

WHEREAS, the Owner is requesting the Property be rezoned to Rural Residential (R-5);

WHEREAS, the application for rezoning appears to be in proper form and made by all owners of the Property sought to be rezoned;

WHEREAS, the rezoning is in conformity with the City of Dalton Joint Comprehensive Plan;

WHEREAS, the Dalton-Whitfield Planning Commission considered the proposed rezoning of the Property at a duly noticed public hearing held on July 22, 2019 and subsequently forwarded its favorable recommendation to the Mayor and Council;

BE IT ORDAINED by the Mayor and Council of the City of Dalton in regular meeting assembled and by authority of the same it is hereby ordained as follows:

-1-

The recitals contained herein above are incorporated herein by reference and are adopted as findings and determinations of the Mayor and Council.

-2-

The Property located at Conway Street identified as Parcel No. 12-275-05-063 is hereby rezoned from Light Manufacturing (M-1) to Rural Residential (R-5) with the conditioned that Parcel No. 12-275-05-061 located directly west of the Property currently zoned M-2 shall only be required to install and maintain a Zoning Buffer of 15 feet as required by the Unified Zoning Ordinance along the contiguous boundary line.

-3-

The Unified Zoning Map of the City of Dalton shall be amended to conform to and reflect the rezoning of the Property as approved herein. City Staff is authorized and directed to take all actions necessary to effectuate the rezoning of the Property as approved herein.

-4-

Should any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be unconstitutional, invalid or unlawful, such declaration shall not affect the validity of the remaining portions of the ordinance not so declared to be unconstitutional, invalid, or unlawful.

-5-

All resolutions and ordinances of the City of Dalton or parts thereof in conflict herewith are hereby repealed.

-6-

This Ordinance shall take effect and be in force from and after its adoption and publication in two public places within the City of Dalton for five (5) consecutive days, the public welfare of the City of Dalton requiring it.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Ordinance is adopted.

CITY OF DALTON, GEORGIA

MAYOR

Attest:

CITY CLERK

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of the _____ day of _____, 20__.

CITY CLERK
CITY OF DALTON

DALTON-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720

MEMORANDUM

TO: City of Dalton Mayor and Council
Kim Witherow
Jason Parker
Gandi Vaughn
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: July 31, 2019

SUBJECT: The request of Crutchfield Properties to rezone from Light Manufacturing (M-1) to Rural Residential (R-5) a tract of land totaling 1.91 acres located along Conway Street. Parcel (12-275-05-063)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on July 22, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met.

The petition was represented by Bryan Spence, with power of attorney.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning.

Bryan Spence represented the petitioner with staff-confirmed power of attorney. Mr. Spence stated that the staff analysis covered the details of this proposal accurately and that he would be the developer of this property if this rezoning is approved. Mr. Sanford asked Mr. Spence if he planned to build the same type of housing as he described in Item C to which Mr. Spence affirmed that it would be. Chairman Lidderdale asked Mr. Spence about the southern portion of the subject property that appears to not be included in the proposed sub-division attached to the staff analysis. Mr. Spence stated that the subject property's current owner also owns the southern tract and plans to only sell Mr. Spence the portion of the subject property shown in the proposed plat in the staff analysis and merge the leftover portion of the subject property with the rest of the southern tract. Mr. Spence went on to state that he would like to purchase and develop the southern tract at a future date, but it would not be part of the proposed rezoning.

Jeff Crevier, owner of the eastern adjacent M-2 tract, stated that he had recently purchased the adjacent manufacturing property and has begun remodeling the blighted structure. He stated that his intentions are to bring the structure back into manufacturing status and better appearance as well. Mr. Crevier went on to state his intentions to develop new manufacturing structures on the currently undeveloped western portion of his property. Mr. Crevier asked what type of impact he R-5 rezoning of the subject property might have on his property, and Chairman Lidderdale stated that he would be required to create a buffer along his western boundary if the subject property is rezoned R-5. Mr. Crevier stated that he is concerned with potential buffer requirements that may burden his future plans if the subject

property is rezoned to R-5. Some discussion occurred among the Planning Commission and staff members that resulted in the understanding that the impact of the subject property's R- rezoning would require an additional fifteen feet of setback and a buffer along his property's entire western boundary. Mr. Calhoun stated that a buffer could consist of either a sight impervious fence, earthen berm or sight impervious vegetation somewhere within the thirty-foot setback on the western boundary. Mr. Calhoun went on to state that if new development should occur on Mr. Crevier's tract that simply leaving the existing vegetation in the thirty-foot buffer area should satisfy the ordinance requirements, and he went on to clarify that the majority of Mr. Crevier's tract's western boundary would already be required to create a thirty-foot buffer since one of the western adjacent tracts is already zoned R-5. Mr. Crevier stated that he thought the proposed single-family residential design for the subject property would be a great fit for this area, but he went on to state that he was concerned about his being required to bear the burden of creating a thirty-foot buffer and losing developable area upon his property. Mr. Crevier then stated that he was concerned with the property boundary with his property and tract eight of the proposed subdivision on the subject property. This discussion ended after Mr. Minor suggested that Mr. Crevier have his property surveyed to compare to Mr. Spence's survey. Mr. Crevier stated that he had issues in regard to the FEMA flood plain on his property as well as stormwater issues caused by adjacent property. Chairman Lidderdale explained to Mr. Crevier that the Planning Commission is not an authority in flood plains or stormwater regulations and suggested that he speak with staff regarding those matters at a later time.

With no other comments heard for or against this hearing closed at 7:00

Recommendation:

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Mr. Thomas then made a motion to recommend the R-5 rezoning as requested based on his agreement with the content of the staff analysis. Ms. McClurg seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Crutchfield Properties, LLP is seeking to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land (parcel 12-275-05-063) containing 1.91 acres and located along the south R/W of Conway Street. The tract is currently undeveloped. The rezoning request to R-5 is sought to serve a single purpose on the site: create an R-5 zone district in order to permit the creating of approximately eight new buildable tracts for the construction of single family detached dwellings.

The surrounding uses and zoning are as follows: 1) To the north, is a larger parcel containing Threadmill Lake zoned Low Density Single family residential; 2) To the east, is a tract zoned High Density Residential R-7 and contains eight condominium dwellings; 3) To the south, is an undeveloped eleven acre tract zoned R-5; 4) To the west, is a nine acre tract zoned M-2 that contains an aging manufacturing building that is significantly buffered from the subject property. All in all, a review of the zoning map shows the subject property to be at the convergence of residential and manufacturing land use and zoning. Land uses in this area appear to be a majority of single-family detached dwellings with the occasional multi-family dwelling. Manufacturing uses remain in this area due to the proximity to Highway 41 and the railway.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

In this area there is a significant and consistent pattern of single family detached development. There is a small multi family character in this area as well as manufacturing. This area of Dalton, surrounding highway 41, developed significantly during the 1960's and 1970's prior to the development of the interstate. Commercial and industrial use thrived along Highway 41 and extended Dalton's commercial and industrial footprint well beyond the historic downtown. With this influx of new commercial and industrial growth came the need for more employees and more employee housing outside the existing footprint of the city. This linear growth pattern that tends to follow major corridors is referred to as sprawl, and sprawl was a very typical development pattern during the golden age of the automobile across the nation. Throughout this area there is a mix of residential, commercial and manufacturing use where most commercial and manufacturing development surrounds Highway 41 and/or the railway. When viewing the residential development in this area one will see both new and old housing that are, for the most part, single family detached dwellings with an average lot size of 8,000 square feet. Since the introduction of the interstate system the industrial and commercial development pattern has shifted significantly in Whitfield County. Although commercial and manufacturing structures remain common along Highway 41, most of these structures are aging and some have even become blighted. Modern manufacturing development may still favor some portion of Highway 41 where it is in proximity to an interstate interchange along I-75, but little manufacturing or commercial investment has occurred along Highway 41 in recent years.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

Since the subject property is already zoned for the most intensive manufacturing zone district, there is no expectation that zoning the property to a lesser-intensive residential zone district would have any negative economic impact on the adjacent or nearby properties. The R-5 zone district is already a common zone district in this area.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

Based on the existing development in this area along with the zoning the subject property one can see where it could be developed for a light manufacturing use. The subject property is, however, well-suited for the proposed rezoning given the fact that it would be more reflective of existing zoning and land use in this area.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

N/A

(E) Whether the proposed (R-5) amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

If the subject property is rezoned from M-2 to R-5 there would be a significant reduction in achievable intensity of permitted use on the property, which would reduce potential burdening impacts to public infrastructure. Although, each of the proposed lots will require an individual street entrance, the accessible streets are local collector streets where traffic is moving slow and visibility is decent. There is a noticeable bend on Conway Street along the subject property that does somewhat restrict visibility, and with the introduction of eight new driveways from the subject property one may recognize the potential for new conflict points with through traffic.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The comprehensive plan future development map marks this property within the Suburban Neighborhood character area. The Suburban Neighborhood character area describes areas where conventional patterns of post-World War II suburban residential subdivision development have been the dominant pattern. In addition to conventional subdivisions, some multi-family uses are present in this character area. Neighborhoods tend to be characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. The primary development pattern should accommodate infill development that compliments the scale, setback and style of existing adjacent homes. Primary land use in this character area should be single family residential. This request, as presented, fits well-within this character areas intent.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated,

unrelated district (spot zone) as interpreted by current Georgia law.

None identified. This rezoning would shrink the M-2 district and enlarge an existing R-5 district.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

The subject property is affected by the 1% flood plain along its entire northern boundary along Conway Street. Based on the proposed plat, however, it appears that there will be sufficient buildable area towards the central and rear of the proposed lots with the exception of lots one and eight. The only likely disturbance for his development within the floodplain would be the driveways. In other words, this proposed development looks achievable as submitted with the exception of lots one and eight which are or are almost entirely within the 1% flood plain. A base flood elevation study will have to occur in order to determine the actual base flood elevation on the subject property before the developer will be able to potentially develop lots one and eight.

CONCLUSION:

Staff can give a recommendation for the proposed R-5 rezoning based on the following factors:

- 1) Single family dwellings are typical in this area and the proposed lot size for this development are similar to many existing lots in this area.
- 2) Since the subject property is planned to be developed for single family dwellings that are reflective of the existing properties nearby, there is no concern for negative affect on property values.
- 3) No burden on public infrastructure is expected and the property, but staff recommend that hidden driveway signs be places along this area of Conway Street to alert drivers due to limited sight visibility from the subject property.

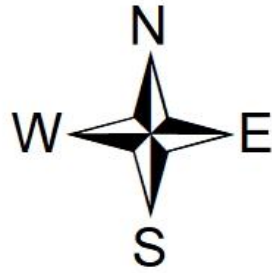
Crutchfield Properties Rezoning Request

M-1, Light Manufacturing

to

R-5, Rural Residential

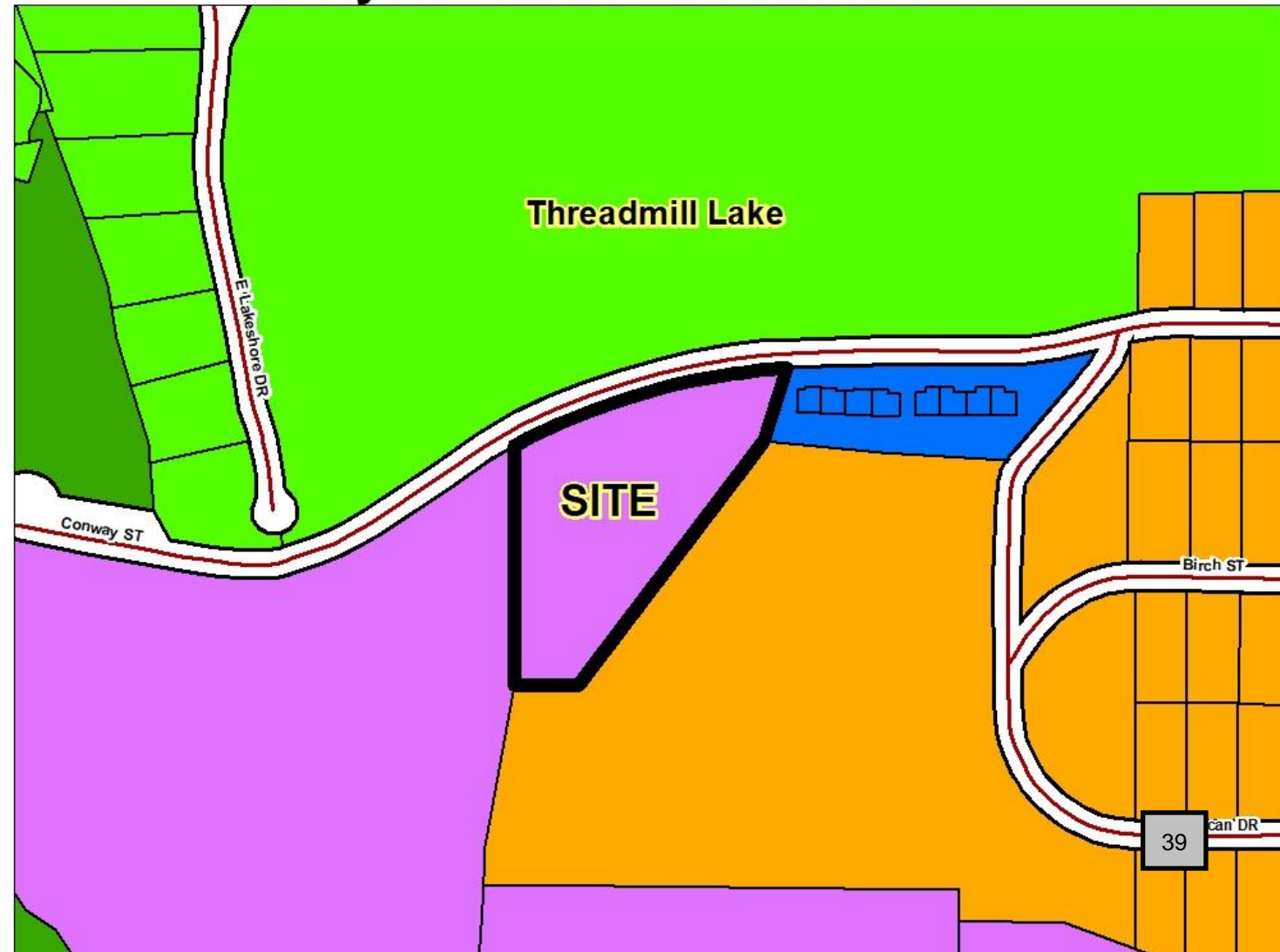
City of Dalton Jurisdiction



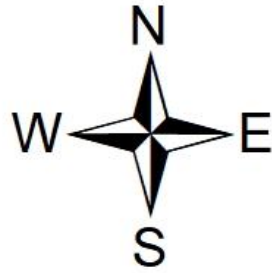
ZONING

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Rural Residential (R-5)
-  High Density Residential (R-7)
-  Light Manufacturing (M-1)

FEET
200



Crutchfield Properties Rezoning Request
M-1, Light Manufacturing
to
R-5, Rural Residential
City of Dalton Jurisdiction



FEET
200



Crutchfield Properties Rezoning Request

M-1, Light Manufacturing



to

R-5, Rural Residential

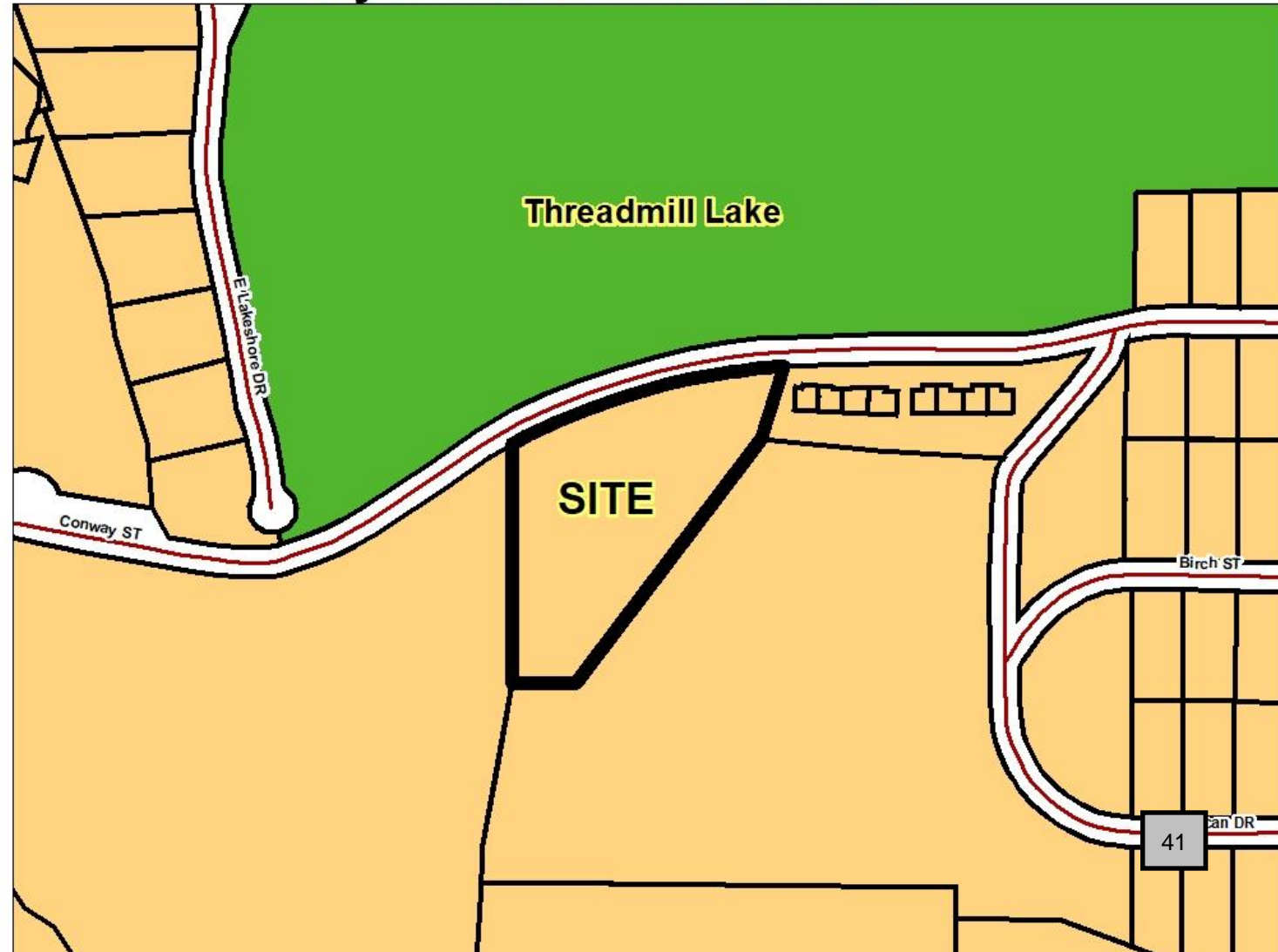
City of Dalton Jurisdiction

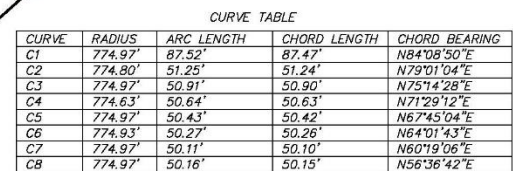


FUTURE DEVELOPMENT MAP

-  Preserve
-  Suburban

FEET
200







CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 8/5/2019

Agenda Item: The request of Greg Sims and John Forshner to rezone from High Density Residential (R-7) to Rural Residential (R-5) a tract of land totaling 3 acres located along Lance and Richardson Streets. Parcel (12-199-25-001)

Department: Planning and Zoning

Requested By: Ethan Calhoun

Reviewed/Approved by City Attorney? Sent for Review

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

See attached staff analysis and presentation

CITY OF DALTON
ORDINANCE
Ordinance No. 19-14

An Ordinance Of The City Of Dalton To Rezone Certain Property Within The City Of Dalton From High Density Residential (R-7) To Rural Residential (R-5) Being A Tract of Land Totaling 3.0 Acres Located At Lance Street and Richardson Street (Parcel No. 12-199-25-001); To Provide An Effective Date; And For Other Purposes.

WHEREAS, Greg Sims and John Forshner (Owner) have filed an application with the City to rezone property located at Lance Street and Richardson Street (Parcel No. 12-199-25-001);

WHEREAS, the Property is currently zoned High Density Residential (R-7);

WHEREAS, the Owner is requesting the Property be rezoned to Rural Residential (R-5);

WHEREAS, the application for rezoning appears to be in proper form and made by all owners of the Property sought to be rezoned;

WHEREAS, the rezoning is in conformity with the City of Dalton Joint Comprehensive Plan;

WHEREAS, the Dalton-Whitfield Planning Commission considered the proposed rezoning of the Property at a duly noticed public hearing held on July 22, 2019 and subsequently forwarded its favorable recommendation to the Mayor and Council;

BE IT ORDAINED by the Mayor and Council of the City of Dalton in regular meeting assembled and by authority of the same it is hereby ordained as follows:

-1-

The recitals contained herein above are incorporated herein by reference and are adopted as findings and determinations of the Mayor and Council.

-2-

The Property located at Lance Street and Richardson Street identified as Parcel No. 12-199-25-001 is hereby rezoned from High Density Residential (R-7) to Rural Residential (R-5).

-3-

The Unified Zoning Map of the City of Dalton shall be amended to conform to and reflect the rezoning of the Property as approved herein. City Staff is authorized and directed to take all actions

necessary to effectuate the rezoning of the Property as approved herein.

-4-

Should any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be unconstitutional, invalid or unlawful, such declaration shall not affect the validity of the remaining portions of the ordinance not so declared to be unconstitutional, invalid, or unlawful.

-5-

All resolutions and ordinances of the City of Dalton or parts thereof in conflict herewith are hereby repealed.

-6-

This Ordinance shall take effect and be in force from and after its adoption and publication in two public places within the City of Dalton for five (5) consecutive days, the public welfare of the City of Dalton requiring it.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the ordinance was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Ordinance is adopted.

CITY OF DALTON, GEORGIA

MAYOR

Attest:

CITY CLERK

A true copy of the foregoing Ordinance has been published in two public places within the City of Dalton for five (5) consecutive days following passage of the above-referenced Ordinance as of the _____ day of _____, 20__.

CITY CLERK
CITY OF DALTON

DALTON-WHITFIELD COUNTY PLANNING COMMISSION
503 WEST WAUGH STREET
DALTON, GA 30720

MEMORANDUM

TO: City of Dalton Mayor and Council
Kim Witherow
Jason Parker
Gandi Vaughn
Jean Price-Garland

FROM: Jim Lidderdale
Chairman

DATE: July 31, 2019

SUBJECT: The request of Greg Sims and John Forshner to rezone from High Density Residential (R-7) to Rural Residential (R-5) a tract of land totaling 3 acres located along Lance and Richardson Streets. Parcel (12-199-25-001)

The most recent meeting of the Dalton-Varnell-Whitfield County Planning Commission was held on July 22, 2019 at 6:00 p.m. at the Whitfield County Administrative Building #2, 214 West King Street. A portion of the agenda included a public hearing concerning the above matter. A quorum of five members of the Planning Commission was present. All legal requirements for advertising and posting the public hearing were met.

The petition was represented by Bryan Spence, with power of attorney.

Public Hearing Summary:

Mr. Calhoun oriented the audience to the subject property and summarized the staff analysis which was in favor of the requested R-5 rezoning. There were no further questions for Mr. Calhoun from the Planning Commission.

Bryan Spence represented the petitioner with staff-confirmed power of attorney. Mr. Spence stated that the staff analysis accurately explained his proposed plan for the subject property and that he would be the developer if the requested rezoning is approved. Chairman Lidderdale asked Mr. Spence if these lots were fifty feet wide and Mr. Spence affirmed that they were. Mr. Spence stated that the single-family detached dwellings proposed would each be approximately 1,500-1,600 square feet in size.

With no other comments heard for or against this hearing closed at 6:36

Recommendation:

Chairman Lidderdale sought a motion on the requested R-5 rezoning. **Mr. Thomas then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. Mr. Sanford seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 4-0.**

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Greg Sims and John Forshner are seeking to rezone from High Density Residential (R-7) to Rural Residential (R-5) a tract of land (parcel 12-199-25-001) containing 3.00 acres and located at the corner of Lance and Richardson Street. The tract is currently undeveloped. The rezoning request to R-5 is sought to serve a single purpose on the site: create an R-5 zone district in order to permit the creating of approximately twelve new buildable tracts for the construction of single family detached dwellings.

The surrounding uses and zoning are as follows: 1) To the north, are three tracts zoned Medium Density Single Family Residential R-3 that each contain a single family dwelling; 2) To the east, across Richardson Street are five tracts zoned R-3 where all but one contain a single family dwelling; 3) To the south, are two tracts of which one is zoned R-7 , 4) To the west, are five adjacent tracts of which four are zoned R-3 and one R-7. Three out of the five western adjacent tracts contain a single family dwelling. All in all, a review of the zoning map shows the subject property to be flanked by C-2 zoned tracts along the majority of its boundary with the exception of the northern adjacent tract. Land uses in this area appear to be a mix of single-family and general commercial with no clear pattern.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

In this area there is a significant and consistent pattern of, almost entirely, residential development. The residential development in this area does, however, vary in character from single family detached to multi family apartments. The most common zone districts in this vicinity are Medium Density Single Family Residential R-3 and High Density Residential R-7. While R-3 permits a similar lot size as R-5, R-3 only permits site built single family detached dwellings while R-5 permits manufactured homes, single family detached site build dwellings and duplexes. It is worth stating that R-5, in any form, would be significantly less dense than the current R-7 zoning of the subject property.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

Since the subject property is already zoned for the most intensive residential zone district there is no expectation that zoning the property to a lesser residential zone district would have any negative economic impact on the adjacent or nearby properties.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

Based on the existing development in this area along with the zoning the subject property is not improperly zoned as it is. The subject property is, however, well-suited for the proposed rezoning given the fact that it would limit the amount of density on the subject property more than what is currently permitted.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the

public as compared to any hardship imposed upon the individual owner under the existing zoning.

N/A

(E) Whether the proposed (R-5) amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

If the subject property is rezoned from R-7 to R-5 there would be a significant reduction in achievable density on the property which would reduce potential impacts to public infrastructure. Although each of the proposed lots will require an individual street entrance, the accessible streets are local collector streets where traffic is moving slow and viability is good.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The comprehensive plan future development map marks this property within the Suburban Neighborhood character area. The Suburban Neighborhood character area describes areas where conventional patterns of post-World War II suburban residential subdivision development have been the dominant pattern. In addition to conventional subdivisions, some multi-family uses are present in this character area. Neighborhoods tend to be characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, and are predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs. The primary development pattern should accommodate infill development that compliments the scale, setback and style of existing adjacent homes. Primary land use in this character area should be single family residential.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

None identified. This rezoning would shrink the R-7 district and create an R-5 district. R-5 and R-3 share characteristics which means that this would not qualify as spot zoning.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation. Aside from some topographical variation on the subject property there are no major inhibitors such as flood zones that would prohibit development. Richardson Street was recently upgraded to better accommodate stormwater and two-way traffic as well.

CONCLUSION:

Staff can give a recommendation for the proposed R-5 rezoning based on the following factors:

- 1) Single family dwellings are typical in this area and the proposed lot size for this development are similar to many existing lots in this area.

- 2) Since the subject property is planned to be developed for single family dwellings that are reflective of the existing properties nearby, there is no concern for negative affect on property values.
- 3) No burden on public infrastructure is expected and the property can be accessed and exited safely for residential use.

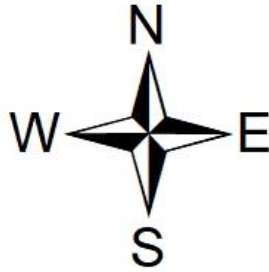
Sims/Forshner Rezoning Request

R-7, High Density Residential

to

R-5, Rural Residential

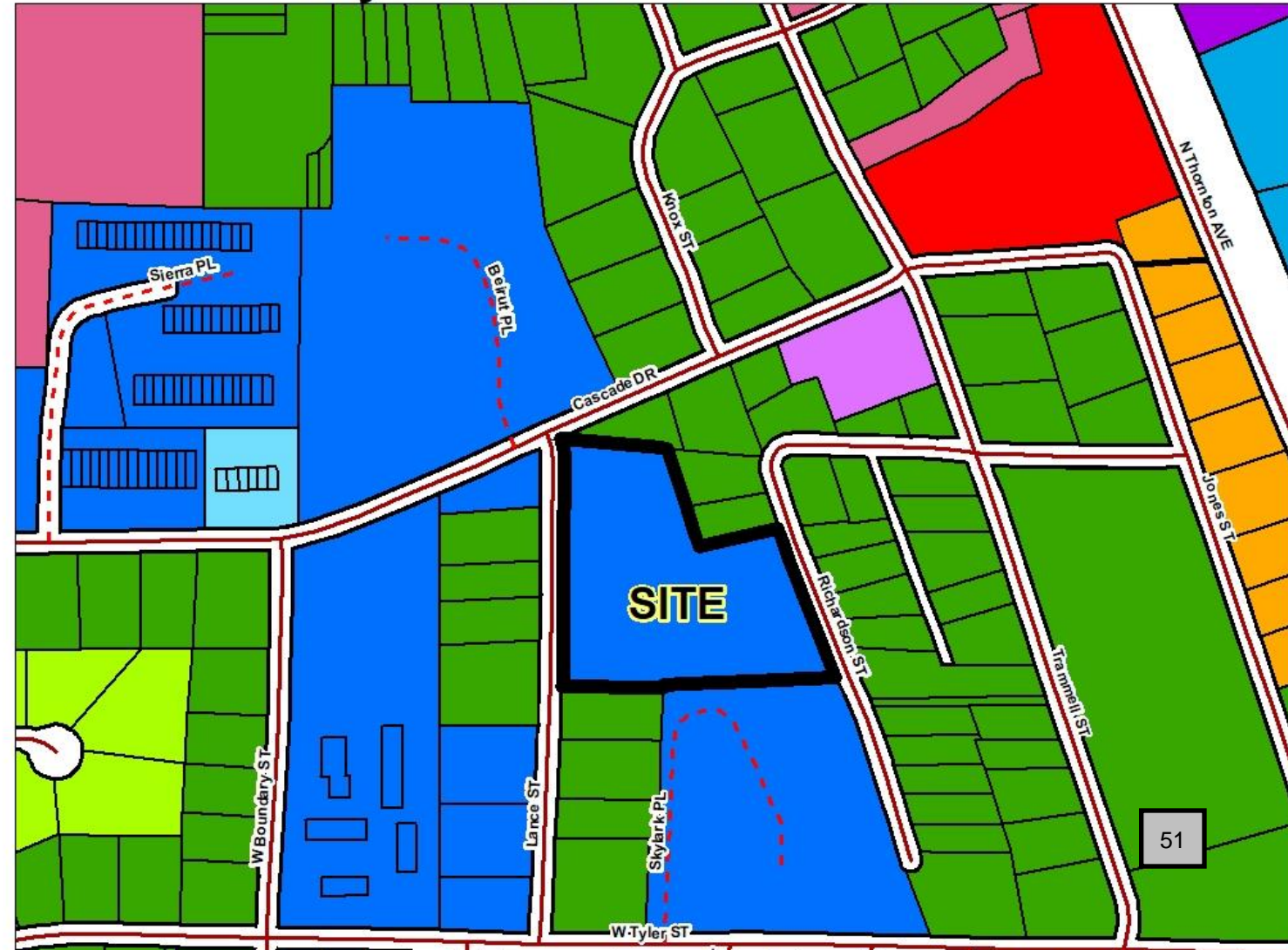
City of Dalton Jurisdiction



ZONING

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Rural Residential (R-5)
-  Transitional Residential (R-6)
-  Mixed Use (MU)
-  High Density Residential (R-7)
-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)
-  Light Manufacturing (M-1)

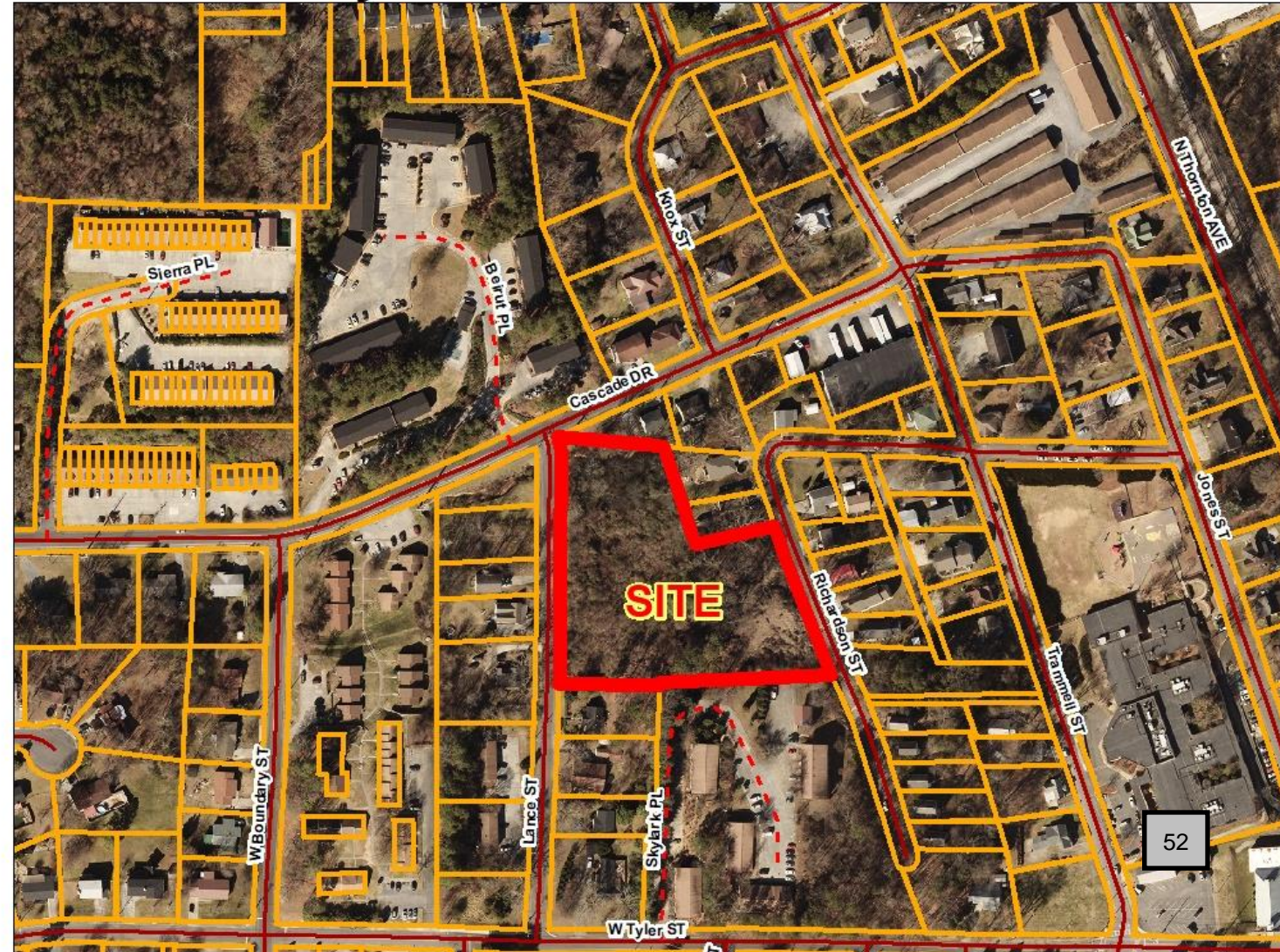
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**Sims/Forshner Rezoning Request
R-7, High Density Residential
to
R-5, Rural Residential
City of Dalton Jurisdiction**



**FEET
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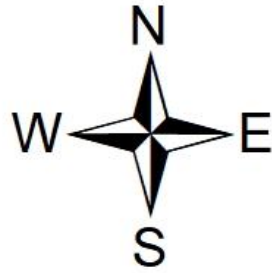
Sims/Forshner Rezoning Request

R-7, High Density Residential

to

R-5, Rural Residential

City of Dalton Jurisdiction

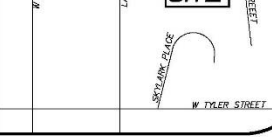


FUTURE DEVELOPMENT MAP



FEET
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VICINITY MAP
SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED MAY 17, 2019.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 55,176" WITH AN ANGULAR ERROR OF 3.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE SQUARES METHOD.
- 3) A SOKKIA SX TOTAL STATION, TOPCON SR GPS RECEIVER, CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 100,000+."
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE NO. 1331300136D, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 19, 2007, FOR COMMUNITY NUMBER 130194, IN WHITFIELD COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITION ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3 NATIONAL STANDARD SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 774, PAGE 293, WHITFIELD COUNTY RECORDS.

OWNERS INFORMATION

BRIAN SPENCE
PHONE: (706)-947-6995
EMAIL: BSPENCE_101@AHOOC.COM

BUILDING SETBACKS

FRONT: 25'
REAR: 15'
SIDE: 10'

LEGEND

- (BEARING/DISTANCE)
- PROPERTY LINE
 - OVERHANG/awning
 - RECORD CALLS
 - BUILDING SETBACK LINE
 - BUILDING SETBACK LINE
 - B.S.L.
 - SANITARY SEWER MANHOLE
 - DROP INLET
 - SINGLE-WING CATCH BASIN
 - DOUBLE-WING CATCH BASIN
 - JUNCTION BOX
 - REBAR
 - CAPPED REBAR
 - CONCRETE R/W MONUMENT
 - OPEN TOP PIPE
 - FOUND

THIS BOX RESERVED FOR THE CLERK OF SUPERIOR COURT



GRID NORTH
GA WEST
(SURVEY NOTE 6)

FINAL ACCURACY AND DESIGN CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH, AND APPROVAL HEREOF DOES NOT RELIEVE ME OF ANY LIABILITY ASSOCIATED WITH INACCURACIES OR IMPROPER DESIGN.

MITCHELL LOWERY GEORGIA RLS# 3109 DATE

CERTIFICATE OF APPROVAL FOR PUBLIC WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM SERVING THE PUBLIC ROADS ON THIS FINAL PLAT HAS BEEN INSTALLED (OR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES: DATE:

CERTIFICATE OF APPROVAL FOR PUBLIC WASTEWATER COLLECTION SYSTEM

I HEREBY CERTIFY THAT THE WASTEWATER COLLECTION SYSTEM SERVING THE PUBLIC ROADS ON THIS FINAL PLAT HAS BEEN INSTALLED (OR SUFFICIENT SURETY HAS BEEN PROVIDED TO INSTALL) IN ACCORDANCE WITH THE REQUIREMENTS OF DALTON UTILITIES.

DALTON UTILITIES: DATE:

CERTIFICATE OF APPROVAL FOR FIRE PROTECTION

I HEREBY CERTIFY THAT FIRE HYDRANTS AND WATER MAINS SERVING THE LOTS ON THIS FINAL PLAT HAVE BEEN INSTALLED AND FLOW REQUIREMENTS FOR THE FIRE HYDRANTS HAVE BEEN MET IN ACCORDANCE WITH THE REQUIREMENTS OF THE WHITFIELD COUNTY BUILDING CODE FOR FIRE HYDRANT AND WATER SUPPLY REQUIREMENTS.

WHITFIELD COUNTY FIRE CHIEF: DATE:

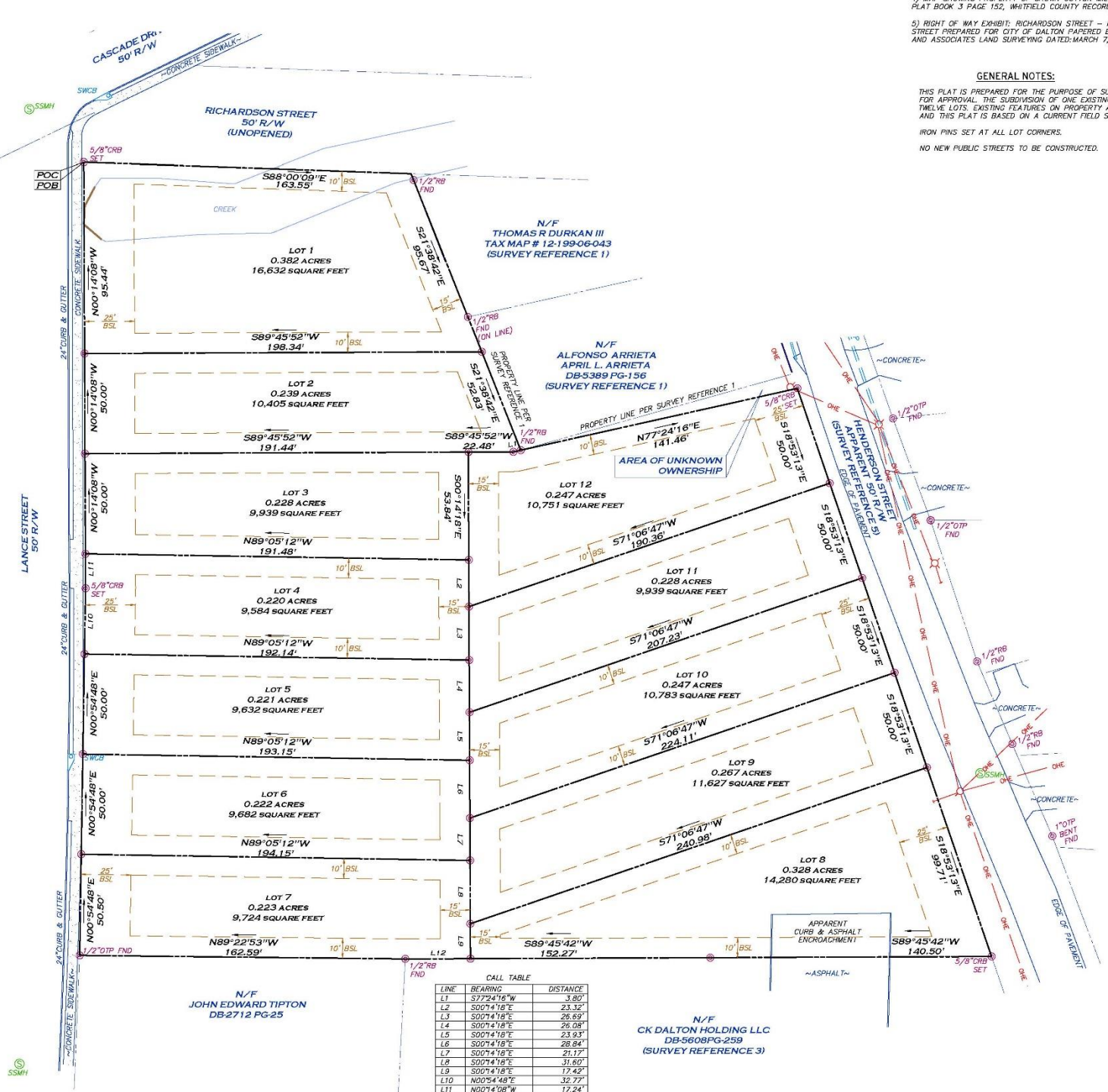
CERTIFICATE OF APPROVAL FOR RECORDING (MINOR SUBDIVISION)

THE WHITFIELD COUNTY BUILDING, ZONING AND DEVELOPMENT DEPARTMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINOR SUBDIVISION PROVISIONS OF THE WHITFIELD COUNTY SUBDIVISION REGULATIONS, [WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED UPON THE PLAT], AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WHITFIELD COUNTY, GEORGIA.

DATE AUTHORIZED REPRESENTATIVE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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



CALL TABLE		
LINE	BEARING	DISTANCE
L1	S77°24'16"W	3.80'
L2	S00°14'18"E	23.32'
L3	S00°14'18"E	26.69'
L4	S00°14'18"E	26.08'
L5	S00°14'18"E	23.93'
L6	S00°14'18"E	26.84'
L7	S00°14'18"E	25.73'
L8	S00°14'18"E	31.60'
L9	S00°14'18"E	17.42'
L10	N00°54'48"E	32.77'
L11	N00°14'08"W	17.24'

N/F
CK DALTON HOLDING LLC
DB-5608PG-259
(SURVEY REFERENCE 3)

N/F
JOHN EDWARD TIPTON
DB-2712 PG-25



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 08-19-19

Agenda Item: DU Resolution 19-10

Department: Dalton Utilities

Requested By: Tom Bundros

**Reviewed/Approved
by City Attorney?** Yes/No

Cost:

**Funding Source if Not
in Budget**

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

The Resolution is in anticipation of DU being able to amend GA Revenue Bond Law to allow for DU, through the auspices of the City, to issue debt to acquire electric generation, transmission, and distribution assets.

The Resolution allows DU to reimburse itself for the monies we are currently spending in our electric sector. The period starts with a 60-day look back period from date of signing to whenever we actually issue the debt.

DU is contractually required to spend \$86.4M by the end of 2019 and another \$48.2m for new assets in our electric sector. It would be in the best financial interest of DU and its customers to amend GA Revenue Bond Law and issue debt to finance these assets.

The Resolution has an amount of \$100M as the maximum of debt that would be issued. The actual amount will probably be less than that and dependent on a multitude of factors, DU's pro-forma debt service coverages, DU's cash projections, market forces, etc.

I will be at both the work session and the regular meeting should there be additional questions.

CITY OF DALTON
RESOLUTION
Resolution No. 19-10

RESOLUTION OF CITY OF DALTON, GEORGIA WITH RESPECT TO
PROPOSED FINANCING OF THE ACQUISITION, CONSTRUCTION, AND
INSTALLATION OF CERTAIN CAPITAL PROJECTS THROUGH THE
ISSUANCE OF ONE OR MORE TAX-EXEMPT DEBT FINANCINGS; AND
FOR OTHER PURPOSES

WHEREAS, the Water, Light and Sinking Fund Commission of the City of Dalton, Georgia (the “Commission”) exists pursuant to an Act of the General Assembly of the State of Georgia (1913 Ga. Laws p. 766), as amended (the “Act”) for the purpose of operating, controlling and maintaining the public utilities (the “System”) of the City of Dalton, Georgia (the “City”); and

WHEREAS, the Mayor and City Council of the City of Dalton (the “Governing Body”) have determined that it is in the best interests of the citizens of the City that the City acquire, construct and equip certain renovations, improvements and alterations to the System as more particularly described on Exhibit A attached hereto (hereinafter referred to as the “Projects”), for the benefit of the Commission, in order to promote the purposes for which the Commission was created pursuant to the Act; and

WHEREAS, the Projects will require capital expenditures currently estimated at not to exceed \$100,000,000 and the one or more issues of tax-exempt debt to be issued to pay the costs of such Projects is currently estimated not to exceed \$100,000,000 in aggregate principal amount; and

WHEREAS, the tax-exempt debt to pay the costs of such Projects is to be issued by the City for the benefit of the Commission or by an authority or other political subdivision or governmental entity (an “Authority”) for the benefit of the City and the Commission; and

WHEREAS, the Governing Body finds it prudent to adopt this Resolution stating its intention to reimburse itself from future proceeds of tax-exempt debt for any such expenditures;

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

(1) The Governing Body hereby indicates its official intent to reimburse expenditures heretofore or hereafter made by itself or the Commission in connection with the foregoing Projects (to the extent permitted by Section 1.150-2 of the Income Tax Regulations of the Internal Revenue Code of 1986, as amended) from one or more future issues of tax-exempt debt.

(2) The maximum principal amount of tax-exempt debt expected to be issued by the City or an Authority for the benefit of the City and the Commission for the

acquisition, renovation, improvement and equipping of the Projects hereinabove described is currently estimated not to exceed \$100,000,000.

(3) The Clerk of the City is instructed to file a certified copy of this resolution with instructions that this resolution should be made available to the general public upon reasonable request therefor.

ADOPTED this ____ day of _____, 2019.

CITY OF DALTON, GEORGIA

By: _____
Mayor

(Seal)

ATTEST:

Clerk

EXHIBIT A

PROJECTS

GENERATION

Existing Facility Rehab and Modernization:	\$18.2M
--	---------

TRANSMISSION

New Facilities:	\$ 3.9M
System Rehab and Modernization:	\$50.4M

DISTRIBUTION

New Facilities:	\$17M
System Rehab and Modernization:	\$10.5M

\$100,000,000

CLERK'S CERTIFICATE

The undersigned Clerk of the City of Dalton, Georgia (the "City") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on _____, 2019, by the Mayor and City Council of the City of Dalton, Georgia (the "Governing Body") in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of said resolution appears of record in the Minute Book of the Governing Body which is in the undersigned's custody and control, and that a certified copy of the same is available for distribution upon request to members of the general public.

WITNESS my hand and the official seal of the City of Dalton, Georgia, this ____ day of _____, 2019.

Clerk, City of Dalton, Georgia

(SEAL)



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10-07-19

Agenda Item: Resolution 19-13

Department: City Clerk

Requested By: Bernadette Chattam

**Reviewed/Approved
by City Attorney?** Yes

Cost: N/A

**Funding Source if Not
in Budget** N/A

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

Resolution 19-13 - Resolution Supporting Locally-Established Building Design
Standards for Residential Dwellings.

CITY OF DALTON
RESOLUTION
Resolution No. 19-13

**Resolution Supporting Locally-Established Building
Design Standards for Residential Dwellings.**

WHEREAS, locally elected officials work in partnership with citizens to establish “building design standards” in single and double-family dwellings, which reflect the character of the community and have a positive impact on economic development efforts and competitiveness; and

WHEREAS, appropriate local design standards and land use policies, established by local citizens in each community, create a diverse, stable, profitable, and sustainable residential development landscape; and

WHEREAS, state legislation eliminating locally-tailored approaches to design standards would harm self-determination of citizens to establish community standards; and

WHEREAS, local community partners support the use of building design standards to protect property values, attract high quality builders, and block incompatible development; and

WHEREAS, building design standards assure residents and business owners that their investments will be protected, and that others who come behind them will be equally committed to quality; and

WHEREAS, local business leaders value the studying, surveying, crafting, and defining of a community vision and development strategies, and recognize design standards as an integral part of those endeavors to attract residents, businesses, and the much-coveted trained workforce; and

WHEREAS, development and redevelopment efforts should reflect the community and its vision while simultaneously creating a sense of place imperative for attracting new economic prospects; and

WHEREAS, local officials are elected to make decisions about the look and feel of their communities, and local business owners recognize the need for their elected officials to be empowered to enforce building design standards to make today’s thriving community areas tomorrow’s historic districts; and

WHEREAS, citizens’ ability to continue to set community values and local elected officials to enforce building design standards in single or double family dwellings, for the purposes of economic growth and the safety and welfare of the citizens of Georgia and in particular of the City of Dalton.

NOW, THEREFORE, BE IT RESOLVED BY THE Mayor and Council of the City of Dalton that this governing body voices its support of Locally-Established Building Design Standards for Residential Dwellings.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered by the Clerk to each member of the Georgia House of Representatives and Senate representing the City of Dalton, and made available for distribution to the public and the press.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon its approval by the Mayor and Council of the City of Dalton.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Resolution received its first reading on _____. A motion for passage of the Resolution was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Resolution is adopted.

Attest:

CITY OF DALTON, GEORGIA

CITY CLERK

MAYOR



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10/07/19

Agenda Item: Resolution

Department: DDDA

Requested By: George Woodward

**Reviewed/Approved
by City Attorney?** Yes/No

Cost: N/A

**Funding Source if Not
in Budget**

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

Resolution for Endorsement of Downtown Development Revolving Loan Fund
Application for the Carpentry, LLC

**CITY OF DALTON
RESOLUTION
Resolution No. 19-14**

**RESOLUTION FOR ENDORSEMENT OF DOWNTOWN DEVELOPMENT
REVOLVING LOAN FUND APPLICATION OF THE CARPENTRY, LLC**

WHEREAS, the Georgia Department of Community Affairs' Downtown Development Revolving Loan Fund (DDRLF) Program is designed to assist cities, counties and development authorities in their efforts to revitalize and enhance downtown areas by providing below-market rate financing to fund capital projects in core historic downtown areas; and

WHEREAS, The Carpentry, LLC plans to renovate certain real property and improvements located at 204 West Cuyler Street in Downtown Dalton; and

WHEREAS, upon completion of the project the renovated property will serve as a hotel; and

WHEREAS, the City has determined that the project will promote downtown development for the public good in the City; and

WHEREAS, in order to help The Carpentry, LLC finance the project, the Downtown Dalton Development Authority will apply for a Downtown Development Revolving Loan Fund Loan from the Department of Community Affairs (DCA); and

WHEREAS, DCA requires evidence of municipal support for all projects that are the subject of a DDRLF application submitted by a Downtown Development Authority.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF DALTON, GEORGIA that the City of Dalton endorses the submission of the DDRLF application by the Downtown Dalton Development Authority for the downtown project at 204 West Cuyler Street on behalf of The Carpentry, LLC and agrees to be supportive of the development of the project.

SO RESOLVED, this ____ day of October, 2019.

CITY OF DALTON, GEORGIA

Attest:

City Clerk

(Affix City Seal)

By: _____
Dennis Mock, Mayor



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10-7-19

Agenda Item: Adoption of Whitfield County Hazard Mitigation Plan

Department: Various

Requested By: Amy Ramsey-Whitfield EMA

Reviewed/Approved by City Attorney? Yes

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Recommendation to Adopt the Whitfield County Hazard Mitigation Plan Revision. County EMA develops the Plan on behalf of all cities. City departments have reviewed and submitted comments to the plan.

The Disaster Mitigation Act of 2000 has helped to bring attention to the need for successful hazard mitigation planning throughout the United States. Section 322 of the Act emphasizes the importance of comprehensive multi-hazard planning at the local level, both natural and technological, and the necessity of effective coordination between State and local entities to promote an integrated, comprehensive approach to mitigation planning. The Hazard Mitigation Planning and Hazard Mitigation Grant Program (HMGP) interim final rule published on February 26, 2002, identifies these new local mitigation planning requirements. According to this rule, state and local governments are required to develop, submit, and obtain FEMA approval of a hazard mitigation plan (HMP). Completion of an HMP that meets the new Federal requirements will increase access to funds for local governments and allow them to remain eligible for Stafford Act assistance.

The HMP becomes part of the foundation for emergency management planning, exercises, training, preparedness and mitigation within the County. Such a plan sets the stage for long-term disaster resistance through identification of actions that will,

over time, reduce the exposure of people and property to identifiable hazards. This plan provides an overview of the hazards that threaten the County, and what safeguards have been implemented, or may need to be considered for implementation in the future.

**CITY OF DALTON
RESOLUTION
Resolution No. 19-15**

**RESOLUTION PURSUANT TO THE DISASTER MITIGATION ACT OF 2000
AUTHORIZING ADOPTION OF THE
WHITFIELD COUNTY HAZARD MITIGATION PLAN 2016**

WHEREAS, Whitfield County and its municipal governments are required to complete a Hazard Mitigation Plan by the Disaster Mitigation Act of 2000; and

WHEREAS, under the provisions of the Disaster Mitigation Act of 2000, local governments that complete Hazard Mitigation Plans will remain eligible for Federal mitigation funding; and

WHEREAS, Whitfield County and its municipal governments have completed a Hazard Mitigation Plan that fulfills the Federal requirements of the Disaster Mitigation Act of 2000.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dalton, as follows:

THAT THE CITY hereby approves and adopts the Whitfield County Hazard Mitigation Plan in compliance with the Disaster Mitigation Act of 2000.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon its approval by the Mayor and Council of the City of Dalton.

ADOPTED AND APPROVED on the ____ day of _____, 20__, at the regular meeting of the Mayor and Council of the City of Dalton.

The foregoing Resolution received its first reading on _____. A motion for passage of the Resolution was made by Alderman _____, second by Alderman _____ and upon the question the vote is _____ ayes, _____ nays and the Resolution is adopted.

Attest:

CITY OF DALTON, GEORGIA

CITY CLERK

MAYOR

WHITFIELD COUNTY HAZARD MITIGATION PLAN 2016

**Including the Cities of Dalton, Tunnel Hill, and Varnell, and the Town
of Cohutta**



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Chapter 1

Introduction

1.1 Purpose

The Disaster Mitigation Act of 2000 has helped to bring attention to the need for successful hazard mitigation planning throughout the United States. Section 322 of the Act emphasizes the importance of comprehensive multi-hazard planning at the local level, both natural and technological, and the necessity of effective coordination between State and local entities to promote an integrated, comprehensive approach to mitigation planning. The Hazard Mitigation Planning and Hazard Mitigation Grant Program (HMGP) interim final rule published on February 26, 2002, identifies these new local mitigation planning requirements. According to this rule, state and local governments are required to develop, submit, and obtain FEMA approval of a hazard mitigation plan (HMP). Completion of an HMP that meets the new Federal requirements will increase access to funds for local governments and allow them to remain eligible for Stafford Act assistance.

The HMP becomes part of the foundation for emergency management planning, exercises, training, preparedness and mitigation within the County. Such a plan sets the stage for long-term disaster resistance through identification of actions that will, over time, reduce the exposure of people and property to identifiable hazards. This plan provides an overview of the hazards that threaten the County, and what safeguards have been implemented, or may need to be considered for implementation in the future.

Hazards, for purposes of this plan, have been divided into two basic categories: natural and technological. Natural hazards include all hazards that are not caused either directly or indirectly by man and are frequently related to weather events, such as tornados and winter storms. Technological hazards include hazards that are directly or indirectly caused by man, including hazardous materials spills and weapons of mass destruction (WMD)

events, although terrorism is not the particular focus of this Plan. This Plan also makes some recommendations that transcend this classification of natural and technological hazards. In other words, some of the recommendations contained within this Plan apply to many or all hazards. This is commonly referred to as an “all-hazards approach”. Most hazards throughout the United States could happen anytime and anywhere. However, the main focus of this plan is on those hazards that are most likely to affect Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta in the future.

1.2 Organization of the Plan

The Hazard Mitigation Plan (HMP) consists of four main components: 1) the narrative plan, 2) the Hazard History Database, 3) the Hazard Frequency Table, and 4) a Critical Facilities Database. The narrative plan itself is the main component of the HMP. This part of the Plan includes an overview of the planning process, a summary of the County’s hazard history, hazard frequency projections, a detailed discussion of proposed mitigation measures, and a description of how future reviews and updates to the Plan will be handled. The Hazard History Database is attached as a Microsoft Excel spreadsheet and includes relevant information on past hazards within the County. The Hazard Frequency Table is derived from the hazard history and provides frequency-related statistics for each discussed hazard. This table is also attached as a Microsoft Excel spreadsheet. Finally, the Critical Facilities Database is an online tool developed in part by UGA for GEMA that contains detailed information on critical facilities within the County. Critical facilities for the purposes of this plan are those facilities that are among the most important within a specific jurisdiction with regard to the security and welfare of the persons and property within that jurisdiction. Typical critical facilities include hospitals, fire stations, police stations, critical records storage locations, etc. These facilities will be given special consideration during mitigation planning. For instance, a critical facility should not be located in a floodplain if at all possible. Using the critical facilities information, including GPS coordinates and replacement values, along with different hazard maps from GEMA, this database becomes a valuable planning tool that can be used by Counties to help estimate losses and assess vulnerabilities. This interactive Critical Facilities Database will also help to integrate mitigation planning into their other planning processes.

The following map displays the location of critical facilities within Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta. These facilities may be viewed in much greater detail within the Critical Facilities Database. Access to this database is limited and can only be viewed with the permission of the EMA Director due to the sensitive nature of some of the information.

Whitfield County Critical Facilities Map

buildings/facilities commonly classified as critical facilities are water distribution systems, wastewater treatment facilities, public works, public schools, administrative services, and post offices. For the purposes of this Plan, critical facilities have been identified by the HMPC and important information gathered for each one. This information is located in the Critical Facilities Database (Appendix A).

Hazard Identification: During the planning process, a hazard history was created based upon available records from the past fifty years. This hazard history includes the natural and technological hazards that are most likely to affect the County. Unfortunately, record keeping was not as accurate or detailed decades ago as it is now. Therefore, the most useful information relating to these hazard events is found within the last ten to fifteen years. This fact is obvious upon review of the Hazard History Database (Appendix B), and the Hazard Frequency Table (Appendix C).

Profile of Hazard Events: Each hazard identified was analyzed to determine likely causes and characteristics, and what portions of the County's population and infrastructure were most affected. However, each of the hazards discussed in this Plan has the potential to negatively impact any given point within the County. A profile of each hazard discussed in this plan is provided in Chapter 2.

Vulnerability Assessment: This step is accomplished with the Critical Facilities Database by comparing GEMA hazard maps with the inventory of affected critical facilities, other buildings, and population exposed to each hazard (see Worksheets 3a).

Estimating Losses: Using the best available data, this step involved estimating structural and other financial losses resulting from a specific hazard. This is also accomplished to some degree using the Critical Facilities Database. Describing vulnerability in terms of dollar amounts provides the County with a rough framework in which to estimate the potential effects of hazards on the built environment.

Based on information gathered, the Plan identifies some specific mitigation goals, objectives, and actions to reduce exposure or impact from hazards that have the most impact on each community. A framework for Plan implementation and maintenance is also presented within this document.

Planning grant funds from the Federal Emergency Management Agency, administered by GEMA, funded the HMP. The HMP was developed by the HMPC, with technical assistance from GEMA and North Georgia Consulting Group.

1.3 Participants in Planning Process

This Hazard Mitigation Plan (HMP) is designed to protect both the unincorporated areas of the County as well as the Cities. Though the County facilitated this planning process, the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta provided critical input into the process. Without this mutual cooperation, the Plan would not exist in its present comprehensive form. Note: Please keep in mind that throughout this Plan, the term “county” typically refers to all of Whitfield County, Including the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta.

The process for updating Whitfield County’s Hazard Mitigation Plan can be found in the Federal Emergency Management Agency’s (FEMA) Hazard Mitigation Planning’s “How To” Guides. According to “Getting Started: Building Support for Mitigation Planning;” the suggested process for preparing a Hazard Mitigation Plan is to 1) Organize resources and identify stakeholders and those holding technical expertise; 2) Assess risks to the community; 3) Develop a Mitigation Plan and lastly; 4) Implement and Monitor that plan once it is adopted. (FEMA 386-1)

The Whitfield County Hazard Mitigation Planning Committee (HMPC) is made up of a variety of members. The Chairman of the HMPC is EMA Director Claude Craig. The Chairman’s responsibilities include all decisions relating to the overall direction of the Plan, retrieval of data from various departments, and serving as a central point of contact for all matters relating to the Plan. The consultant, NGCG, is responsible for facilitation of HMPC meetings, integration of updated data into the Plan, grant administration, and other administrative functions. The HMPC was represented by local government officials, County, City, and Town employees, and representatives from Georgia Forestry and the University of North Georgia. Representatives for utilities and local businesses were also extended an invitation to participate. Potential participants were invited either verbally or by email, depending upon the participant. Each jurisdiction had representatives on the HMPC which provided critical data for consideration through meetings, email, and/or site visits. This diverse group provided valuable input into the planning process including identifying hazards and developing important mitigation measures to be considered in the future. The entire HMPC met several times over the course of this planning process. These meetings occurred on October 15, 2015, November 12, 2015, December 10, 2015, January 14, 2016, February 11, 2016, March 10, 2016, and May 19, 2016. Other meetings were held throughout this planning process at various times between two or more HMPC members in order to accomplish smaller tasks. Two public meetings relating to this Plan are required by FEMA: one during the drafting stages of the Plan, and one after the final version of the Plan is completed. The first of these two meetings occurred on June 13, 2016 during the drafting stages of the Plan. Once necessary revisions were made to the Plan, a second public meeting was held on September 18, 2017 where it was adopted by Whitfield County. A copy of the adoption resolution is included in the Appendices. Prior to adoption at the final public meeting, the public was provided with an additional opportunity to review and comment on the Plan. This final version was then submitted to GEMA and FEMA for review and approval. All public meetings were advertised on the Whitfield County website (see screenshot on the following page).




Whitfield County, Georgia



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[Development](#)
[Property Tax](#)
[Public Safety](#)

Emergency Management

Contact Information

Claude C Craig, GAPCEM, Director
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Jeff B. Ownby GA-ACEM, Deputy Director
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Amy Ramsey GA-ACEM, Emergency Management Coordinator
aramsey@whitfieldcountyga.com





804 Professional Blvd
Dalton, Georgia, 30720
Office: 706-259-3730
ema@whitfieldcountyga.com

Mission Statement

The mission of the Whitfield County Emergency Management Agency is to maintain a high level of preparedness, to protect the citizens of Whitfield County; to mitigate loss of life and assets prior to, during, and during the aftermath of a disaster; and to facilitate the recovery of Whitfield County in the mid and long term intervals following a disaster.

Office Description


Whitfield County's Emergency Management Agency (EMA) has the responsibility to coordinate all County emergency response plans. EMA's responsibilities are to identify vulnerabilities, effectively mitigate disasters, public education, plan for all-hazard emergency situations, ensure continuity of government and business, and to facilitate an effective recovery. Whitfield County EMA will coordinate with local, state, and federal agencies, as well as private entities to develop, maintain, and implement the Emergency Operations Plan. EMA will also support and manage the County's Emergency Operations Center.

Follow us on Facebook:
www.facebook.com/whitfieldema

Links

- FEMA
- GEMA
- Ready Georgia
- LEPC
Local Emergency Planning Committee
- Whitfield County Pan-Flu Plan
- Emergency Operations Plan
- Whitfield County Draft Hazard Mitigation Plan



Whitfield County CERT
COMMUNITY EMERGENCY RESPONSE TEAM
C.E.R.T. Application

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The Plan is the result of a community-wide effort put forth over the past several months utilizing FEMA's Hazard Mitigation Plan "How To" Guides to aid in laying out the planning process described above. Stakeholders and persons with technical expertise were

identified early in the process. Full participation was provided by Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta. Each jurisdiction had representatives on the Hazard Mitigation Planning Committee and provided critical data to the HMPC for consideration.

The public involvement elements of this Plan were reviewed by the HMPC. They were determined to have remained effective and were approved for use in the current Plan update process.

HMPC members are listed in the following table:

Name	Jurisdiction/Dept	Title/Position/Specialty
Paul Alexander	City of Dalton Public Works	Safety
Norman Barashick	DWSWA	Director
Gayle Brannon	Whitfield County Health Dept	Director
Gary Brown	Whitfield County Building & Grounds	Director
Roy Brunson	Tunnel Hill Police Dept	Chief of Police
Terry L. Bryson	Whitfield County Public Works	Infrastructure, Herbicide & Community Service Coordinator
Darryl Camp	Georgia Department of Public Health	NGHD 1-2
Amy Cooley	Whitfield County EMA	Emergency Management Specialist
Lee Duman	HEMS	Captain
Randall Ertzberger	Dalton Utilities	Assistant Vice President of Communications and Technology
Mike Ewton	Whitfield County Schools	Assistant Superintendent of Operations
Raymond Grossman	Town of Cohutta Police Dept	Chief of Police
Jess Hansen	Whitfield County GIS	GIS Coordinator
Sean Hudson	City of Dalton	Patrol Officer
Dewayne Hunt	Whitfield County Public Works	Director

David Huskey	Georgia Department of Public Health	NGHD 1-2
Brenda Jackson	Whitfield County Extension	Agent
Jamie Johnson	City of Dalton Police Dept	Lieutenant
Randy Kittle	Whitfield County Fire Dept	Deputy Fire Chief
Chad Mulkey	Whitfield County Environmental Health	Manager
Daniel Nicholson	City of Dalton Police Dept	Sergeant
Ed O'Brien	Whitfield County Fire Dept	Fire Chief
Jeff Ownby	Whitfield County EMA	Deputy Director
Todd Pangle	City of Dalton Fire Dept	Deputy Fire Chief
Kristi Queen	Whitfield County Tax Assessors Office	Deputy Chief Appraiser
Scott Radeker	Hamilton EMS	Director
Chris Sampson	Whitfield County Health Department	Operational Support Manager
Bruce Satterfield	City of Dalton Fire Dept	Fire Chief
Randy Selby	Georgia Power Company	Engineering Supervisor
Larry Staton	Georgia Department of Public Health	NGHD 1-2
Jerry Tatum	Hamilton Medical Center	Director of Public Safety
Ashlee Zahn	Whitfield County 911	Deputy 911 Director

Various County and City departments, schools, and others participated in conversations with the EMA Director that directly contributed to the development of this Plan. Due to limited resources within the County, Cities, and Towns, attendance at HMPC meetings for many was not an option. Nevertheless, their direct input was utilized by the HMPC to develop this Plan.

The Plan was posted on the county’s website during the planning process. This was done to allow the general public, including other nearby communities, as well as other agencies to review and comment on the Plan utilizing the contact information provided on the website.

1.4 HRV summary/Mitigation goals

Whitfield County has experienced a number of hazard events throughout its history, most resulting in fairly localized damage. Flooding, tornados, winter storms, wildfire, severe thunderstorms, earthquakes, dam failure and hazardous materials to varying degrees represent known threats to Whitfield County. The Whitfield County HMPC used information gathered throughout this planning process to identify mitigation goals and objectives as well as some recommended mitigation actions. Each potential mitigation measure identifies an organization or agency responsible for initiating the necessary action, as well as potential resources, which may include grant programs and human resources. An estimated timeline is also provided for each mitigation action.

1.5 Multi-Jurisdictional Special Considerations

The Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta were active participants and equal partners in the planning process as well as the previous planning process. As an active part of the HMPC, these jurisdictions contributed significantly to the identification of mitigation goals and objectives and potential mitigation measures contained within the HMP.

Participation in Mitigation Plan

<u>Jurisdiction</u>	<u>2016 Plan</u>	<u>2011 Plan</u>
Whitfield County	<input type="checkbox"/>	<input type="checkbox"/>
City of Dalton	<input type="checkbox"/>	<input type="checkbox"/>
City of Tunnel Hill	<input type="checkbox"/>	<input type="checkbox"/>
City of Varnell	<input type="checkbox"/>	<input type="checkbox"/>
Town of Cohutta	<input type="checkbox"/>	<input type="checkbox"/>

1.6 Adoption, Implementation, Monitoring, Evaluation

Upon completion of the Plan, it will be forwarded to GEMA for initial review. GEMA will then forward the Plan to FEMA for final review and approval. Once final FEMA approval has been received, Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta will be responsible for initiating the appropriate courses of action related to this Plan. Actions taken may be in coordination with one another or may be pursued separately. The “Plan Update and Maintenance” section of this document details the formal process that will ensure that the Whitfield County HMP remains an active and relevant document. The HMP maintenance process includes monitoring and evaluating the Plan annually, and producing a complete Plan revision every five years. Additionally, procedures will ensure public participation throughout the plan maintenance process. This Plan will be considered for integration into various existing plans and programs, including the Whitfield County Comprehensive Plan at its next scheduled update. Mitigation actions within the HMP may be used by the County, Cities, and Towns as one of many tools to better protect the people and property of Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta. Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta are each individually responsible for the processes necessary to formally adopt this Plan.

Adoption Status

<u><i>Jurisdiction</i></u>	<u><i>Date of Adoption</i></u>
Whitfield County	Upon GEMA & FEMA Approval
City of Dalton	Upon GEMA & FEMA Approval
City of Tunnel Hill	Upon GEMA & FEMA Approval
City of Varnell	Upon GEMA & FEMA Approval
Town of Cohutta	Upon GEMA & FEMA Approval

1.7 Review and Incorporation

The HMPC recognized the need to integrate other plans, codes, regulations, procedures and programs into this Hazard Mitigation Plan (HMP). Whitfield County did not have the opportunity to incorporate the original HMP's strategy into other planning mechanisms, but will now ensure that during the planning process for new and updated local planning documents such as a comprehensive plan or Local Emergency Operations Plan, the EMA Director will provide a copy of the HMP to the appropriate parties, so incorporation will be considered in future updates. All goals and strategies of new and updated local planning documents should be consistent with, and support the goals of, the HMP and not contribute to increased hazards in the affected jurisdiction(s).

Record of Review

Existing planning mechanisms	Reviewed? (Yes/No)	Method of use in Hazard Mitigation Plan
Comprehensive Plan (multi-jurisdictional)	Yes	Development trends
Local Emergency Operations Plan	Yes	Identifying hazards; Assessing vulnerabilities
Storm Water Management / Flood Damage Protection Ordinance	Yes	Mitigation strategies
Building and Zoning Codes and Ordinances	Yes	Development trends; Future growth
Mutual Aid Agreements	Yes	Assessing vulnerabilities
State Hazard Mitigation Plan	Yes	Risk assessment
Land Use Maps	Yes	Assessing vulnerabilities; Development trends; Future growth
Critical Facilities Maps	Yes	Locations
Community Wildfire Protection Plan	Yes	Mitigation strategies

As set forth in the plan maintenance section of this plan (Section 6.4), the Hazard Mitigation Planning Committee will meet during the plan approval anniversary date of every year to complete a review of the Hazard Mitigation Plan. It is during this review

process that the mitigation strategy and other information contained within the Hazard Mitigation Plan are considered for incorporation into other planning mechanisms as appropriate. Opportunities to integrate the requirements of this HMP into other local planning mechanisms will continue to be identified through future meetings of the HMPC on an annual basis. The primary means for integrating mitigation strategies into other local planning mechanisms will be through the revision, update and implementation of each jurisdiction's individual action plans that require specific planning and administrative tasks (e.g., plan amendments and ordinance revisions).

During the planning process for new and updated local planning documents such as a comprehensive plan or Local Emergency Operations Plan, the EMA Director will provide a copy of the HMP to the appropriate parties. It will be recommended that all goals and strategies of new and updated local planning documents be consistent with, and support the goals of, the HMP and will not contribute to increased hazards in the affected jurisdiction(s).

Although it is recognized that there are many benefits to integrating components of this plan into other local planning mechanisms, and that components are actively integrated into other planning mechanisms when appropriate, the development and maintenance of this stand-alone HMP is deemed by the committee to be the most effective method to ensure implementation of local hazard mitigation actions at this time. Therefore, the review and incorporation efforts made in this update and the last, which consisted of a simple review of the documents listed in the chart above by various members of the HMPC, are considered successful by the HMPC and will likely be utilized in future updates.

The County's EMA is committed to incorporating hazard mitigation planning into its Local Emergency Operations Plan and other public emergency management activities. As the EMA Director becomes aware of updates to other County or City plans, codes, regulations, procedures and programs, the Director will continue to look for opportunities to include hazard mitigation into these mechanisms.

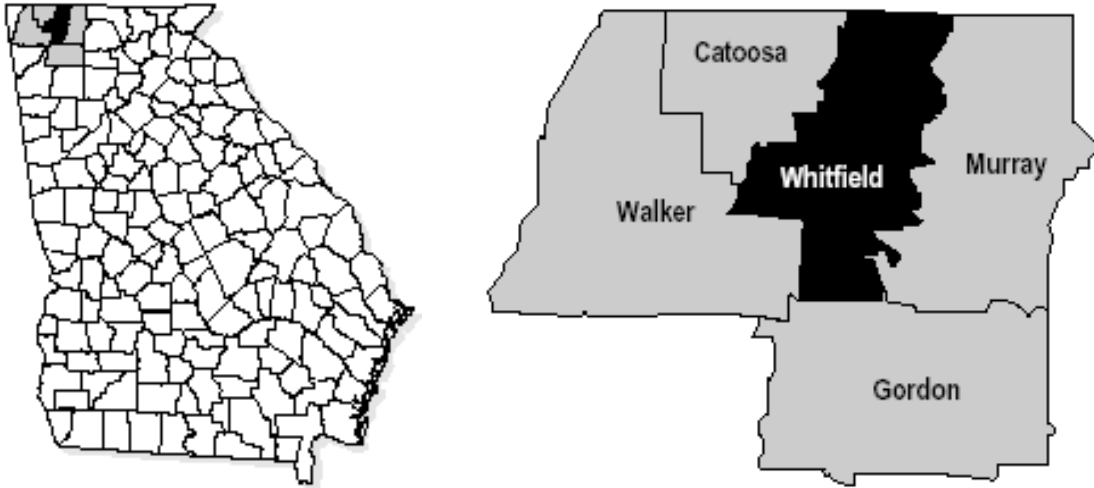
1.8 Scope of Updates

Changes have been made to the HMP in this updated version. These changes are summarized in the following table.

Chapter or Section	Chapter or Section Description	Changes this Update
1.2	Organization of the Plan	Descriptions
1.3	Participants in Planning Process	Data
1.5	Multi-Jurisdictional Special Considerations	Data
1.6	Adoption, Implementation, Monitoring, Evaluation	Descriptions, Data
1.7	Review and Incorporation	Descriptions, Data
1.8	Scope of Updates	Descriptions, Data
1.9	Brief County Overview	Descriptions, Data
2	Introduction	Descriptions, Data
2.1	Severe Thunderstorm	Descriptions, Data, Visual Aids
2.2	Winter Storm	Descriptions, Data, Visual Aids
2.3	Flooding	Descriptions, Data, Visual Aids
2.4	Tornado	Descriptions, Data, Visual Aids
2.5	Wildfire	Descriptions, Data, Visual Aids
2.6	Drought	Descriptions, Data, Visual Aids
2.7	Earthquake	Descriptions, Data, Visual Aids
3.1	Hazardous Materials Release	Descriptions, Data, Visual Aids
3.2	Dam Failure	Descriptions, Data, Visual Aids
4	Land Use & Dev. Trends	Descriptions, Data, Visual Aids
5	HM Goals Obj. & Actions	Descriptions, Data
6.1	Action Plan Implementation	Descriptions
6.2	Evaluation	Descriptions
6.3	Multi-Jurisdictional Strategy & Considerations	Descriptions

Chapter or Section	Chapter or Section Description	Changes this Update
6.4	Plan Update & Maintenance	Descriptions, Data
7.2	References	Data
App. A	Critical Facilities Database	Data, Visual Aids
App. B	Hazard History Database	Data
App. C	Hazard Frequency Table	Data
App. D	Other Planning Documents	Descriptions, Data, Visual Aids

1.9 Brief County Overview



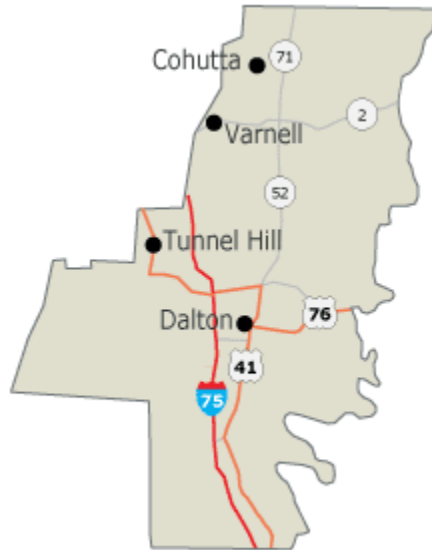
County Formed: December 30, 1851

County Seat: Dalton

Incorporated Municipalities: Cohutta, Dalton, Tunnel Hill and Varnell

Population Estimates	
Jurisdiction	Population
Whitfield County	104,216 (2015)
City of Dalton	33,529 (2014)
City of Tunnel Hill	872 (2014)
City of Varnell	1,781 (2014)
Town of Cohutta	634 (2014)

Total Area: 290 square miles



History:

Woodland Indians and Creek Nation held the area of present-day Dalton, Georgia until the mid 18th century, when the Cherokee pushed the Creek to the west and south. The Cherokee Indians called the mountains of north Georgia their "Enchanted Land" until their forced removal in 1838, the Trail of Tears.

By the time the last Cherokees had left, work was underway for a railroad, the Western and Atlantic, to join the Tennessee River with the Chattahoochee River. In 1847, the newly renamed railway was defined as a mile radius from the city center - the Western and Atlantic Depot. The final segment of this pivotal railway was completed in Tunnel Hill, Whitfield County, Ga. in 1850. A second railroad, the East Tennessee and Georgia was completed in 1852.

With the invention of the automobile, a cottage industry arose in the homes along "Peacock Alley", U.S. Highway 41. Running from Copper Harbor, Michigan, to Miami Beach, Florida, the route ran on paved state roads. It was designated in 1925 and signed in 1926. Women would sell quilts to drivers along this popular north-south route. From this early origin, the carpet tufting industry grew in Dalton. Today, Carpet Mills remain major area employers.

During the Civil War, Dalton saw its first action during the Great Locomotive Chase, on April 12, 1862. More than a year later, on September 19–20, 1863, massive Union and Confederate forces battled a few miles west of Dalton at Chickamauga, and later at Chattanooga. The war came to Whitfield County in the spring of 1864. The First Battle of Dalton included the battle of Rocky Face Ridge and Dug Gap began on May 7, 1864, and ended when General Johnston completed his withdrawal from Dalton on May 12. The Second Battle of Dalton occurred August 14-15, 1864. The last campaign of the Confederacy, the John Bell Hood's Nashville Campaign attacked a Union blockhouse in

Tilton before passing through Dalton and heading west. The U.S. government recently declared Dalton and Whitfield County to have more intact Civil War artifacts than any other place in the country. Also of interest is the site of the historic Western & Atlantic Railroad Station; one of the few still standing and restored to its original architectural state, this site is now the Dalton Depot Restaurant. The steel center marker for the original surveying of the City of Dalton is still inside the depot.

Dalton is often referred to as the "Carpet Capital of the World", home to 150+ carpet plants. The industry employs more than 30,000 people in the Whitfield County area. More than 90% of the functional carpet produced in the world today is made within a 65-mile radius of the city.

The agglomeration of the carpet industry in Dalton can be traced back to a wedding gift given in 1895 by a teenage girl, Catherine Evans Whitener, to her brother, Henry Alexander Evans, and his bride, Elizabeth Cramer. The gift was an unusual tufted bedspread. Copying a quilt pattern, she sewed thick cotton yarns with a running stitch into unbleached muslin, clipped the ends of the yarn so they would fluff out, and finally, washed the spread in hot water to hold the yarns by shrinking the fabric. Interest grew in young Catherine's bedspreads, and in 1900, she made the first sale of a spread for \$2.50. Demand became so great for the spreads that by the 1930s, local women had "haulers", who would take the stamped sheeting and yarns to front porch workers. Often entire families worked to hand tuft the spreads for 10 to 25 cents per spread. Nearly 10,000 area cottage "tufters"--men, women, and children, were involved in the industry. Income generated by the bedspreads was instrumental in helping many area families survive the depression. Chenille bedspreads became amazingly popular all over the country and provided a new name for Dalton: the Bedspread Capital of the World.

When a form of mechanized carpet making was developed after World War II, Dalton became the center of the new industry due to the fact that specialized tufting skills were required and the city had a ready pool of workers with those skills.

By the 1970s manufacturers had begun to develop techniques to move from plain tufted carpet to sculpted carpet. Improved patterning, stain and wear resistance, and colors have made today's tufted carpet the choice for functional carpet for the vast majority of homes and moved woven carpet to a decorative role.

Chapter 2

Local Natural Hazard, Risk and Vulnerability (HRV)

Summary

The Whitfield County Hazard Mitigation Planning Committee (HMPC) identified eight natural hazards the County is most vulnerable to based upon available data including scientific evidence, known past events, and future probability estimates. As a result of this planning process, which included an analysis of the risks associated with probable frequency and impact of each hazard, the HMPC determined that each of these natural hazards pose a threat significant enough to address within this Plan. These include tornados, severe thunderstorms (including hail & lightning), flooding, winter storms, wildfire, drought, earthquakes, and landslides. For this plan update, the HMPC reviewed the natural hazards listed in the 2011 Georgia Hazard Mitigation Strategy Standard Plan Update to assess the applicability of these hazards to Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta (See Table 2.1). Each of these natural hazards is addressed in this chapter of the Plan. An explanation and results of the vulnerability assessment are found in Tables 2-1 and 2-2.

The HMPC also discussed how changes in the climate may in some ways impact the County, Cities and Towns. If this is the case, at this point there is insufficient data to calculate how and to what degree such changes may impact Whitfield County in the future. However, it seems likely that the impact of any changes in climate would be manifested in the form of the same hazards currently addressed within this Plan, even though frequency, probability and severity of those hazards might change.

Table 2.1 – Hazards Terminology Differences

Hazards Identified in 2011 Georgia State Plan	Equivalent/Associated Hazards Identified in the 2015 Whitfield County Plan	Difference
Tornadoes	Tornados	Grammatical only.
Wind	Severe Thunderstorms	HMPC views as an associated hazard.
Severe Weather	Severe Thunderstorms	Difference in terminology.
Hailstorm	Severe Thunderstorms	HMPC views as an associated hazard.
Lightning	Severe Thunderstorms	HMPC views as an associated hazard.
Tropical Cyclonic Events	Severe Thunderstorms Flooding	Due to the County's inland location, not directly viewed as a threat. Tropical weather has limited effects within the County and is generally considered in terms of Severe Thunderstorms and Flooding, associated hazards.
Inland Flooding	Flooding	Difference in terminology.
Earthquake	Earthquake	None
Severe Winter Storms	Winter Storms	Difference in terminology.
Wildfire	Wildfire	None
Drought	Drought	None

Table 2.2 – Vulnerability Assessment - Natural Hazards *(see Keys below)*

HAZARD	Whitfield County	Dalton	Tunnel Hill	Varnell	Cohutta
Severe Thunderstorms (includes lightning & hail)					
Frequency	H	H	H	H	H
Severity	H	H	EX	H	H
Probability	H	H	H	H	H
Tornados					
Frequency	M	M	L	M	M
Severity	EX	EX	EX	M	EX
Probability	H	H	H	M	H
Flooding					
Frequency	H	M	H	H	H
Severity	H	H	H	H	H
Probability	H	M	H	H	H
Winter Storms					
Frequency	H	H	H	M	H
Severity	H	EX	H	H	H
Probability	H	H	H	M	H
Drought					
Frequency	M	M	M	H	M
Severity	H	H	H	H	H
Probability	M	M	M	H	M
Wildfire					
Frequency	M	L	M	M	M
Severity	H	M	M	M	H
Probability	M	L	M	M	M
Earthquake					
Frequency	VL	VL	VL	VL	VL
Severity	M	M	M	L	M
Probability	L	L	VL	VL	L
Dam Failure					
Frequency	VL	VL	VL	VL	VL
Severity	EX	M	VL	VL	EX
Probability	VL	VL	VL	VL	VL
Hazardous Materials Release					
Frequency	M	M	M	H	M
Severity	EX	EX	H	H	EX
Probability	H	H	L	H	H
Landslide					
Frequency	VL	VL	VL	VL	VL
Severity	L	L	L	L	L
Probability	VL	VL	VL	VL	VL
Tropical Cyclonic Events (Hurricanes & Tropical Storms)					
Frequency	NA	NA	NA	NA	NA
Severity	NA	NA	NA	NA	NA
Probability	NA	NA	NA	NA	NA
Coastal Flooding					
Frequency	NA	NA	NA	NA	NA
Severity	NA	NA	NA	NA	NA
Probability	NA	NA	NA	NA	NA
Sinkhole					
Frequency	NA	NA	NA	NA	NA
Severity	NA	NA	NA	NA	NA
Probability	NA	NA	NA	NA	NA

Key for Table 2.2 – Vulnerability Assessment Frequency and Probability Definitions

NA	=	Not applicable; not a hazard to the jurisdiction
VL	=	Very low risk/occurrence
L	=	Low risk; little damage potential (for example, minor damage to less than 5% of the jurisdiction)
M	=	Medium risk; moderate damage potential (for example, causing partial damage to 5-15% of the jurisdiction, infrequent occurrence)
H	=	High risk; significant risk/major damage potential (for example, destructive, damage to more than 15% of the jurisdiction, regular occurrence)
EX	=	Extensive risk/probability/impact

Key for Table 2.2 – Vulnerability Assessment Severity Definitions

	<u>Low</u>	<u>Medium</u>	<u>High</u>	<u>Extensive</u>
Tropical Cyclonic Events	<i>(See Wind & Inland Flooding)</i>			
Wind – Wind Speed	38 MPH	39–50 MPH	50-73 MPH	73–91 MPH
Severe Thunderstorm	<i>(See Wind & Inland Flooding)</i>			
Tornado - Magnitude	< EF3	EF3	EF4	EF5
Inland Flooding - Water depth	3” or less	3 – 8”	8-12”	12”+
Severe Winter Storms – Ice/ Sleet	½” or less	½ – 4”	4-7”	7”+
Severe Winter Storms - Snow	1” or less	1-6”	6-12”	12”+
Drought – Duration	1 year	1 – 2 years	2-5 years	5+ years
Wildfire - # of Acres	<50	50-110	110-200	200+
Earthquake - Magnitude	1-2	3	4	5+

2.1 Tornadoes



A. Hazard Identification – A tornado is a dark, funnel-shaped cloud containing violently rotating air that develops below a heavy cumulonimbus cloud mass and extends toward the earth. The funnel twists about, rises and falls, and where it reaches the earth causes great destruction. The diameter of a tornado varies from a few feet to a mile; the rotating winds attain velocities of 200 to 300 mph, and the updraft at the center may reach 200 mph. A tornado is usually accompanied by thunder, lightning, heavy rain, and a loud "freight train" noise. In comparison with a hurricane, a tornado covers a much smaller area but can be just as violent and destructive. The atmospheric conditions required for the formation of a tornado include great thermal instability, high humidity, and the convergence of warm, moist air at low levels with cooler, drier air aloft. A tornado travels in a generally northeasterly direction with a speed of 20 to 40 mph. The length of a tornado's path along the ground varies from less than one mile to several hundred.

The Fujita Scale was the standard scale in the United States for rating the severity of a tornado as measured by the damage it causes from 1971 to 2007 (see table below).

The Fujita Scale of Tornado Intensity			
F-Scale Number	Intensity Phrase	Wind Speed	Type of Damage Done
F0	Gale tornado	40-72 mph	Some damage to chimneys; breaks branches off trees; pushes over shallow-rooted trees; damages sign boards.
F1	Moderate tornado	73-112 mph	The lower limit is the beginning of hurricane wind speed; peels surface off roofs; mobile homes pushed off foundations or overturned; moving autos pushed off the roads; attached garages may be destroyed.
F2	Significant tornado	113-157 mph	Considerable damage. Roofs torn off frame houses; mobile homes demolished; boxcars pushed over; large trees snapped or uprooted; light object missiles generated.
F3	Severe tornado	158-206 mph	Roof and some walls torn off well constructed houses; trains overturned; most trees in forest uprooted
F4	Devastating tornado	207-260 mph	Well-constructed houses leveled; structures with weak foundations blown off some distance; cars thrown and large missiles generated.
F5	Incredible tornado	261-318 mph	Strong frame houses lifted off foundations and carried considerable distances to disintegrate; automobile sized missiles fly through the air in excess of 100 meters; trees debarked; steel reinforced concrete structures badly damaged.

The Enhanced Fujita (EF) Scale for Tornado Damage is an update to the original Fujita Scale by a team of meteorologists and wind engineers that was implemented in the United States in 2007. The EF Scale is still a set of wind estimates (not measurements) based on

damage. It uses three-second gusts estimated at the point of damage based on a judgment of 8 levels of damage to 28 indicators. These estimates vary with height and exposure. The three-second gust is not the same wind as in standard surface observations. Standard measurements are taken by weather stations in open exposures, using a directly measured, "one-minute mile" speed.

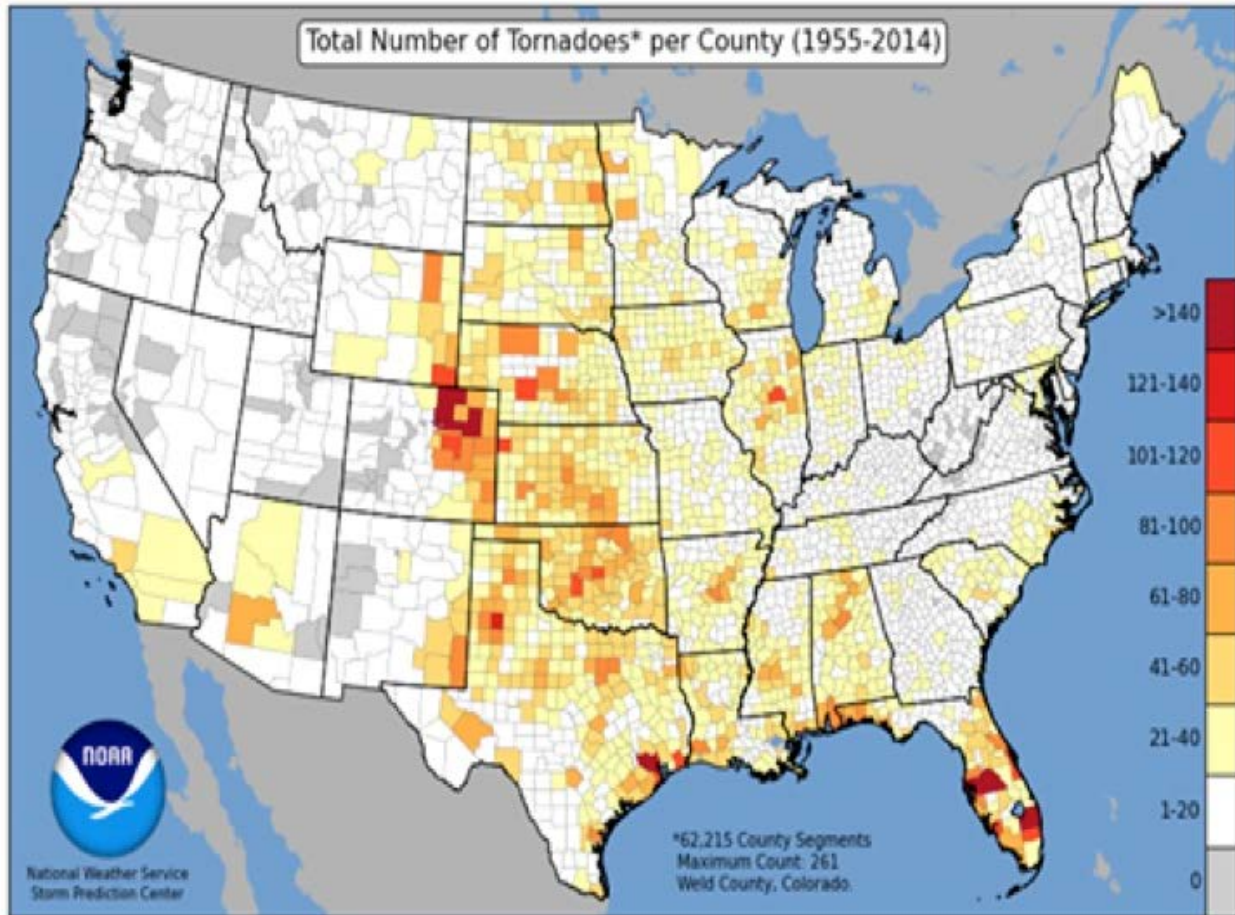
Levels of the Enhanced Fujita scale

Grade, damage and windspeeds

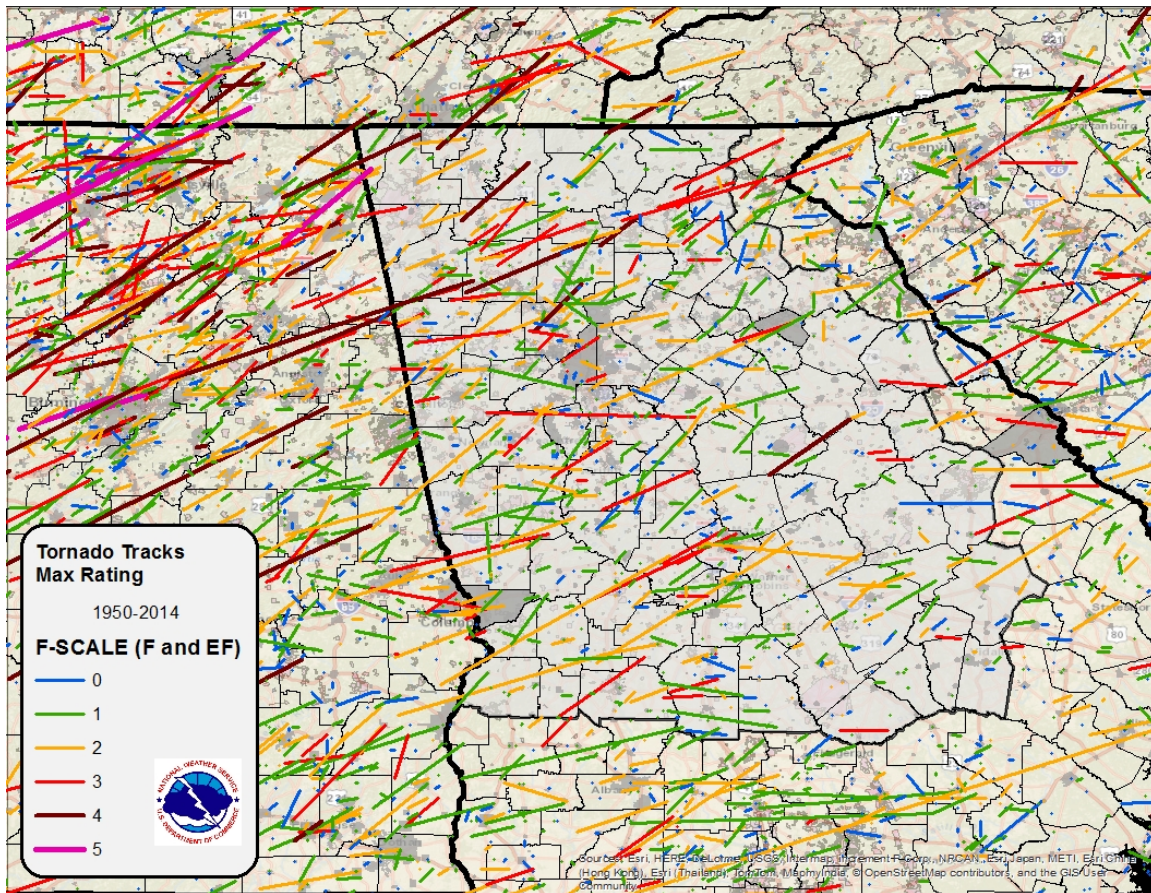
	Damage: Incredible EF5 Windspeeds: Greater than 322km/h (200mph)	
	Damage: Devastating EF4 Windspeeds: 267-322km/h (166-200mph)	
	Damage: Severe EF3 Windspeeds: 218-266km/h (136-165mph)	
	Damage: Considerable EF2 Windspeeds: 178-217km/h (111-135mph)	
	Damage: Moderate EF1 Windspeeds: 138-177km/h (86-110 mph)	
	Damage: Light EF0 Windspeeds: 105-137km/h (65-85mph)	

Source: Fema

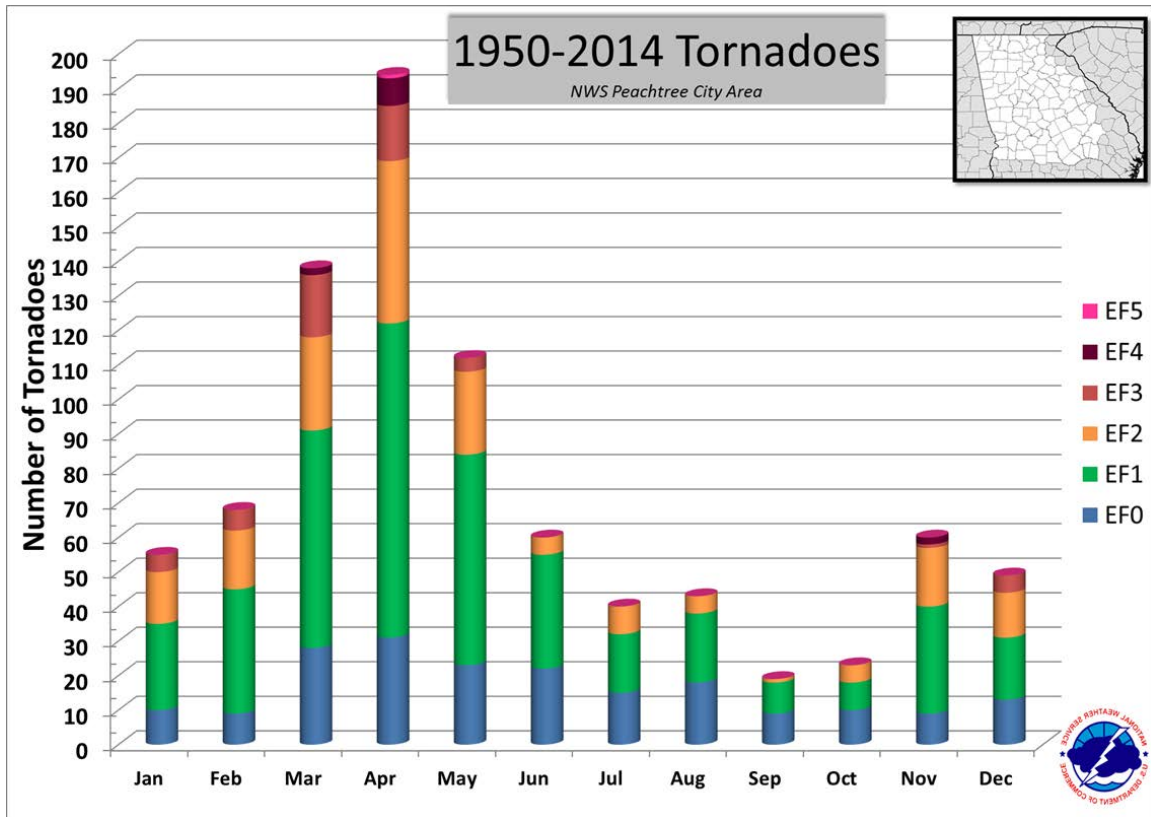
The NOAA map below represents the total number of tornadoes per county from 1955 to 2014. This is the latest version of this NOAA Map. Whitfield County averaged 1 to 20 during this time period.



The following NOAA map represents the United States severe report database (tornadoes 1950-2014) converted into shapefile (.shp) file format along with a Geographic Information System (GIS) database. In other words, these maps show the estimated paths and intensities of recorded tornadoes over this time period. Although this 64-year time period does not match up exactly with the 50-year timeline reviewed within this Plan, the map remains a valuable visual aid by providing a regional perspective on historical tornado activity.



Tornados are considered to be the most unpredictable and destructive of weather events in Georgia, even though they are not the most frequently occurring natural hazard within Whitfield County. Tornado season in Georgia is ordinarily said to run from March through August, with the peak activity being in April. However, tornados can strike at any time of the year when certain atmospheric conditions are met, including during the coldest months of the year. See the National Weather Service graph below, which covers the NWS Peachtree City Area of Georgia.



B. Hazard Profile – All areas within Whitfield County are vulnerable to the threat of a tornado. There is simply no method to determine exactly when or where a tornado will occur. The Whitfield County Hazard Mitigation Planning Committee (HMPC) reviewed historical data from the Georgia Tornado Database, the National Climatic Data Center, and various online resources in researching the past effects of tornados within the County. With most of the County's recorded tornado events, only basic information was available. However, dozens of tornado watches have been recorded during this period, and certainly some tornados go undetected or unreported. Therefore, any conclusions reached based upon available information on tornados within Whitfield County should be treated as the minimal possible threat.

In the Peachtree City County Warning Area (CWA), which includes Whitfield County, the average number of tornado days per year is six, according to the National Weather Service. While tornadoes have been reported in all months of the year, most occur in the months of March, April, and May. During this "tornado season" the most likely time of occurrence is from mid-afternoon through early evening. Tornado intensities of F2 or greater are involved in 37% of the events when the data is broken down into a county-by-county basis. These strong tornados are more likely to occur during the month of April than in any other month.

The most recent reported tornado to occur within Whitfield County occurred on April 28, 2014 at approximately 10:05pm. The National Weather Service (NWS) out of Peachtree City, GA reported it as an EF-1 tornado. The tornado was 50-yards-wide when it touched down approximately five miles east of Cohutta and then headed northeast collapsing a chicken coop killing 16 thousand chickens. The tornado also destroyed a farm structure. It then headed further northeast and grew wider to 100-yards where it snapped some trees and crossed into Tennessee.



(National Climatic Data Center) NCDC and other records show that five tornadoes occurred within the County over the past fifty years, which equates to a 10% annual frequency of reported events. It would appear that tornado activity has remained relatively steady over time within the County. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

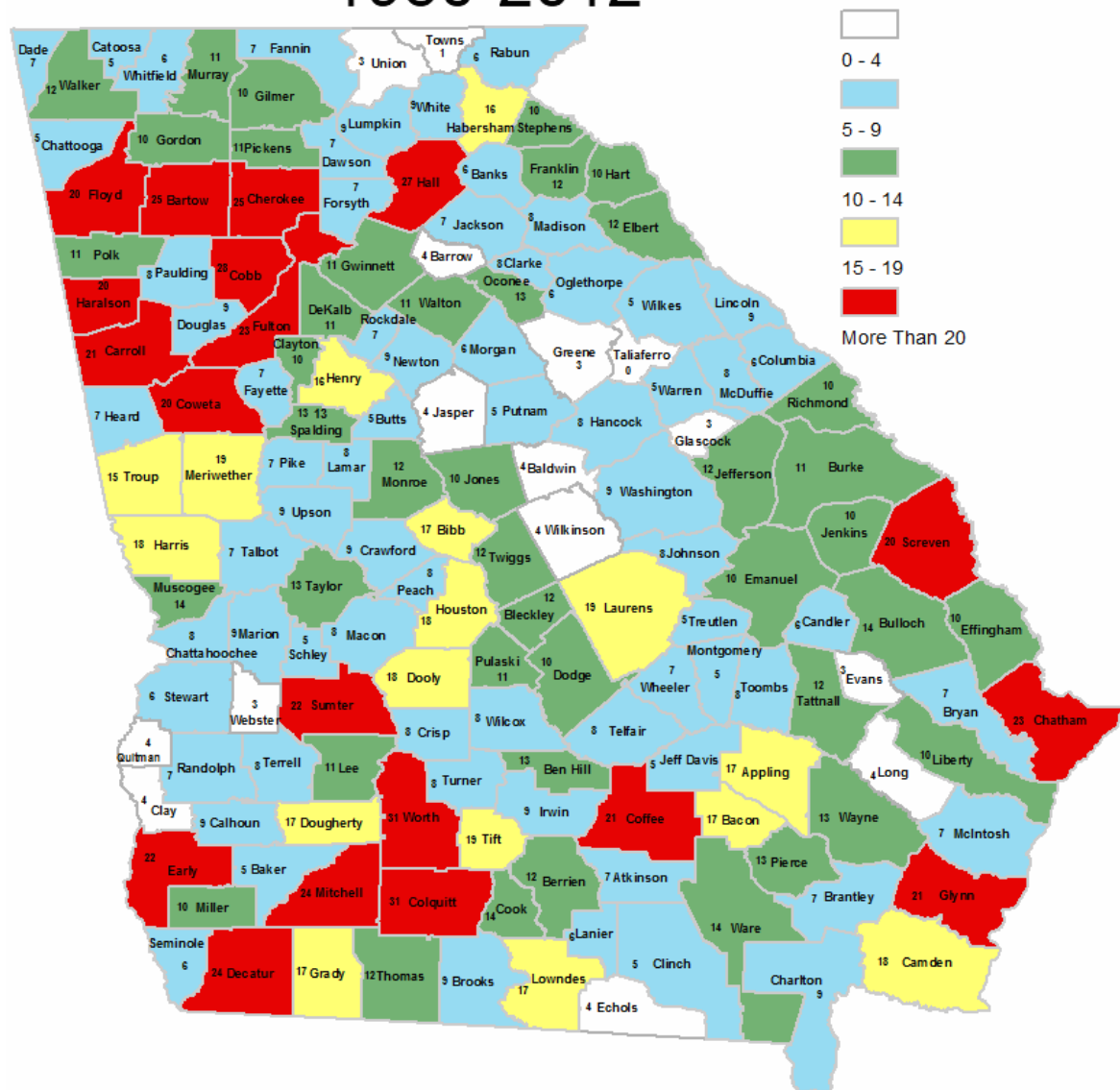
Whitfield County – Tornado Frequency (based on Reported Events)				
Time Period	5yrs (2011- 2016)	10yrs (2006- 2016)	20yrs (1996- 2016)	50yrs (1966- 2016)
Number of Reported Events	1	1	1	5
Frequency Average per Year	0.2	0.1	0.05	0.1
Frequency Percent per Year	20%	10%	5%	10%

The National Weather Service statewide map on the following page shows the six Whitfield County tornadoes on record from 1950 to 2012. However, this Hazard Mitigation Plan covers the past 50 years (1966 to 2016), which includes only five reported events. See the following chart.

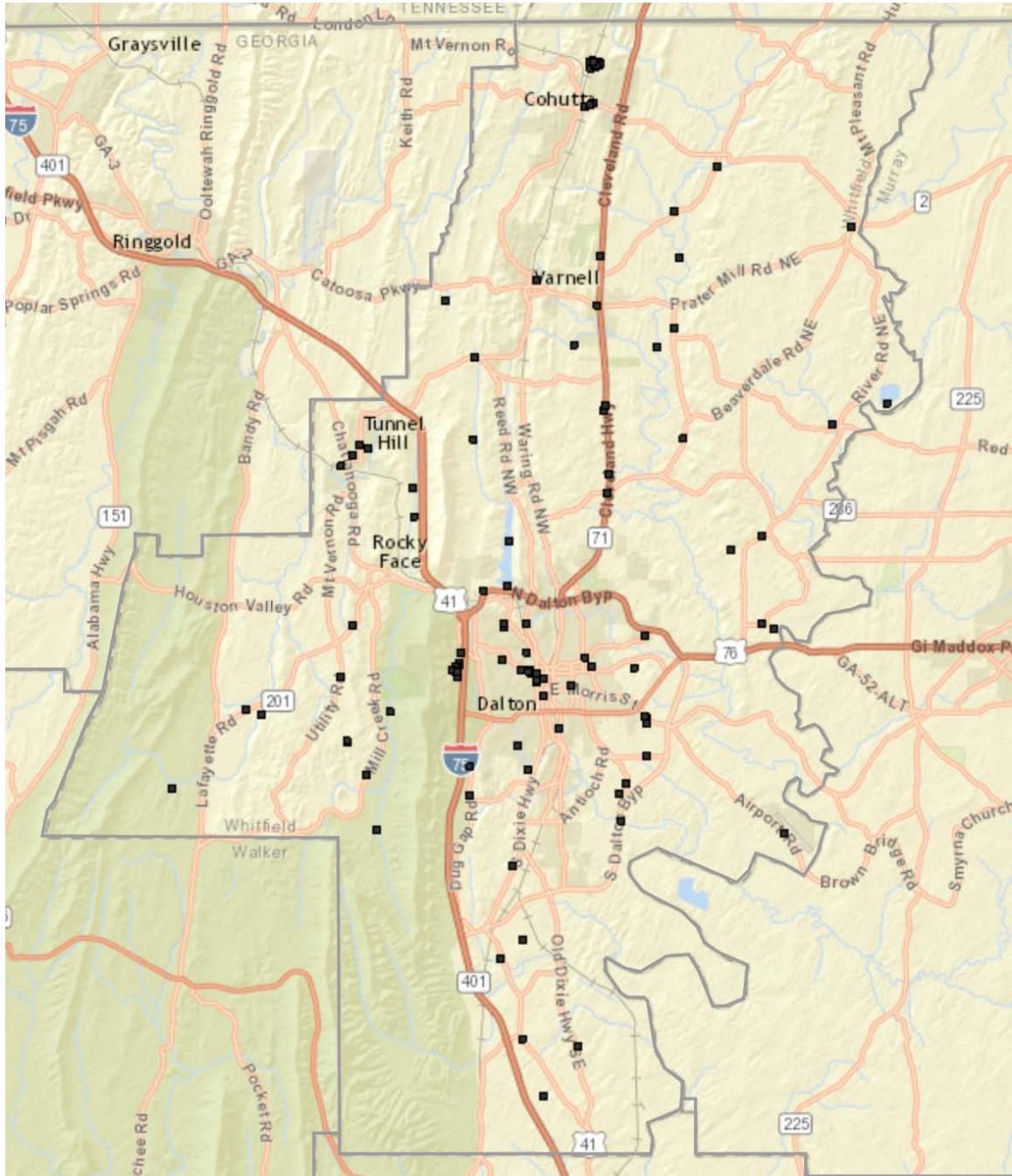
Whitfield County - Recorded tornadoes 1966 to 2016		
Date	Time	Intensity
1/11/1974	4:45am	F1
4/3/1974	4:40pm	F4
5/19/1983	6:00pm	F1
4/24/1992	6:40pm	F0
4/28/2014	10:05pm	EF1

The most recent version of this National Weather Service map below covers the period from 1950-2012. It demonstrates historic tornado activity of the County in relationship to surrounding counties, and the entire state.

Number of Tornadoes Per County 1950-2012

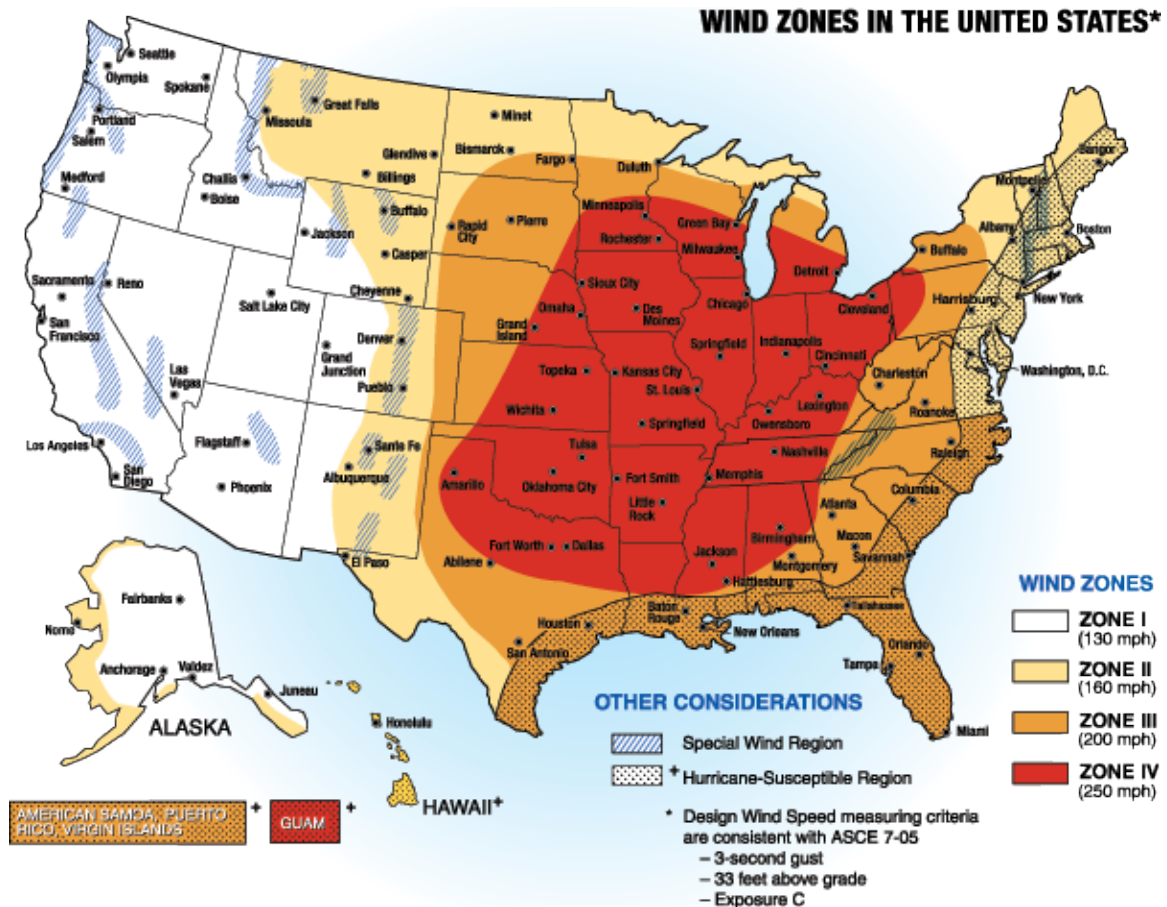


C. Assets Exposed to Hazard - Tornadoes are unpredictable and are indiscriminate as to when or where they strike. All public and private property including critical facilities are susceptible to tornadoes since this hazard is not spatially defined. The map below identifies critical facilities located within the hazard area, which in the case of tornadoes includes all areas within the County, Cities, and Towns.

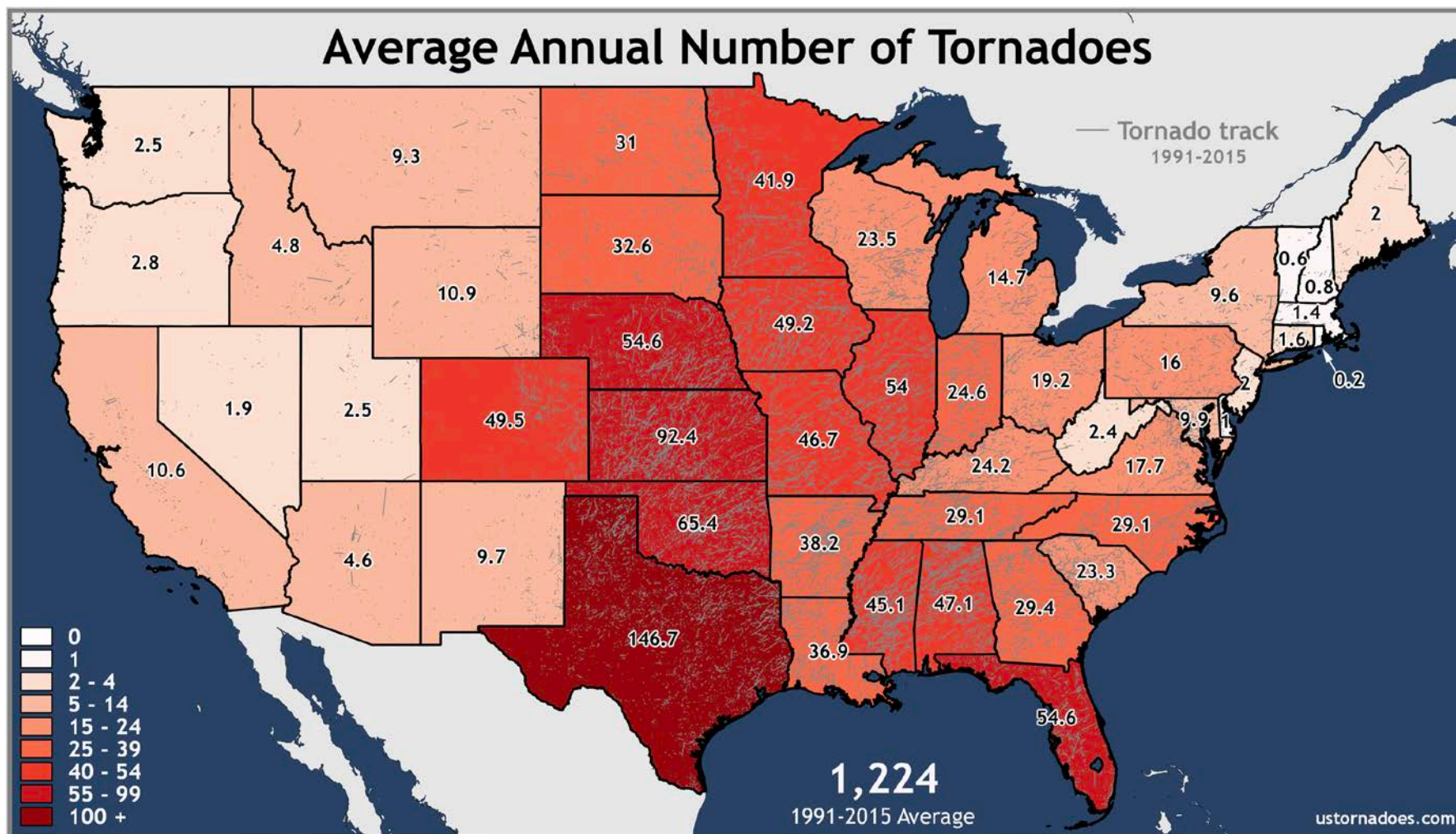


D. Estimate of Potential Losses – For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

Whitfield County is located in wind zone IV, which is associated with 250-mph design wind speeds as determined by the American Society of Civil Engineers (ASCE). Construction must adhere to the Georgia State Minimum Standard Codes (Uniform Codes Act). The minimum standards established by these codes provide reasonable protection from most natural hazards. See the following ASCE map.



The following map from USTornadoes.com was derived from National Weather Service data and shows the impact of recorded tornadoes from 1991 to 2015 by State.



E. Multi-Jurisdictional Concerns - Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta have a design wind speed of 250 mph as determined by the American Society of Civil Engineers (ASCE). Since no part of the County is immune from tornados, any mitigation steps taken related to tornados will be undertaken on a countywide basis, Including the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta. See the following ASCE design wind speed map.

F. Hazard Summary – Based on its history, Whitfield County has a high exposure to potential damage from tornados. Should a tornado strike residential areas or critical facilities, significant damage and loss of life could occur. Due to the destructive power of tornados it is essential that the mitigation measures identified in this plan receive full consideration. Specific mitigation recommendations related to tornados are identified in *Chapter 5*.

2.2 Severe Thunderstorms (including Hail & Lightning)



A. Hazard Identification – A Severe Thunderstorm is defined as a thunderstorm producing wind at or above 58 mph and/or hail one inch in diameter or larger. This threshold is met by approximately 10% of all thunderstorms. These storms can strike any time of year, but similar to tornados, are most frequent in the spring and summer months. They are nature's way of providing badly needed rainfall, dispersing excessive atmospheric heat buildup and cleansing the air of harmful pollutants. Not only can severe thunderstorms produce injury and damage from violent straight-line winds, hail, and lightning, but these storms can produce tornados very rapidly and without warning. Note: For the purposes of this Plan, severe thunderstorms that result from tropical storms and hurricanes are included in this section.

The most damaging phenomena associated with thunderstorms, excluding tornado activity, are thunderstorm winds. These winds are generally short in duration involving straight-line winds and/or gusts in excess of 50 mph. However, these winds can gust to more than 100 miles an hour, overturning trailers, unroofing homes, and toppling trees and power lines. Such winds tend to affect areas of the County with significant tree stands, as well as areas with exposed property, infrastructure, and above-ground utilities. Resulting damage often includes power outages, transportation and economic disruptions, and significant property damage. Severe thunderstorms can ultimately leave a population with injuries and loss of life. Thunderstorms produce two types of wind. Tornados are characterized by rotational winds. The other more predominant winds from a thunderstorm, downbursts, are small areas of rapidly descending air beneath a thunderstorm that strike the ground

producing isolated areas of significant damage. Every thunderstorm produces a downburst. The typical downburst consists of only a 25 mph gusty breeze, accompanied by a temperature drop of as much as 20 degrees within a few minutes. However, severe downburst winds can reach from 58 to 100 mph, or more, significantly increasing the potential for damage to structures. Downbursts develop quickly with little or no advance warning and come from thunderstorms whose radar signatures appear non-severe. There is no sure method of detecting these events, but atmospheric conditions have been identified which favor the development of downbursts. Severe downburst winds have been measured in excess of 120 miles per hour, or the equivalent of an EF2 tornado, on the Enhanced Fujita Scale. Such winds have the potential to produce both a loud “roaring” sound and the widespread damage typical of a tornado. This is why downbursts are often mistaken for tornados.

Hail can also be a destructive aspect of severe thunderstorms. Hail causes more monetary loss than any other type of thunderstorm-spawned severe weather. Annually, the United States suffers about one billion dollars in crop damage from hail. Storms that produce hailstones only the size of a dime can produce dents in the tops of vehicles, damage roofs, break windows and cause significant injury or even death. Unfortunately hail is often much larger than a dime and can fall at speeds in excess of 100 mph. Hailstones are created when strong rising currents of air called updrafts carry water droplets high into the upper reaches of thunderstorms where they freeze. These frozen water droplets fall back toward the earth in downdrafts. In their descent, these frozen droplets bump into and coalesce with unfrozen water droplets and are then carried back up high within the storm where they refreeze into larger frozen drops. This cycle may repeat itself several times until the frozen water droplets become so large and heavy that the updraft can no longer support their weight. Eventually, the frozen water droplets fall back to earth as hailstones.

Finally, one of the most frightening aspects of thunderstorms is lightning. Lightning kills nearly one hundred people every year in the United States and injures hundreds of others. A possible contributing reason for this is that lightning victims frequently are struck before or just after the occurrence of precipitation at their location. Many people apparently feel safe from lightning when they are not experiencing rain. Lightning tends to travel the path of least resistance and often seeks out tall or metal objects. With lightning however, it's all relative. A 'tall' object can be an office tower, a home, or a child standing on a soccer field. Lightning can and does strike just about any object in its path. Some of the most dangerous and intense lightning may occur with severe thunderstorms during the summer months, when outdoor activities are at their peak.

B. Hazard Profile – Severe thunderstorms, hail, and lightning are serious threats to the residents of Whitfield County. Over the course of a year, the County experiences dozens of thunderstorms, with about one in ten being severe. Severe thunderstorms occur more frequently than any other natural hazard event within Whitfield County. Most of these storms include lightning and/or hail. There have been dozens of severe thunderstorm events within Whitfield County over the past fifty years according to available documentation. It is very likely this is a low estimate due to poor record keeping in decades past. It is clear from information collected that more accurate record keeping related to

severe thunderstorms developed over the past two decades, with even more detailed information available for the past ten years.

Most of the available information relating to severe thunderstorms, hail, and lightning occurrences within Whitfield County fails to describe damage estimates in great detail. However, with each thunderstorm event it is likely there are unreported costs related to infrastructure and utilities repair and public safety costs, at a minimum. Severe thunderstorms have occurred in all parts of the day and night within Whitfield County. They have also taken place in every single month of the year.

The table below contains information on the most costly hail event on record for Whitfield County. It occurred May 7, 1998 and had estimated property damage of \$25,000. Hail was reported to have been as large as 2.75 inches in diameter, or more.

Storm Events Database

[Search Results](#) / [Next](#)

Event Details:

Event	Hail
Magnitude	2.75 in.
State	GEORGIA
County/Area	WHITFIELD
WFO	FFC
NCEI Data Source	PDC
Begin Date	1998-05-07 17:45:00.0 EST
Begin Location	5S ROCKY FACE
Begin Lat/Lon	34.73/-85.03
End Date	1998-05-07 18:00:00.0 EST
End Location	TILTON
End Lat/Lon	34.67/-84.93
Deaths Direct/Indirect	0/0 (fatality details below, when available...)
Injuries Direct/Indirect	0/0
Property Damage	25K
Crop Damage	
Event Narrative	Several public reports indicated hail ranged from golf ball to baseball size. Lots of damage to cars and house roofs occurred.

The table below contains information on the most costly thunderstorm wind event on record for Whitfield County. The storm occurred on June 18, 2011 and had estimated property damage at \$1.25 million, and wind gusts approximated between 65 and 70mph.

Storm Events Database

[Search Results](#) / [Next](#)

Event Details:

Event	Thunderstorm Wind
Magnitude	61 kts.
State	GEORGIA
County/Area	WHITFIELD
WFO	FFC
Report Source	Amateur Radio
NCEI Data Source	CSV
Begin Date	2011-06-18 15:35:00.0 EST-5
Begin Location	6WSW ROCKY FACE
Begin Lat/Lon	34.7668/-85.1277
End Date	2011-06-18 15:55:00.0 EST-5
End Location	0WSW DAWNVILLE
End Lat/Lon	34.82/-84.87
Deaths Direct/Indirect	0/0 (fatality details below, when available...)
Injuries Direct/Indirect	0/0
Property Damage	1.25M
Crop Damage	0.00K
Episode Narrative	A series of strong short waves were moving across the U.S. These short waves were ejecting from a large upper trough in the western U.S. These vigorous short waves encountered a hot, moist, unstable air mass across the U.S. However, dry mid-level atmosphere air and west to west-northwest flow aloft promoted the development of organized lines of thunderstorms, which produced extensive strong outflow boundaries supporting wind gusts of 50 to 60 mph, even greater in some cases. During the afternoon of the 18th, such thunderstorm gust fronts affected northwest Georgia in particular with widespread damaging wind gusts, likely in excess of 70 mph, blowing down hundreds of trees, dozens of power lines, and causing damage to some structures. This area of thunderstorms progressed southeast toward Atlanta, before dissipating during the mid-evening. Considerable wind damage was noted in the northern and northwestern suburbs of Atlanta from this activity.
Event Narrative	Amateur radio operators and the public reported that hundreds of trees were down across the county from west of Rocky Face to Dalton. Wind gusts were estimated at 65 to 70 mph. At least 40 homes across the county sustained minor to moderate damage from fallen trees. Four homes in Dalton and two homes in Rocky Face suffered extensive damage from trees which fell on the structures. Multiple trees and several power lines were down on Cleveland Highway north of Dalton. A number of power lines were down throughout the city of Dalton.

The table below contains information on the most costly lightning event on record for Whitfield County. The storm occurred on June 24, 2011 and had estimated property damage at \$100,000 due largely to the loss of a commercial structure on Beaverdale Rd.

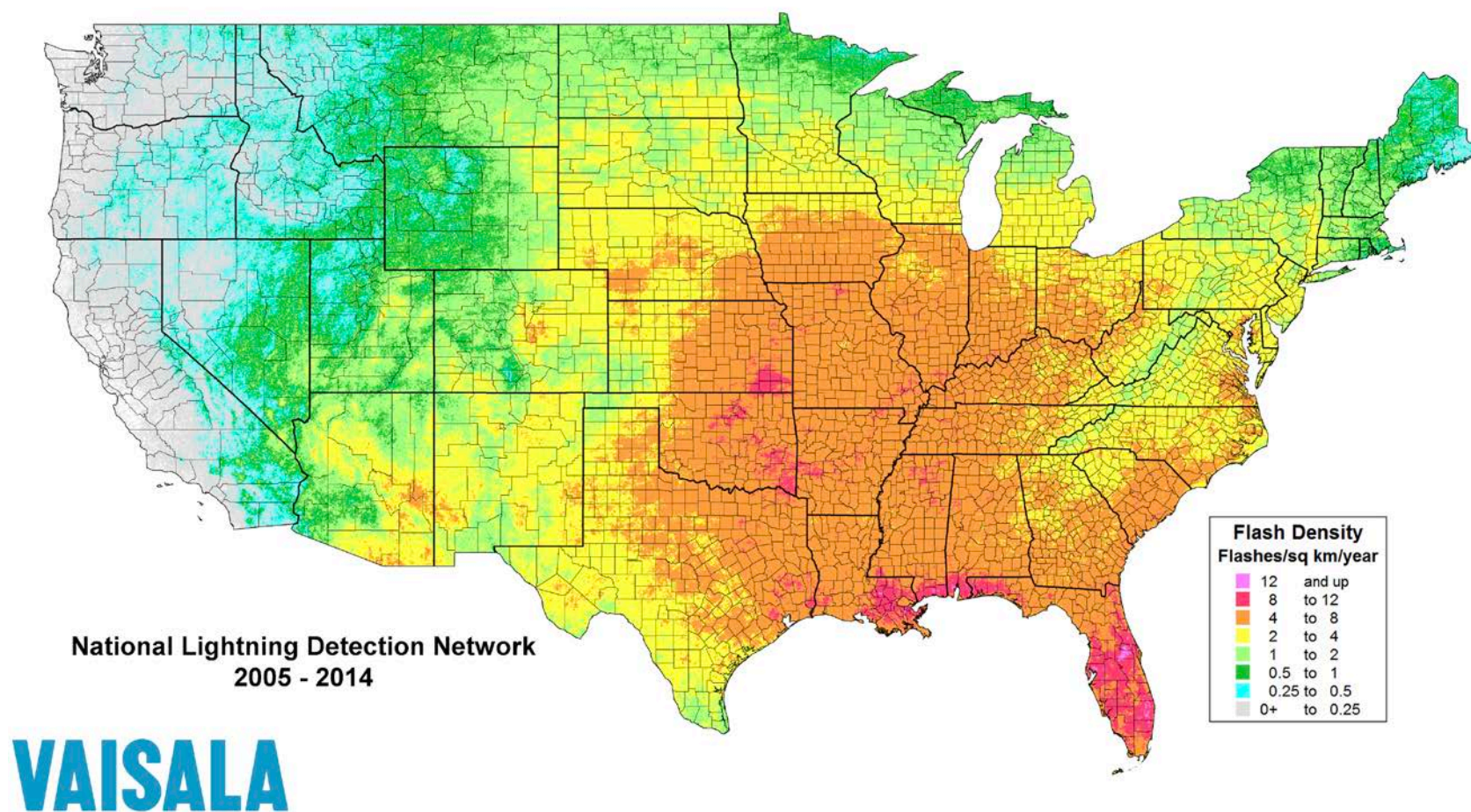
Storm Events Database

[Search Results](#) / [Next](#)

Event Details:

Event	Lightning
State	GEORGIA
County/Area	WHITFIELD
WFO	FFC
Report Source	Emergency Manager
NCEI Data Source	CSV
Begin Date	2011-06-24 15:32:00.0 EST-5
Begin Location	0W TOONNERVILLE
Begin Lat/Lon	34.8705/-84.8872
End Date	2011-06-24 15:32:00.0 EST-5
End Location	0W TOONNERVILLE
End Lat/Lon	34.8705/-84.8872
Deaths Direct/Indirect	0/0 (fatality details below, when available...)
Injuries Direct/Indirect	0/0
Property Damage	100.00K
Crop Damage	0.00K
Episode Narrative	A persistent and strong subtropical ridge centered across the Southern Plains continued to provide Georgia with an unstable northwest flow aloft. A series of upper-level disturbances were embedded within the flow, each generating rounds of thunderstorms across the Tennessee Valley which progressively moved southeast into Georgia. This pattern remained in place through much of June and into early July, for that matter. A quasi-stationary front extended westward from the Carolinas and Tennessee westward into Oklahoma. Numerous convective outflow boundaries were noted throughout the Tennessee Valley and the Carolinas. A complex of thunderstorms moved into north Georgia during the mid-afternoon and steadily propagated southward into central Georgia during the evening before diminishing. Many reports of damaging wind and some hail were reported during this event.
Event Narrative	The Whitfield County Emergency Management Director reported that a commercial structure on Beaverdale Road was set on fire by lightning. No specific details regarding damages were provided.

The National Lightning Detection Network Map below shows lightning flash density by county. From 2005 to 2014, Whitfield County averaged between 2 and 8 flashes per square kilometer per year.

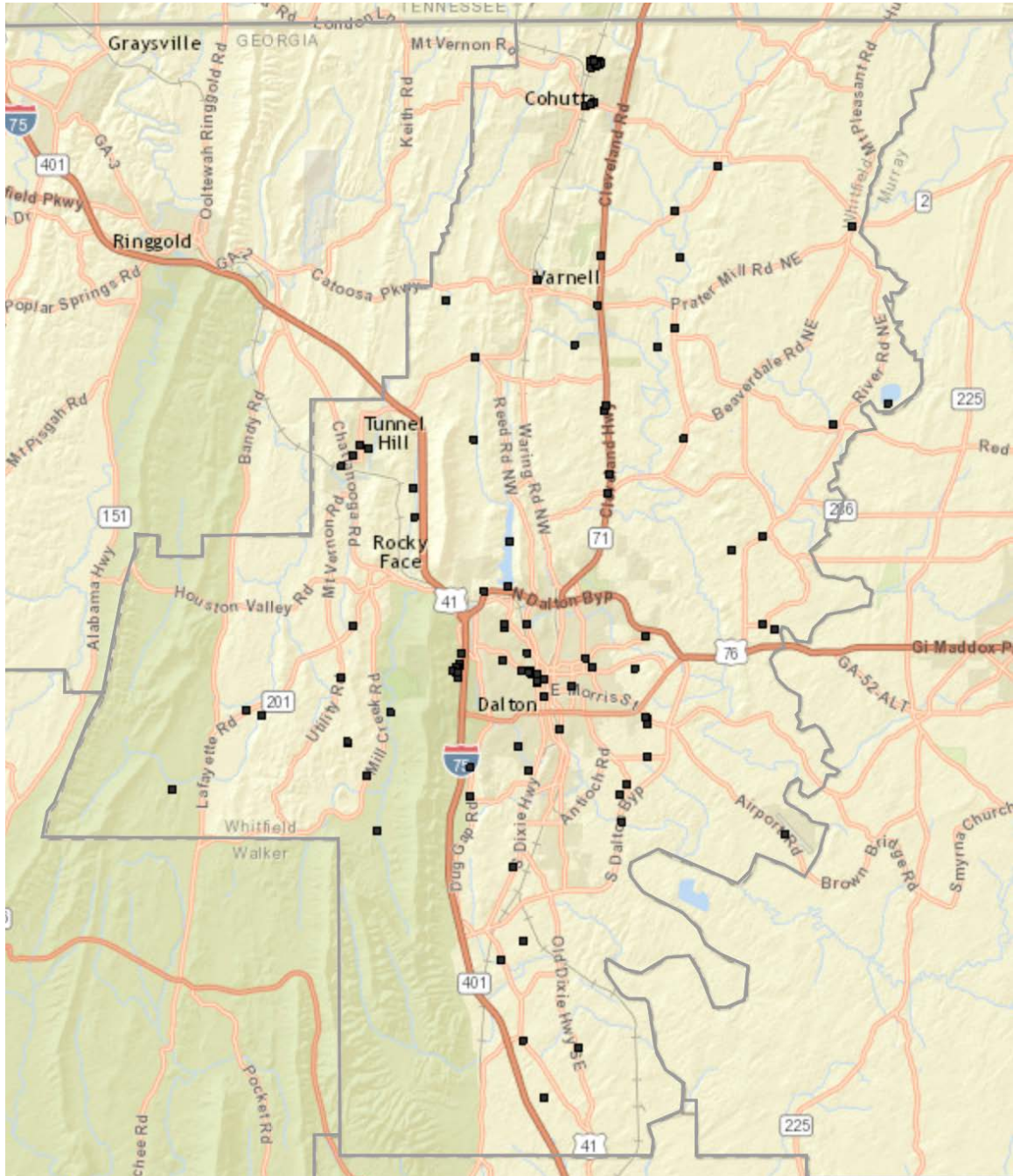


The Whitfield County HMPC utilized data from the National Climatic Data Center, the National Weather Service, numerous weather-related news articles and various online resources, and the Whitfield County Emergency Operations Plan in researching severe thunderstorms and their impact on the County. With most of the County's recorded severe thunderstorm events, only basic information was available. It is also likely that some severe thunderstorm events have gone unrecorded. Therefore, any conclusions reached based upon available information on severe thunderstorms within Whitfield County should be treated as the minimal possible threat.

NCDC records show that 196 severe thunderstorms occurred within the County over the past fifty years, which equates to a 392% annual frequency based upon reported events. Over the past twenty years that frequency has essentially doubled. It would appear that severe thunderstorm activity has increased over time within the County. This may be the case or it may simply be that record keeping and technology have improved significantly over the course of time, reflecting the higher numbers. It may also be a combination of these two factors. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Whitfield County – Severe Thunderstorm Frequency including Hail & Lightning (based on Reported Events)				
Time Period	5yrs (2011- 2016)	10yrs (2006- 2016)	20yrs (1996- 2016)	50yrs (1966- 2016)
Number of Reported Events	34	77	160	196
Frequency Average per Year	6.8	7.7	8.0	3.92
Frequency Percent per Year	680%	770%	800%	392%

C. Assets Exposed to Hazard – All public and private property including critical facilities are susceptible to severe thunderstorms, hail, and lightning since this hazard is not spatially defined. The map below identifies critical facilities located within the hazard area, which in the case of severe thunderstorms includes all areas within the County, Cities, and Towns.



D. Estimate of Potential Losses – For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Any portion of Whitfield County can be negatively impacted by severe thunderstorms, hail, and lightning. Therefore, any mitigation steps taken related to these weather events will be pursued on a countywide basis and include the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta.

F. Hazard Summary – Overall, severe thunderstorm, hail, and lightning events pose one of the greatest threats to Whitfield County in terms of property damage, injuries and loss of life. These weather events represent the most frequently occurring natural hazard within Whitfield County and have a great potential to negatively impact the County each year. Based on the frequency of this hazard, as well as its ability to negatively impact any part of the County, the HMPC recommends that the mitigation measures identified in this plan for severe thunderstorm, hail, and lightning be aggressively pursued. Specific mitigation actions related to these weather events are identified in *Chapter 5*.

2.3 Flooding

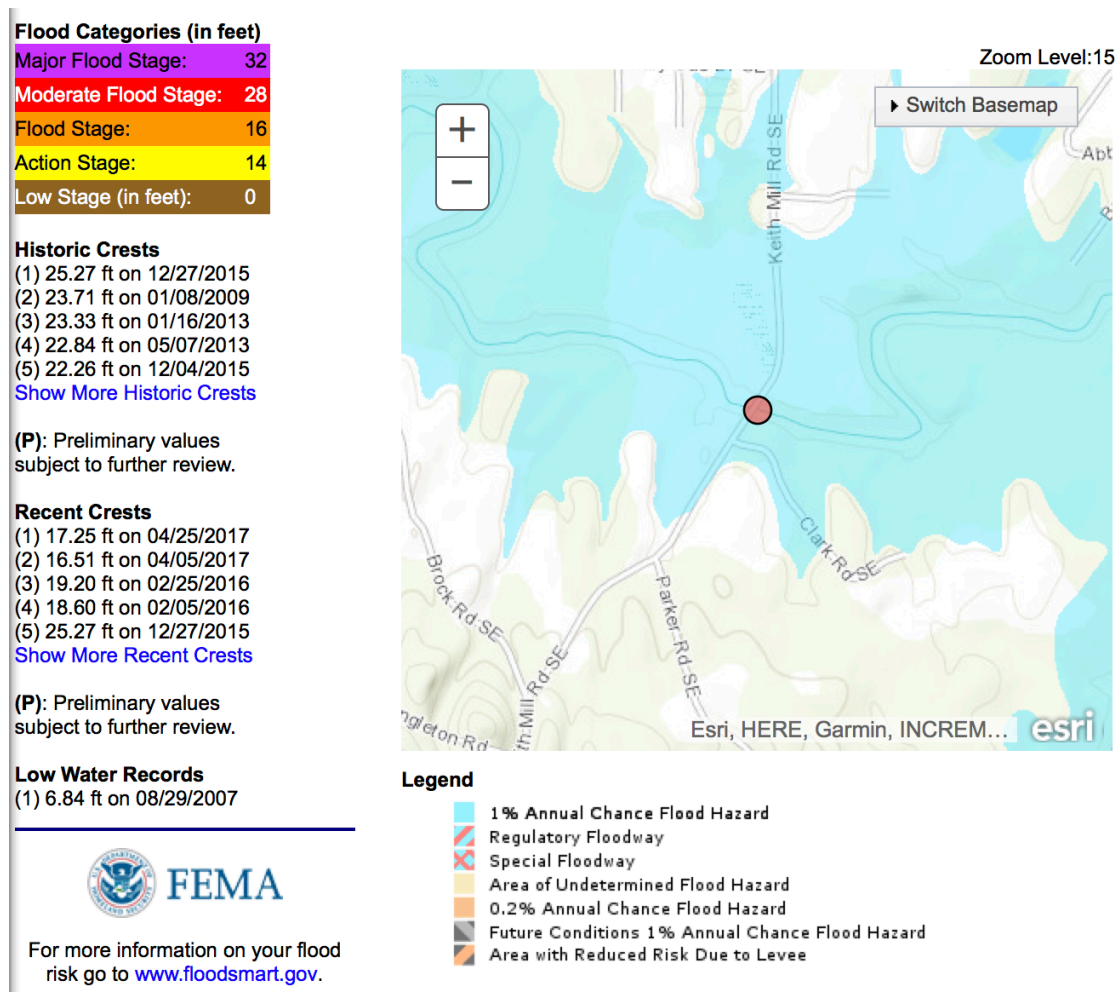


A. Hazard Identification: The vulnerability of a river or stream to flooding depends upon several variables. Among these are topography, ground saturation, rainfall intensity and duration, soil types, drainage, drainage patterns of streams, and vegetative cover. A large amount of rainfall over a short time span can result in flash flood conditions. Nationally, the total number of flash flood deaths has exceeded tornado fatalities during the last several decades. Two factors seem to be responsible for this: public apathy regarding the flash flood threat and increased urbanization. A small amount of rain can also result in floods in locations where the soil is saturated from a previous wet period or if the rain is concentrated in an area of impermeable surfaces such as large parking lots, paved roadways, etc. Topography and ground cover are also contributing factors for floods in that water runoff is greater in areas with steep slopes and little or no vegetation.

B. Hazard Profile: Over the past fifty years, flood events on record in Whitfield County have usually been associated with areas in the vicinity of the County's many creeks and lakes. The areas most affected or potentially most affected include locations in the vicinity of Dee St, Old Grade Rd at Admiral Mack Gaston Pkwy, Old Dixie Hwy at South Bypass, Hickory Flats Rd, Brock Dr, Susan Dr, Hunter Cr, 1710 Cleveland Hwy, Needham Dr, Mill Creek at Underwood Rd/Underwood St, Mill Creek at Environs Ln, Mill Creek at SR 71 (Cleveland Hwy), Mill Creek at I-75, and Mill Creek from US 41 at Willowdale Rd to US 41 at Shugart Rd. Relatively little information on flooding damage estimates, in terms

of dollars, was available. However, with each of these events there were certainly significant costs related to road repair, infrastructure repair, and public safety, at a minimum. Most of the flood damage that has occurred historically within the County appears to be “public” flood damage. More specifically, roads and culverts washing out have been the most common flooding problem on record.

Below are two graphics illustrating both the historical and recent crests of the Coahulla Creek at Keiths Mill and the Conasauga River near Tilton. The record historic crest of the Coahulla Creek at Keith s Mill was 25.27ft on December 27, 2015. with a more recent flood level crest of 17.25ft on April 25, 2017. The record historic crest of the Conasauga River near Tilton was 34.00ft on April 1, 1886, with a more recent flood level crest of 18.72ft on February 26, 2016.



Flood Categories (in feet)

Major Flood Stage:	28
Moderate Flood Stage:	24
Flood Stage:	18
Action Stage:	15
Low Stage (in feet):	0

Historic Crests

- (1) 34.00 ft on 04/01/1886
- (2) 30.20 ft on 03/30/1951
- (3) 29.89 ft on 02/17/1990
- (4) 28.42 ft on 03/29/1994
- (5) 28.13 ft on 03/18/1973

[Show More Historic Crests](#)

(P): Preliminary values
subject to further review.

Recent Crests

- (1) 18.72 ft on 02/26/2016
- (2) 25.99 ft on 12/28/2015
- (3) 22.42 ft on 12/04/2015
- (4) 18.44 ft on 07/09/2013
- (5) 23.33 ft on 05/08/2013

[Show More Recent Crests](#)

(P): Preliminary values
subject to further review.

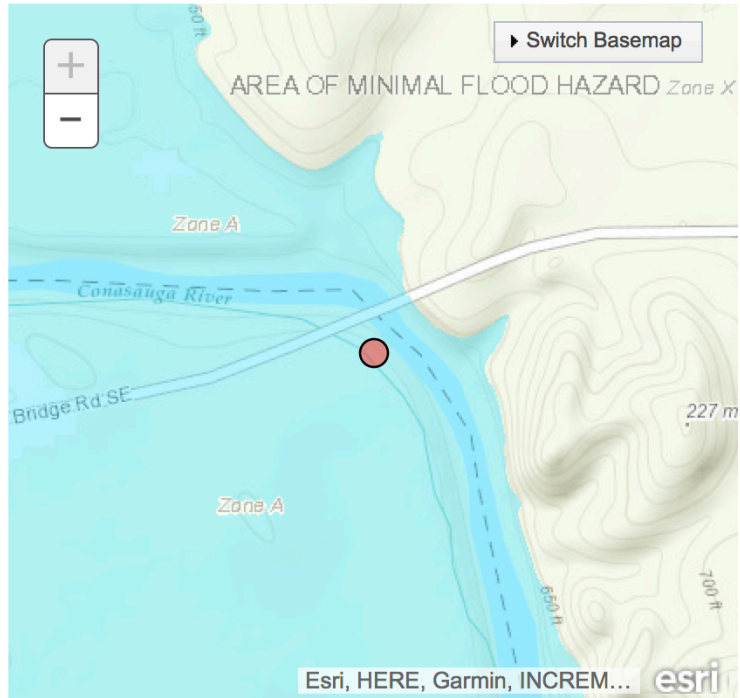
Low Water Records

- (1) 1.68 ft on 09/05/2007



For more information on your flood
risk go to www.floodsmart.gov.

Zoom Level:16

**Legend**

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

NCDC records show that 18 flood events occurred within the County over the past fifty years, which equates to a 36% annual frequency based upon reported events. However, flooding events may have been underreported during the first few decades of the fifty-year history. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Whitfield County – Flooding Frequency (based on Reported Events)				
Time Period	5yrs (2011- 2016)	10yrs (2006- 2016)	20yrs (1996- 2016)	50yrs (1966- 2016)
Number of Reported Events	3	3	16	18
Frequency Average per Year	0.6	0.3	0.8	0.36
Frequency Percent per Year	60%	30%	80%	36%

Whitfield County (CID No. 130193), the City of Dalton (CID No. 130194), the City of Tunnel Hill (CID No. 130489), the City of Varnell (CID No. 130667), and the Town of Cohutta (CID No. 130618) each participate in the National Flood Insurance Program (NFIP) and follow the Program guidelines to ensure future development is carried out in the best interests of the public. According to NFIP guidelines, each jurisdiction has executed a Flood Damage Prevention Ordinance. The purpose of this ordinance is to minimize the loss of human life and health as well as to minimize public and private property losses due to flood conditions. The ordinance requires that potential flood damage be evaluated at the time of initial construction of structures, facilities and utilities, and that certain uses be restricted or prohibited based on this County evaluation. The ordinance also requires that potential homebuyers be notified that property is located in a flood area. In addition, all construction must adhere to the Georgia State Minimum Standard Codes (Uniform Codes Act). The minimum standards established by these codes provide reasonable protection to persons and property within structures that comply with the regulations for most natural hazards.

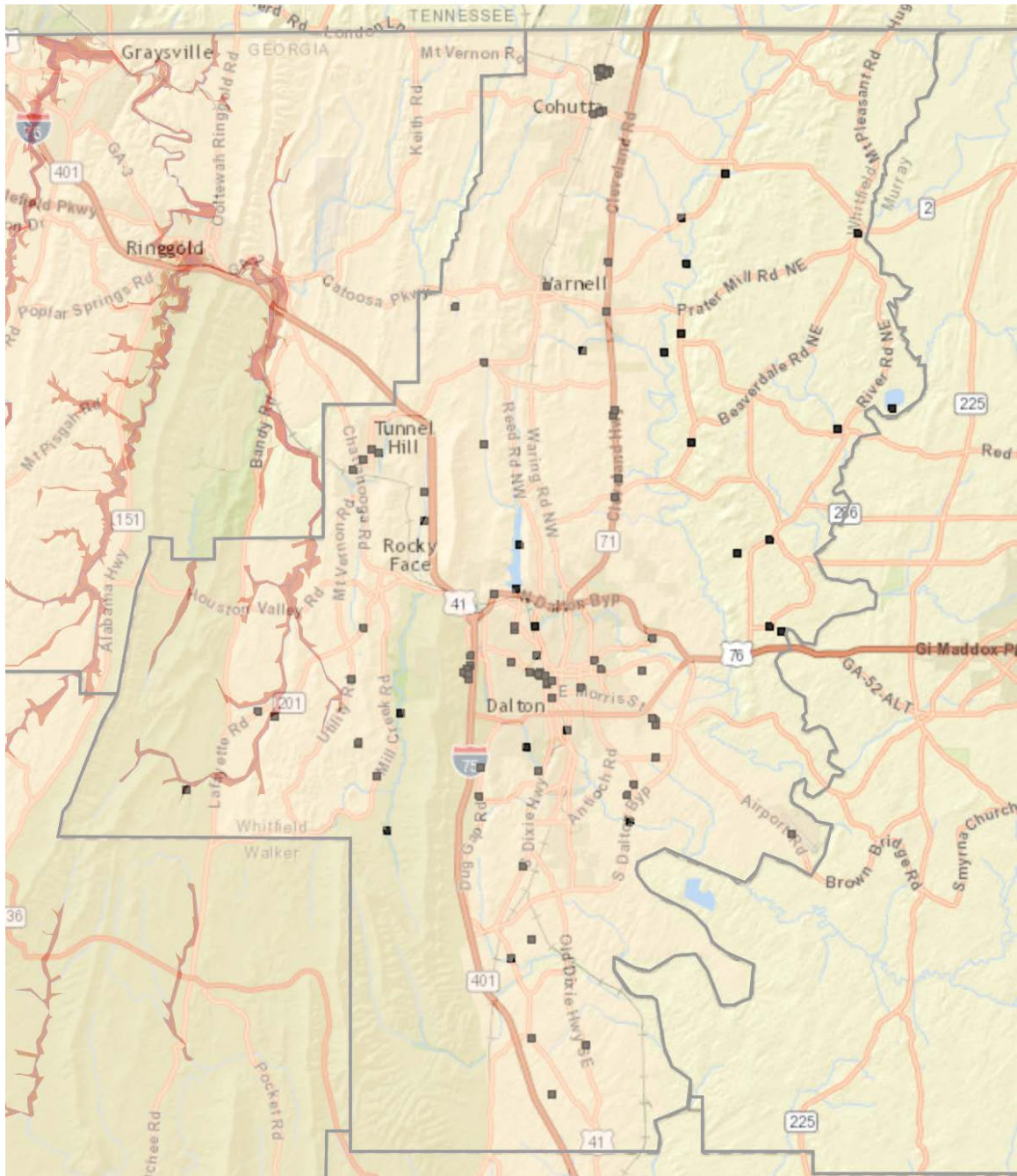
According to the National Flood Insurance Reform Act, a repetitive loss structure is defined as "...a building covered by a contract for flood insurance that has incurred flood-related damages on two occasions during a 10-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25 percent of the market value of the building at the time of each such flood event." **As of December 2016, there are EIGHT official residential "repetitive loss structures" on file for Whitfield County. These have occurred in unincorporated Whitfield County, including the Rocky Face community, and the City of Dalton.** *Specific addresses for repetitive loss structures cannot be included in this Plan,*

but a current list of these structures may be viewed in GMIS by authorized individuals, as determined by the EMA Director.

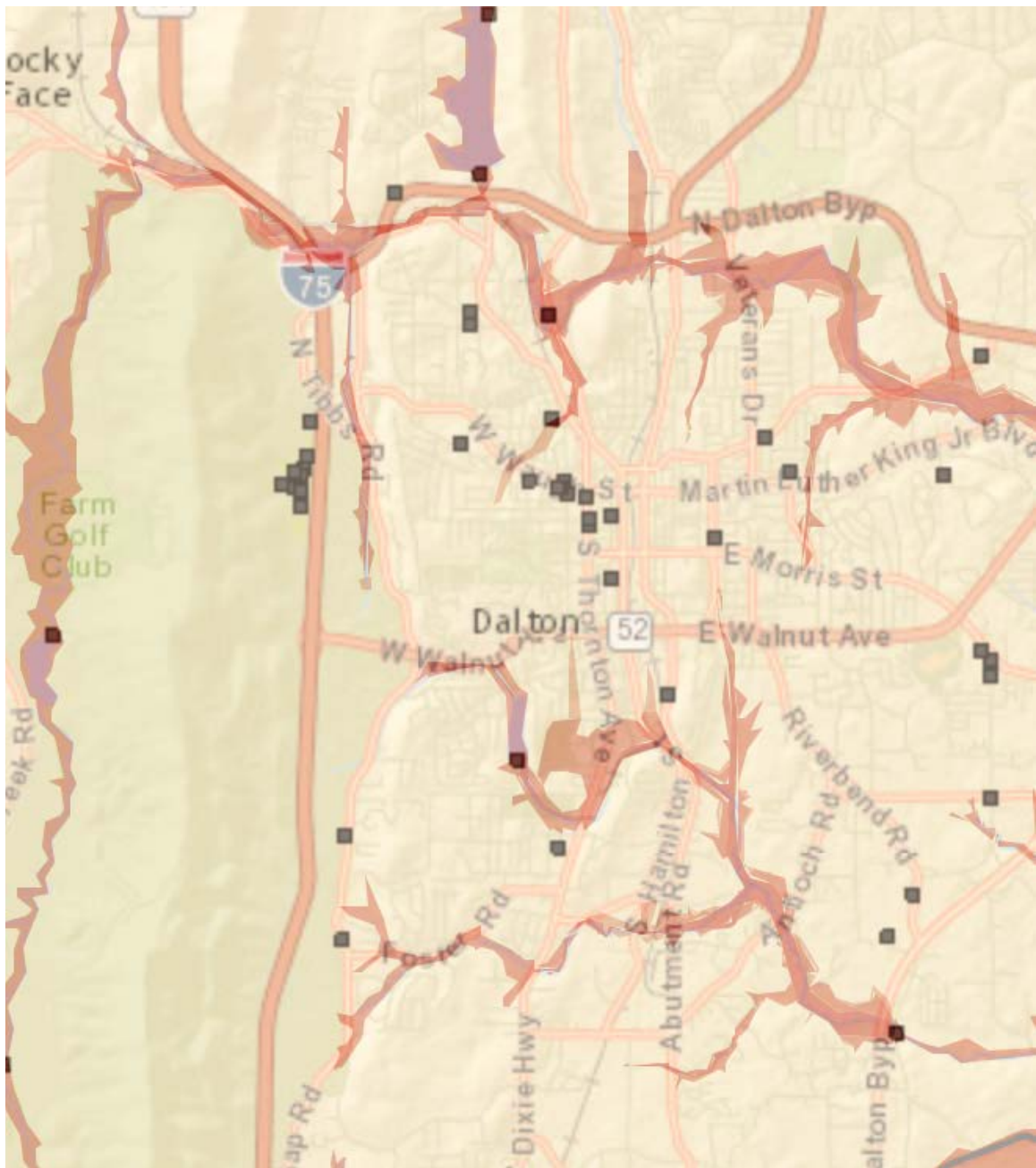
C. Assets Exposed to Hazard – In evaluating assets that may potentially be impacted by the effects of flooding, the HMPC determined that, although all critical facilities, public and private property are potentially susceptible to flooding, structures located within the vicinity of Dee St, Old Grade Rd at Admiral Mack Gaston Pkwy, Old Dixie Hwy at South Bypass, Hickory Flats Rd, Brock Dr, Susan Dr, Hunter Cr, 1710 Cleveland Hwy, Needham Dr, Mill Creek at Underwood Rd/Underwood St, Mill Creek at Environs Ln, Mill Creek at SR 71 (Cleveland Hwy), Mill Creek at I-75, and Mill Creek from US 41 at Willowdale Rd to US 41 at Shugart Rd are the most susceptible.

The maps on the following pages identify the locations of critical facilities in relationship to the known flooding hazard areas located within the County and each City and Town.

Whitfield County



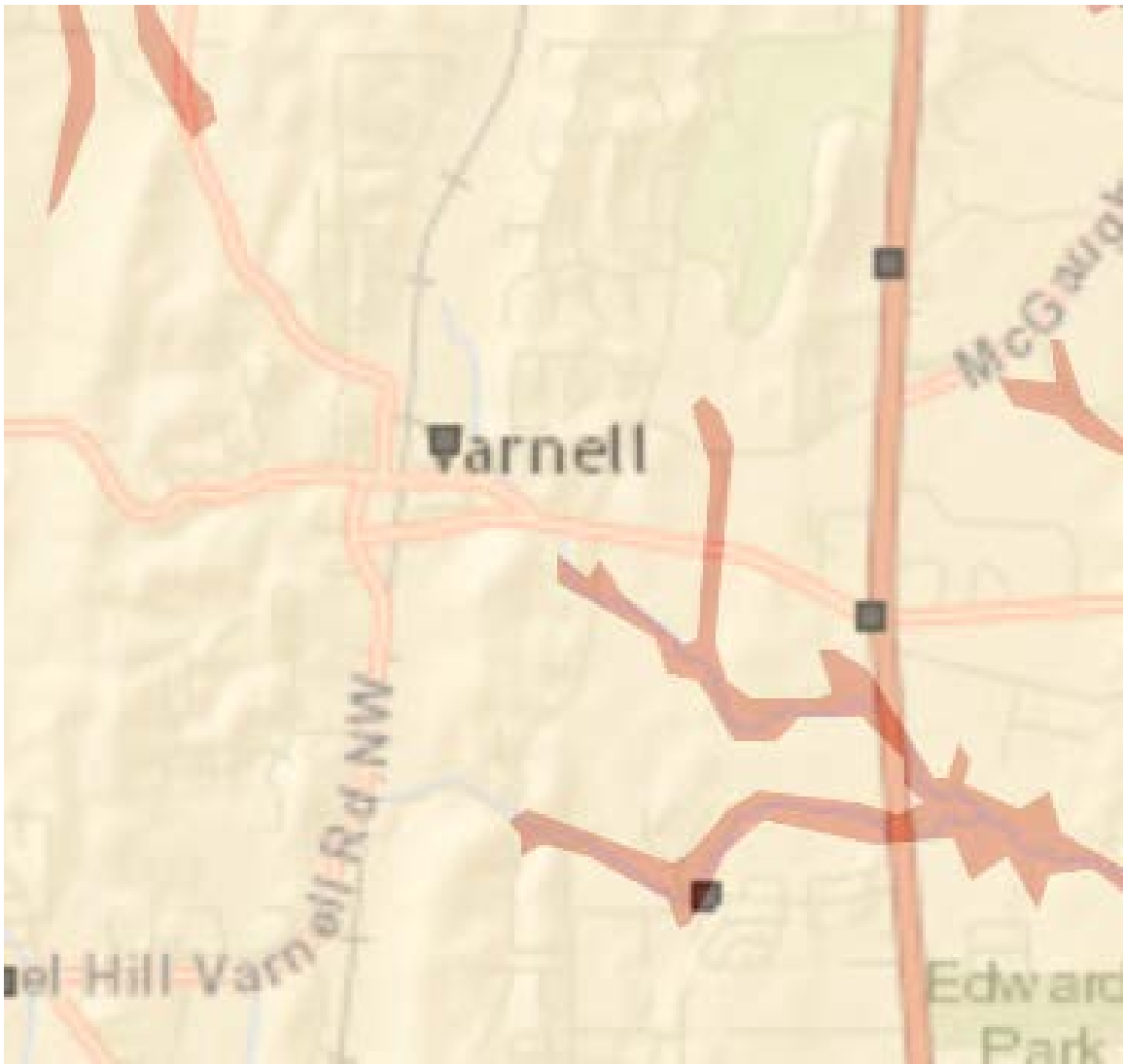
City of Dalton



City of Tunnel Hill



City of Varnell



Town of Cohutta



D. Estimate of Potential Losses – For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Any portion of Whitfield County can potentially be impacted by flooding, however, the areas most prone to flooding have historically been those areas located in the vicinity of Dee St, Old Grade Rd at Admiral Mack Gaston Pkwy, Old Dixie Hwy at South Bypass, Hickory Flats Rd, Brock Dr, Susan Dr, Hunter Cr, 1710 Cleveland Hwy, Needham Dr, Mill Creek at Underwood Rd/Underwood St, Mill Creek at

Environs Ln, Mill Creek at SR 71 (Cleveland Hwy), Mill Creek at I-75, and Mill Creek from US 41 at Willowdale Rd to US 41 at Shugart Rd. Any mitigation steps taken related to flooding will be pursued on a countywide basis and include the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta. According to GMIS flood maps, the County and each of the municipalities all have significant flood-prone areas within their jurisdictions.

F. Hazard Summary – Severe flooding has the potential to inflict significant damage within Whitfield County. Mitigation of flood damage requires the community to have knowledge of flood-prone areas, including roads, bridges, bodies of water, and critical facilities, as well as the location of the County’s designated shelters. The Whitfield County HMPC identified flooding as a hazard requiring mitigation measures and identified specific mitigation goals, objectives and action items they deemed necessary to lessen the impact of flooding. These findings are found in *Chapter 5*.

2.4 Winter Storms



A. Hazard Identification – The Whitfield County HMPC researched historical data from the National Climatic Data Center, The National Weather Service, as well as information from past newspaper articles and various online resources relating to winter storms in Whitfield County. Winter storms bring the threat of freezing rain, ice, sleet, snow and the associated dangers. A heavy accumulation of ice, especially when accompanied by high winds, devastates trees and power lines. Such storms make highway travel or any outdoor activity extremely hazardous due to falling trees, ice, and other debris.

B. Hazard Profile – Although winter storms occur relatively infrequently, they have the potential to wreak havoc on the community when they do strike. Winter storms within Whitfield County typically cause damage to power lines, trees, buildings, structures, and bridges, to varying degrees. Portions of the County with higher elevations have highways with steep grades, resulting in very hazardous travel conditions when they are covered with frozen precipitation. Another hazard exists due to the large tree population. Trees and branches weighed down by snow and ice become very dangerous to person and property.

NCDC records show that 40 winter storms occurred within the County over the past fifty years, which equates to a 80% annual frequency based upon reported events. Over the course of the entire 50-year period that frequency has essentially doubled. It would appear that winter storm activity has increased over time within the County. This may be the case or it may simply be that record keeping and technology have improved significantly over the course of time, reflecting the higher numbers. It may also be a combination of these two factors. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Whitfield County – Winter Storm Frequency (based on Reported Events)				
Time Period	5yrs (2011- 2016)	10yrs (2006- 2016)	20yrs (1996- 2016)	50yrs (1966- 2016)
Number of Reported Events	7	18	36	40
Frequency Average per Year	1.4	1.8	1.8	0.8
Frequency Percent per Year	140%	180%	180%	80%

March 13, 1993 “Storm of the Century”

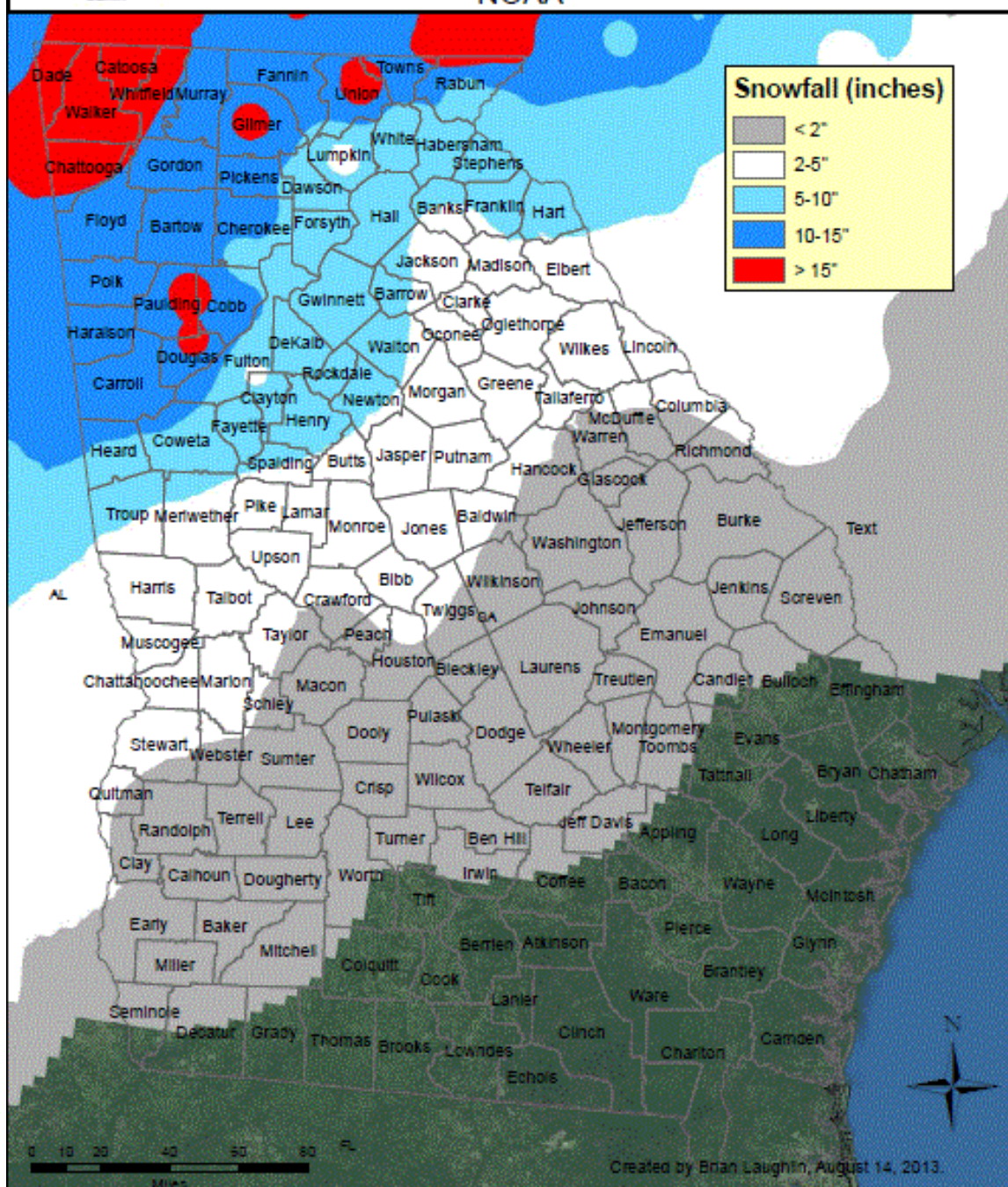
On Wednesday, March 10, 1993, Atlanta’s high was 75 degrees, while other parts of the state hit the 80s. But by Friday, forecasters at the National Weather Service were sounding ominous warnings of overnight blizzard conditions as a hurricane-like storm churned out of Florida into Georgia. The “Storm of the Century” as it became known hit metro Atlanta on Saturday, March 13, 1993. The snow began falling early that morning and by the time it had tapered off nearly three feet had fallen across parts of extreme north Georgia, with Whitfield County receiving over 15 inches in some locations. Fifteen people were killed in Georgia, while the death toll across the U.S., Canada and Cuba hit 310. The storm paralyzed metro Atlanta and north Georgia for days, the heavy snowfall closing interstates from Atlanta northward. Saturday’s blizzard conditions subsided somewhat by late in the day but were followed by bitter cold, with temperatures plummeting into the teens on Sunday. The following Monday, hundreds if not thousands of motorists were still stranded on snow-packed I-75 through northwest Georgia. National Guardsmen in four-wheel drive vehicles made their way up the interstate, handing out bags of fruit to stranded motorists. The weight of all that snow took its toll on the carpet industry in northwest Georgia, where the roofs of numerous large carpet mills and warehouses collapsed. Over 10 million utility customers lost power as the storm developed into a fierce Nor’easter as it skirted the Atlantic coast northward. In Georgia, more than a half-million Georgia Power customers were without electricity, some for as long as two weeks.



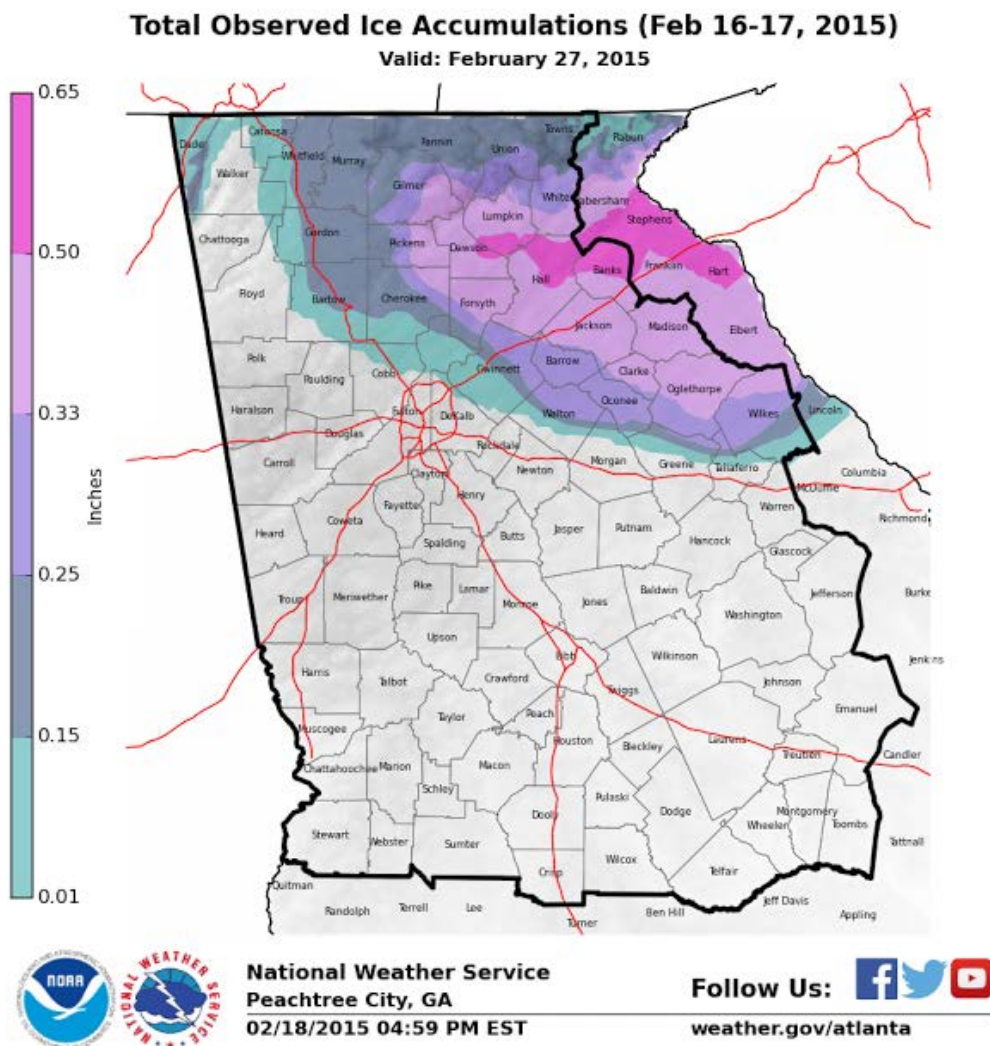
March 12-15, 1993 Winter Storm

RSI = 20.572, Category 5

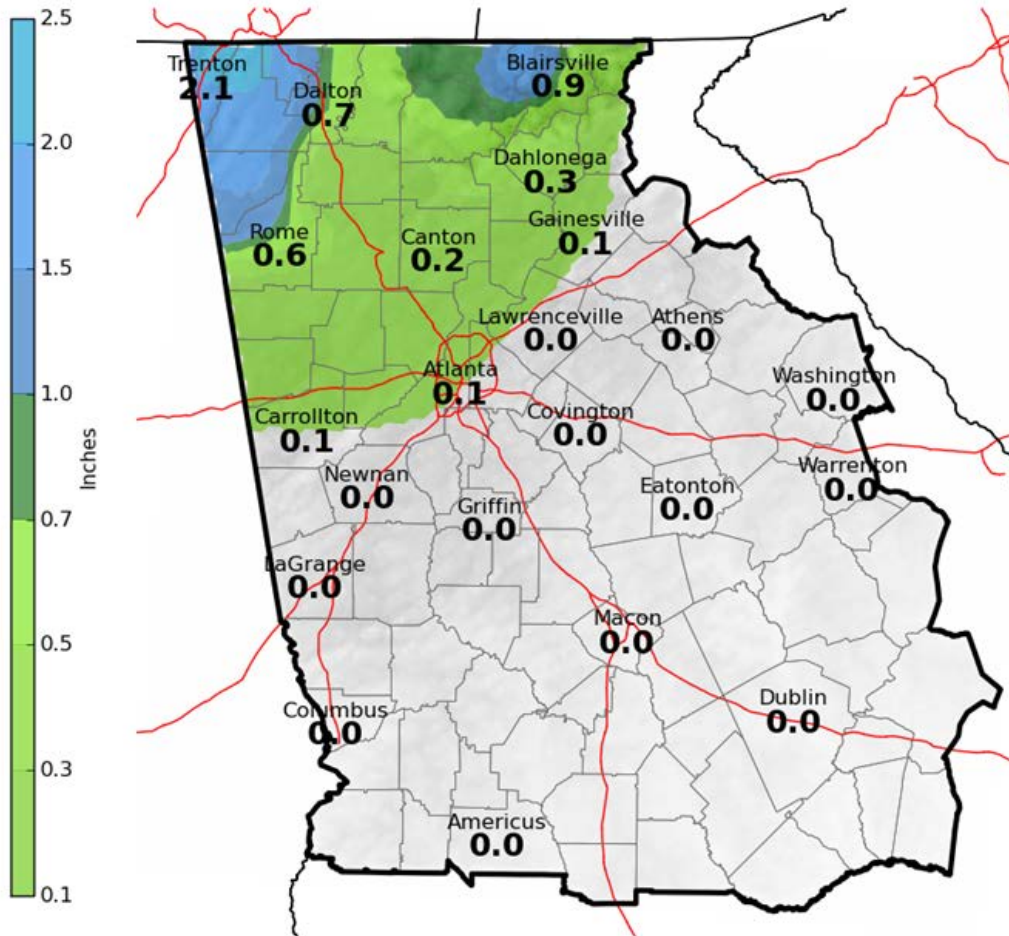
NOAA



The latest winter storm to affect Whitfield County occurred in mid-February of 2015. A strong cold front pushed across Georgia by the morning of February 15th, bringing in plenty of below freezing temperatures to north Georgia. As a low pressure system approached the area from the west on February 16th, warmer temperatures surged northward, bringing much of the area above freezing. However, temperatures at the surface across parts of north and northeast Georgia hovered at or below freezing as the rainfall increased, thanks to a wedge of cold air. Freezing rain continued for these areas into the early morning hours of February 17th before coming to an end. Freezing rain totals reached over 1/2" in some areas, leading to widespread tree and power line damage. By the morning of February 17th, more than 200,000 customers were without power, generally for the northeast Atlanta metro area and points north and east. The following maps shows ice accumulations and snowfall totals in Whitfield County and surrounding areas.



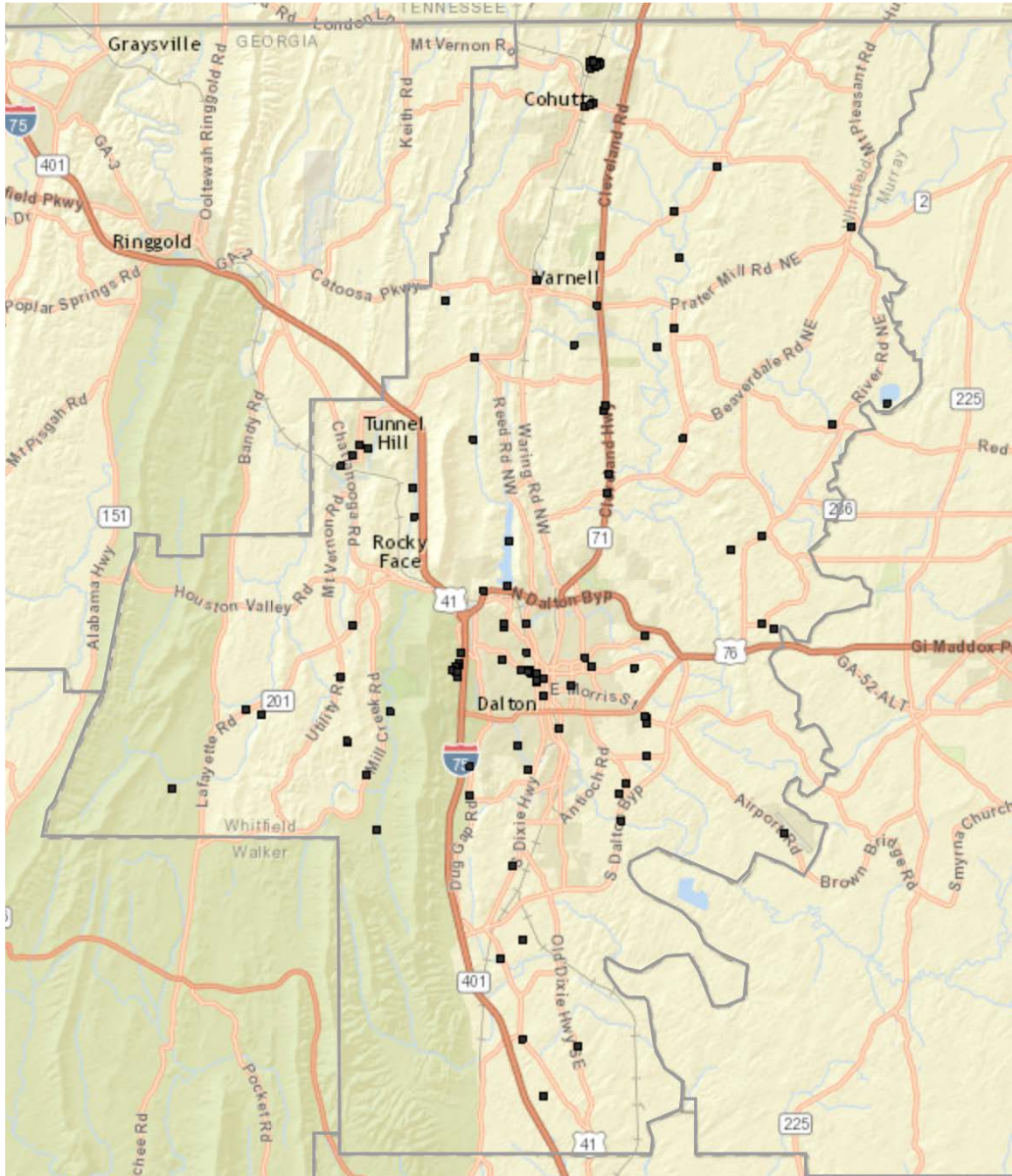
Observed Snowfall Totals



National Weather Service
Peachtree City, GA
02/21/2015 07:24 PM EST

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weather.gov/atlanta

C. Assets Exposed to Hazard - All public and private property including critical facilities are susceptible to winter storms since this hazard is not spatially defined. The map below identifies critical facilities located within the hazard area, which in the case of winter storms includes all areas within the County, Cities, and Towns.



D. Estimate of Potential Losses - For loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Any portion of Whitfield County can be negatively impacted by winter storms. Therefore, any mitigation steps taken related to winter storms will be pursued on a countywide basis and include the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta.

G. Hazard Summary – Winter storms, unlike other natural hazards, typically afford communities some advance warning. The National Weather Service issues winter storm warnings and advisories as these storms approach. Unfortunately, even with advance warning, some of the most destructive winter storms have occurred in the Southern United States, where buildings, infrastructure, crops, and livestock are not well-equipped for severe winter conditions. Motorists, not accustomed to driving in snow and icy conditions, pose an additional danger on roads and highways. The Whitfield County HMPC recognized the potential threats of winter storms and identified specific mitigation actions. These can be found in *Chapter 5*.

2.5 Wildfire



A. Hazard Identification – The Whitfield County HMPC utilized data from Georgia Forestry Commission (GFC) and the Community Wildfire Protection Plan (CWPP) in researching wildfires and their impact on the County.

A wildfire is defined as an uncontrolled fire occurring in any natural vegetation. For a wildfire to occur, there must be available oxygen, a supply of fuel, and enough heat to kindle the fuel. Often, these fires are begun by combustion and heat from surface and ground fires and can quickly develop into a major conflagration. A large wildfire may crown, which means it may spread rapidly through the topmost branches of the trees before involving undergrowth or the forest floor. As a result, violent blowups are common in forest fires, and on rare occasion they may assume the characteristics of a firestorm. A firestorm is a violent convection caused by a continuous area of intense fire and characterized by destructively violent surface indrafts. Sometimes it is accompanied by tornado-like whirls that develop as hot air from the burning fuel rises. Such a fire is beyond human intervention and subsides only upon the consumption of everything combustible in the locality. No records were found of such an event ever occurring within Whitfield County, but this potential danger will be considered when planning mitigation efforts.

The threat of wildfire varies with weather conditions: drought, heat, and wind participate in drying out the timber or other fuel, making it easier to ignite. Once a fire is burning, drought, heat, and wind all increase its intensity. Topography also affects wildfire, which spreads quickly uphill and slowly downhill. Dried grass, leaves, and light branches are considered flash fuels; they ignite readily, and fire spreads quickly in them, often

generating enough heat to ignite heavier fuels such as tree trunks, heavy limbs, and the matted duff of the forest floor. Such fuels, ordinarily slow to kindle, are difficult to extinguish. Green fuels (growing vegetation) are not considered flammable, but an intense fire can dry out leaves and needles quickly enough to allow ready ignition. Green fuels sometimes carry a special danger: evergreens, such as pine, cedar, fir, and spruce, contain flammable oils that burst into flames when heated sufficiently by the searing drafts of a wildfire.

Tools for fighting wildfires range from the standard equipment of fire departments to portable pumps, tank trucks, and earth-moving equipment. Firefighting forces specially trained to deal with wildfire are maintained by local, state and federal entities including the Whitfield County Fire Department, Georgia Forestry, and U.S. Forest Service. These trained firefighters may attack a fire directly by spraying water, beating out flames, and removing vegetation at the edge of the fire to contain it behind a fire line. When the very edge is too hot to approach, a fire line is built at a safe distance, sometimes using strip burning or backfire to eliminate fuel in the path of the uncontrolled fire or to change the fire's direction or slow its progress. Backfiring is used only as a last resort.

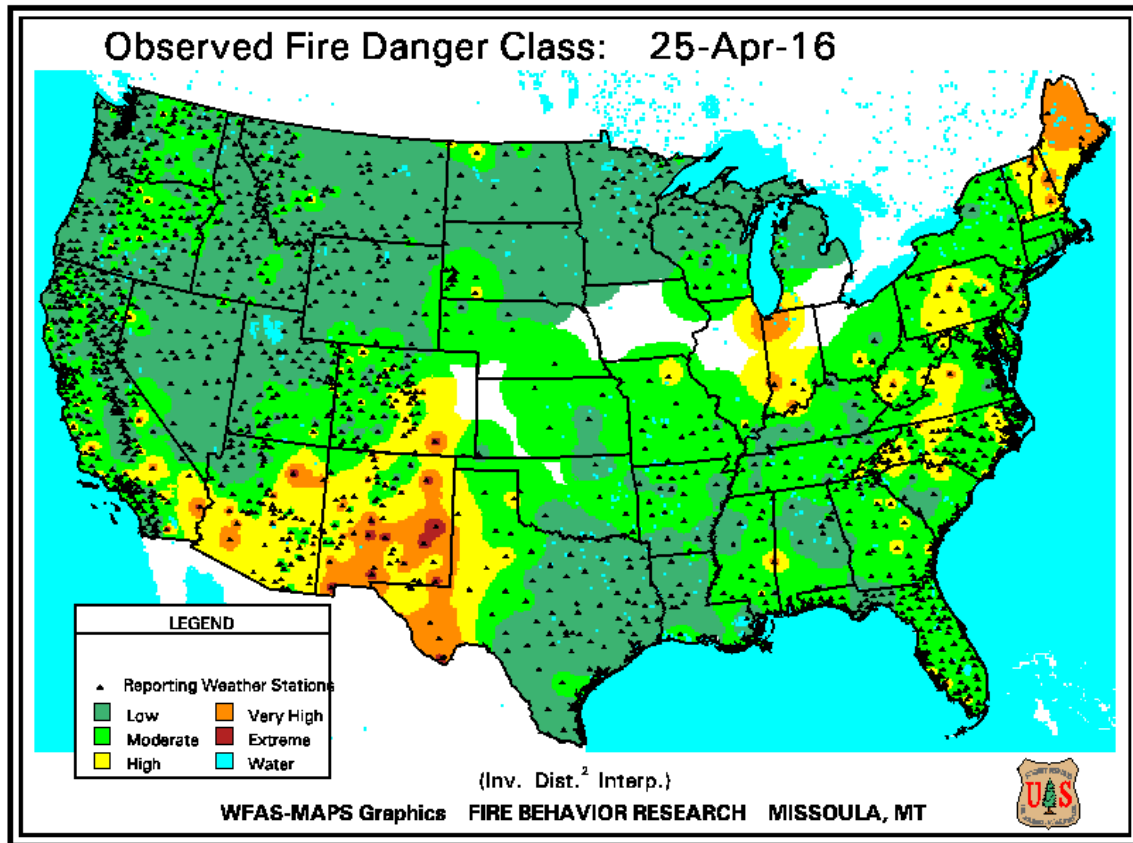
The control of wildfires has developed into an independent and complex science costing approximately \$100 million annually in the United States. Because of the extremely rapid spreading and customary inaccessibility of fires once started, the chief aim of this work is prevention. However, despite the use of modern techniques (e.g., radio communications, rapid helicopter transport, and new types of chemical firefighting apparatus) more than 10 million acres of forest are still burned annually. Of these fires, about two thirds are started accidentally by people, almost one quarter are of incendiary origin, and more than 10% are due to lightning.

B. Hazard Profile – Wildfire activity in Whitfield County has been consistent during the past five years. According to the Georgia Forestry Commission (GFC), reported wildfire is low in comparison to most counties in Georgia. This is due to rapid initial attack on most ignitions and excellent interagency cooperation. Examination of GFC records shows that incendiary and debris escapes, remains the leading causes of wildfire. Causes range across most cause categories recognized by the GFC, which are: campfire, children, debris (ag fields, pastures, orchards, etc.), debris (construction land clearing), debris (escaped prescribed burn), debris (household garbage), debris (other), debris (residential, leaf piles, yard, etc.), incendiary, machine use, miscellaneous, miscellaneous (other), miscellaneous (power lines, electric fences), railroad, smoking, and undetermined. GFC records shown below include all fires involving a GFC response regardless of size or cause.

GFC records show that 3,109 wildfires occurred within the County over the past fifty years, which equates to a 6,218% annual frequency based upon reported events. Over the course of the entire 50-year period the frequency of reported events has steadily declined. It would appear that wildfire activity has decreased over time within the County. The following chart provides annual frequency of reported events over the past five, ten, twenty, and fifty-year periods. The most recent five-year period, covering the span of time since the last update to this Plan, is highlighted in gold.

Whitfield County – Wildfire (based on Reported Events)				
Time Period	5yrs (2011- 2016)	10yrs (2006- 2016)	20yrs (1996- 2016)	50yrs (1966- 2016)
Number of Reported Events	89	249	727	3109
Frequency Average per Year	17.8	24.9	36.35	62.18
Frequency Percent per Year	1780%	2490%	3635%	6218%

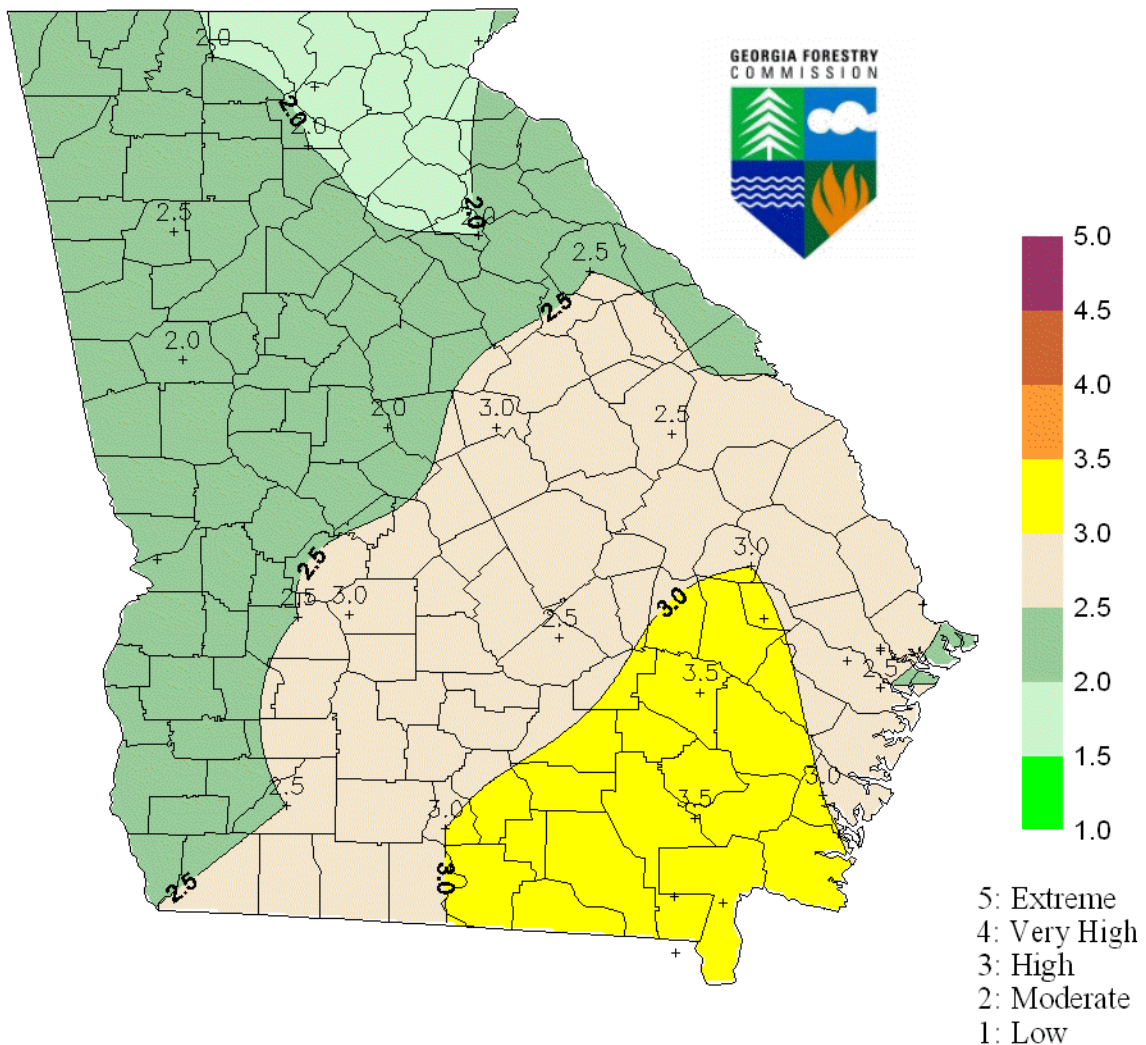
As of April 25, 2016, Whitfield County's threat of wildfire was classified as "moderate" by the U.S. Forest Service. However, this status can change from week to week. See the following map.



Another resource utilized during the planning process comes from the Georgia Forestry Commission. GFC forecasts a “moderate” level of fire danger for Whitfield County for April 25, 2016. These results change daily. See map below.

Forecast Fire Danger for Tomorrow

Produced at April 25, 2016 130pm EST

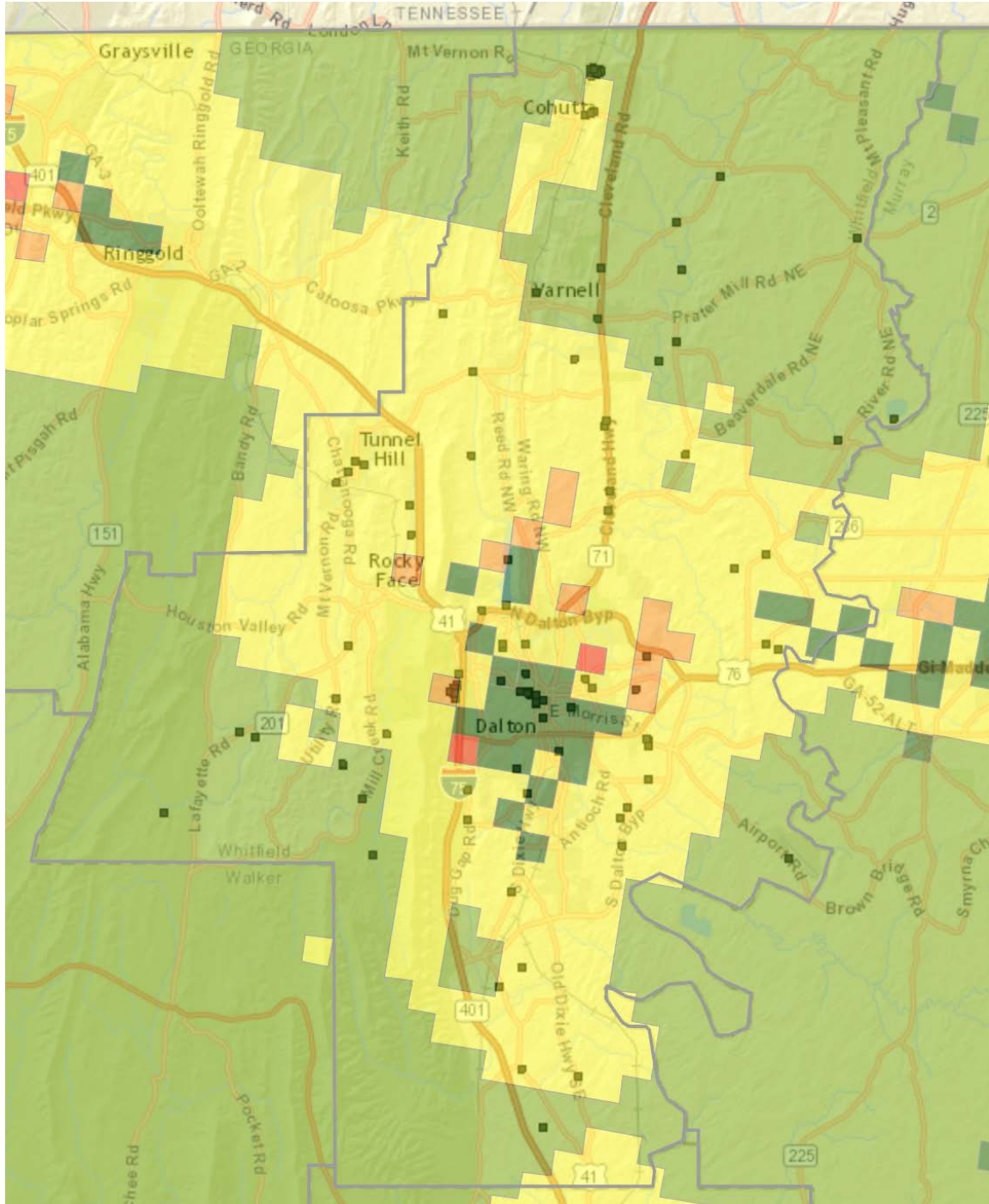


C. Assets Exposed to Hazard – In evaluating assets that are susceptible to wildfire, the committee determined that all public and private property is susceptible to wildfire, including all critical facilities. The maps on the following pages display the wildfire risk potential for Whitfield County and each of the municipalities, including locations of critical facilities within the hazard areas. The following key applies to each of the maps.

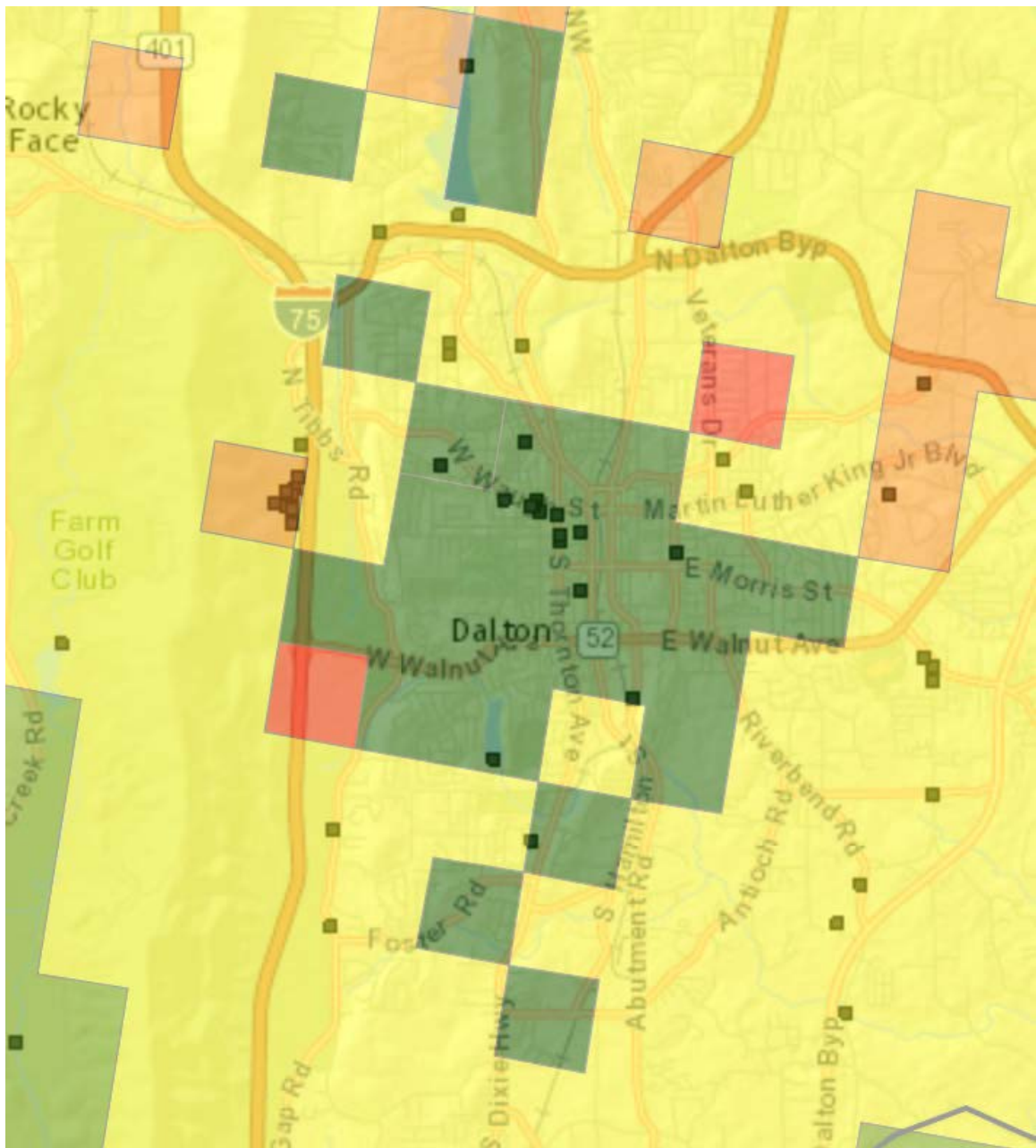
	Wildfire Threat Category	Description
	0	LOWEST THREAT: includes areas with no houses, areas with bodies of water, agricultural areas, and/or cities
	1	VERY LOW THREAT
	2	LOW THREAT
	3	MODERATE THREAT
	4	HIGH THREAT
	*	ALL OTHER VALUES

The Wildfire Risk Layer was based on the USDA Forest Service, RMRS Fire Sciences Laboratory “Wildland Fire Risk to Flammable Structures, V 1.0” map. Although this data was not intended for use at a detail greater than state-wide analysis, it has been included as the best available data on wildfire risk. The scores are based on the risk value from the original layer. The horizontal positional accuracy is unknown for this layer.

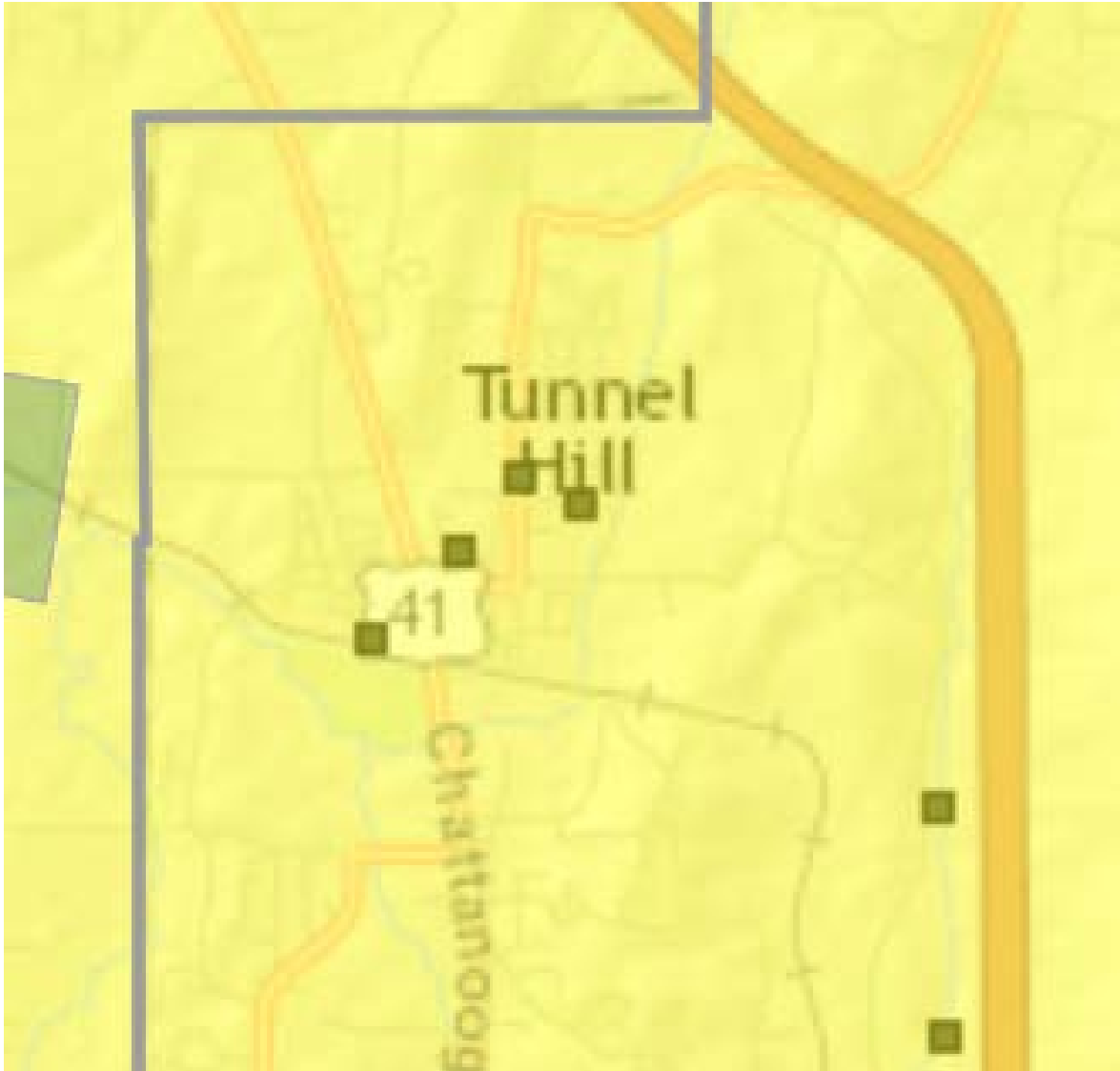
Whitfield County



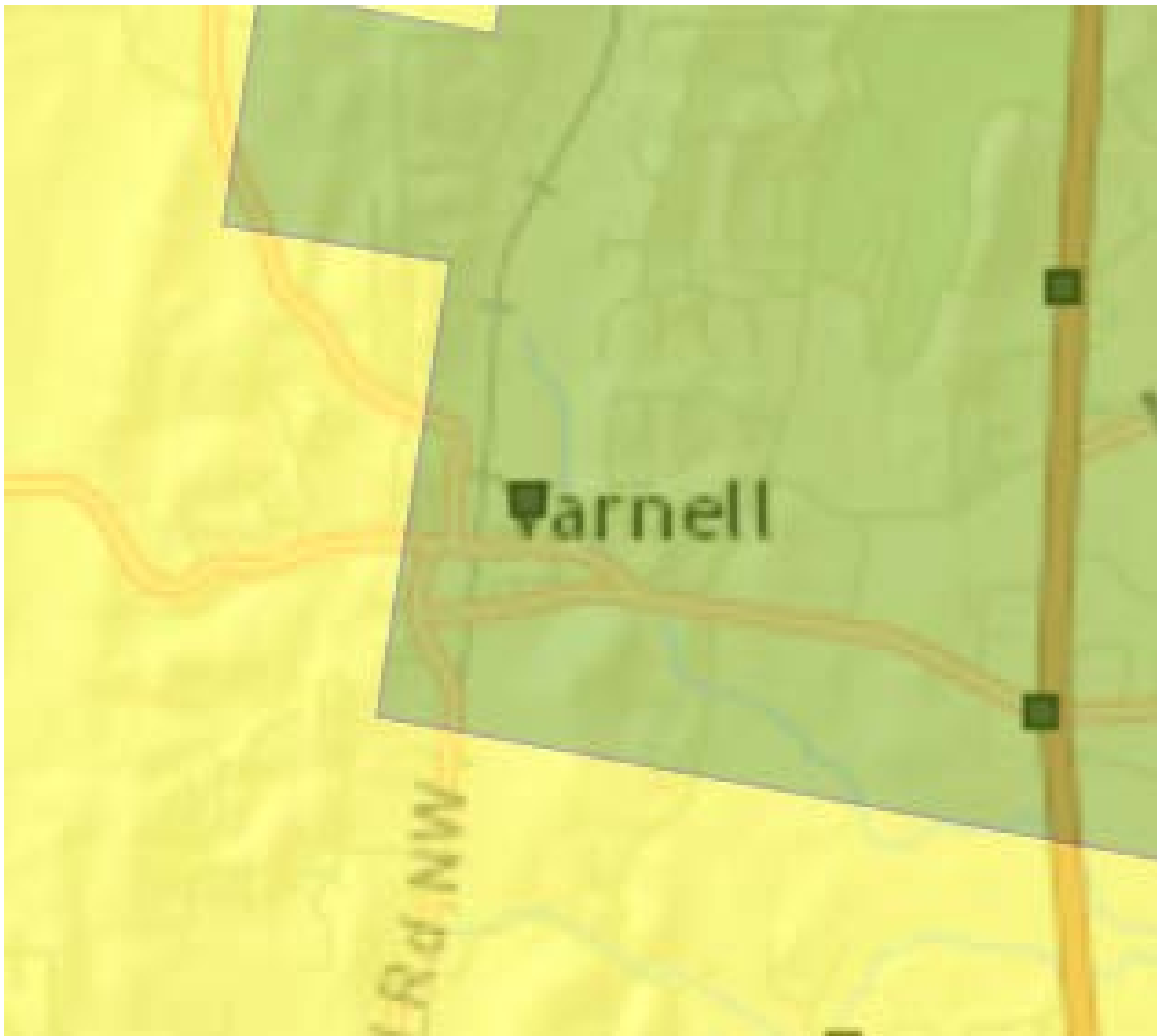
City of Dalton



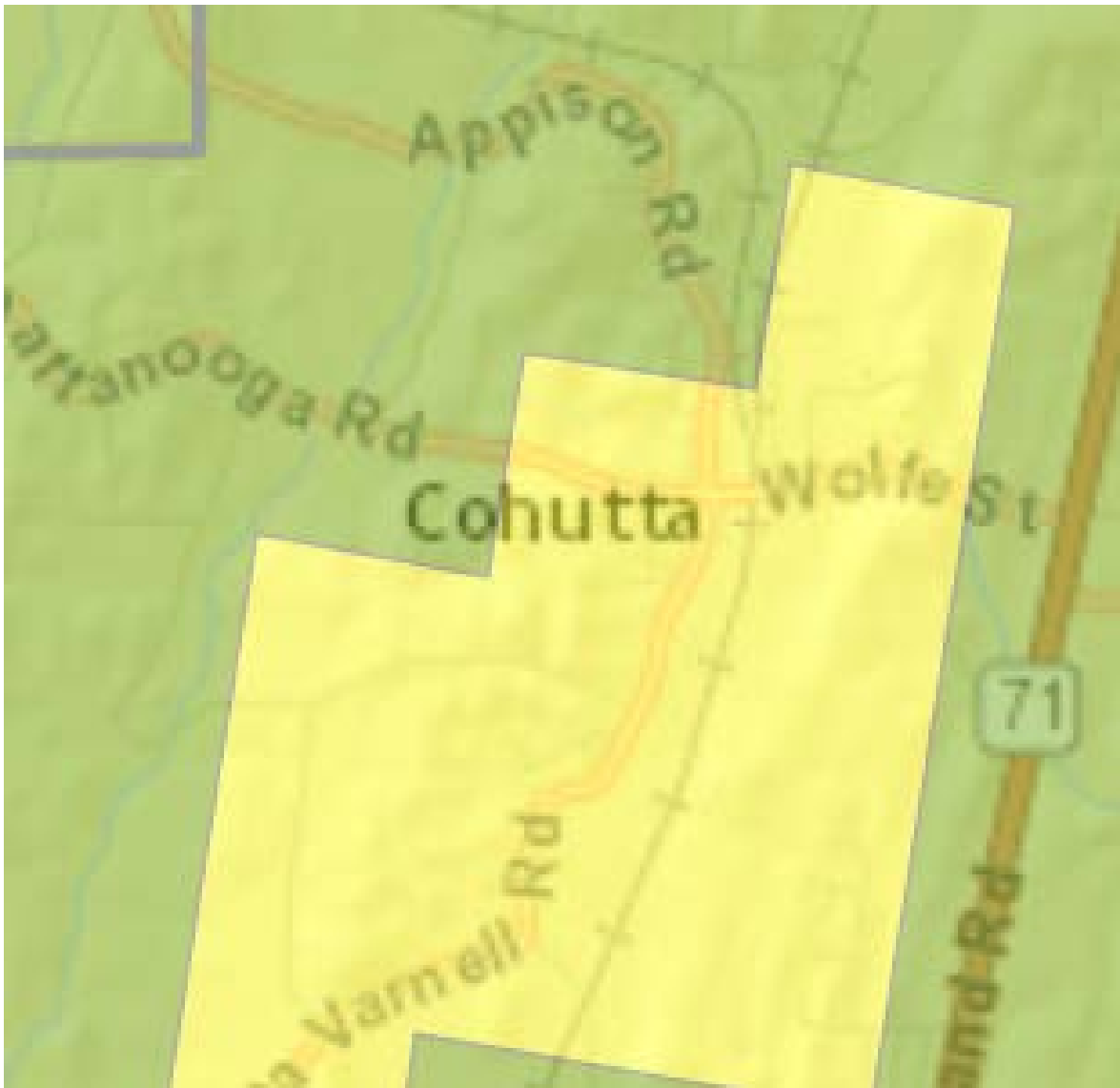
City of Tunnel Hill



City of Varnell



Town of Cohutta



All portions of the County, Cities, and Towns have been classified under Wildfire Threat Categories 0, 1 or 2, among the lowest threats on a scale of 0 to 4, with the exception of areas in and around the City of Dalton which does contain some areas classified under Wildfire Threat Categories 3 (moderate threat) and 4 (high threat). For the most part this model shows a relatively low wildfire threat for the County and Cities/Towns in general. It would appear, however, to show a slightly higher threat of Wildfire for areas in and around the City of Dalton. Nevertheless, the threat of wildfire certainly exists for all jurisdictions.

D. Estimate of Potential Losses – In most of the documented cases of wildfire within Whitfield County, relatively little information on damages, in terms of dollars, was available. The potential commercial value of the land lost to wildfire cannot be accurately calculated, other than replacement costs of structures and infrastructure. With regard to the land itself, aside from the loss of timber and recreation, the damage is inestimable in terms of land rendered useless by ensuing soil erosion, elimination of wildlife cover and forage, and the loss of water reserves collected by a healthy forest. For available loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Despite low countywide wildfire threat classifications, any portion of Whitfield County has the potential to be impacted by wildfire. One reason for this is the common interface between urban developments and the forest. Any steps taken to mitigate the effects of wildfire should be undertaken on a countywide basis and include the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta.

F. Hazard Summary – Wildfires pose a serious threat to Whitfield County in terms of property damage, as well as injuries and loss of life. Wildfires are one of the most frequently occurring natural hazards within the County each year. Based on the frequency of this hazard, as well as its ability to inflict devastation most anywhere in the County, the mitigation measures identified in this plan will be thoroughly pursued. Specific mitigation actions related to wildfire are identified in *Chapter 5*.

2.6 Drought



A. Hazard Identification –The term "drought" has various meanings, depending upon context. To a farmer, a drought is a period of moisture deficiency that affects the crops under cultivation (even two weeks without rainfall can stress many crops during certain periods of the growing cycle). To a water manager, a drought is a deficiency in water supply that affects water availability and water quality. To a meteorologist, a drought is a prolonged period when precipitation is less than normal. To a hydrologist, a drought is an extended period of decreased precipitation and streamflow.

Drought is a normal, recurrent feature of climate. It occurs almost everywhere, although its features vary from region to region. Droughts in Georgia historically have severely affected municipal and industrial water supplies, agriculture (including both livestock and crops), stream water quality, recreation at major reservoirs, hydropower generation, navigation, and forest resources. Drought is also a key factor in wildfire development by making natural fuels (grass, brush, trees, dead vegetation) more fire prone.

In Georgia, droughts have been documented at U.S. Geological Survey (USGS) streamflow gaging stations since the 1890's. From 1910 to 1940, about 20 streamflow gaging stations were in operation. Since the early 1950's through the late 1980's, about 100 streamflow gaging stations were in operation. Currently, the USGS streamflow gaging network consists of more than 135 continuous-recording gages. Groundwater levels are currently monitored at 165 wells equipped with continuous recorders.

B. Hazard Profile – The Whitfield County HMPC reviewed historical data from the National Oceanic and Atmospheric Administration (NOAA), the National Climatic Data Center (NCDC), the U.S. Geological Survey (USGS), the Georgia Department of Natural

Resources (GA DNR) and the Georgia Forestry Commission (GFC) in researching drought events of the County and the State. Most historical information related to drought within this Plan has been derived from USGS streamflow data and NOAA precipitation data. Due to the nature of drought to affect large areas of the State simultaneously and the availability of only very limited County-specific drought information, the threat of drought is looked at within this Plan from a statewide perspective. Similarly, due to limited month-by-month information on drought, this hazard will be quantified on an annual basis (either there was a drought or there was not for any given year within the State). These guidelines are also used in Appendix B and Appendix C with regard to historical hazard information.

In the State of Georgia significant drought events, as identified by USGS, NOAA and other sources, have occurred in 23 of the last 50 years. Whitfield County was affected to varying degrees in each of those years. Some of the most extreme droughts to affect the State include the following:

Note: When researching drought, one term that is frequently used is *recurrence interval*. The recurrence interval is the average time between droughts of a given severity. For instance, in a drought with a 25-year recurrence interval the low streamflows occur, on average, once every 25 years.

1903-1905: According to the USGS, the 1903 to 1905 drought is “the earliest recorded severe drought in Georgia.” In 1904, the U.S. Weather Bureau (today’s National Weather Service) reported, “Levels in streams and wells were the lowest in several years. Many localities had to conserve water for stock and machinery and many factories were forced to close or operate at half capacity.” When the 1903 drought struck, farm jobs dried up as quickly as the fields. The cities attracted many of these workers who migrated to Atlanta.

1924-1927: The drought that struck from 1924 to 1927 affected a wider area than simply north Georgia, affecting the Coosa River and Altamaha Basin as well as the Chattahoochee River. The U.S. Weather Bureau reported the lowest stream levels ever recorded in north Georgia in July-September of 1925, stating that the drought not only affected agricultural operations, but industrial operations as well. The scarcity of water had a profound influence on industrial and agricultural conditions in Georgia. This may have been the first time Georgia media used the term “Drought of the Century”. Combined with the ongoing devastation from the boll weevil and technological advances in agriculture that increased efficiency and thereby reduced the number of farm jobs, migration from rural Georgia to urban Georgia increased significantly. The impact of this drought, plus other natural events, helped send the Georgia economy into a depression well before the rest of the United States.

1930-1935: Although the drought of 1930-1935 had little long term impact on north Georgia, it contributed to the ongoing economic problems throughout the state and the United States as a whole. The USGS reports that the severity of this drought “exceeded a 25-year recurrence interval” in central and southwestern Georgia and affected much of the

Country. In extreme northern and southeastern Georgia, the recurrence interval was 10–25 years. This period was also referred to as the “Drought of the Century.”

Central Georgia - 1936



1938-1944: Many of the same areas that suffered during the 1930 to 1935 drought endured severe drought again from 1938 to 1944. The drought of 1938-1944 struck the upper Coosa River basin and the Chattahoochee River basin. According to USGS the recurrence interval exceeded 50 years in those areas. In extreme northern and southwestern Georgia, the drought had recurrence intervals of 10–25 years. It was this drought that convinced politicians to move towards massive hydroelectric projects that would supply power and keep water available to constituents throughout long dry spells. One of the key supporters of hydroelectric power in the United States was Senator Richard B. Russell, member of the Senate Appropriations Committee. The first such dam in the State, Allatoona, was begun in 1941 and completed after World War II.

1950-1957: A large statewide drought lasted from 1950 to 1957. Most streamflows had recurrence intervals exceeding 25 years according to USGS. The catastrophic drought devastated crops by 1954. This event also earned the title as “Drought of the Century.” This drought was most severe in southern Georgia, with most streamflows having recurrence intervals exceeding 25 years. In northeastern Georgia, the drought severity also exceeded the 25-year recurrence interval. The low rainfall affected the length of time it took to fill Lake Lanier for the first time since its creation in 1950 and completion in 1956. In northwestern Georgia, the recurrence interval of the drought was between 10 and 25 years.

1976-1978: According to USGS, beginning in 1976, the weather over southwest Georgia turned towards a persistent pattern of late-summer drought including parts of the Chattahoochee Valley.

1980-1982: The 1980 to 1982 drought resulted in the lowest streamflows since 1954 in most areas, and the lowest streamflows since 1925 in others. Recurrence intervals of 10–25 years were common in most of Georgia. Pool levels at four major reservoirs receded to the lowest levels since first filling. Groundwater levels in many observation wells were lower than previously observed. Nearly continuous declines were recorded in some wells for as long as 20 consecutive months, and water levels remained below previous record lows for as long as nine consecutive months.

1985-1989: Many North Georgia residents remember the drought of 1985 to 1989 that saw Lake Lanier reach its lowest levels since it was filled in 1950. Streamflows touched the lows reached during the 1925 drought. Water-supply shortages occurred in Georgia in 1986. Shortages first occurred in a few Atlanta metropolitan systems, primarily because of large demand and small reservoir storage. As the drought continued, other systems in the southern part of the metropolitan area also had water-supply problems, as did several municipalities in northern and central Georgia. During 1986, the U.S. Army Corps of Engineers significantly decreased the release of water from Lake Lanier, but reservoir levels continued to recede to about 2 feet above the record minimum lake level. Groundwater levels in northern Georgia were significantly less than normal during the 1985 to 1989 drought, and shortages in ground-water supplies from domestic wells occurred in the northern one-third of the State.

1998-2003: From 1998 until 2003, with a brief respite in 2000-2001, North Georgia suffered through a historic drought. The term “historic,” in this instance, is used by weathermen to describe a drought of unusually long duration, one of the three measures of a drought. While the regional impact of a long-term drought is massive, in North Georgia’s case, the drought’s effect was mitigated, simply because of technology, mostly the dams built by the Corps of Engineers and others. Earlier droughts, however, did not have the benefit of these dams and had a “historic” impact on North Georgia. Shortages of surface-water supplies similar to those during 1986 occurred in the 1998 to 2003 drought. Water shortages during the summer of 2000 prompted the Georgia Department of Natural Resources to institute statewide restrictions on outdoor water use.

2006-2009: Beginning in late 2006 another drought struck north Georgia, on the heels of the earlier 5-year drought. River levels plummeted, causing lakes to fill up more slowly when water was released. Georgia politicians battled against the Army Corps of Engineers’ continuous flow requirement for Lake Lanier due to the looming water shortages. The Georgia Environmental Protection Division (EPD) declared a level four drought response across the northern third of Georgia, including Whitfield County, which prohibits most types of outdoor residential water use effective immediately.

Lake Lanier and Lake Allatoona 2007 (L to R)



Lake Hartwell 2008



2011-2012: Drought conditions were experienced once again throughout much of the State. However, significant rains beginning in the second half of 2012 and continuing through 2015 all but eliminated drought conditions throughout Georgia at the time.

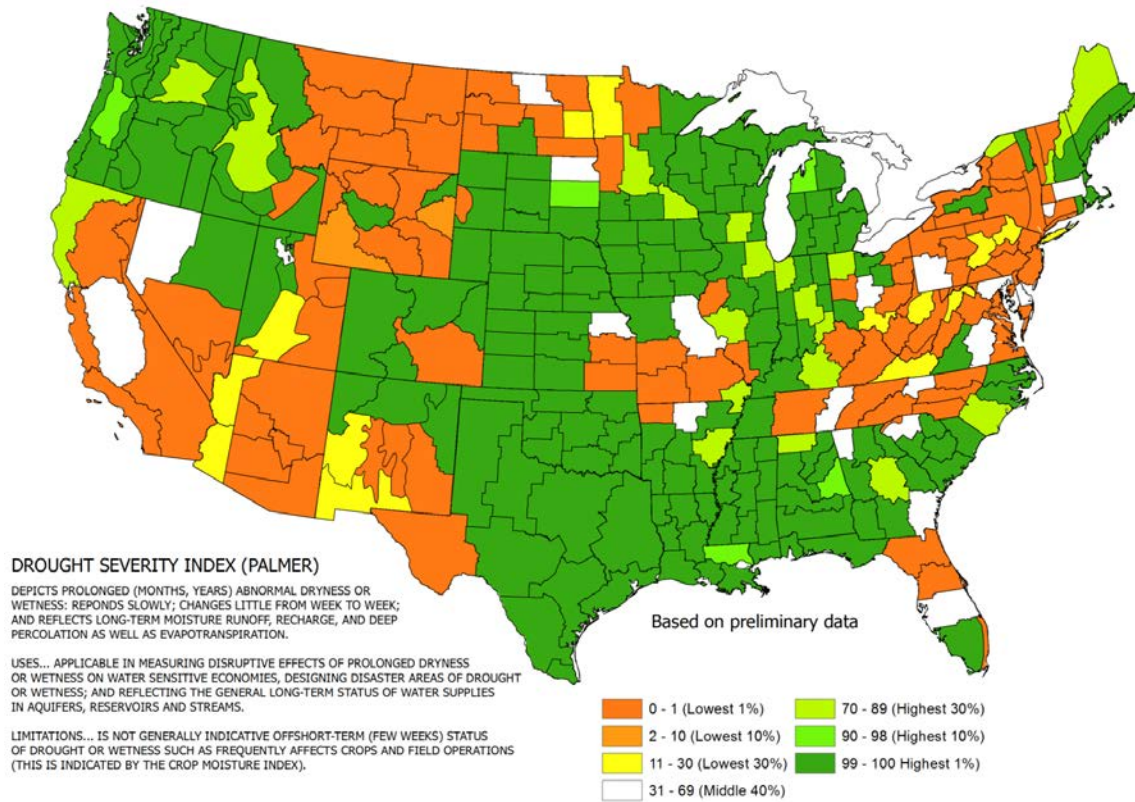
2016-2017: The most recent drought began in 2016 and had not ended at the time this Plan was updated.

Agricultural crop damage during periods of drought is difficult to estimate. Water supplies, industries, power generation, agriculture, forests, wetlands, stream water quality, navigation, and recreation for the State of Georgia have been severely impacted over time. Because of the extremely unpredictable nature of drought (to include duration), reliably calculating a recurrence interval is difficult. The Hazard Frequency Table in Appendix C analyzes historical data from the past fifty years to provide a general idea of the frequency of drought within the State.

The following four maps represent current and forecasted drought conditions. Each of these maps is updated on a regular basis. Drought conditions can change very rapidly and must be continuously monitored.

The Palmer Drought Severity Index map shows current drought conditions nationwide and is updated weekly. The following map is for the week ending April 23, 2016.

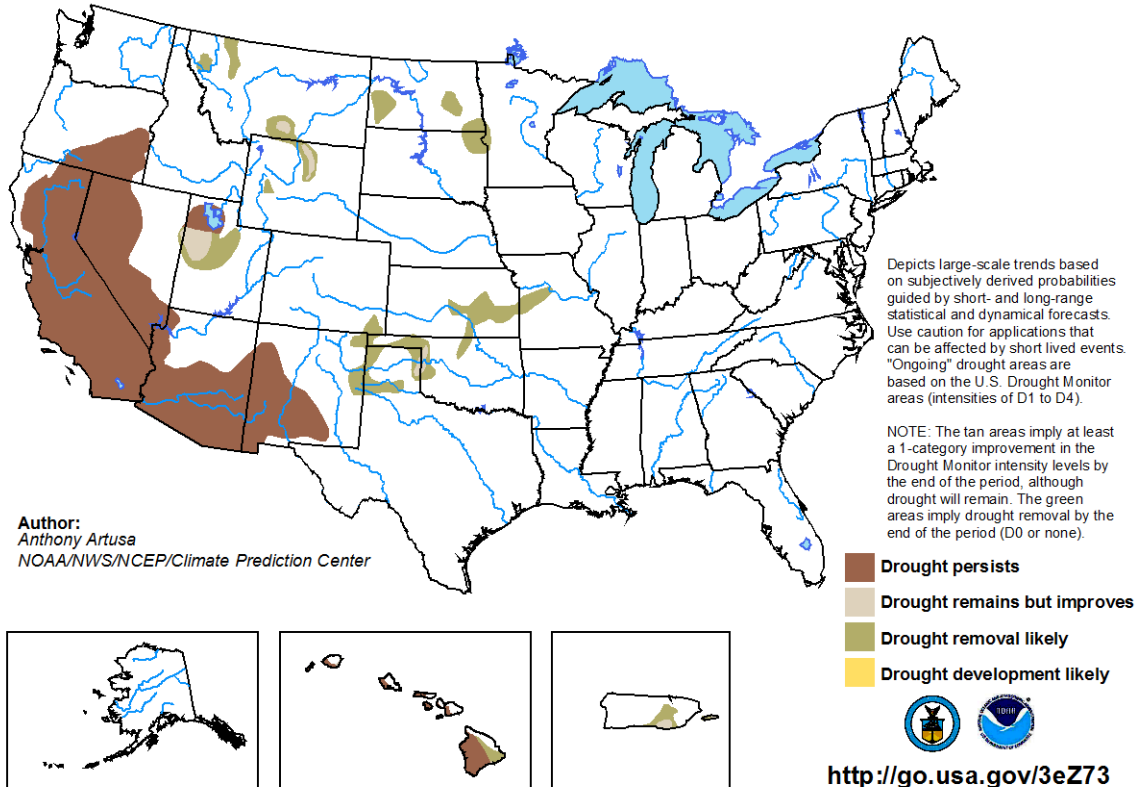
Palmer Drought Index Percentiles by Division
Weekly Value for Period Ending Apr 23, 2016



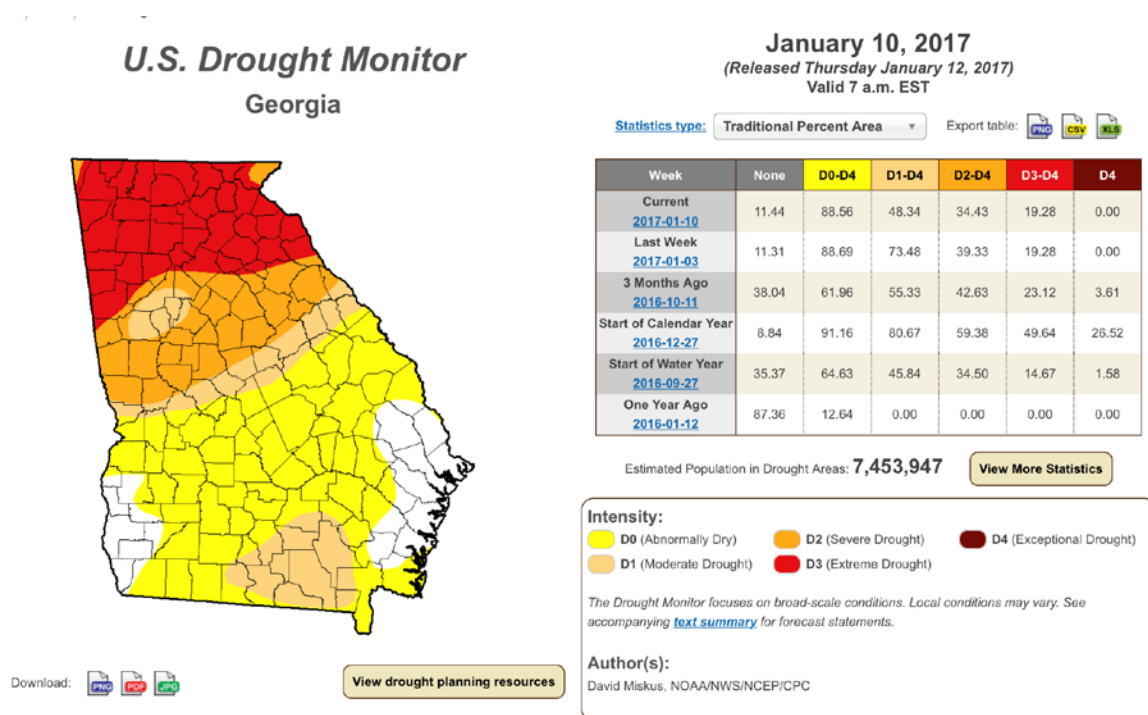
The U.S. Seasonal Drought Outlook map, forecasts likely drought conditions through July 31, 2016, which indicates that drought conditions are not expected to develop in Whitfield County within this time period.

U.S. Seasonal Drought Outlook Drought Tendency During the Valid Period

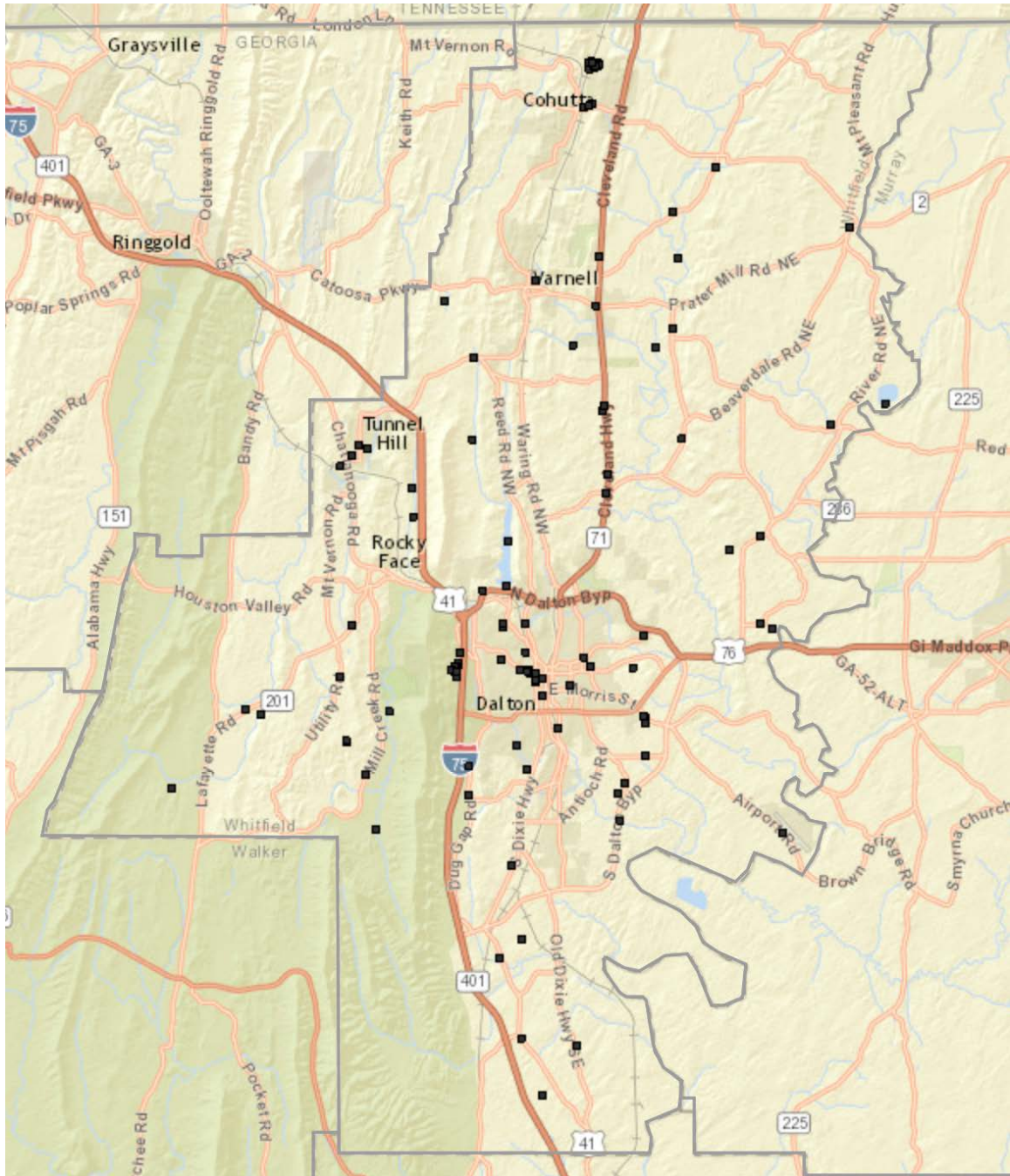
Valid for April 21 - July 31, 2016
Released April 21, 2016



The U.S. Drought Monitor indicates that as of January 10, 2017, Whitfield County is experiencing “extreme” drought conditions at this time.



C. Assets Exposed to Hazard – All public and private property including critical facilities are susceptible to drought since this hazard is not spatially defined. The danger of drought is compounded due to the fact that drought conditions create a heightened risk for wildfire. The map below identifies critical facilities located within the hazard area, which in the case of drought includes all areas within the County, Cities, and Towns.

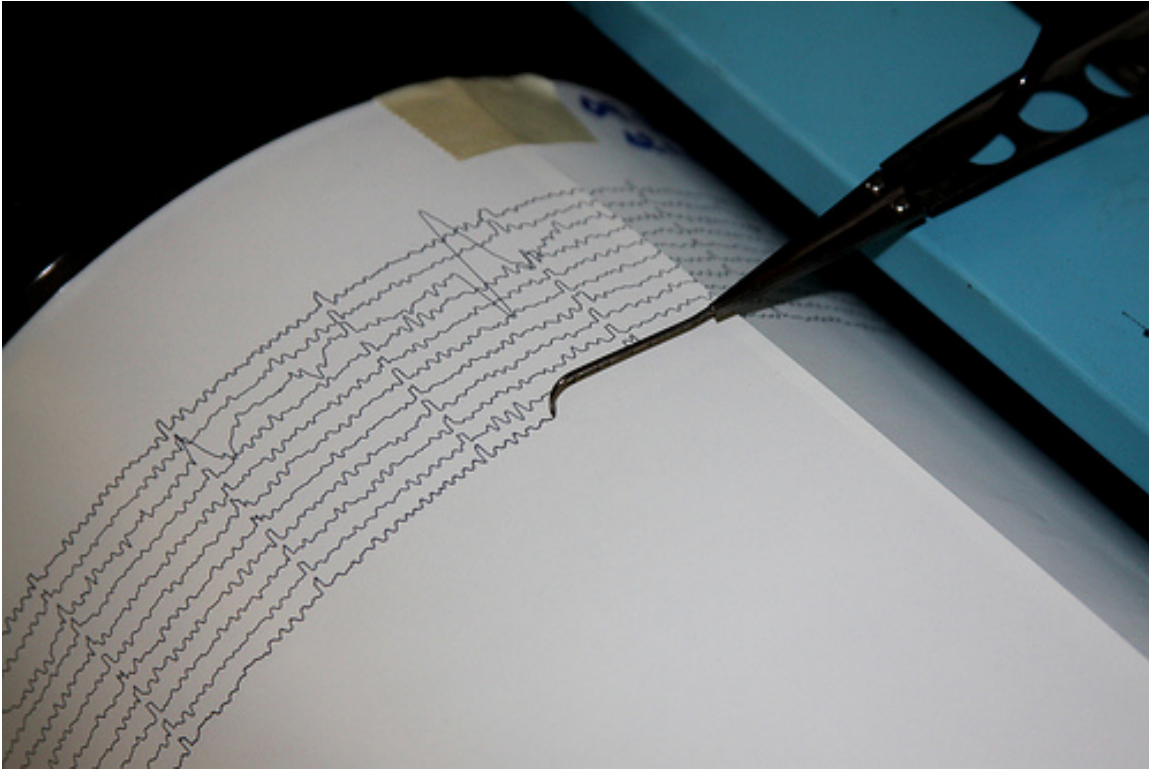


D. Estimate of Potential Losses – No damage to facilities is anticipated as a result of drought conditions, aside from the threat of wildfire. Crop damage cannot be accurately quantified due to several unknown variables: duration of the drought, temperatures during the drought, severity of the drought, rainfall requirements for specific crops and livestock, and the different growing seasons. There may also be financial losses related to water system shortages. For loss estimate information, please refer to Appendix A, the Critical Facilities Database, and Appendix D, Worksheet 3a, for each jurisdiction.

E. Multi-Jurisdictional Concerns – Agricultural losses associated with drought are more likely to occur in the rural, less concentrated areas of the County. Although the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta may be slightly less likely to experience agricultural-related drought losses than the County, they can be financially impacted by water resource-related drought losses.

F. Hazard Summary – Unlike other hazard events, drought causes damage slowly. A sustained drought can cause severe economic stress to the agricultural interests of the County and even the entire State or Region. The potential negative effects of sustained drought are numerous. In addition to an increased threat of wildfires, drought can affect water supplies, stream-water quality, water recreation facilities, hydropower generation, as well as agricultural and forest resources. The HMPC realized the limitations associated with mitigation actions for drought, but did identify some basic mitigation measures in *Chapter 5*.

2.7 Earthquakes



A. Hazard Identification – One of the most frightening and destructive natural hazards is a severe earthquake. An earthquake is a sudden movement of the Earth, caused by the abrupt release of strain that has accumulated over a long time. The forces of plate tectonics shape the Earth as the huge plates that form the Earth's surface slowly move over, under, and past each other. Sometimes the movement is gradual. At other times, the plates are locked together, unable to release the accumulating energy. When the accumulated energy grows strong enough, the plates break free. If the earthquake occurs in a populated area, it may cause many deaths, injuries and extensive property damage.

The goal of earthquake prediction is to give warning of potentially damaging earthquakes early enough to allow appropriate response to the disaster, enabling people to minimize loss of life and property. The U.S. Geological Survey conducts and supports research on the likelihood of future earthquakes. This research includes field, laboratory, and theoretical investigations of earthquake mechanisms and fault zones. A primary goal of earthquake research is to increase the reliability of earthquake probability estimates. Ultimately, scientists would like to be able to specify a high probability for a specific earthquake on a particular fault within a particular year. Scientists estimate earthquake probabilities in two ways: by studying the history of large earthquakes in a specific area and the rate at which strain accumulates in the rock.

Scientists study the past frequency of large earthquakes in order to determine the future likelihood of similar large shocks. For example, if a region has experienced four magnitude 7 or larger earthquakes during 200 years of recorded history, and if these shocks occurred randomly in time, then scientists would assign a 50 percent probability (that is, just as likely to happen as not to happen) to the occurrence of another magnitude 7 or larger quake in the region during the next 50 years. But in many places, the assumption of random occurrence with time may not be true, because when strain is released along one part of the fault system, it may actually increase on another part.

Another way to estimate the likelihood of future earthquakes is to study how fast strain accumulates. When plate movements build the strain in rocks to a critical level, like pulling a rubber band too tight, the rocks will suddenly break and slip to a new position. Scientists measure how much strain accumulates along a fault segment each year, how much time has passed since the last earthquake along the segment, and how much strain was released in the last earthquake. This information is then used to calculate the time required for the accumulating strain to build to the levels that result in an earthquake. This simple model is complicated by the fact that such detailed information about faults is rare. In the United States, only the San Andreas Fault system has adequate records for using this prediction method.

Magnitude and intensity measure different characteristics of earthquakes. Magnitude measures the energy released at the source of the earthquake and is determined from measurements on seismographs. Intensity measures the strength of shaking produced by the earthquake at a certain location and is determined from effects on people, human structures, and the natural environment. The following two tables describe the Abbreviated Modified Mercalli Intensity Scale, and show intensities that are typically observed at locations near the epicenter of earthquakes of different magnitudes.

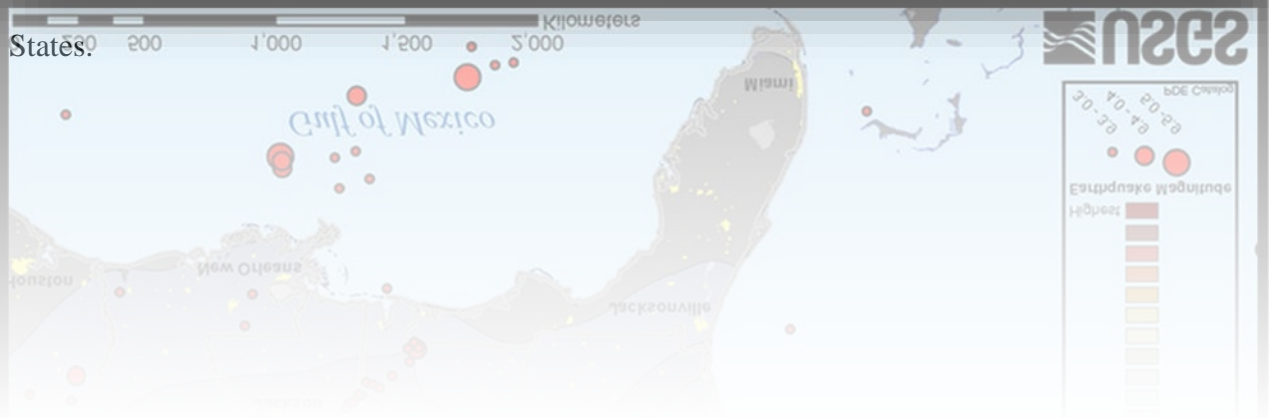
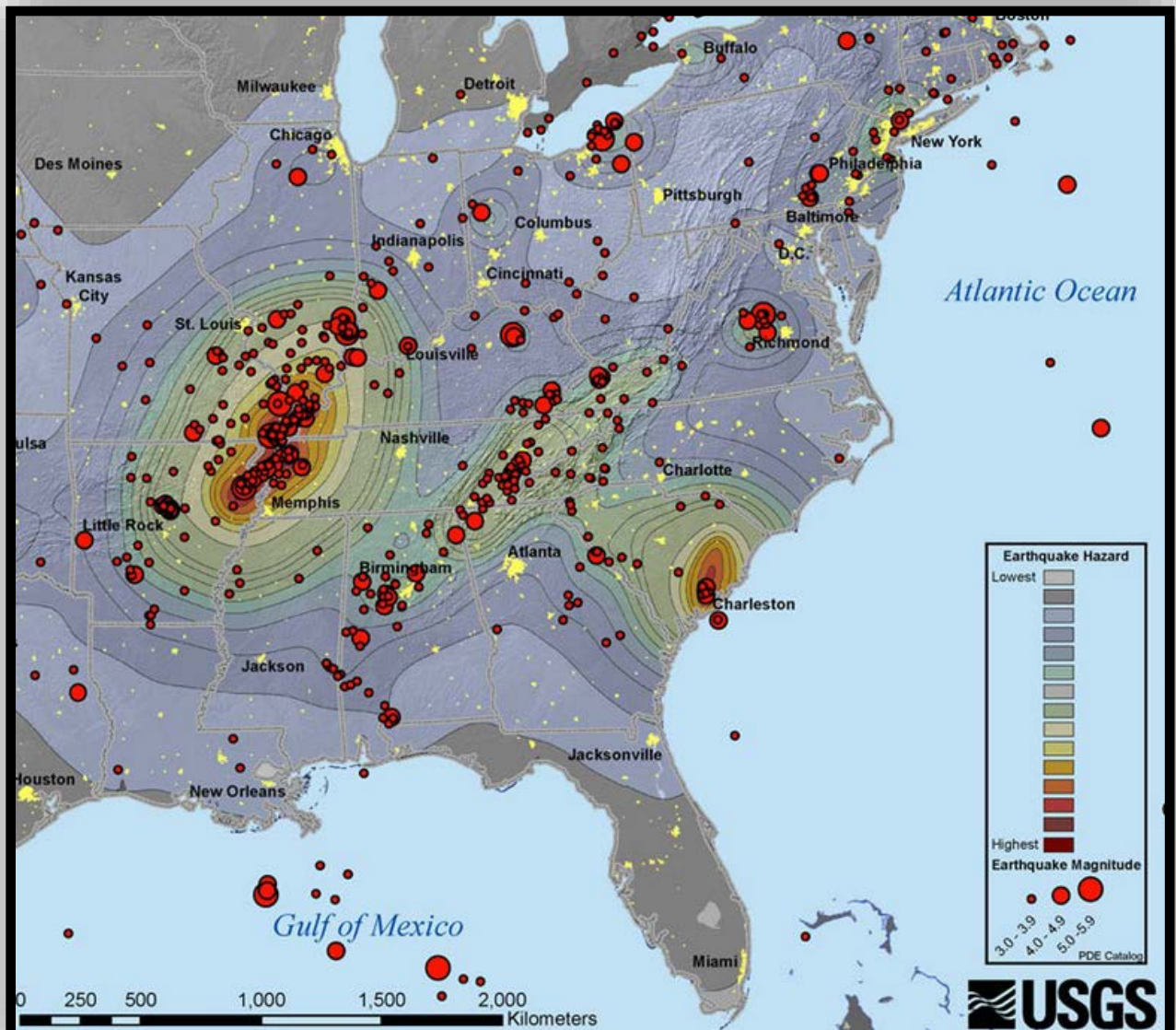
Magnitude / Intensity Comparison

Magnitude	Typical Maximum Modified Mercalli Intensity
1.0 - 3.0	I
3.0 - 3.9	II - III
4.0 - 4.9	IV - V
5.0 - 5.9	VI - VII
6.0 - 6.9	VII - IX
7.0 and higher	VIII or higher

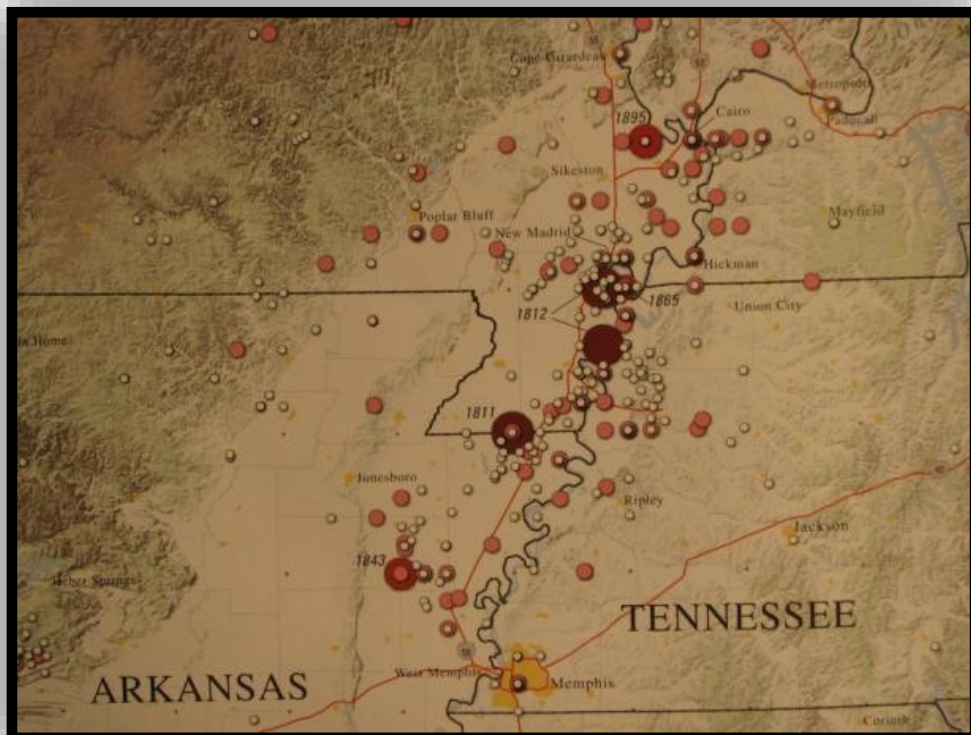
Abbreviated Modified Mercalli Intensity Scale

- I. Not felt except by a very few under especially favorable conditions.
- II. Felt only by a few persons at rest, especially on upper floors of buildings.
- III. Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
- IV. Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
- V. Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
- VI. Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
- VII. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
- VIII. Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
- IX. Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
- X. Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.
- XI. Few, if any (masonry) structures remain standing. Bridges destroyed. Rails bent greatly.
- XII. Damage total. Lines of sight and level are distorted. Objects thrown into the air.

The following USGS map provides a historical view of earthquakes in the Eastern United



B. Hazard Profile – The first earthquakes recorded as being felt in Georgia were the great New Madrid earthquakes of 1811-1812 (also known as the Mississippi River Valley earthquakes) centered in northeast Arkansas and New Madrid, Missouri. There were hundreds of earthquakes during the two month period between December 16, 1811 and February 7, 1812. On the basis of the large area of damage (600,000 square kilometers), the widespread area of perceptibility (5,000,000 square kilometers), and the complex physiographic changes that occurred, this series of earthquakes rank as some of the largest in the United States since its settlement by Europeans. The area of strong shaking associated with these shocks is two to three times larger than that of the 1964 Alaska earthquake and 10 times larger than that of the 1906 San Francisco earthquake. The first three major earthquakes occurred in northeast Arkansas on December 16, 1811 (three shocks - Mfa 7.2/MSn 8.5; Mfa 7.0/MSn 8.0; and MSn 8.0). There were six aftershocks on December 16th and 17th alone in the range of M5.5 to M6.3 (Note: aftershocks actually *are* earthquakes). The fourth earthquake occurred in Missouri on January 23, 1812 (Mfa 7.1/MSn 8.4). The fifth earthquake occurred in New Madrid, Missouri on February 7, 1812 (Mfa 7.4/ MSn 8.8). This is the earthquake that created Reelfoot Lake, located in northwest Tennessee. It was reported to have been formed as the Mississippi River flowed backward for 10–24 hours to fill the lake. As a result of this earthquake, the original town of New Madrid now lies under the Mississippi River.



This accounted for a total of five earthquakes of magnitude MSn 8.0 or higher occurring in a period of 54 days. The first earthquake caused only slight damage to man-made structures, mainly because the region was so sparsely populated. However, as the earthquakes continued, they began to open deep cracks in the ground, created landslides on the steeper bluffs and hillsides, large areas of land were uplifted, and sizable sink areas were created. These five main earthquakes, and several aftershocks, were felt over almost all of the eastern United States including the State of Georgia. In Georgia this series of earthquakes was strong enough to have shaken bricks from chimneys and other minor damage.

The great Charleston, South Carolina, earthquake of 1886 killed approximately 60 people. The magnitude 7.3 earthquake is the most damaging earthquake to occur in the Southeast United States and one of the largest historic shocks in Eastern North America. It damaged or destroyed many buildings in the old city of Charleston. Property damage was estimated at \$5-\$6 million. Structural damage was reported several hundred



kilometers from Charleston including in the State of Georgia. On August 31, 1886 at 9:25 pm, preceded by a low rumble, the shock waves reached Savannah. People had difficulty remaining standing. One woman died of fright as the shaking cracked walls, felled chimneys, and broke windows. Panic at a revival service left two injured and two more were injured in leaping from upper story windows. Several more were injured by falling bricks. Ten buildings in Savannah were damaged beyond repair and at least 240 chimneys damaged. People spent the night outside. At Tybee Island light station the 134 foot

lighthouse was cracked near the middle where the walls were six feet thick, and the one-ton lens moved an inch and a half to the northeast. In Augusta the shaking was the most severe (VIII on the Modified Mercalli scale) in the State. An estimated 1000 chimneys and many buildings were damaged. The business and social life was paralyzed for two days. Brunswick and Darien were affected as well.

June 17, 1872: An earthquake on June 17, 1872 in Milledgeville, GA and had an intensity of at least V on the Modified Mercalli scale, the lowest intensity in which some damage may occur. It was reported as a sharp shock, jarring brick buildings and rattling windows.

November 1, 1875: On November 1, 1875, at 9:55 in the evening, an intensity VI earthquake occurred near the South Carolina border. It was felt from Spartanburg and Columbia, South Carolina, to Atlanta and Macon, Georgia, from Gainesville to Augusta, and generally over an area of 25,000 square miles.

October 18, 1902: A more local event occurred on October 18, 1902, with a sharp shock felt along the east face of Rocky Face Mountain, just west of Dalton, GA with intensity VI and at LaFayette, GA with intensity V. The earthquake was felt over an area of about 1500 square miles including Chattanooga, Tennessee.

January 23, 1903: The Savannah, GA area was shaken with an intensity VI earthquake on January 23, 1903. Centering near Tybee Island, it was felt over an area of 10,000 square miles including Savannah (intensity VI), Augusta (intensity III), Charleston (intensity IV-V), and Columbia (intensity III-IV). Houses were strongly shaken.

June 20, 1912: Another shock was felt on June 20, 1912, at Savannah with intensity V.

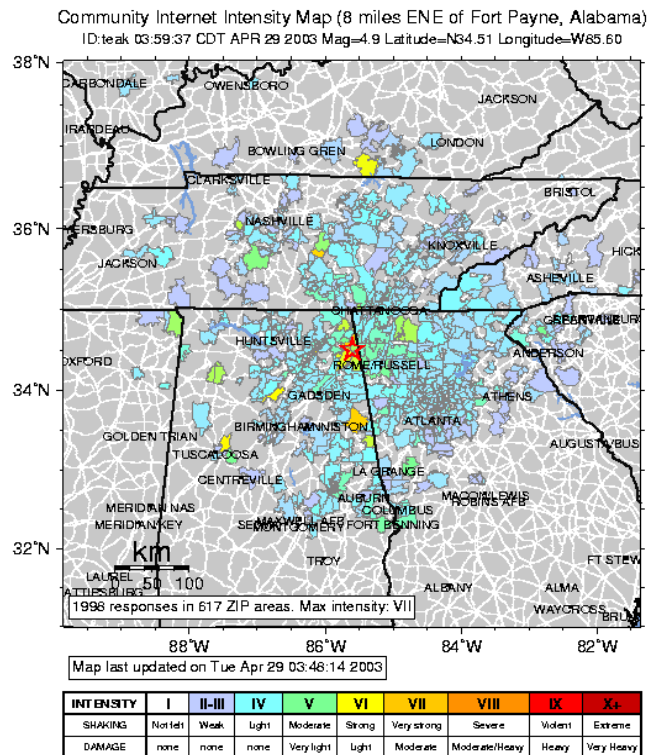
March 5, 1914: According to USGS, Georgia experienced another earthquake on March 5, 1914. Magnitude 4.5.

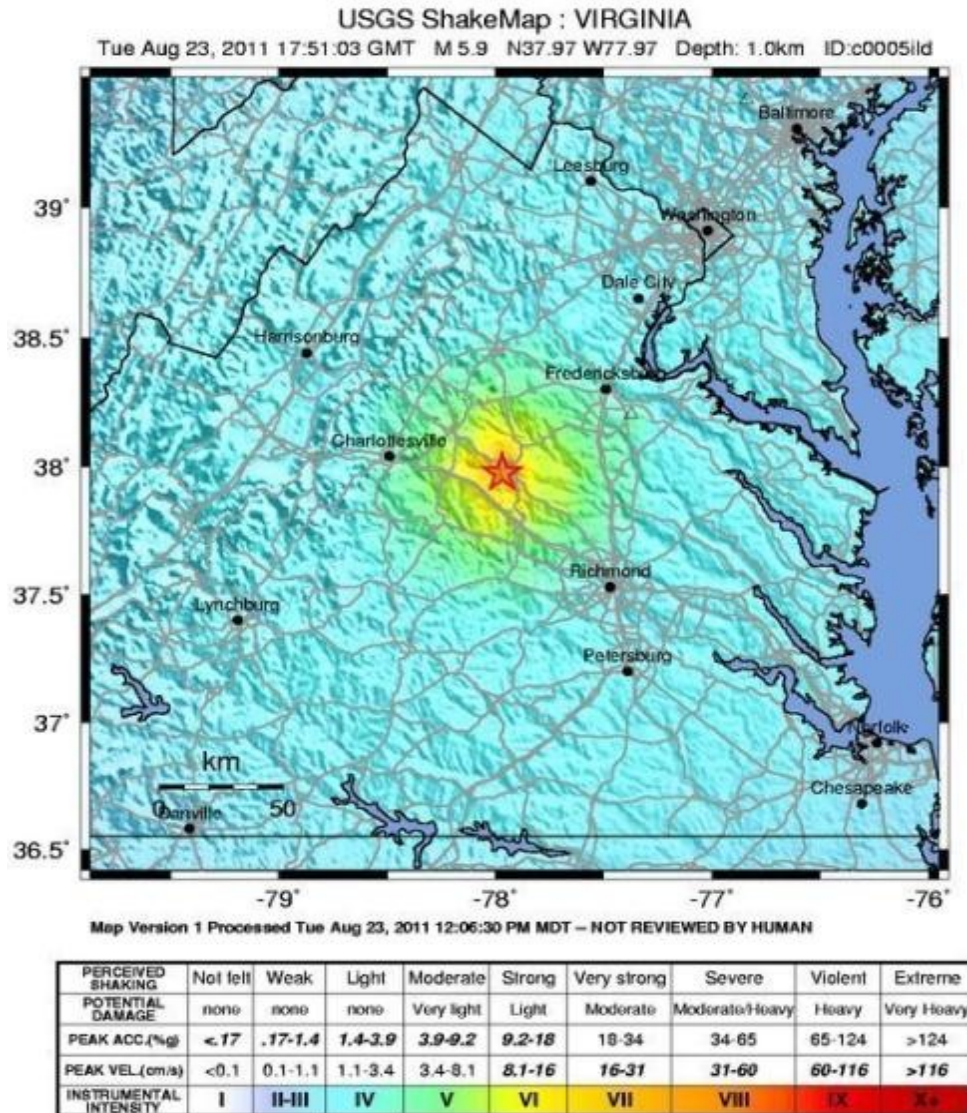
March 5, 1916: On March 5, 1916, an earthquake centered 30 miles southeast of Atlanta was felt over an area of 50,000 square miles, as far as Cherokee County, North Carolina, by several people in Raleigh, and in parts of Alabama and Tennessee.

March 12, 1964: An earthquake of intensity V or over occurred on March 12, 1964, centered near Haddock, GA less than 20 miles northeast of Macon. Intensity V was recorded at Haddock while shaking was felt in four counties over a 400-square-mile area.

April 29, 2003: On April 29, 2003 just before 5:00 a.m. a moderate earthquake, rated 4.9 on the Richter Scale, shook most of the northwest corner of Georgia, south to Atlanta. The epicenter was located in Menlo, GA, about 37 miles south of Chattanooga. See map to right.

August 23, 2011: On August 23, 2011 at 1:51pm, a 5.8 magnitude earthquake originated near Louisa and Mineral, Virginia. It struck Washington DC (about 100 miles away from epicenter) causing moderate shaking and potentially significant damage. The earthquake was recorded all along the Appalachians, from Georgia to New England. The earthquake was felt so widely because it was a shallow earthquake, and geologic conditions in the eastern U.S. allow the effects of earthquakes to propagate and spread much more efficiently than in the western United States. Only mild movement was felt in Whitfield County. See map to the right.

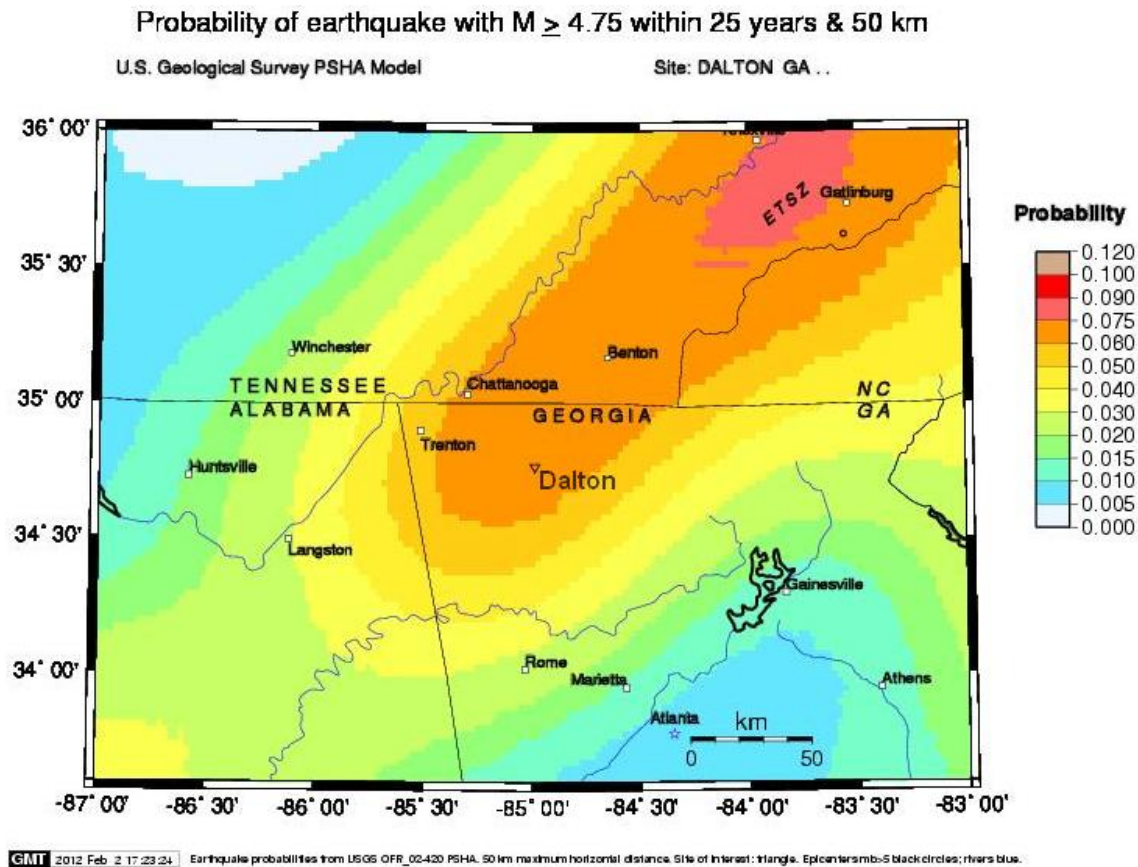




To a large extent, the HMPC was unable to determine which of these earthquakes affected Whitfield County and, if so, to what degree. Nevertheless, the HMPC has determined that most of the earthquakes documented above, which is not an all-inclusive list, would have been strong enough or would have occurred close enough to the County to merit consideration. Two of these earthquakes occurred within the 50-year study period and are included in the hazard history of this Plan. The threat of earthquakes in Whitfield County may be more significant than the documented earthquake history would seem to indicate.

Based on U.S. Geological Survey estimations using the earthquake frequency method described in the section above, the probability of an earthquake of a magnitude of 4.75 or more within Whitfield County over the next 25 years is between 6% and 7.5% (see map below). As discussed above, such predictions are based on limited information, and cannot necessarily be relied upon for their precision. However, they do help demonstrate that the

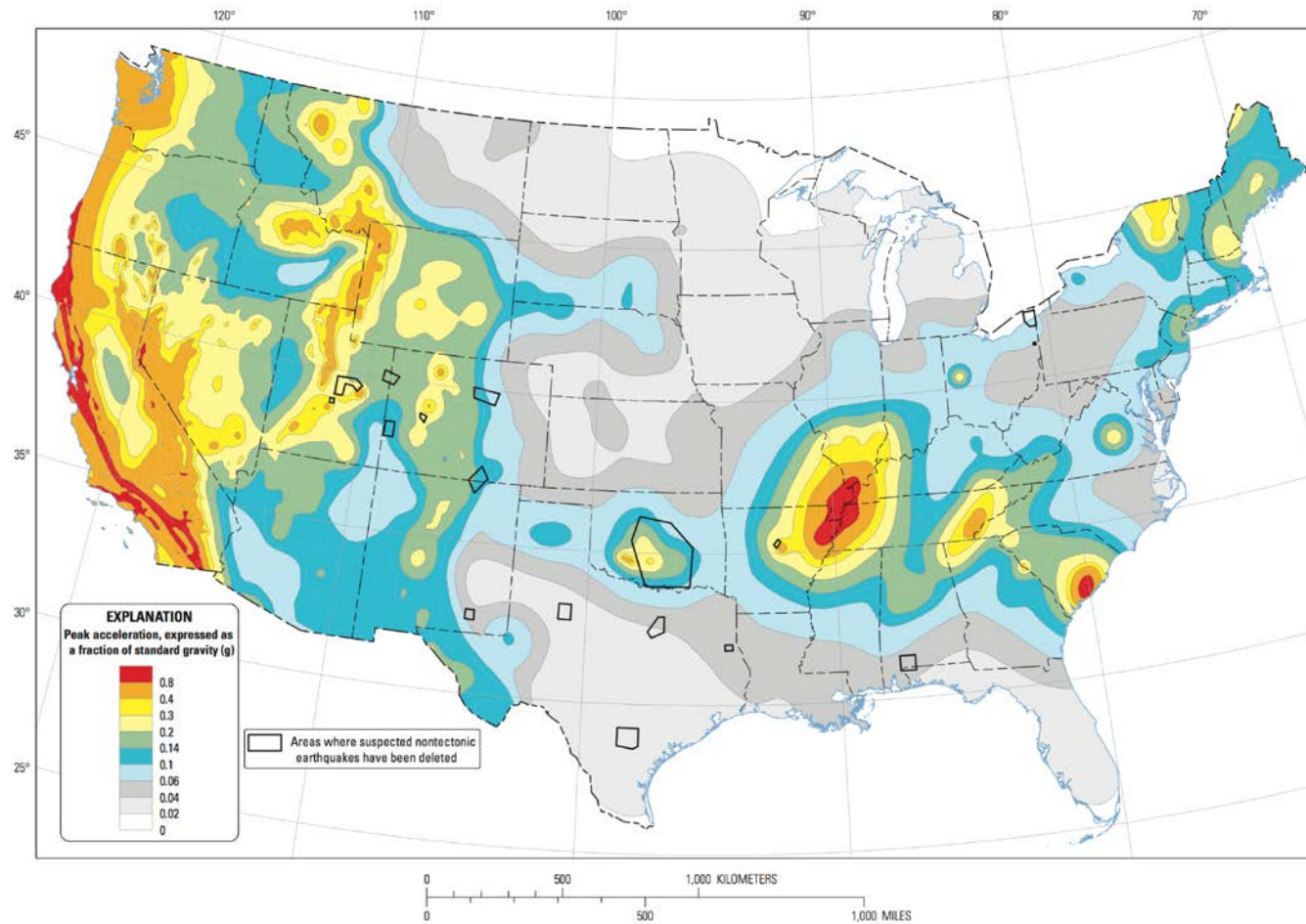
threat of earthquakes cannot be overlooked especially in the northwestern portions of Georgia.



The 2014 U.S. Geological Survey (USGS) National Seismic Hazard Maps, including the one on the following page, display earthquake ground motions for various probability levels across the United States and are applied in seismic provisions of building codes, insurance rate structures, risk assessments, and other public policy. The updated maps represent an assessment of the best available science in earthquake hazards and incorporate new findings on earthquake ground shaking, faults, seismicity, and geodesy. The USGS National Seismic Hazard Mapping Project developed these maps by incorporating information on potential earthquakes and associated ground shaking obtained from interaction in science and engineering workshops involving hundreds of participants, review by several science organizations and State surveys, and advice from expert panels and a Steering Committee. The new probabilistic hazard maps represent an update of the seismic hazard maps; previous versions were developed by Petersen and others (2008) and Frankel and others (2002), using the methodology developed Frankel and others (1996). Algermissen and Perkins (1976) published the first probabilistic seismic hazard map of the United States which was updated in Algermissen and others (1990).

The National Seismic Hazard Maps are derived from seismic hazard curves calculated on a grid of sites across the United States that describe the annual frequency of exceeding a set of ground motions. Data and maps from the 2014 U.S. Geological Survey National Seismic Hazard Mapping Project are available for download below. Maps for available periods (0.2 s, 1 s, PGA) and specified annual frequencies of exceedance can be calculated from the hazard curves. Figures depict probabilistic ground motions with a 2 percent probability of exceedance. Spectral accelerations are calculated for 5 percent damped linear elastic oscillators. All ground motions are calculated for site conditions with $V_{s30}=760$ m/s, corresponding to NEHRP B/C site class boundary.

Simplified 2014 Hazard Map (PGA, 2% in 50 years)



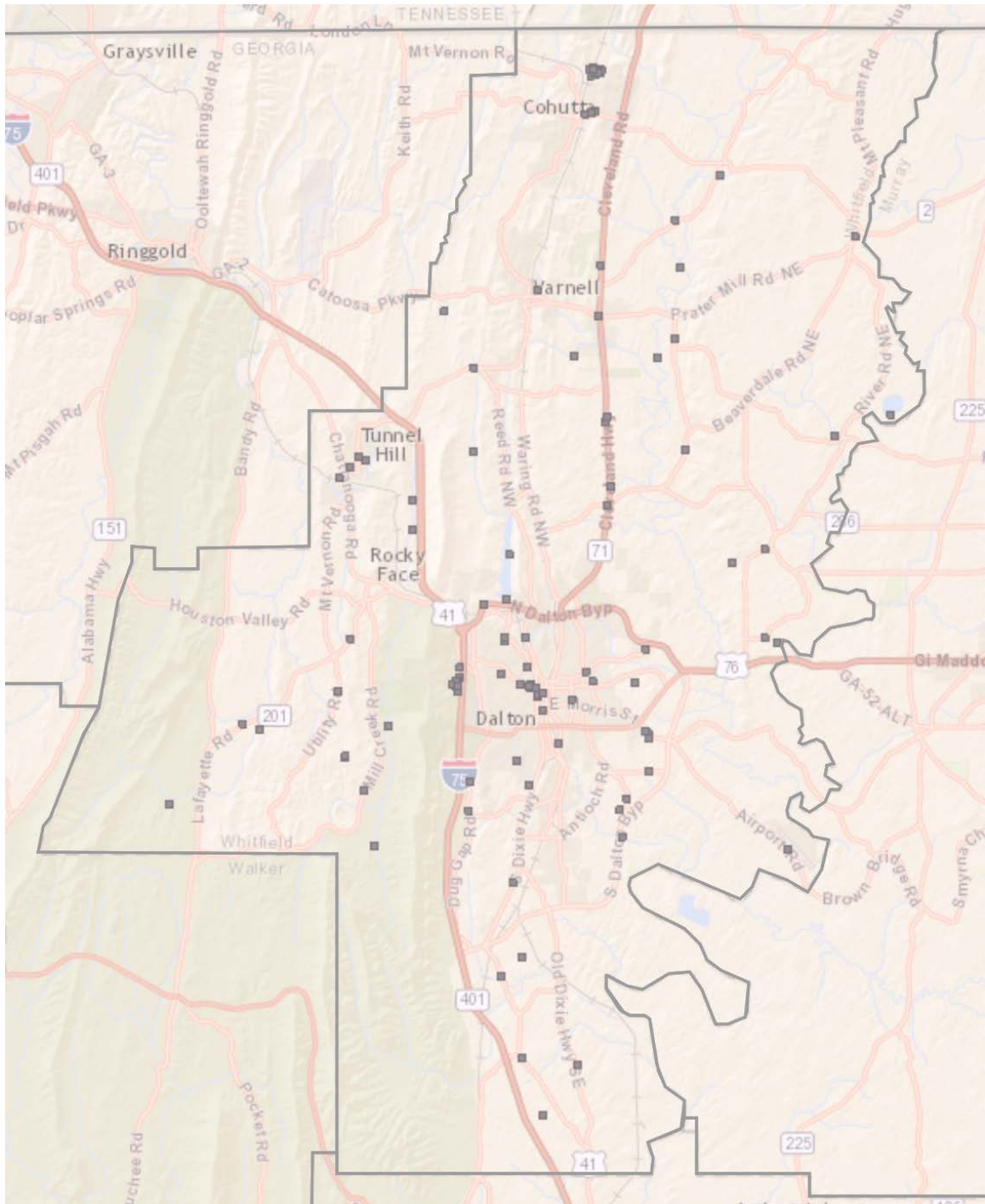
Two-percent probability of exceedance in 50 years map of peak ground acceleration

C. Assets Exposed to Hazard - All structures and facilities within Whitfield County are susceptible to earthquake damage since they can occur in any portion of the County or Cities/Towns. According to the USGS model below, all areas of Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta are located within Seismic Threat Category 4, “highest threat”.

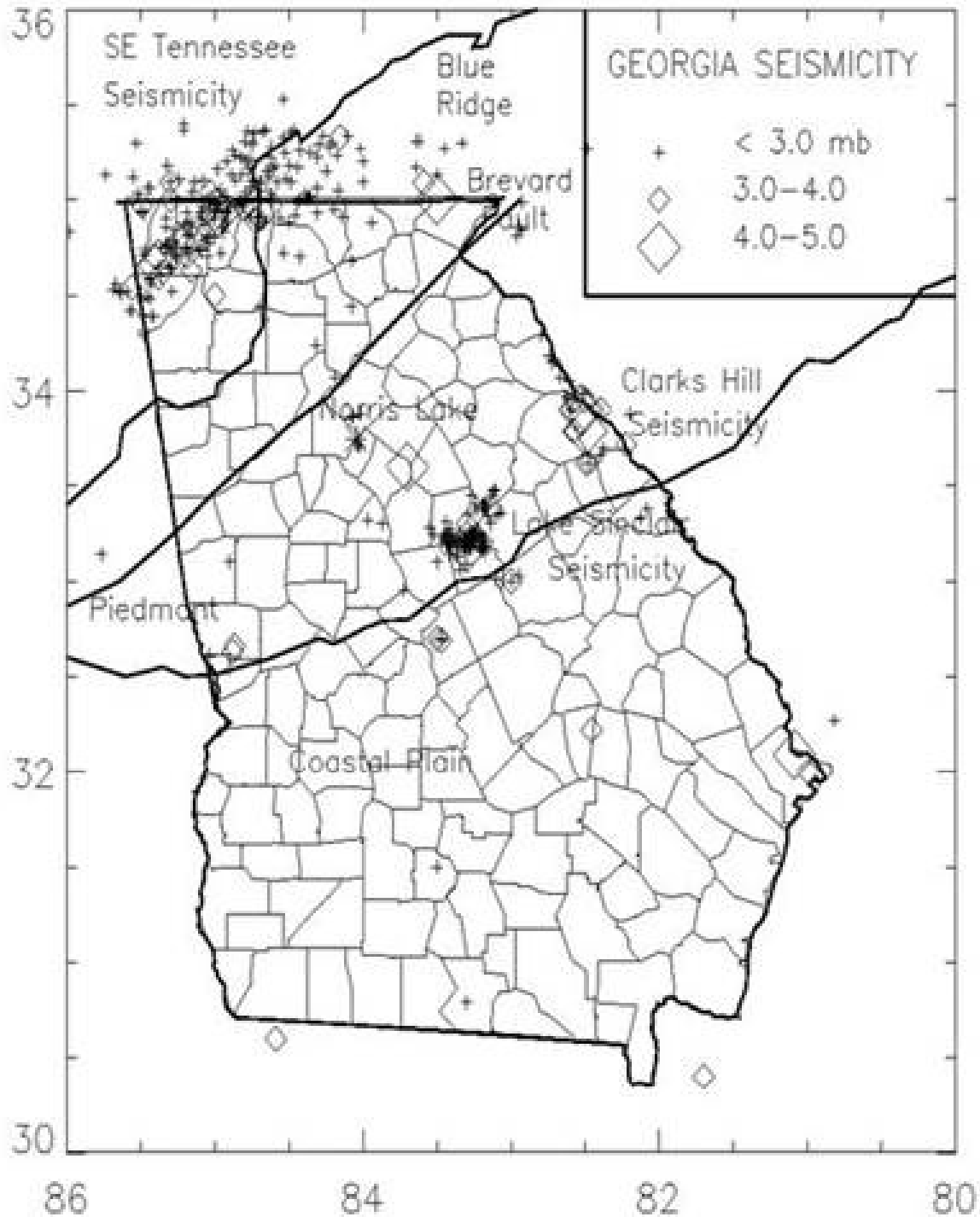
The seismic hazard layer used in the maps that follow is based on the USGS Probabilistic Seismic Hazard Map, showing the percentage of gravity that the area has a 2 percent probability of exceedance in 50 years. The score classification reflects that used by the IRC Seismic Design Categories. The horizontal positional accuracy is unknown for this layer.

	Seismic Threat Category	Original Value	Description
	1	A	0-17% gravity (lowest threat)
	2	B	17-33% gravity (low to moderate threat)
	3	C	33-50% gravity (moderate to high threat)
	4	D1	50-83% gravity (highest threat)
	*	Not applicable	All other values

Whitfield County



Georgia has a few large faults, including the Blue Ridge fault. The Blue Ridge fault extends from Alabama through Georgia and into Tennessee. The fault runs across the northwest corner of Georgia. This region of Georgia is the most seismically active in the State. Whitfield County is located in this active area.



D. Estimate of Potential Losses – For loss estimate information, please refer to Appendix A, the Critical Facilities Database, and Appendix D, Worksheet 3a, for each jurisdiction.

E. Multi-Jurisdictional Concerns – All of Whitfield County has the potential to be affected by earthquakes. Any steps taken to mitigate the effects of earthquake will be undertaken on a countywide basis and include the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta.

F. Hazard Summary – Scientific understanding of earthquakes is of vital importance to the Nation. As the population increases, expanding urban development and construction works encroach upon areas susceptible to earthquakes. With a greater understanding of the causes and effects of earthquakes, we may be able to reduce damage and loss of life from this destructive phenomenon. The HMPC was limited in its ability to develop mitigation measures associated with earthquakes, but did provide some guidance in *Chapter 5*.

2.8 Landslides



A. Hazard Identification – Landslides occur in every U.S. states and territory. In a landslide, masses of rock, earth, or debris move down a slope. Landslides can be small, large, slow or rapid. They can be activated by storms, earthquakes, volcanic eruptions, fires, freeze/thaw cycles, and steep-slope erosion. Landslides are often more damaging and deadly than the triggering event. The dangerous conditions may be high even as emergency personnel are providing rescue and recovery services. Landslide problems can be caused by land mismanagement, particularly in mountain, canyon and coastal regions. In areas burned by forest and brush fires a lower threshold of precipitation may initiate landslides. Land-use zoning, professional inspections, and proper design can minimize many landslide, mudflow, and debris flow problems.

USGS Landslide Potential Map:



Red- Very High; Yellow- High; Green- Moderate

B. Hazard Profile – Landslides are a threat to Whitfield County. According to the USGS, north Georgia has a very high potential to experience landslides (see map above). All of north Georgia ranges from a moderate to a very high potential for landslide activity. Although no record of significant landslides was found, Whitfield County lies within an area with moderate potential for landslides according to USGS. Steep slopes, combined with the potential for wildfires increase the probability of a landslide occurring in Whitfield County within any given year. The majority of the ridges and mountains in the County have steep slopes of 25% or greater incline.

C. Assets Exposed to Hazard – In evaluating assets that are susceptible to landslides, the HMPC determined that any public and private property located in the vicinity of Whitfield County’s steep slopes is susceptible to landslides, including critical facilities. In addition, any portion of the County, Cities, and Towns can be negatively impacted in the event a landslide blocks a road or highway preventing public safety response.

D. Estimate of Potential Losses – Landslide losses are difficult to estimate due to their unpredictable nature. For available loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – Due to topography, many portions of Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta can be negatively impacted by landslides. Therefore, any mitigation steps taken related to these weather events will be pursued on a countywide basis and include all jurisdictions.

F. Hazard Summary – Though not very common, landslide events do pose a threat to Whitfield County in terms of property damage, injuries and loss of life. Specific mitigation actions related to these weather events are identified in *Chapter 5*.

Chapter 3

Local Technological Hazard, Risk and Vulnerability (HRV)

Summary

In accordance with FEMA guidelines, the Whitfield County Hazard Mitigation Planning Committee (HMPC) also included information relating to technological or “human-caused” hazards into this plan. The term, “technological hazard” refers to incidents resulting from human activities such as the manufacture, transportation, storage, and use of hazardous materials. This plan assumes that hazards resulting from technological sources are accidental, and that their consequences are unintended. Unfortunately, the information relating to technological hazards is much more limited, due largely to the very limited historical data available. This causes a greater level of uncertainty with regard to mitigation measures. However, enough information has been gathered to provide a basic look at technological hazards within Whitfield County.

The Whitfield County Hazard Mitigation Planning Committee (HMPC) identified two technological hazards the County is vulnerable to based upon available data including scientific evidence, known past events, and future probability estimates. As a result of this planning process, which included an analysis of the risks associated with probable frequency and impact of each hazard, the HMPC determined that each of these technological hazards pose a threat significant enough to address within this Plan. These include hazardous materials release and dam failure. Each of these technological hazards is addressed in this chapter of the Plan. An explanation and results of the vulnerability assessment are found in Tables 3-1 and 3-2.

Table 3.1 – Hazards Terminology Differences

Hazards Identified in 2008 Georgia State Plan	Equivalent/Associated Hazards Identified in the 2011 Whitfield County Plan	Difference
Dam Failure	Dam Failure	None

Table 3.2 – Vulnerability Assessment - Technological Hazards *(see Keys below)*

HAZARD	Whitfield	Dalton	Tunnel Hill	Varnell	Cohutta
Hazardous Materials Release					
Frequency	M	M	M	H	M
Severity	EX	EX	H	H	EX
Probability	H	H	L	H	H
Dam Failure					
Frequency	VL	VL	VL	VL	VL
Severity	EX	M	VL	VL	EX
Probability	VL	VL	VL	VL	VL

Key for Table 3.2 – Vulnerability Assessment Frequency and Probability Definitions

NA	=	Not applicable; not a hazard to the jurisdiction
VL	=	Very low risk/occurrence
L	=	Low risk; little damage potential (for example, minor damage to less than 5% of the jurisdiction)
M	=	Medium risk; moderate damage potential (for example, causing partial damage to 5-15% of the jurisdiction, infrequent occurrence)
H	=	High risk; significant risk/major damage potential (for example, destructive, damage to more than 15% of the jurisdiction, regular occurrence)
EX	=	Extensive risk/probability/impact

3.1 Hazardous Materials Release



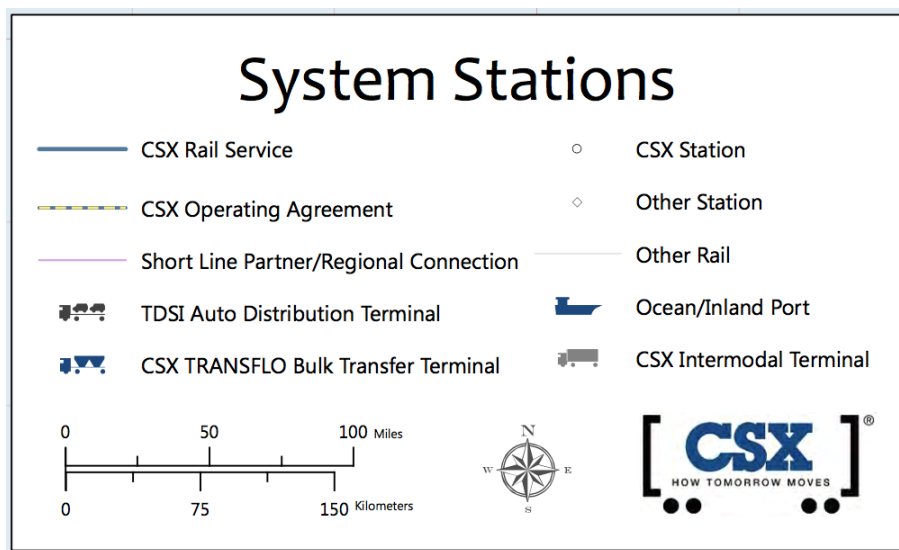
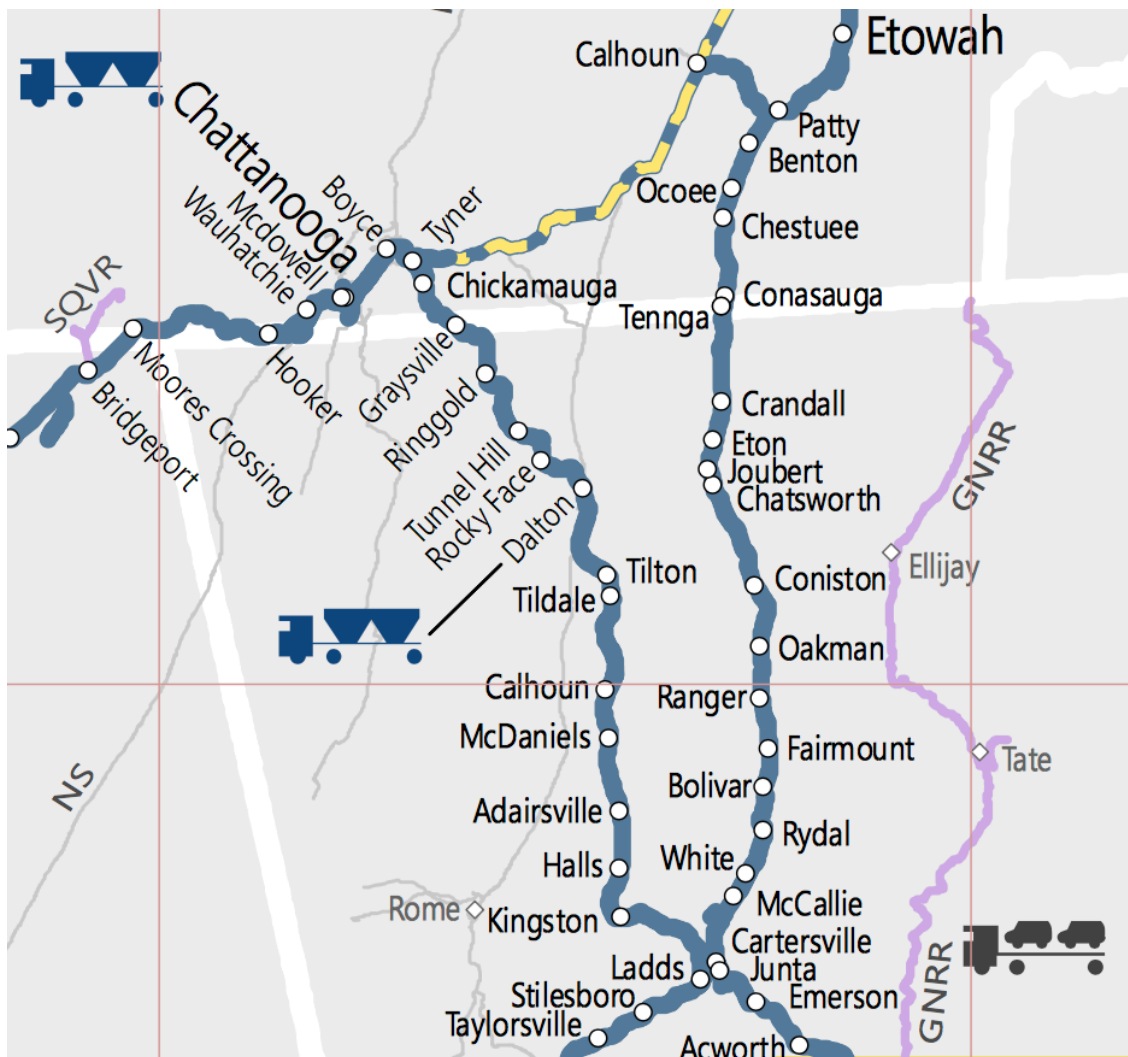
A. Hazard Identification – Hazardous materials (hazmat) refers to any material that, because of its quantity, concentration, or physical or chemical characteristics, may pose a real hazard to human health or the environment if it is released. Hazmat includes flammable and combustible materials, toxic materials, corrosive materials, oxidizers, aerosols, and compressed gases. Specific examples of hazmat are gasoline, bulk fuels, propane, propellants, mercury, asbestos, ammunition, medical waste, sewage, and chemical, biological, radiological, nuclear, and explosive (CBRNE) threat agents. Specific federal and state guidelines exist on transport and shipping hazardous materials. Research institutes, industrial plants, individual households, and government agencies all generate chemical waste. Approximately one percent is classified as hazardous.

A hazmat spill or release occurs when hazardous material or waste gets into the environment in an uncontrolled fashion. Many manufacturing processes use hazardous materials or generate hazardous waste, but a hazardous spill doesn't always come from a chemical plant or a factory. Any substance in the wrong place at the wrong time in too large an amount can cause harm to the environment. The response to a spill depends on the situation. When the emergency response team is notified of a spill, it must quickly decide what sort of danger is likely. Members of the team collect appropriate clothing and

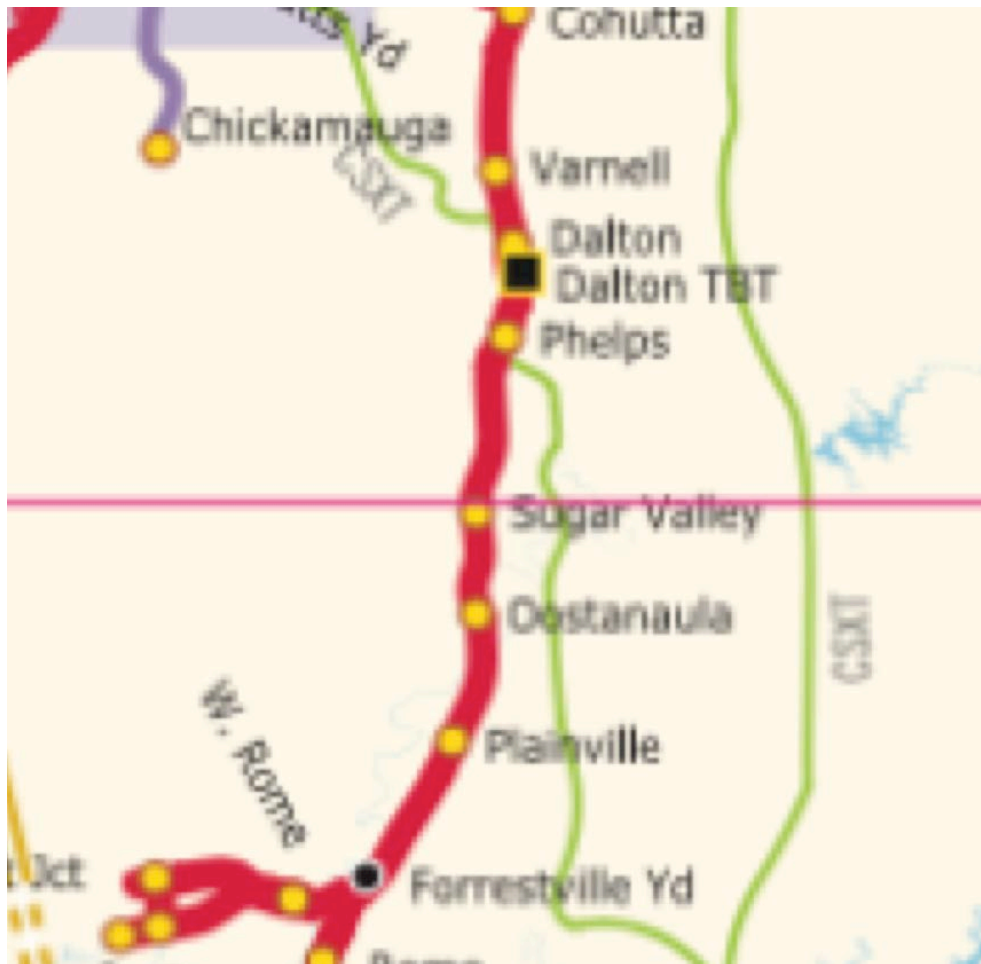
equipment and travel to the scene. There they try to contain the spill, sometimes testing a sample to identify it. If necessary, they decontaminate themselves before leaving the area. Once material has been identified, other personnel arrive to remove it.

B. Hazard Profile – Hazmat spills are usually categorized as either fixed releases, which occur when hazmat is released on the site of a facility or industry that stores or manufactures hazmat, or transportation-related releases, which occur when hazmat is released during transport from one place to another. Both fixed and transportation-related hazmat spills represent tremendous threats to Whitfield County. Potential fixed hazmat spills within the County would come from local commercial and industrial establishments. Whitfield County also has major CSX and Norfolk Southern rail lines running through the County carrying some of the heaviest loads in the State. This represents a major threat to the County and Cities with regard to hazmat release.

CSX Rail line map:

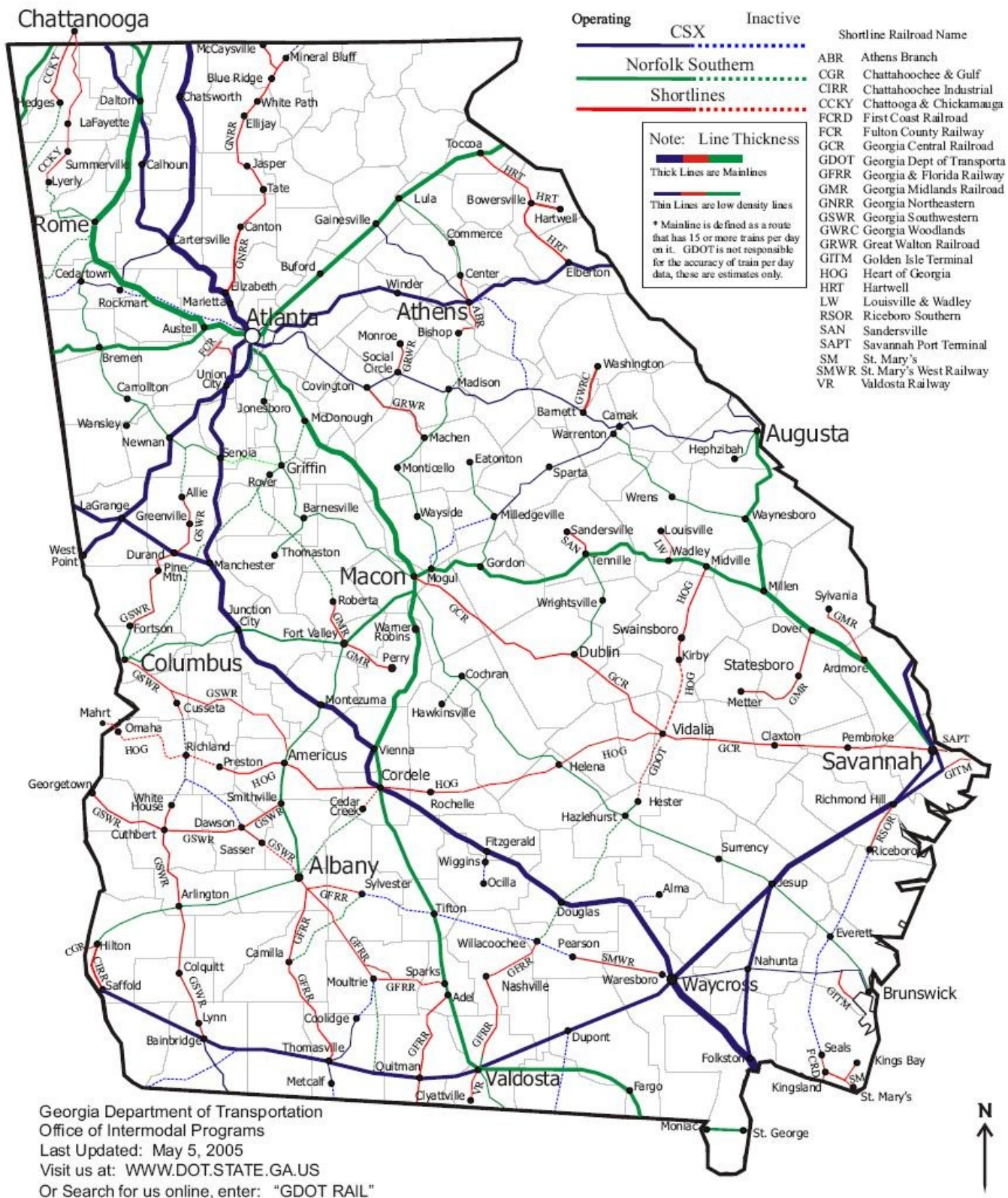


Norfolk Southern rail line map:

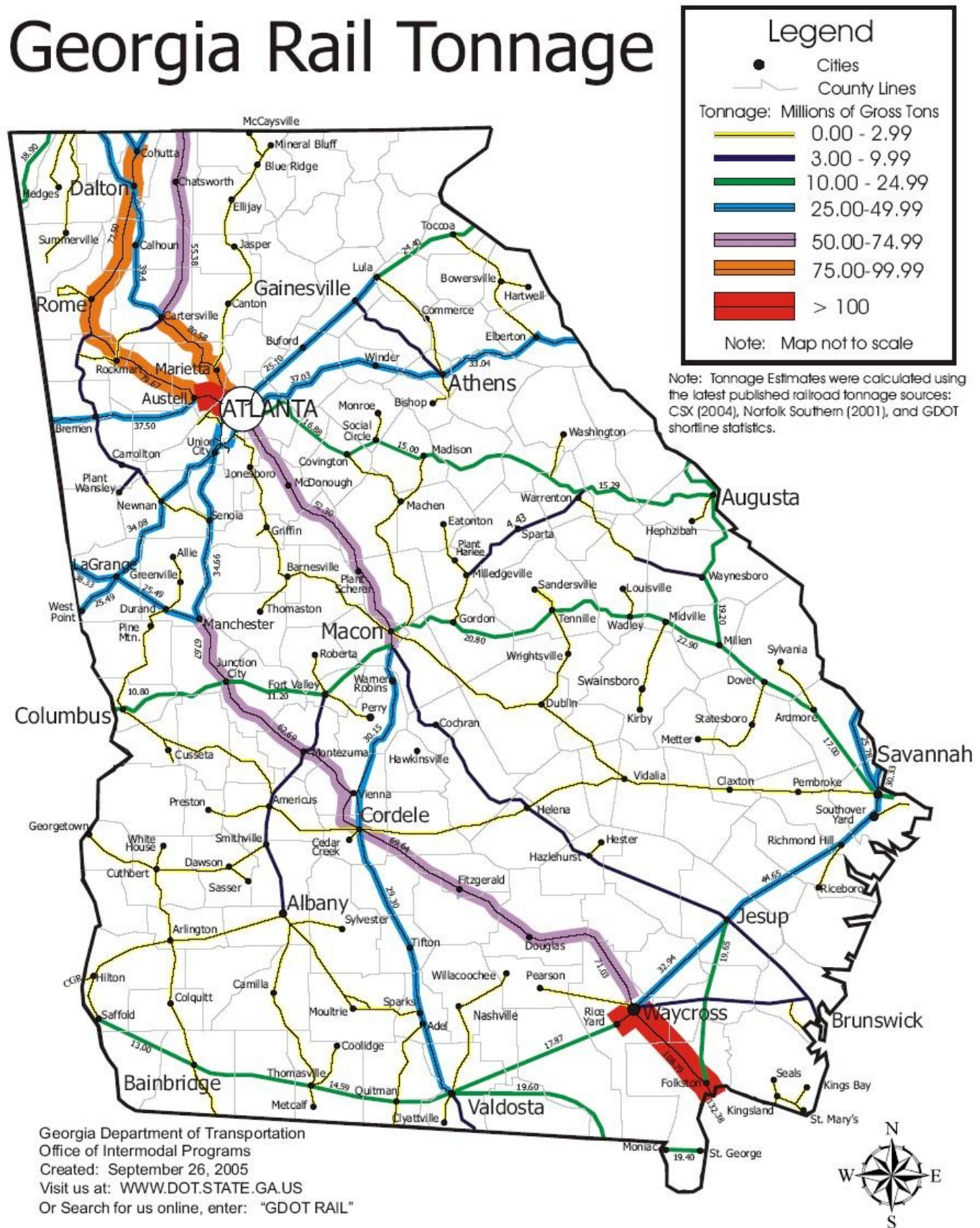


The Georgia Department of Transportation (GDOT) rail maps on the following two pages provide locations of the rail lines running through Whitfield County, as well as the information relating to tonnage.

Georgia Rail System



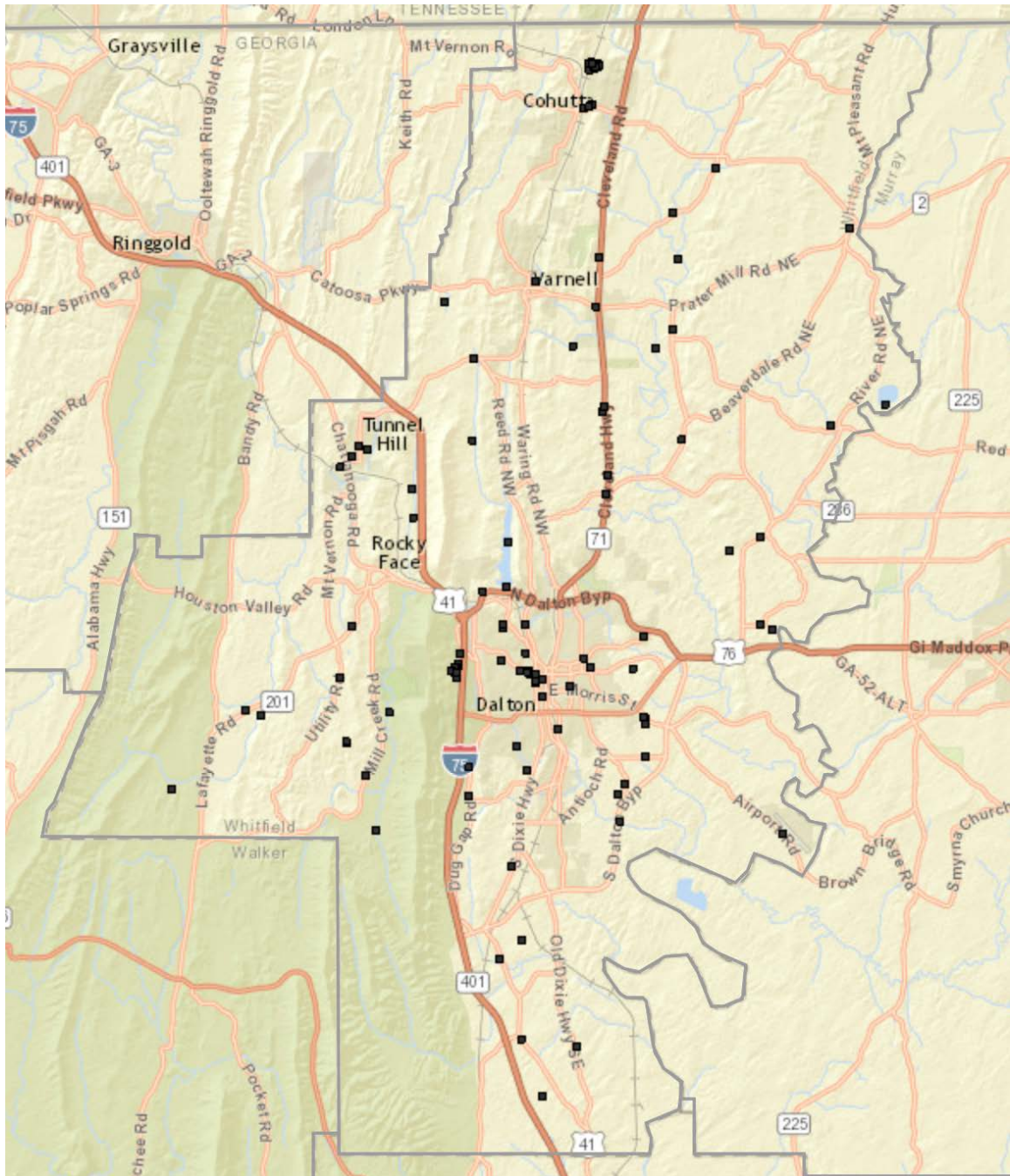
Georgia Rail Tonnage



C. Assets Exposed to Hazard – The environment is especially vulnerable to hazardous materials releases, with waterways being at greatest risk of contamination. Georgia EPD tracks information on waterways within Whitfield County that have been contaminated to varying degrees due to hazmat spills. These incidents include contamination to Mill Creek, Tar Creek, Cohutta Creek, Conasauga River, Swamp Creek, Bear Creek, Drowning Bear Creek, Tanyard Creek, Oostanaula River as well as other unnamed creeks, lakes, storm sewers, wells, and drainage ditches. Such releases are also a potential threat to all property and persons within any primary highway corridors or railroad corridors of Whitfield Co. since certain hazmat releases can create several square miles of contamination. The same holds true of property and persons located in the vicinity of facilities or industries that produce or handle large amounts of hazardous materials. The most common hazmat releases have generally included diesel, gasoline, oil, and sewage. Unfortunately, Georgia EPD no longer makes specific hazmat spill information available to the public as they once did. If at some point this changes, that data will be considered at the next Plan update.

All public and private property including critical facilities are susceptible to hazardous materials release since this hazard is not spatially defined. The map below identifies critical

facilities located within the hazard area, which in the case of drought includes all areas within the County, Cities, and Towns.



D. Estimate of Potential Losses - It is difficult to determine potential damage to the environment caused by hazardous materials releases. What can be calculated are the significant response costs incurred once a hazmat release does occur including emergency

response, road closings, evacuations, watershed protection, expended man-hours, and cleanup materials and equipment. Corridors for Interstate 75, US Routes 41, 76, and 411, and State Routes 2, 52, 71, 201, 286, 520, and for CSX and Norfolk Southern rail lines are most vulnerable to transportation-related releases. However, such releases can occur in virtually any part of the County accessible by road. Fixed location releases are not as likely to affect the more rural areas of the County. For additional loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – All of Whitfield County, Including the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta, is vulnerable to both fixed and transportation-related hazardous materials releases.

F. Hazard Summary – Hazardous materials releases are a significant threat to Whitfield County. Unknown quantities and types of hazmat are transported through the County by truck and railroad on a daily basis. The main corridors of concern are Interstate 75, US Routes 41, 76, and 411, and State Routes 2, 52, 71, 201, 286, 520, and for CSX and Norfolk Southern rail lines. These hazmat shipments pose a great potential threat to all of Whitfield County. The fact that the County is unable to track these shipments seriously limits the mitigation measures that can be put into place. Fixed hazmat releases are also considered to be a major threat to Whitfield County due to the industries located therein. Therefore, the Whitfield County HMPC has identified specific mitigation actions for hazardous materials releases in *Chapter 5*.

3.2 Dam Failure



A. Hazard Identification – Georgia law defines a dam as any artificial barrier which impounds or diverts water, is 25 feet or more in height from the natural bed of the stream, or has an impounding capacity at maximum water storage evaluation of 100 acre-feet (equivalent to 100 acres one foot deep) or more. Dams are usually constructed to provide a ready supply of water for drinking, irrigation, recreation and other purposes. They can be made of rock, earth, masonry, or concrete or of combinations of these materials.

Dam failure is a term used to describe the major breach of a dam and subsequent loss of contained water. Dam failure can result in loss of life and damage to structures, roads, utilities, crops, and livestock. Economic losses can also result from a lowered tax base, lack of utility profits, disruption of commerce and governmental services, and extraordinary public expenditures for food relief and protection. National statistics show that overtopping due to inadequate spillway design, debris blockage of spillways, or settlement of the dam crest account for one third of all U.S. dam failures. Foundation defects, including settlement and slope instability, account for another third of all failures. Piping and seepage, and other problems cause the remaining third of national dam failures. This includes internal erosion caused by seepage, seepage and erosion along hydraulic structures, leakage through animal burrows, and cracks in the dam. The increasing age of dams nationwide is a contributing factor to each of the problems above.

B. Hazard Profile – Congress first authorized the US Army Corps of Engineers to inventory dams in the United States with the National Dam Inspection Act (Public Law 92-367) of 1972. The Water Resources Development Act of 1986 (P.L. 99-662) authorized the Corps to maintain and periodically publish an updated National Inventory of Dams (NID), with re-authorization and a dedicated funding source provided under the Water Resources Development Act of 1996 (P.L. 104-3). The Corps also began close

collaboration with the Federal Emergency Management Agency (FEMA) and state regulatory offices to obtain more accurate and complete information. The National Dam Safety and Security Act of 2002 (P.L. 107-310) reauthorized the National Dam Safety Program and included the maintenance and update of the NID by the Corps of Engineers.

The most recent Dam Safety Act of 2006 reauthorized the maintenance and update of the NID.

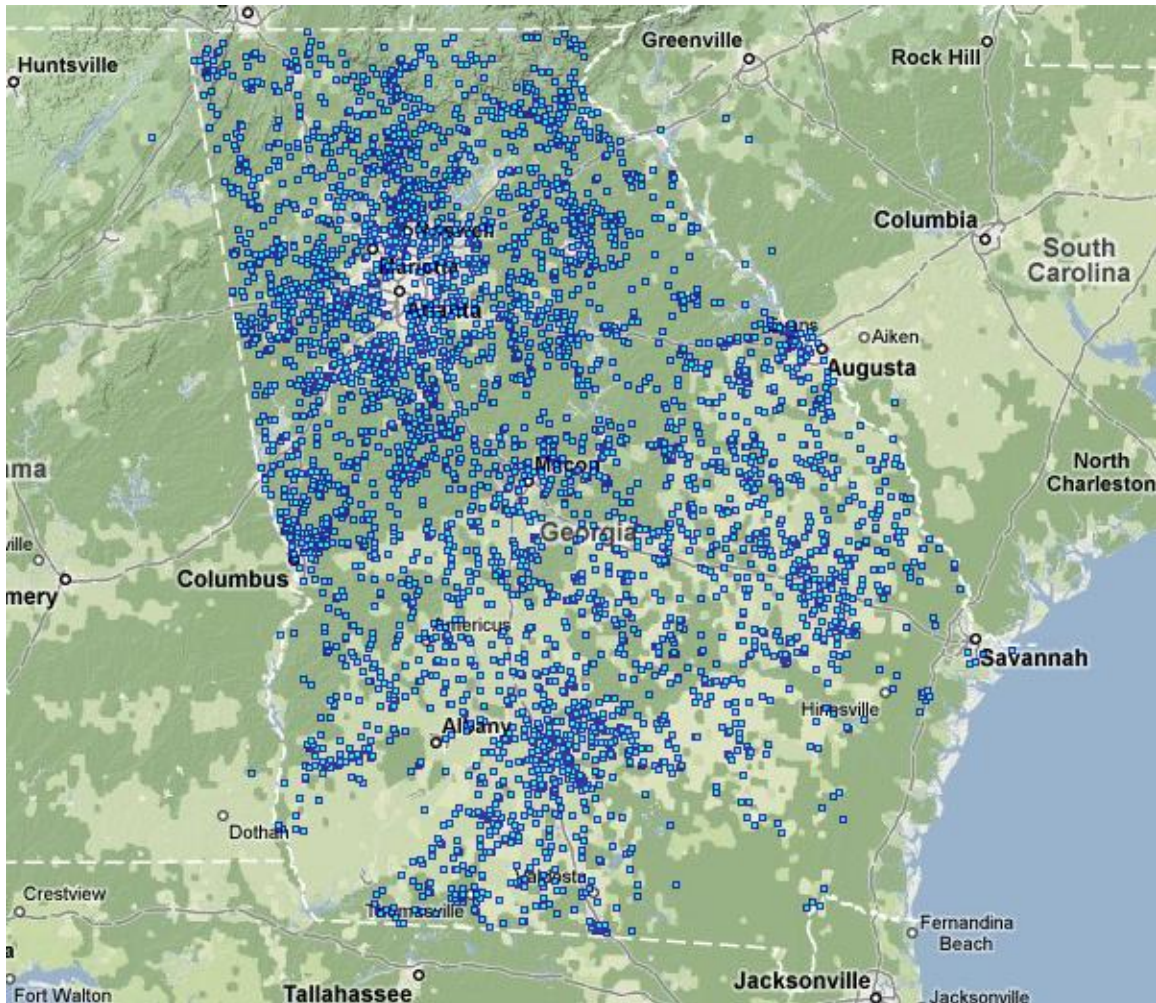
The NID consists of dams meeting at least one of the following criteria:

- 1) High hazard classification - loss of one human life is likely if the dam fails,
- 2) Significant hazard classification - possible loss of human life and likely significant property or environmental destruction,
- 3) Equal or exceed 25 feet in height and exceed 15 acre-feet in storage,
- 4) Equal or exceed 50 acre-feet storage and exceed 6 feet in height.

The goal of the NID is to include all dams in the U.S. that meet these criteria, yet in reality, is limited to information that can be gathered and properly interpreted with the given funding. The inventory initially consisted of approximately 45,000 dams, which were gathered from extensive record searches and some feature extraction from aerial imagery. Since continued and methodical updates have been conducted, data collection has been focused on the most reliable data sources, which are the various federal and state government dam construction and regulation offices. In most cases, dams within the NID criteria are regulated (construction permit, inspection, and/or enforcement) by federal or state agencies, who have basic information on the dams within their jurisdiction. Therein lies the biggest challenge, and most of the effort to maintain the NID; periodic collection of dam characteristics from states, territories, and 18 federal offices. Database management software is used by most state agencies to compile and export update information for the NID. With source agencies using such software, the Corps of Engineers receives data that can be parsed and has the proper NID codes. The Corps can then resolve duplicative and conflicting data from the many data sources, which helps obtain the more complete, accurate, and updated NID.

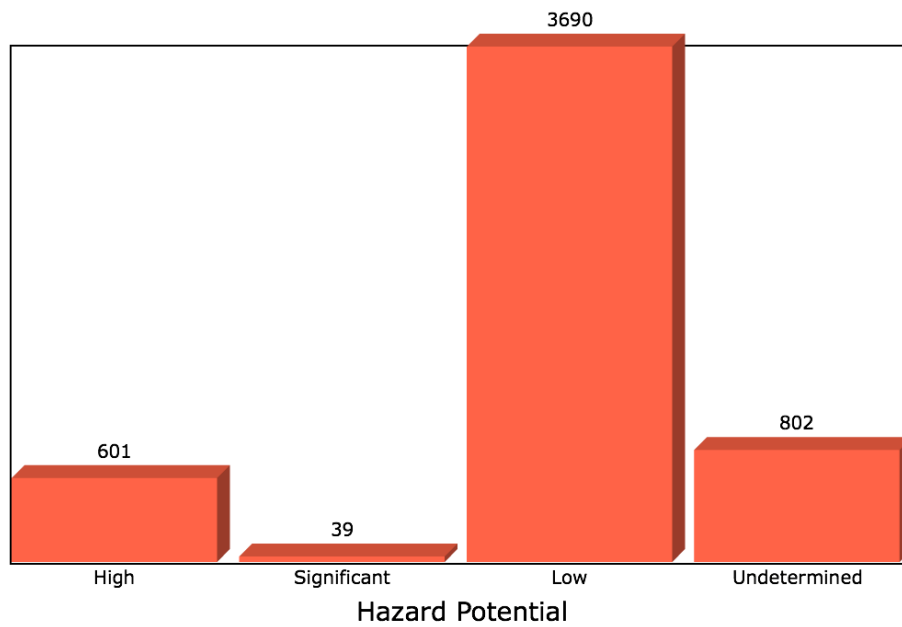
The National Inventory of Dams Map for the State of Georgia is located below and displays the State's current inventory of 5,132 dams.

U.S Army Corps of Engineers National Inventory of Dams

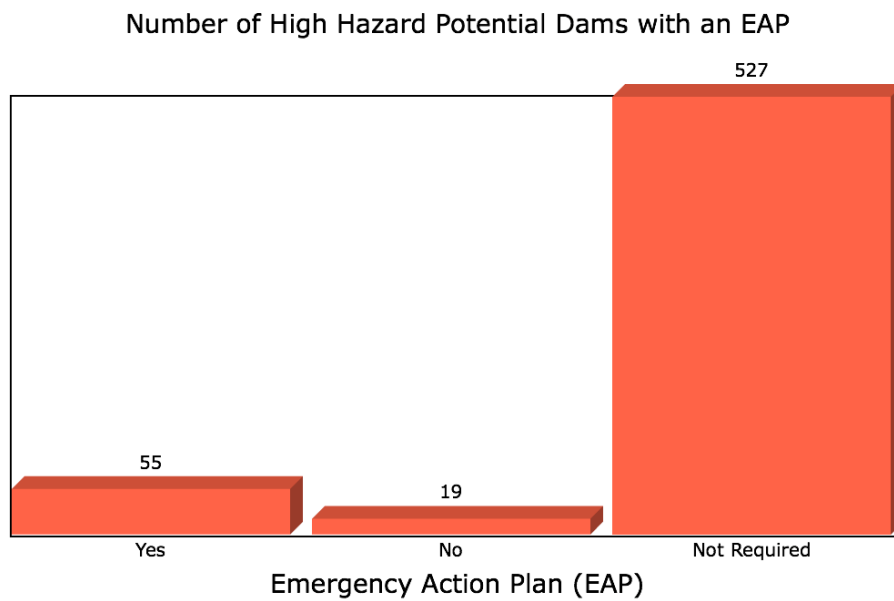


The following eight US Army Corps of Engineers charts are derived from NID information and present information related to number, hazard potential, Emergency Action Plan (EAP) status, height, ownership, type, purpose, and age of Georgia dams.

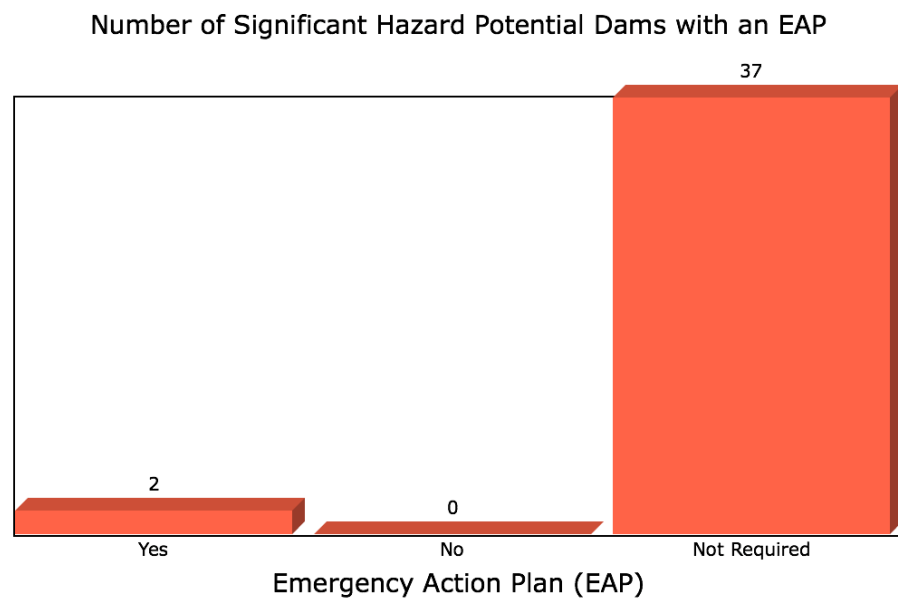
Dams by Hazard Potential



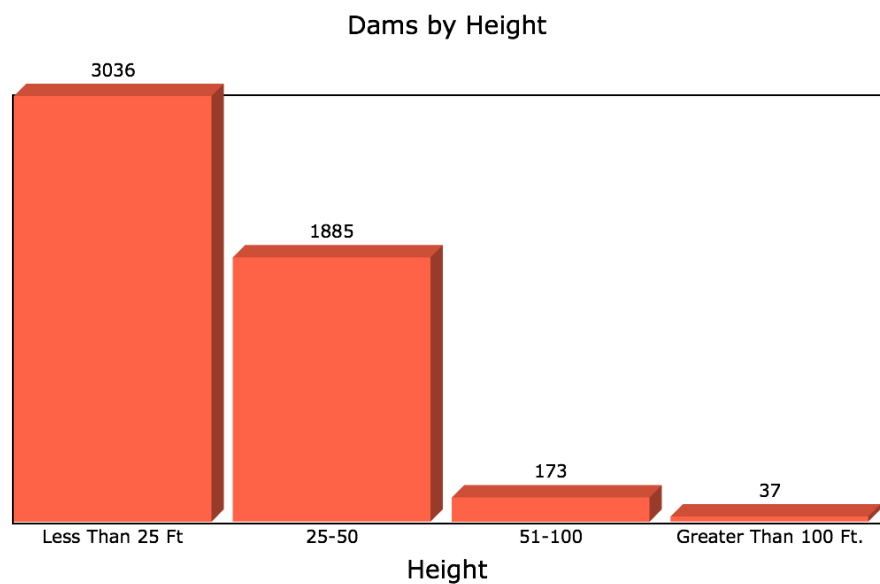
Number of High Hazard Potential Dams with an Emergency Action Plan (EAP)



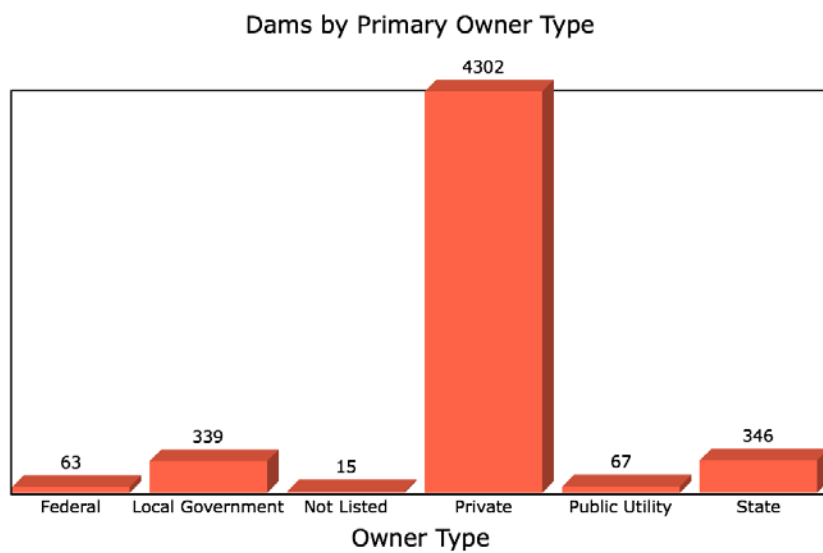
Number of Significant Hazard Potential Dams with an Emergency Action Plan (EAP)



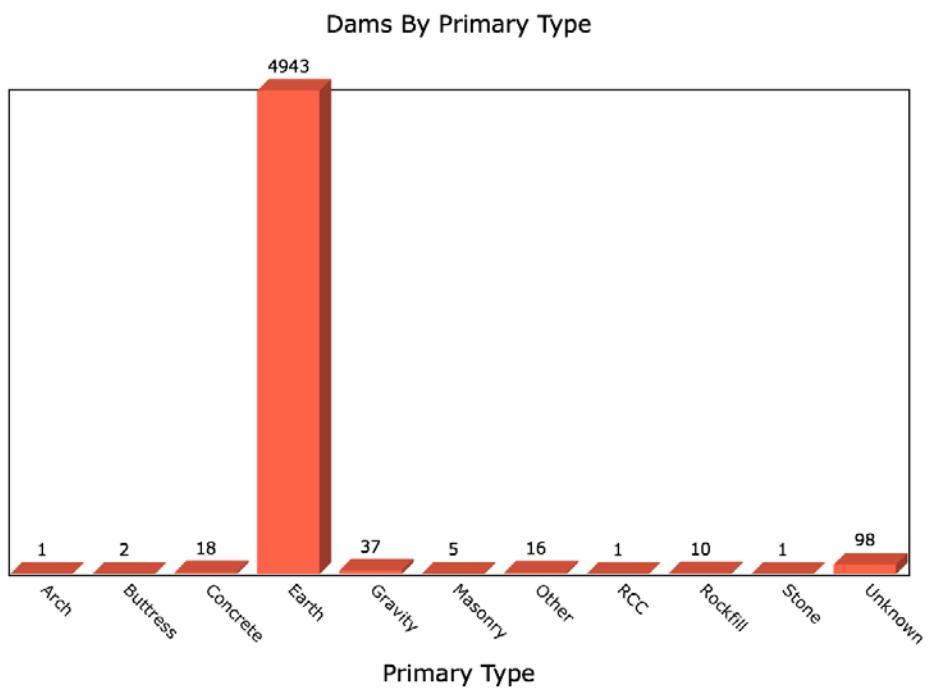
Dams by Height



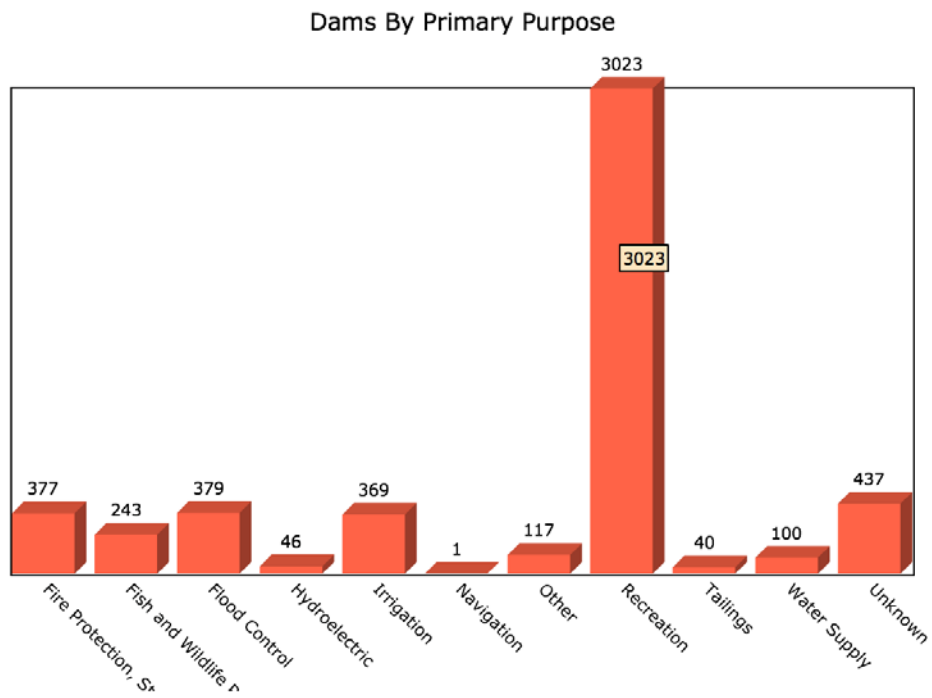
Dams By Primary Owner Type



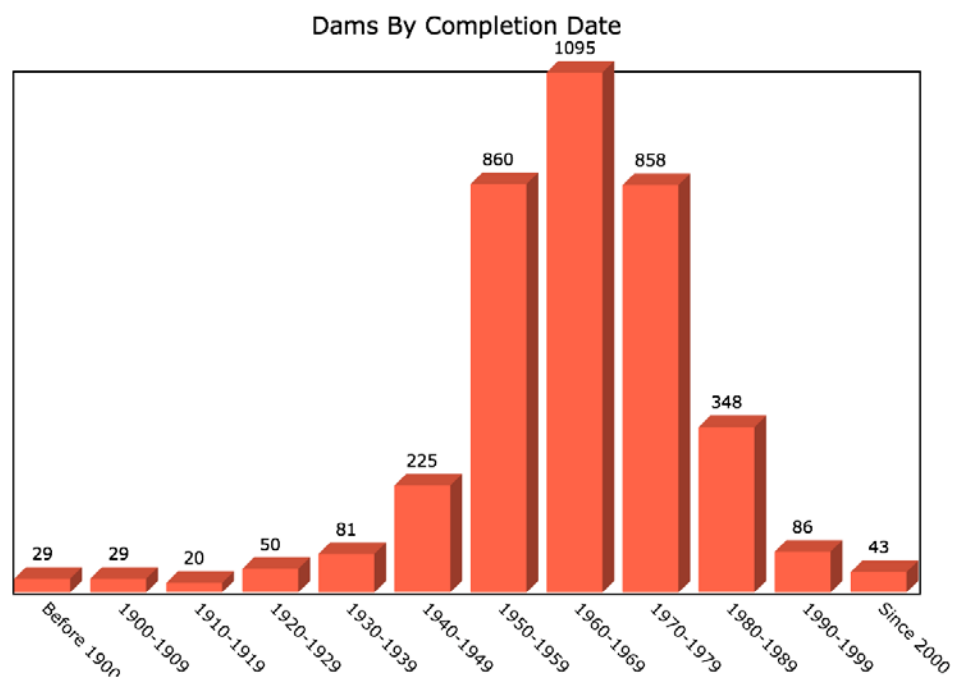
Dams By Primary Type



Dams By Primary Purpose



Dams By Completion Date



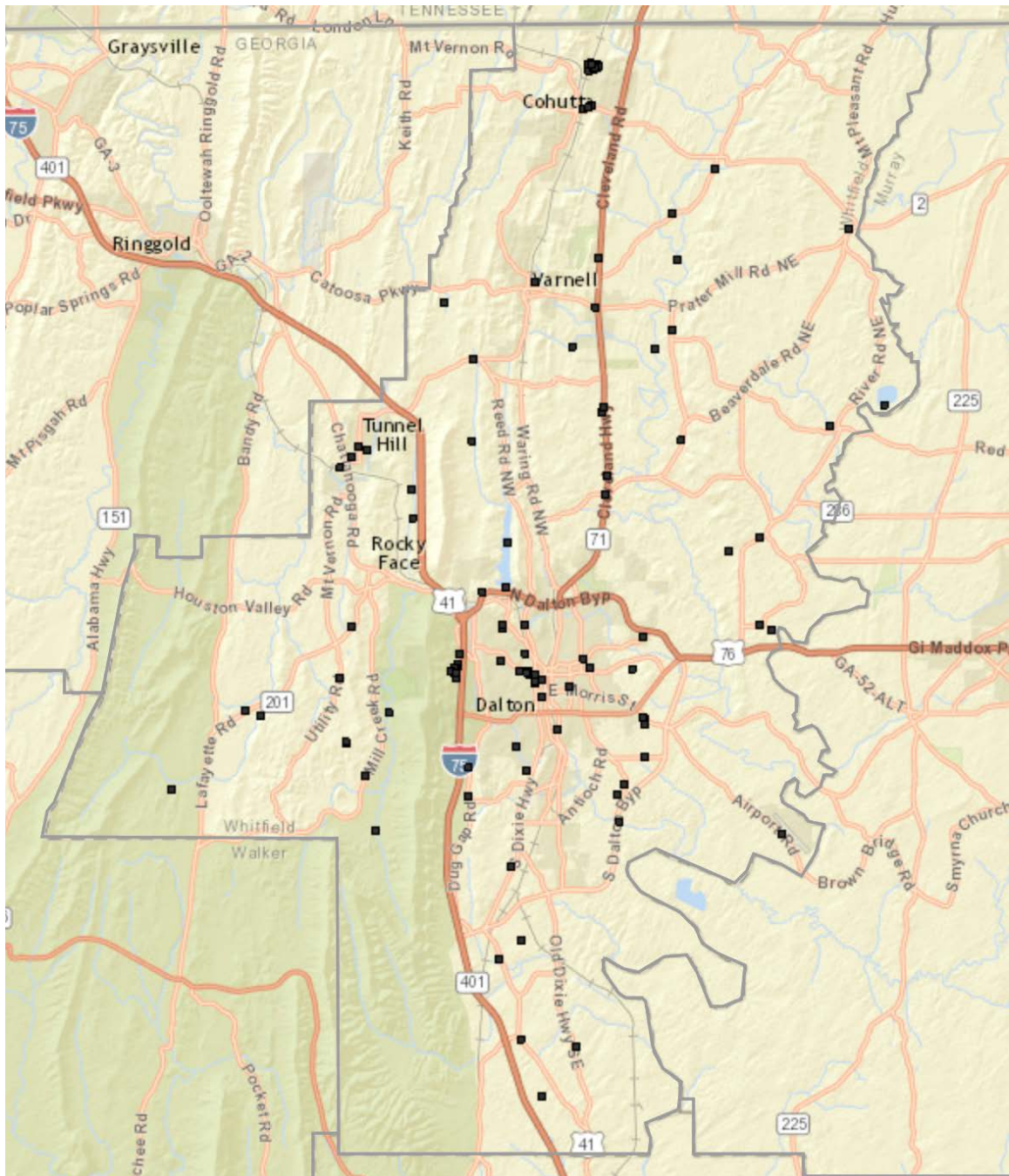
As you can see in the last chart above, most Georgia dams were built during the 1950's through the 1970's. This puts the average age of Georgia dams at close to 50 years old. The Whitfield County HMPC reviewed data from the US Army Corps of Engineers National Inventory of Dams, the Environmental Protection Division (EPD) within the Georgia Department of Natural Resources (DNR), as well as County records in their research involving dam failure within Whitfield County. Fortunately, Whitfield County has never experienced a total dam failure with a Category I dam. It is also possible that some small private dams have been breached at some point in the past, but no records have been found to indicate any type of emergency response related to such a failure, or even that such a failure has taken place. However, the potential for such a disaster does exist, and the appropriate steps must be taken to minimize such risks. The Georgia Safe Dams Program helps to accomplish that.

The Georgia Safe Dams Act of 1978 established Georgia's Safe Dams Program following the November 6, 1977 failure of the Kelly Barnes Dam in Toccoa, GA, in which 39 people lost their lives when the breached dam, which held back a 45-acre lake, sent a 30-foot-high wall of water sweeping through Toccoa Falls College. The Environmental Protection Division (EPD) within the Georgia Department of Natural Resources (DNR) is responsible for administering the Program. The purpose of the Program is to *provide for the inspection and permitting of certain dams in order to protect the health, safety, and welfare of all citizens of the state by reducing the risk of failure of such dams*. The Program has two main functions: (1) to inventory and classify dams and (2) to regulate and permit high hazard dams. Although a total Category I dam failure has never been recorded in Whitfield County, a partial failure of Lookout Lake Dam did occur in 2004. Mitigation actions are not yet completed for the Dam.

Structures below the State minimum height and impoundment requirements (25 feet or more in height or an impounding capacity of 100 acre-feet or more) are exempt from regulation by the Georgia Safe Dams Program. The Program checks the flood plain of the dam to determine its hazard classification. Specialized software is used to build a computer model to simulate a dam breach and establish the height of the flood wave in the downstream plain. If the results of the dam breach analysis, also called a flood routing, indicate that a breach of the dam would result in a probable loss of human life, the dam is classified as Category I (high-hazard). As of December 2011, the Program's statewide inventory of dams consisted of 475 Category I dams, 3,410 Category II dams and 1,186 exempt dams. The Program noted that an additional 120 Category II dams needed to be studied for possible reclassification to Category I dams. The Safe Dams Program also approves plans and specifications for construction and repair of all Category I dams. In addition, Category I dams are continuously monitored for safety by Georgia EPD.

To date, the Safe Dam Program has identified **five Category I dams** within Whitfield County: Threadmill Lake Dam, Mill Creek Watershed No. 9, Dalton Utilities Impoundment Dike No. 3, River Road Reservoir Dam, and Lower Haig Mill Lake Dam. The remaining 15 classified dams within the County are Category II dams (13) or exempt dams (2). There may be a number of unclassified dams within the County as well. The Program requires all Category II dams to be inventoried at least every five years.

C. Assets Exposed to Hazard – Areas most vulnerable to the physical damages associated with dam failure within Whitfield County, though such a risk appears to be relatively low, are the low-lying and downstream areas associated with the 14 dams inventoried by the Safe Dam Program. Although physical damages associated with dam failure would be limited to certain areas, the damage to the local economy and problems associated with delivery of water and other utilities could be felt Countywide and include all areas of the County, Cities, and Towns.



D. Estimate of Potential Losses - Loss estimation due to dam failure is an approximate effort, at best. Direct loss to infrastructure, critical facilities and businesses in terms of repair and replacement can be roughly estimated. For additional loss estimate information, please refer to the Critical Facilities Database (Appendix A).

E. Multi-Jurisdictional Concerns – All of Whitfield County, Including the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta, is vulnerable to the negative impact of dam failure.

F. Hazard Summary – Even though no Category I dams have been identified in Whitfield County, the Whitfield County HMPC has identified some specific mitigation actions for dam failure in *Chapter 5*.

Chapter 4

Land Use and Development Trends

After review by the HMPC, it was determined that current and future development does not appear to significantly impact the vulnerabilities of Whitfield County, including the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta. Nevertheless, the most current development information available is outlined below.

Whitfield County includes the municipalities of Cohutta, Dalton, Tunnel Hill and Varnell. It also consists of numerous smaller communities that are not incorporated cities but are recognized places in the County. These are addressed by geographic area:

Northside

The northern portion of the County (north of Dalton city limits/Dawnville Road area and east of I-75) includes agricultural and low density residential uses east of SR 71/Cleveland Highway, suburban neighborhoods and commercial nodes along SR 71, and the ridges of Rocky Face and Cohutta. Northside Whitfield County includes the following communities: Beaverdale, Cedar Valley, Cohutta Ridge, Hopewell, Norton, Plainview, Pleasant Grove, Prater's Mill, Norton, Rocky Face Ridge, Toonerville and Waring.

Southside

The south side of Whitfield County is located south of the City of Dalton. The area includes portions of the Chattahoochee National Forest located west of I-75, interchange areas at Carbondale and Connector 3 as well as historic rural communities located throughout the area. Southside Whitfield County includes the following communities: Carbondale, Five Springs, Nance Springs, Phelps, River Bend and Tilton.

Westside

The west side of the County is comprised of the areas west of I-75, including residential areas south of Tunnel Hill, the steep slopes of the Dug Gap Ridge, the Chattahoochee National Forest and the western most portion of the county, and the following communities: Dug Gap Ridge, Gordon Springs, Mill Creek, Mt. Vernon and Trickum.

Eastside

The eastern portion of Whitfield County includes areas east of the City of Dalton, including a segment of the Dalton Bypass, commercial development along SR 76, higher density residential areas just east of Dalton, and the Dalton Municipal Airport. Eastside Whitfield County includes the following communities: Dawnville, Cedar Ridge and Keith's Mill.

Within Whitfield County, unincorporated areas make up roughly 90.9% of the County's 291.5 square miles. Table 4-1 compares the existing land use for the total County (includes cities) with the unincorporated areas.

Table 4-1 - Existing Land Use (Whitfield County)

Land Use Classification	Unincorporated Whitfield County		Whitfield County	
	Acres	% of Total	Acres	% of Total
Unknown	3,698.9	2.3%	4,181.0	2.3%
Agricultural/Rural/Undeveloped	108,575.9	66.3%	111,567.1	62.1%
Commercial	3,948.4	2.4%	6,103.2	3.4%
Parks/Recreation/Conservation	13,545.2	8.3%	14,744.8	8.2%
Public/Institutional	5,748.2	3.5%	7,793.6	4.3%
Historical	0.0	0.0%	6.4	0.0%
Industrial	3,838.7	2.3%	5,878.2	3.3%
Public Utility	460.1	0.3%	527.7	0.3%
Residential - Multi-Family	288.2	0.2%	811.9	0.5%
Residential Less than 0.5 Acres	2,035.4	1.2%	3,561.0	2.0%
Residential 0.5-to-1 acre	5,384.7	3.3%	6,502.2	3.6%
Residential 1-to-5 acres	16,225.6	9.9%	17,892.2	10.0%
Total	163,749.3	100.0%	179,569.2	100.0%

Land classified as Agricultural/Rural/Undeveloped makes up the largest portion of both the County as a whole and the unincorporated areas. More than 62.1% of the total County and 66.3% of the unincorporated areas of the County are categorized as Agricultural/Rural/Undeveloped areas.

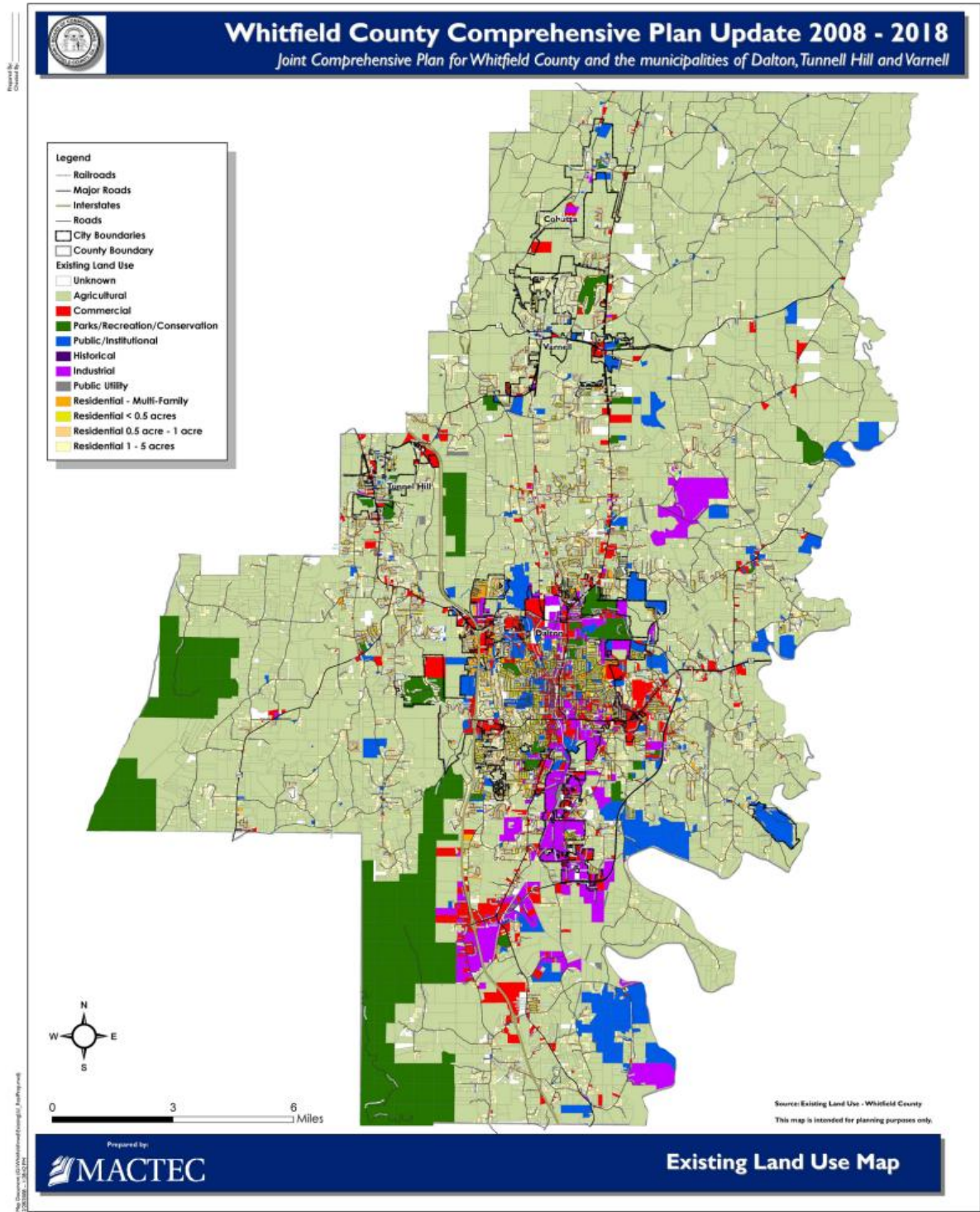
Land classified as Residential (combination of less than 0.5 acre, 0.5-to-1.0 acre and 1.0-to-5.0 acres) makes up 16.1% of the County and 15.6% of the unincorporated areas of the County. The bulk of these residential classifications are represented by the 1-to-5 acre category.

Land classified as Parks, Recreation, and Conservation makes up almost 8.2% of the County's total area. In addition to conservation land, this category includes golf courses, public and private ball fields as well as public parks.

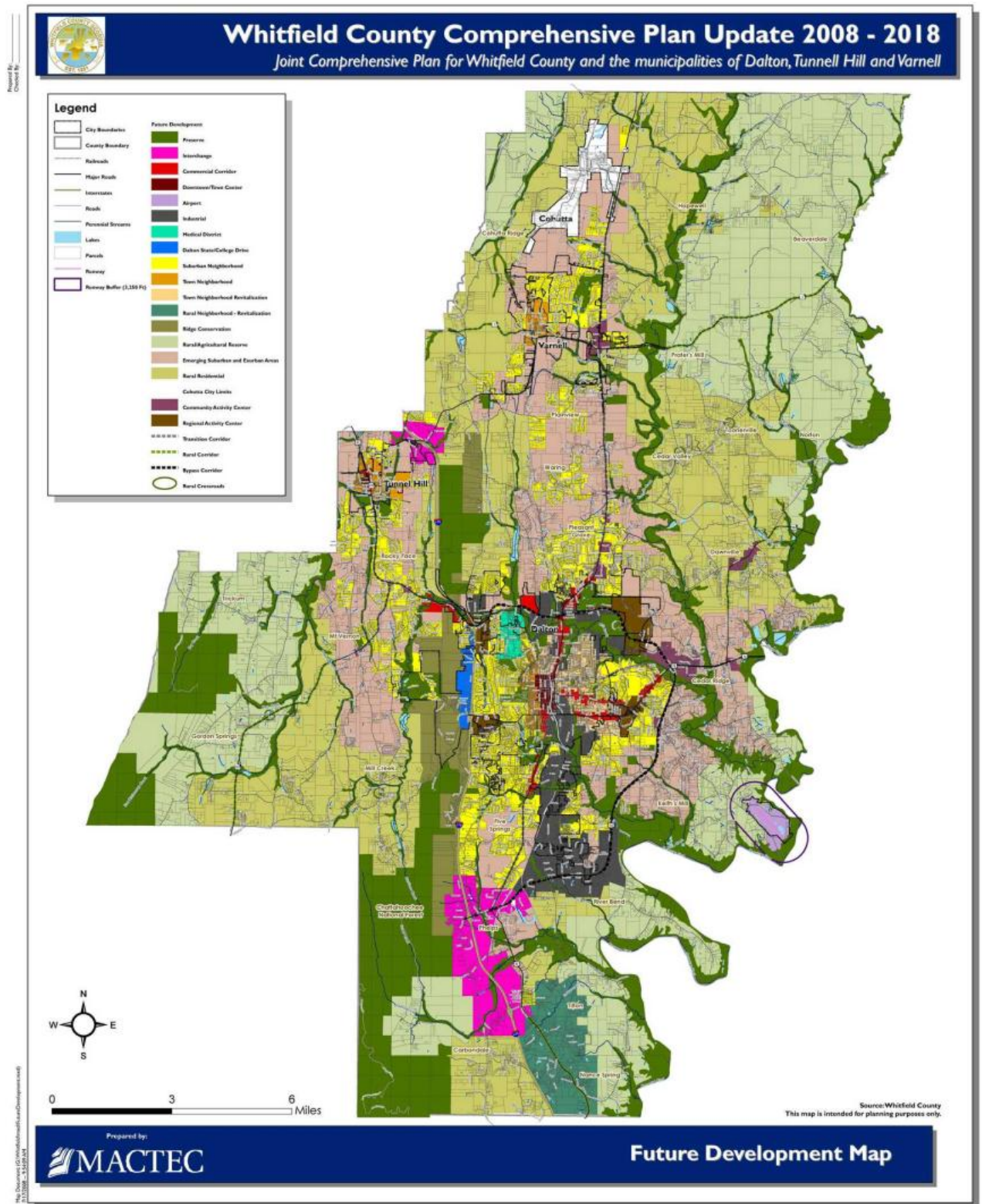
Properties classified as Public/Institutional account for approximately 4.3% of the total county and 3.5% of the unincorporated area. Public/Institutional uses include schools and places of worship.

Commercial classification properties make up only 3.4% of the total County area. Commercial land uses are primarily within the cities. Commercial properties account for 2.4% of the unincorporated area of the County. Properties classified as Industrial account for approximately 3.3% of the total County and 2.3% of the unincorporated area. Industrial uses include light and heavy manufacturing and warehousing/distribution.

The Existing Land Use Map for Whitfield County:



The Future Land Use Map for Whitfield County:



City of Dalton

The incorporated city of Dalton includes roughly 6.9% of the County's 291 square miles. Table 4-2 presents the existing land use distribution and the Dalton Existing Land Use Map, found at this end of this chapter, shows existing land use for the city of Dalton.

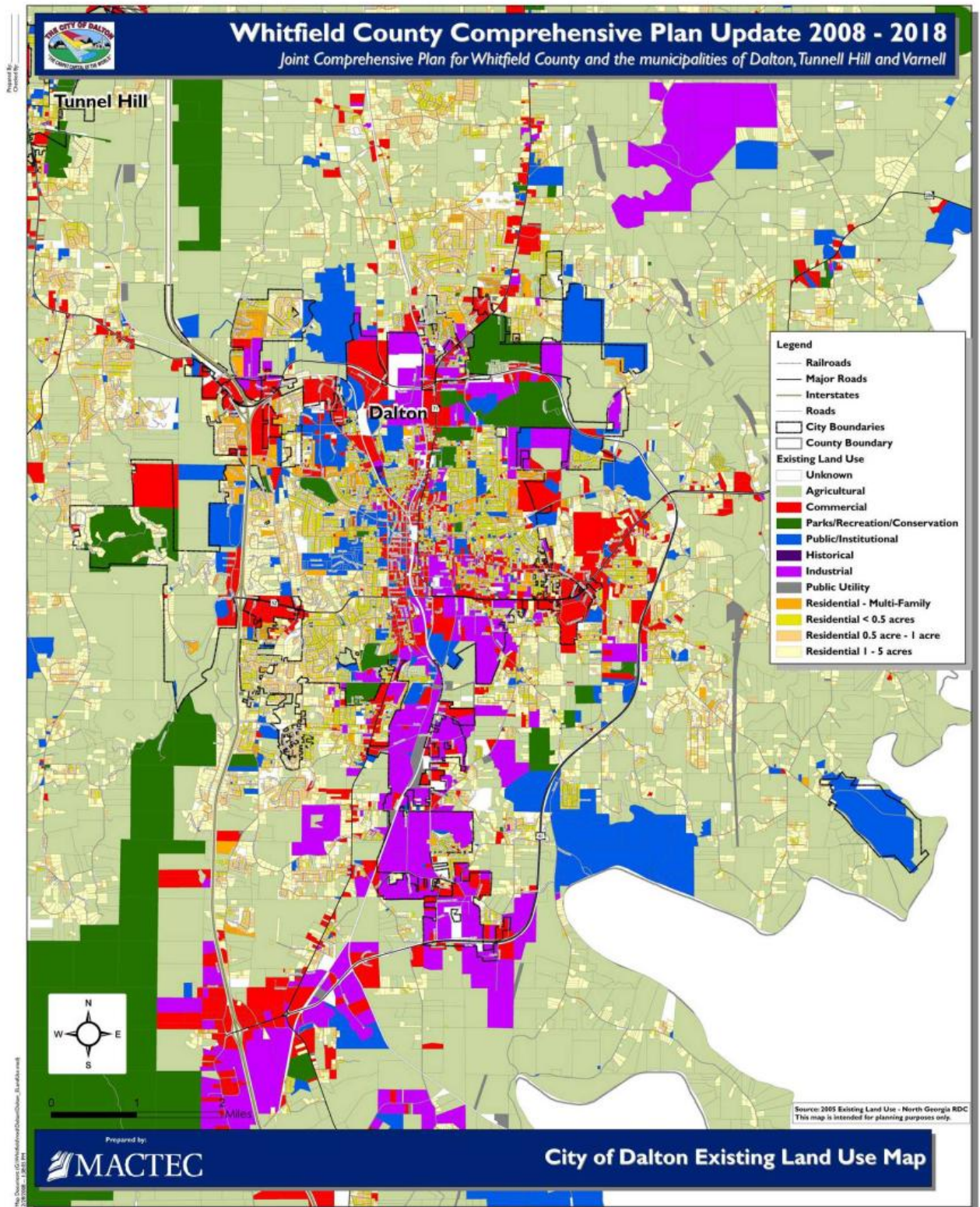
Table 4-2 – Existing Land Use (City of Dalton)

<i>Land Use Classification</i>	<i>Acres</i>	<i>% of Total</i>
Unknown	417.3	3.6%
Agricultural	860.2	7.4%
Commercial	1,909.9	16.4%
Parks/Recreation/Conservation	1,058.7	9.1%
Public/Institutional	1,732.2	14.9%
Historical	6.4	0.1%
Industrial	1,975.8	17.0%
Public Utility	61.5	0.5%
Residential - Multi-Family	517.3	4.4%
Residential Less than 0.5 Acres	1,355.8	11.6%
Residential 0.5 acre to 1 acre	830.4	7.1%
Residential 1 to 5 acres	912.8	7.8%
Total	11,638.3	100.0%

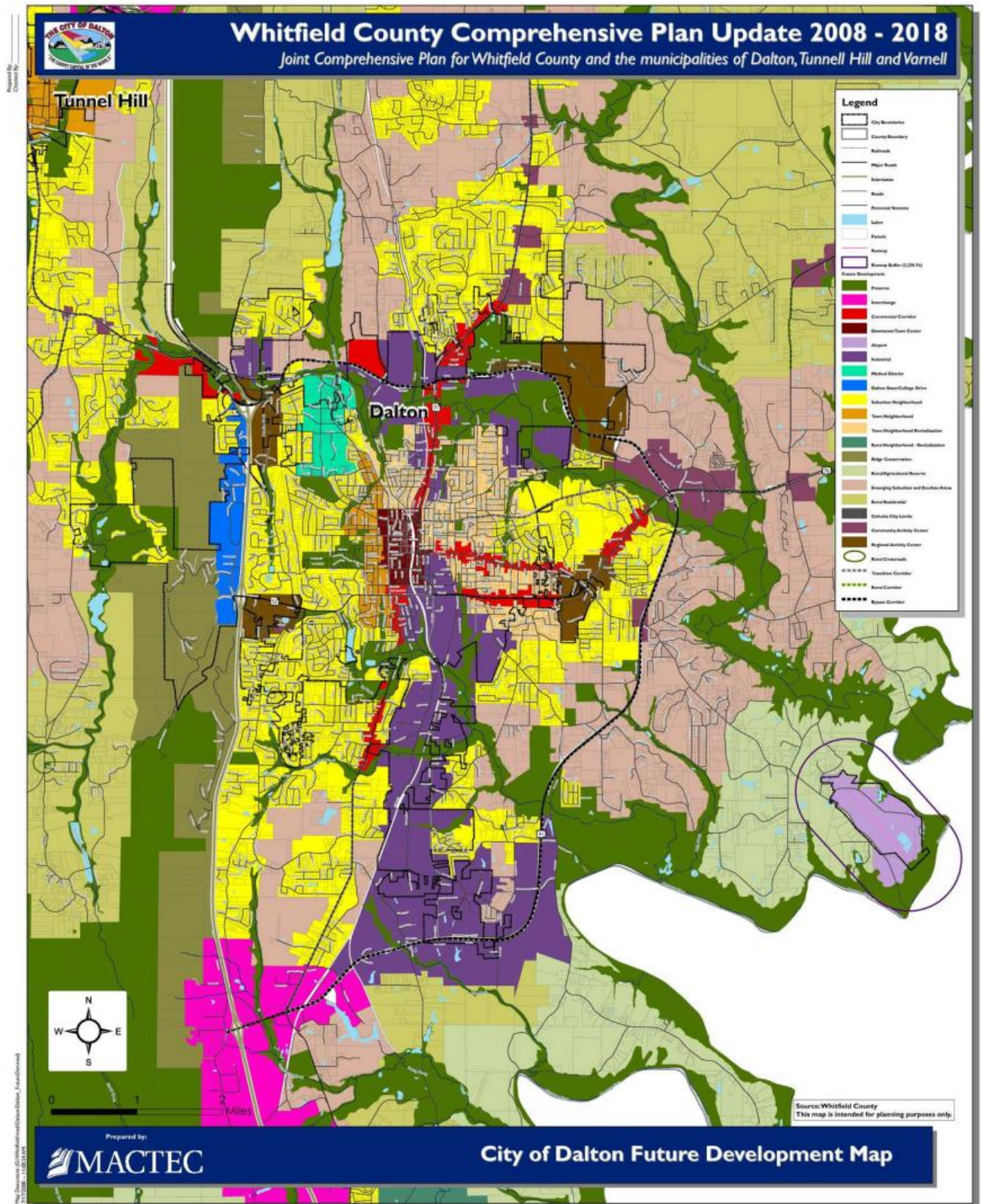
Land classified as Residential (combination of less than 0.5 acre, 0.5 to 1.0 acre and 1.0 to 5.0 acres) makes up the largest portion of the city at 26.5%. More than 40% of this residential classification falls into the less than 0.5 acres classification. Multifamily Development makes up 4.4%. Agricultural/Rural/Undeveloped land represents 7.4% of the city. Properties classified as Industrial account for 17.0%. Industrial includes light and heavy manufacturing and warehousing/distribution. Commercial classification properties make up 16.4% of the city.

Land classified as Parks, Recreation, and Conservation equates to almost 9.1% of the city's total area. In addition to conservation land, this category includes golf courses, public and private ball fields as well as public parks. Properties classified as Public/Institutional account for approximately 14.9%. Public/Institutional areas include schools and places of worship.

The Existing Land Use Map for the City of Dalton:



The Future Land Use Map for the City of Dalton:



City of Tunnel Hill

The incorporated city of Tunnel Hill makes up roughly one percent of the County's 291 square miles. Table 4-3 presents the existing land use for the city. The Tunnel Hill Existing Land Use Map, found at this end of this chapter, shows existing land use for unincorporated Tunnel Hill.

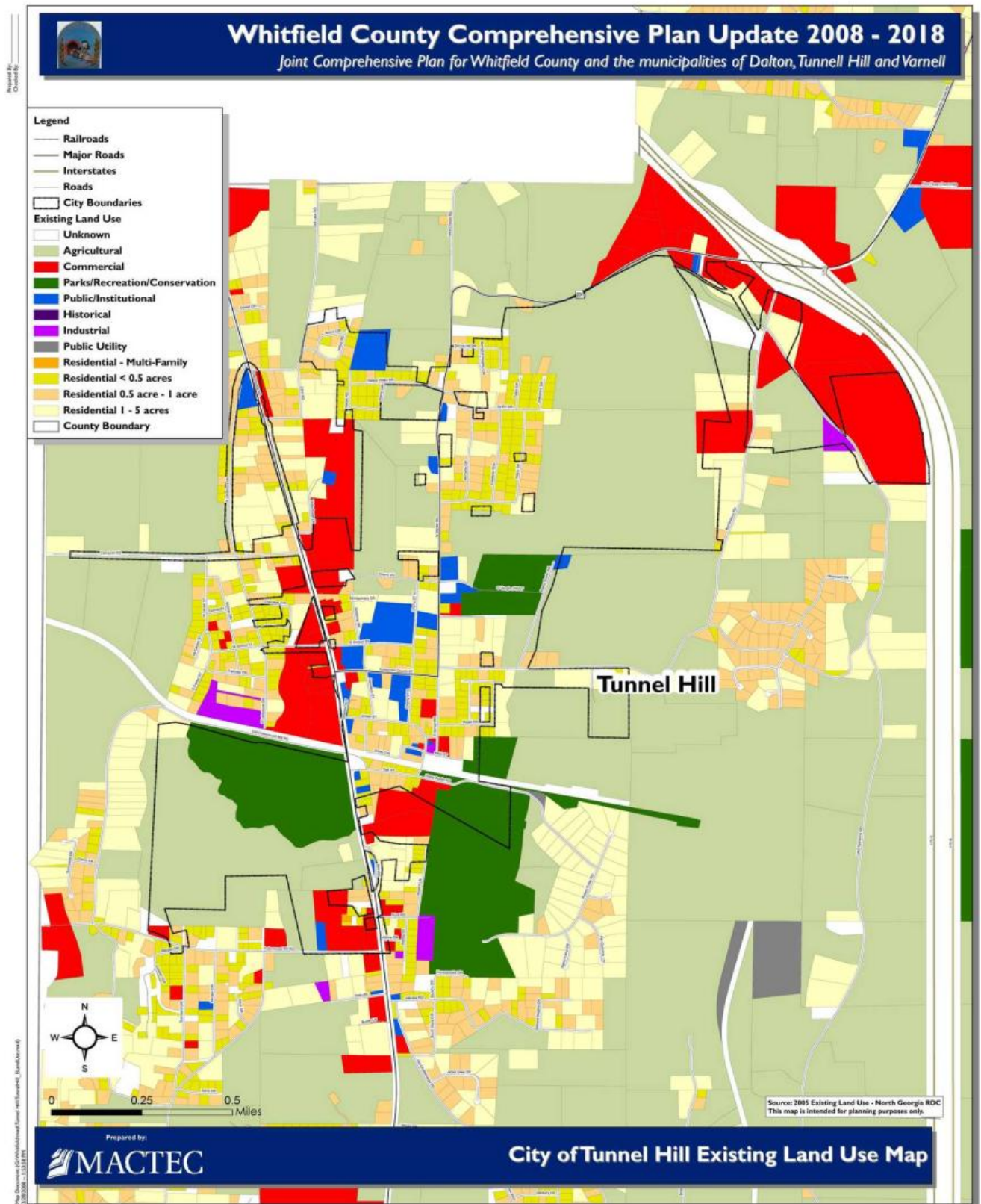
Table 4-3 – Existing Land Use (City of Tunnel Hill)

<i>Land Use Classification</i>	<i>Acres</i>	<i>% of Total</i>
Unknown	12.0	1.3%
Agricultural/Rural/Undeveloped	424.0	48.2%
Commercial	90.2	10.0%
Parks/Recreation/Conservation	99.2	11.0%
Public/Institutional	32.8	3.6%
Industrial	2.7	0.3%
Residential - Multi-Family	0.3	0.0%
Residential Less than 0.5 Acres	79.1	8.7%
Residential 0.5 acre to 1 acre	70.3	7.8%
Residential 1 to 5 acres	94.7	10.5%
Total	905.4	100.0%

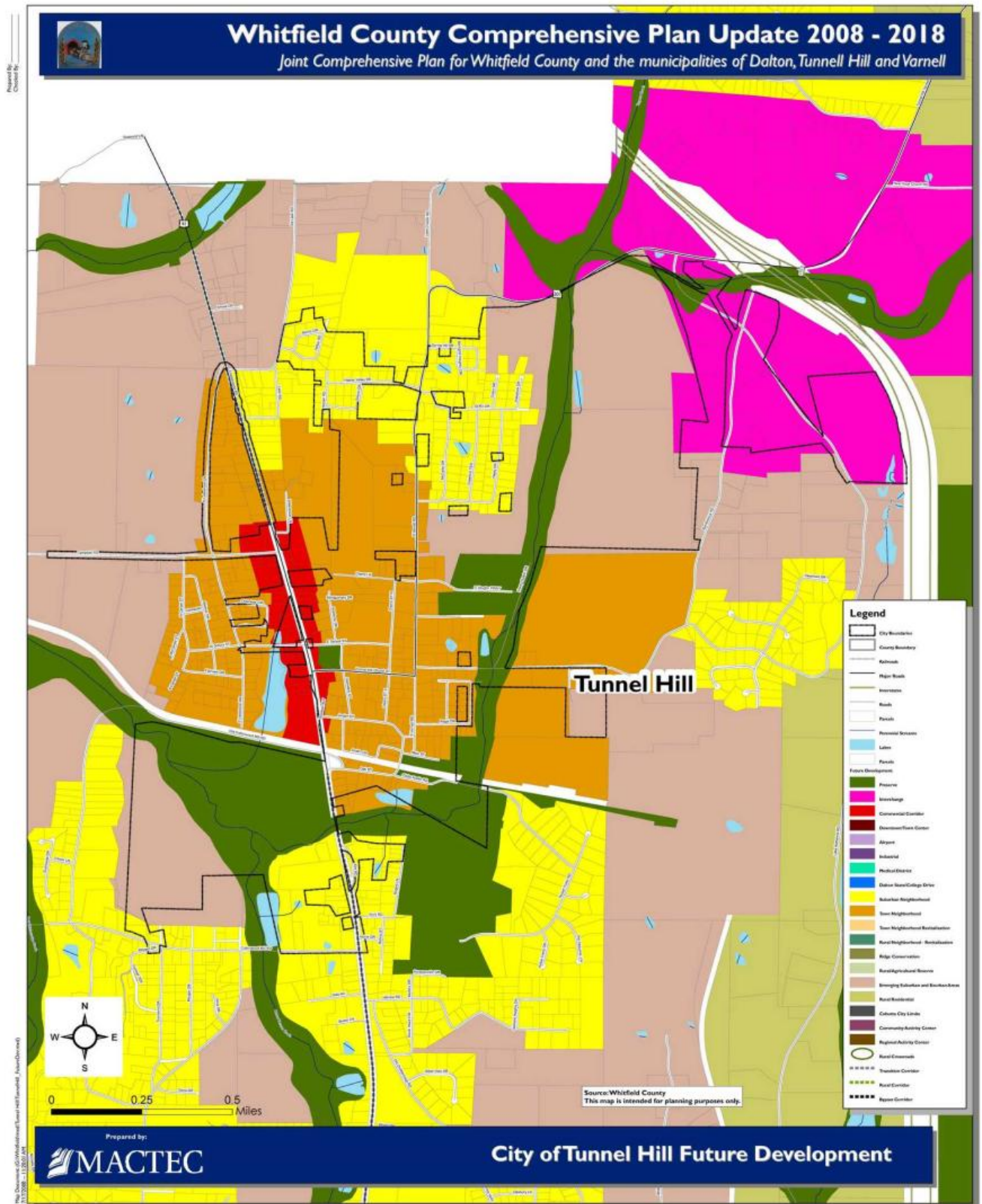
Agricultural/Rural/Undeveloped land makes up the largest portion of the city. Roughly 48.2% of the city is categorized as Agricultural/Rural/Undeveloped areas. Land classified as Residential makes up 27% of the city, including 10.5% in the Residential 1-to-5 acres category. Properties classified as Industrial account for approximately 0.3% of the city. Industrial includes light and heavy manufacturing and warehousing/distribution. Commercial classification properties made up 10.0% of the city.

Land classified as Parks, Recreation, and Conservation makes up almost 11.0% of the city's total area. In addition to conservation land, this category includes areas such as golf courses, public and private ball fields, public parks and includes the historic tunnel. Properties classified as Public/Institutional account for approximately 3.6%. Public/Institutional areas include schools and places of worship.

The Existing Land Use Map for the City of Tunnel Hill:



The Future Land Use Map for the City of Tunnel Hill:



City of Varnell

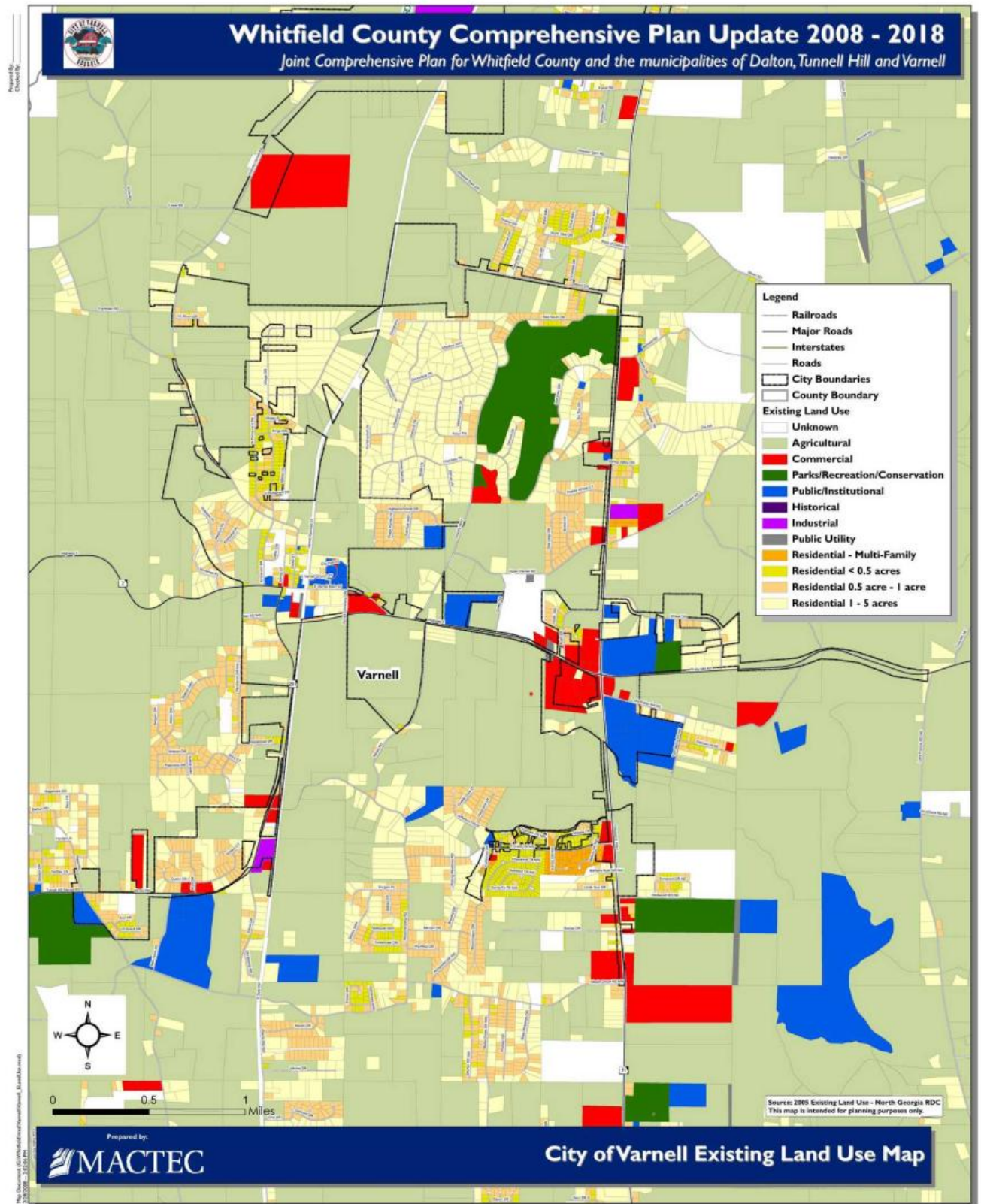
The incorporated city of Varnell makes up roughly one percent of the County's 291 square miles. Table 4-4 presents the existing land use for the city. The Varnell Existing Land Use Map, found at this end of this chapter, shows existing land use for Varnell.

Table 4-4 – Existing Land Use (City of Varnell)

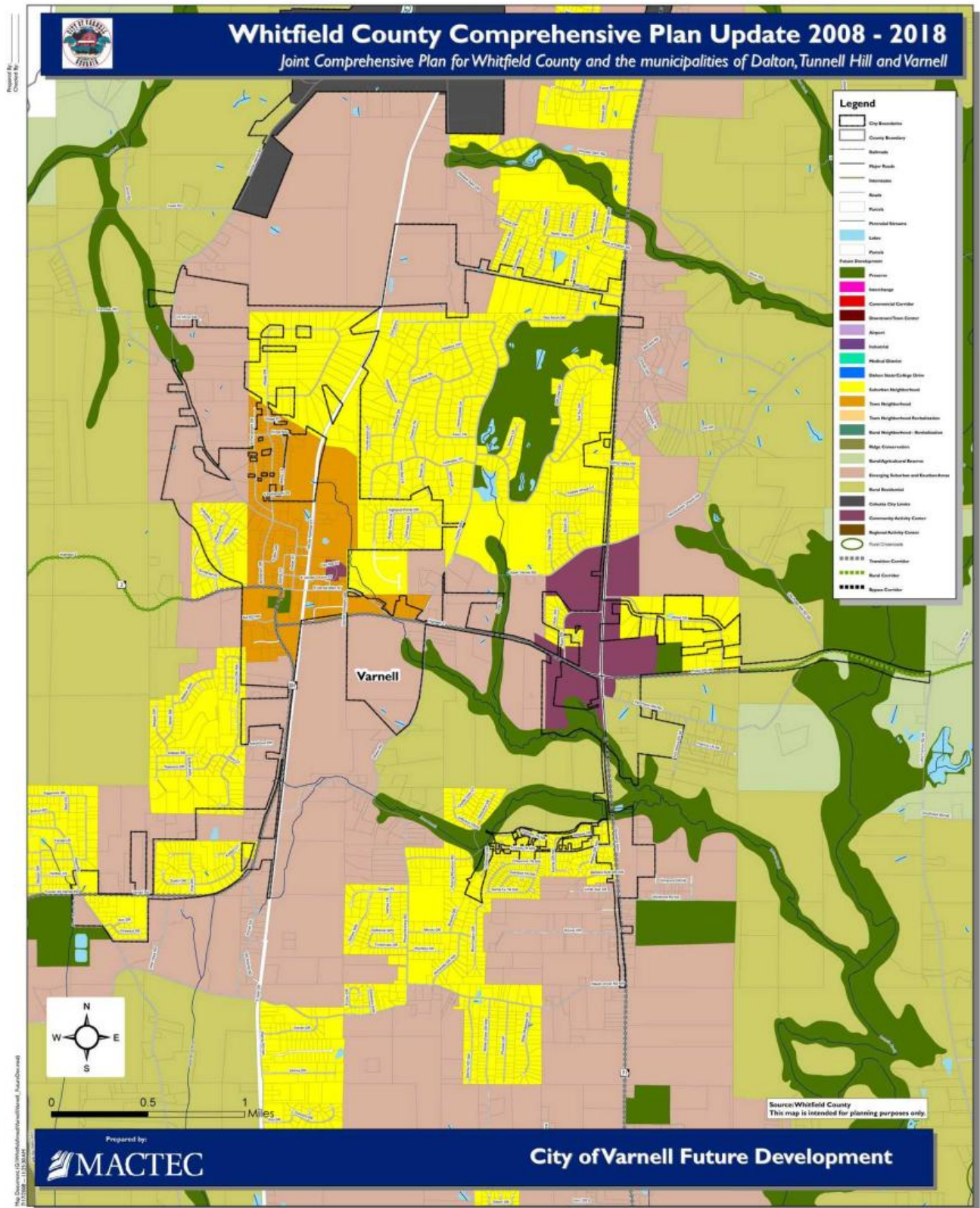
<i>Land Use Classification</i>	<i>Area</i>	<i>% of Total</i>
Unknown	35.9	2.0%
Agricultural/Rural/Undeveloped	787.8	44.9%
Commercial	79.0	4.5%
Parks/Recreation/Conservation	15.7	0.9%
Public/Institutional	161.7	9.2%
Industrial	6.5	0.4%
Public Utility	1.8	0.1%
Residential - Multi-Family	3.2	0.2%
Residential Less than 0.5 Acres	71.8	4.1%
Residential 0.5 acre to 1 acre	166.8	9.5%
Residential 1 to 5 acres	425.4	24.2%
Total	1,755.7	100.0%

Agricultural/Rural/Undeveloped land makes up the largest portion of the city. Roughly 44.9% of the city is categorized as Agricultural/Rural/Undeveloped areas. Land classified as Residential (1 to 5 acres) makes up the second largest portion of the city at 24.2% and Multifamily Development makes up 0.2%. Properties classified as Industrial accounts for approximately 0.4% of the city. Industrial includes light and heavy manufacturing and warehousing/distribution. Commercial classification properties make up 4.5% of the city. Land classified as Parks, Recreation, and Conservation makes up almost 0.9% of the city's total area. In addition to conservation land, this category includes areas such as golf courses, public and private ball fields as well as public parks. Properties classified as Public/Institutional account for approximately 9.2% Public/ Institutional areas include schools and places of worship.

The Existing Land Use Map for the City of Varnell:



The Future Land Use Map for the City of Varnell:



Local Capabilities

Local mitigation capabilities are existing authorities, policies, programs and resources that reduce hazard impacts or that could be used to implement hazard mitigation activities. The HMPC reviewed local capabilities and the available information is included in the Local Capabilities Assessment Chart below.

Local Capability Assessment

Plan, Code/Ordinance, Tool or Funding Method	In place to address hazard mitigation by following jurisdictions (W=Whitfield, D=Dalton, T= Tunnel Hill, V=Varnell, C=Cohutta)	Adequately utilized or enforced to address hazard mitigation	Updated regularly or as required by law	Notes
Comprehensive Plan	W, D, T, V, C	Y	Y	Updated 2013
Local Emergency Operations Plan (LEOP)	W	Y	Y	
Transportation Plan	W	Y	Y	
Community Wildfire Protection Plan (CWPP)	W	Y	Y	Updated as required
Building Code	W, D	Y	Y	2015 International Building Code
Site Plan Review	W, D	Y	Y	process continuously updated
ISO Rating	W, D	Y	Y	ISO Rating: W=3, D=2
Zoning Ordinance	W, D	Y	Y	
Subdivision Ordinance	W, D	Y	Y	
Floodplain Ordinance	W, D, T, V, C	Y	Y	as required by NFIP participation
Planning Commission	W	Y	Y	
Hazard Mitigation Planning Committee (HMPC)	W, D, T, V, C	Y	Y	2017 HMP update completed
Mutual Aid Agreements	W, D, T, V, C	Y	Y	State and local jurisdictions
Mass Notification System	W	Y	Y	
Grant Writing	W, D, T, V, C	Y	NA	staff and contracted grant writers
CERT Team	W	Y	Y	
Public outreach & education programs	W, D, T, V, C	Y	Y	see mitigation actions chart
GEMA School Safety Plan	W	Y	Y	updated annually & submitted to GEMA
Storm Ready Certification	W	NA	NA	
Capital improvement projects	W, D, T, V, C	Y	NA	see mitigation actions chart

Impact fees	W	NA	NA	NA
Bonds, taxes, utility fees	W, D, T, V, C	Y	NA	ongoing

Chapter 5

Hazard Mitigation Goals, Objectives, & Actions

When Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta begin any large-scale planning effort, it is imperative that the planning process is driven by a clear set of goals and objectives. Goals and objectives are the foundation of an effective Hazard Mitigation Plan. They address the key problems and opportunities to help establish a framework for identifying risks and developing strategies to mitigate those risks. Whitfield County's multi-jurisdictional Hazard Mitigation Planning Committee (HMPC) reviewed and re-evaluated the four major goals and numerous objectives for the

purposes of this Plan and determined that they all remain valid and effective. No changes were recommended.

In order to fully understand the hazard mitigation goals, objectives, and actions, it is necessary to clearly define the terms “**goal**”, “**objective**”, and “**action**”:

A **goal** is a broad-based statement of intent that establishes the direction for the Whitfield County Hazard Mitigation Plan. Goals can essentially be thought of as the desired “outcomes” of successful implementation of the Plan.

An **objective** is the stated “means” of achieving each goal, or the tasks to be executed in the process of achieving goals.

An **action** is a project-specific strategy to mitigate a particular hazard event within the context of the overarching goals and objectives.

While specific mitigation actions are listed later in this chapter, it is important to note that the actions were selected and evaluated in relation to the overarching hazard mitigation goals and objectives of this plan, which are as follows:

Goal #1. Protect life and minimize loss of property damage.

Objective 1-1. Implement mitigation actions that will assist in protecting lives and property by making homes, businesses, public facilities, and infrastructure more resistant to vulnerable hazards.

Objective 1-2. Review existing ordinances, building codes, and safety inspection procedures to help ensure that they employ the most recent and generally acceptable standards for the protection of buildings.

Objective 1-3. Ensure that public and private facilities and infrastructure meet established building codes and enforce the codes to address any deficiencies.

Objective 1-4. Implement mitigation actions that encourage the protection of the environment.

Objective 1-5. Integrate the recommendations of this plan into existing land use plans and capital improvement programs.

Objective 1-6. Build upon past databases to ensure that vulnerable hazards’ risks are accurate.

Goal #2. Increase Public Awareness.

Objective 2-1. Develop and implement additional education and outreach programs to increase public awareness of the risks associated with hazards and on specific preparedness activities available.

Objective 2-2. Encourage homeowners and businesses to take preventative actions and purchase hazard insurance.

Goal #3. Encourage Partnerships.

Objective 3-1. Strengthen inter-jurisdictional and inter-agency communication, coordination, and partnerships to foster hazard mitigation actions designed to benefit multiple jurisdictions.

Objective 3-2. Identify and implement ways to engage public agencies with individual citizens, nonprofit organizations, business, and industry to implement mitigation activities more effectively.

Goal #4. Provide for Emergency Services.

Objective 4-1. Where appropriate, coordinate and integrate hazard mitigation actions with existing emergency operations plans.

Objective 4-2. Identify the need for, and acquire, any special emergency services and equipment to enhance response capabilities for specific hazards.

Objective 4-3. Encourage the establishment of policies to help ensure the prioritization and implementation of mitigation actions designed to benefit critical facilities, critical services, and emergency traffic routes.

Format Utilized to Develop Mitigation Actions

The HMPC reviewed each jurisdiction's annual budget, multiyear work programs, and comprehensive plans to determine existing mitigation actions that met the goals and objectives of this Plan. The committee then developed a list of tentative mitigation actions based on committee members' personal knowledge, interviews with other officials of each jurisdiction, and knowledge of successful actions implemented in other communities.

The committee members developed a prioritized list utilizing the GEMA recommended STAPLEE prioritization methodology, with special emphasis on the following:

1. Cost effectiveness (and when potential federal projects are anticipated, cost-benefit reviews will be conducted prior to application);
2. Comprehensiveness, i.e. addresses a specific goal and objective;
3. Addresses reducing effects of hazards on new and existing buildings and infrastructure;
4. Addresses reducing effects of hazards on critical facilities where necessary; and,
5. Identification of future public buildings and infrastructure (Note: recognizing that the Plan may be modified and evaluated during the monitoring and evaluation period, and will definitely be completely updated within the federally mandated five year approval cycle, future development including future buildings will only include the five year period from Plan completion).

All rankings were composited to represent the consensus of the HMPC.

Members of the HMPC prioritized the potential mitigation measures identified in this Plan. A list of mitigation goals, objectives and related action items was compiled from the inputs of the HMPC, as well as from others within the community. The subcommittee prioritized the potential mitigation measures based on what they considered most beneficial to the community. Several criteria were established to assist HMPC members in the prioritization of these suggested mitigation actions. Criteria included perceived cost benefit or cost effectiveness, availability of potential funding sources, overall technical feasibility, measurable milestones, multiple objectives, determination of public and political support for the proposed actions, and the STAPLEE method described above. Through this prioritization process, several projects emerged as being a greater priority than others. Some of the projects involved expending considerable amounts of funds to initiate the required actions. Most projects allowed the community to pursue completion of the project using potential grant funding. Still others required no significant financial commitment by the community. All proposed mitigation actions were evaluated to determine the degree to which the County would benefit in relation to the project costs. After review by the HMPC, the prioritized list of mitigation measures, as presented within this Plan, was determined.

This same method of prioritization was utilized for the prior update to this Plan. Additionally, it was reviewed by the HMPC during the current plan update process and approved for continued use due to its effectiveness. No changes were recommended.

Mitigation Actions

Each mitigation action is presented by jurisdiction, or in the case of joint actions by multiple jurisdictions, or by independent public bodies (such as School System), or by private nonprofits (such as a Medical Center), in priority order (objective), by best estimate of cost, if applicable, by potential funding source if other than operating budgets, by

department or agency that will administer the action, and by timeframe. Timeframes do not begin until funding is obtained for any particular project unless otherwise indicated.

Each mitigation action that follows may be supported by one or more jurisdictions below, as indicated by the corresponding letters as follows:

W = Whitfield County (unincorporated)

D = City of Dalton

T = City of Tunnel Hill

V = City of Varnell

C = Town of Cohutta

A = All of the above jurisdictions

The Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta have relatively small populations. Due to limited financial and human resources, much support with regard to public safety is provided by Whitfield County. This includes assistance with emergency management, fire protection, and law enforcement. The Cities and Towns do have some capability, but it is augmented by the County. Therefore, many mitigation actions included on behalf of the County in the Plan are likely to have an indirect benefit for the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta.

Each mitigation action that follows is designed to mitigate one or more hazards discussed in this Plan. Those specific hazards are listed for each mitigation action at the end of each mitigation action description. The term “All” as used in the mitigation action section below refers to all hazards discussed in this Plan (severe thunderstorm, winter storm, flooding, tornado, wildfire, drought, earthquake, hazardous materials release, and dam failure).

Each mitigation action that follows mitigates the effects of hazards on existing structures/infrastructure, future structures/infrastructure, or both, as indicated.

In addition, the status of each mitigation action that follows is indicated by one of the following three terms:

PRELIMINARY – unfunded projects or projects in planning stages.

IN PROGRESS – funded projects that have begun but aren’t completed.

ONGOING – continuous projects that are never truly completed; may be funded or unfunded at any given time but are expected to continue unless removed from Plan.

**Note: fully completed or deleted projects are not found below, but in Appendix D.*

Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Responsible Party or Agency	Project Status	Cost Estimate	Potential Funding Sources	Project Length	Goals and Objectives	Structures & Infrastructure Impacted
Floodplain Management	Flooding	All	All jurisdictions planning depts	Ongoing	Staff time	Each jurisdiction	2017-2018	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 2-2, 4-3	Existing and Future
Flooding Mitigation Projects for areas associated with Mill Creek	Flooding	Whitfield	Whitfield Planning	Preliminary	\$1.5 million	Public or private grants	2017-2021	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 2-2	Existing and Future
Flooding Mitigation Projects for areas associated with Underwood Road	Flooding	Dalton	Dalton Planning	Preliminary	\$320K	Public or private grants	2017-2018	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 2-2	Existing and Future
Flooding Mitigation Projects for areas associated with Needham Drive	Flooding	Dalton	Dalton Planning	Preliminary	\$300K	Public or private grants	2017-2018	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 2-2	Existing and Future
Updated Floodplain Mapping – minor updates by FEMA	Flooding Dam Failure	All	All jurisdictions planning depts	In progress	FEMA	Public or private grants	2017-2018	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 2-2	Existing and Future
Road Maintenance Equipment and Supplies for Winter Weather	Winter Storm	Whitfield	Whitfield Public Works	Ongoing	\$300K	Public or private grants	2017-2018	4-1, 4-2	Existing and Future
Generators for Critical Facilities & Infrastructure (including necessary wiring)	All	All	Whitfield EMA and all jurisdictions	Ongoing	Up to \$50K each	Public or private grants	2017-2021	1-3, 3-1, 4-1, 4-2	Existing and Future
Update of LEOP	Hazmat Release	All	Whitfield EMA	Ongoing	Staff time	Whitfield County	2017-2018	1-2, 1-3, 1-4, 1-5, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing and Future
Community Awareness Program – GEMA Area 1	All	All	Whitfield EMA	Preliminary	\$256K	Public or private grants	2017-2018	1-2, 1-3, 1-4, 1-5, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2, 4-3	Existing
Dalton Public Education Program – Fire Safety House	Wildfire	Dalton Whitfield	Dalton Fire Dept	Preliminary	\$50K	Public or private grants	2017-2018	2-1, 3-1, 3-2, 4-2	Existing

Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Responsible Party or Agency	Project Status	Cost Estimate	Potential Funding Sources	Project Length	Goals and Objectives	Structures & Infrastructure Impacted
Weather Radios for citizens	All	All	Whitfield EMA	Ongoing	\$300K	Public or private grants	2017-2021	2-1, 3-1, 3-2, 4-2	Existing
Sound Design and Comprehensive Inspection of unclassified Dams	Dam Failure	Whitfield	All jurisdictions planning depts	Preliminary	\$100K per year minimum	Public or private grants; general funds	2017-2021	1-2, 1-3, 1-4, 1-6, 3-1, 3-2, 4-1	Existing and Future
CERT Program	All	All	Whitfield EMA	Ongoing	\$11K per year	Public or private grants; general funds	2017-2021	2-1, 3-1, 3-2, 4-1	Existing and Future
GEMA School Safety Plan updates	All	All	Whitfield EMA	Ongoing	Staff time	Whitfield County	2017-2021	1-3, 1-6, 2-1, 3-1, 3-2, 4-1, 4-2	Existing
New Communications System (800 mHz)	All	Whitfield	Whitfield EMA	In progress	\$13 million	Public or private grants	2017-2021	3-1, 4-2	Existing and Future
Community Wildfire Protection Plan updates	Wildfire	All	Whitfield Fire and Dalton Fire Depts	Ongoing (last update 2014)	Staff time	Whitfield County	2017	1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 2-1, 2-2, 3-1, 3-2, 4-1	Existing and Future
Community Rating System	Flooding	All	Whitfield Planning	Ongoing	Staff time	Whitfield County	2017-2021	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 2-2, 4-3	Existing and Future
Seismic Loss Estimation Studies	Earthquake	All	Whitfield Planning	Preliminary	\$100K minimum	Public or private grants	2017-2018	1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 2-1, 2-2, 3-1, 3-2, 4-1	Existing
Hazardous Materials Rescue Team – supplies, equipment, training (see Appendix D)	Hazmat Release	All	Whitfield Fire and Dalton Fire Depts	Ongoing	\$50K per year	Public or private grants; general funds	2017-2021	3-1, 4-1, 4-2	Existing
Dispatcher Emergency Guidance System by APCO	All	Whitfield	Whitfield 911	In progress	\$150K	Public or private grants	2017	3-1, 4-2	Existing and Future
911 Physical Security	All	Whitfield	Whitfield 911	Preliminary	\$12K	Public or private grants; general funds	2017	1-3, 4-2	Existing

Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Responsible Party or Agency	Project Status	Cost Estimate	Potential Funding Sources	Project Length	Goals and Objectives	Structures & Infrastructure Impacted
City of Dalton Fire Stations Construction	All	Dalton	Dalton Fire Dept	Preliminary	\$1.3 million per station plus property cost	Public or private grants; SPLOST	2017-2021	1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 4-1, 4-2	Future
Whitfield County Fire Headquarters and two new stations	All	Whitfield	Whitfield Fire	Preliminary	\$5 million	Public or private grants; SPLOST	2017-2019	1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 4-1, 4-2	Future
Mass Casualty Incident supplies, equipment, training	All	All	Whitfield Fire	Ongoing	\$100K	Public or private grants; general funds	2017-2018	3-1, 4-2	Existing and Future
Hamilton Medical Center Decontamination Incident – supplies, equipment, training	Hazmat Release	All	Hamilton Medical Center	Ongoing	\$115K	Public or private grants, HMC	2017-2018	1-4, 3-1, 3-2, 4-1, 4-2	Existing and Future
In-cab Terminals linked to 911 Center	All	All	Whitfield 911	Preliminary	\$150K	Public or private grants	2017-2018	3-1, 4-2	Existing and Future
Quarantine Supplies	Hazmat Release	All	Whitfield Fire and Dalton Fire Depts	Ongoing	\$89K	Public or private grants	2017-2018	1-4, 4-1, 4-2	Existing and Future
Home Monitoring System	Hazmat Release	All	Whitfield Health Dept	Preliminary	\$103K	Public or private grants	2017-2018	3-1, 3-2, 4-2	Existing
Medical Personnel Transportation 4x4 vehicles	Winter Storm	All	Hamilton Medical Center	Preliminary	\$63K	Public or private grants, HMC	2017-2018	3-1, 3-2, 4-1, 4-2	Existing and Future
Hospital Physical Security	All	All	Hamilton Medical Center	Preliminary	\$42K	Public or private grants, HMC	2017-2018	1-3, 4-2	Existing
Manufactured Homes Anchoring	Tornado	All	Whitfield Planning	Preliminary	Staff time	Whitfield County	2017-2021	1-1, 1-2, 2-1, 3-2	Existing

Mitigation Action	Hazard(s) Addressed	Jurisdictional Participants	Responsible Party or Agency	Project Status	Cost Estimate	Potential Funding Sources	Project Length	Goals and Objectives	Structures & Infrastructure Impacted
Electronic Traffic Signs	All	Whitfield Dalton	Whitfield EMA and Dalton Fire Dept	Preliminary	\$30K each	Public or private grants	2017-2018	2-1, 3-1, 3-2, 4-1, 4-2	Existing and Future
National Historic Register – structure protection	Flooding	All	Whitfield Planning	Preliminary	TBD	Public or private grants	2017-2018	1-1, 1-2, 1-3, 1-4, 1-6, 2-1, 2-2	Existing
Emergency Fuel Plan	All	Whitfield Dalton	Whitfield and Dalton Public Works	Preliminary	\$50K	Public or private grants; general funds	2017-2018	4-1, 4-2	Existing and Future
Fuel Supply (Mobile Tankers)	All	Whitfield Dalton	Whitfield and Dalton Public Works	Preliminary	\$200K each	Public or private grants	2017-2018	4-1, 4-2	Existing and Future
Expansion of Fixed Fuel Supply	All	Whitfield Dalton	Whitfield and Dalton Public Works	Preliminary	TBD	Public or private grants; general funds	2017-2019	4-1, 4-2	Existing and Future
Rapid Communications Trailer w/radio tower, 700/800 MHz, VHF & UHF repeaters/mobile radio stations, generators, mobile satellite data/phone capabilities, and gateway interface capabilities	All	Whitfield	Whitfield EMA and 911	Preliminary	\$150K	Public or private grants; SPLOST	2017-2019	3-1, 4-2	Existing and Future
Disaster response radio cache multiband P25 radios with accessories, extra batteries and bank chargers	All	Whitfield	Whitfield EMA and 911	Preliminary	\$150K for 24 radios (\$6,250 for each additional)	Public or private grants, SPLOST	2017-2019	3-1, 4-2	Existing and Future
Collect GPS and other data on critical facilities needed by GMIS for Hazus Reports	All	Whitfield	Whitfield EMA	Preliminary	Staff time	Whitfield County	2017-2018	1-6, 3-1, 4-1	NA

Chapter 6

Executing the Plan

6.1 – Action Plan Implementation

The hazard mitigation planning process was overseen by the Whitfield County Emergency Management Agency. Facilitation of the planning process was conducted by North Georgia Consulting Group, LLC. Once GEMA completes its initial review of this Plan, it will be presented to the Whitfield Board of Commissioners for consideration. Once adopted, the Whitfield County EMA Director shall assume responsibility for the maintenance of the Plan. It shall be the responsibility of the EMA Director to ensure that this Plan is utilized as a guide for initiating the identified mitigation measures within the community. The EMA Director shall be authorized to convene a committee to review and update this Plan annually. The Plan will also have to be updated and resubmitted once every five years. Through this Plan updating process, the EMA Director shall identify projects that have been successfully undertaken in initiating mitigation measures within the community. These projects shall be noted within the planning document to indicate their completion. Additionally, the committee called together by the EMA Director shall help to identify any new mitigation projects that can be undertaken in the community.

Members of the HMPC prioritized the potential mitigation measures identified in this Plan. A list of mitigation goals, objectives and related action items was compiled from the inputs of the HMPC, as well as from others within the community. The subcommittee prioritized the potential mitigation measures based on what they considered most beneficial to the community. Several criteria were established to assist HMPC members in the prioritization of these suggested mitigation actions. Criteria included perceived cost benefit or cost effectiveness, availability of potential funding sources, overall feasibility, measurable milestones, multiple objectives, and both public and political support for the proposed actions. Through this prioritization process, several projects emerged as being a greater priority than others. Some of the projects involved expending considerable amounts of funds to initiate the required actions. Most projects allowed the community to pursue completion of the project using potential grant funding. Still others required no significant financial commitment by the community. All proposed mitigation actions were evaluated to determine the degree to which the County will benefit in relation to the project costs. After review by the HMPC, the prioritized list of mitigation measures, as presented within this Plan, was determined.

6.2 – Evaluation

As previously stated, the Whitfield County EMA Director will be charged with ensuring that this plan is monitored and updated at least annually or more often if deemed necessary. The method of evaluation will consist of utilizing a checklist to determine what mitigation actions were undertaken, the completion date of these actions, the cost associated with each completed action, and whether actions were deemed to be successful. A committee, perhaps with much of the same membership as the existing HMPC, will convene in order to accomplish the annual plan evaluation. Additionally, the EMA Director is encouraged to maintain a schedule of regular meetings, either quarterly or semiannually to preserve continuity throughout the continuing process. These meetings will provide an opportunity to discuss the progress of the action items and maintain the partnerships that are essential for the sustainability of the HMP. The EMA Director will ensure the results of the evaluation(s) are reported to the Whitfield County Board of Commissioners, as well as to any agencies or organizations having an interest in the hazard mitigation activities identified in the plan.

6.3 – Multi-Jurisdictional Strategy and Considerations

As set forth by Georgia House Bill 489, the Emergency Management Agency is the overall implementing agency for projects such as hazard mitigation. Whitfield County will work in the best interests of the County as well as the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta. Each of these municipalities played an active role in the planning process. Participation from each jurisdiction was solicited and received by Whitfield County EMA. As a result, a truly multi-jurisdictional plan was created for Whitfield County and the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta, with ideas and viewpoints of all participants included.

6.4 – Plan Update and Maintenance

According to the requirements set forth in the Disaster Mitigation Act of 2000, Whitfield County is required to update and revise the Hazard Mitigation Plan every five years. However, the Hazard Mitigation Planning Committee will meet on the plan approval anniversary date of every year, or within 30 days of said date as determined and scheduled by the EMA Director, to complete a review of the Hazard Mitigation Plan. At each such meeting, the HMPC will review the main facets of the HMP including the vulnerability assessment, critical facilities inventory, and mitigation goals, objectives, and actions. All revisions will be posted to the County website for public review and comment. Further revisions may take place based upon public comments received.

It is during this review process that the mitigation strategies and other information contained within the Hazard Mitigation Plan are considered for incorporation into other planning mechanisms as appropriate. Opportunities to integrate the requirements of this HMP into other local planning mechanisms will continue to be identified through future meetings of the HMPC on an annual basis.

The HMPC recognizes the need to integrate other plans, codes, regulations, procedures and programs into future Hazard Mitigation Plan (HMP) updates. This plan is multi-jurisdictional; therefore the mechanism for implementation of various mitigation plan items may vary by jurisdiction. This includes reviewing other local planning documents, processes or mechanisms for possible integration with the HMP.

To Be Reviewed in Future Update

Existing planning mechanisms	Method of use in Hazard Mitigation Plan
Comprehensive Plan (multi-jurisdictional)	Development trends
Local Emergency Operations Plan	Identifying hazards; Assessing vulnerabilities
Storm Water Management / Flood Damage Protection Ordinance	Mitigation strategies
Building and Zoning Codes and Ordinances	Development trends; Future growth
Mutual Aid Agreements	Assessing vulnerabilities
State Hazard Mitigation Plan	Risk assessment
Land Use Maps	Assessing vulnerabilities; Development trends; Future growth
Critical Facilities Maps	Locations
Community Wildfire Protection Plan	Mitigation strategies

It will be the responsibility of each participating jurisdiction to determine additional implementation procedures when appropriate.

During the planning process for new and updated local planning documents such as a comprehensive plan or Local Emergency Operations Plan, the EMA Director will provide a copy of the HMP to the appropriate parties. It will be recommended that all goals and strategies of new and updated local planning documents be consistent with, and support the goals of, the HMP and will not contribute to increased hazards in the affected jurisdiction(s).

Although it is recognized that there are many benefits to integrating components of this plan into other local planning mechanisms, and that components are actively integrated into other planning mechanisms when appropriate, the development and maintenance of this stand-alone HMP is deemed by the committee to be the most effective method to ensure implementation of local hazard mitigation actions at this time. Therefore, the review and incorporation efforts made in this update and the last, which consisted of a simple review of the documents listed in the chart above by various members of the HMPC, are considered successful by the HMPC and will likely be utilized in future updates.

The County's EMA is committed to incorporating hazard mitigation planning into its Local Emergency Operations Plan and other public emergency management activities. As the EMA Director becomes aware of updates to other County or City/Town plans, codes, regulations, procedures and programs, the Director will continue to look for opportunities to include hazard mitigation into these mechanisms.

The Whitfield County HMPC will reconvene not later than the fourth anniversary of the plan approval anniversary date, as determined and scheduled by the EMA Director, to begin planning for the formal Hazard Mitigation Plan revision process. The revision process will include a clear schedule and timeline, and identify any agencies or organizations participating in the plan revision. The committee will review the mitigation goals, objectives and actions to determine their relevance to changing situations within the different jurisdictions, as well as changes in State or Federal policy, and to ensure current and expected conditions are being addressed. The HMPC will also review the prior vulnerability assessments to determine if this information should be updated or modified, given any new available data.

Whitfield County is dedicated to involving the public directly in reviews and updates of the HMP. During the plan revision process, the committee will conduct, at a minimum, two public hearings during the revision process. These public hearings will provide the public a forum for which they can express their concerns, opinions, or ideas about the Plan. Additionally, if persons from the community express interest in participation in the planning process, they will be provided the opportunity, via meetings, the County website, social media, and/or public forums, to suggest possible mitigation measures for the community. Documentation will be maintained to indicate all efforts at continued public involvement. All relevant information will be forwarded to GEMA and FEMA as a product of the proposed plan revision. Public involvement activities will continue throughout the 5 year planning cycle and will be evaluated for effectiveness by the HMPC next planning cycle.

The EMA Director will ensure the revised plan is presented to the governing body of each jurisdiction for formal adoption. In addition, all holders of the HMP will be notified of affected changes. The EMA Director shall submit a revised Hazard Mitigation Plan not later than the five-year anniversary of the most recently updated HMP to the Georgia Emergency Management Agency for review and subsequent submittal to the Federal Emergency Management Agency for ultimate approval.

Once approved by FEMA, copies of the Whitfield County Hazard Mitigation Plan will be provided by the EMA Director to the appropriate governmental jurisdictions, agencies, and/or departments for review and possible inclusion into plans and programs. The HMP will be distributed by the EMA Director to the appropriate officials to allow them to review the Plan and determine to what extent the Plan should be integrated into, or referenced by, other plans and programs. Limitations may be placed on certain sensitive information by the EMA Director.

Chapter 7

Conclusion

7.1 – Summary

Whitfield County has gained a great deal of knowledge relating to the County's disaster history and future potential for disaster as a result of the hazard mitigation planning process. This includes an extensive hazard history of recorded hazard events from the past fifty years, a detailed critical facilities database with valuable information on some of most critical county and city/town structures, as well as some valuable ideas from the community abroad concerning measures that should be considered for future hazard mitigation. Community involvement has been at the heart of this effort. Not only did the planning process include the creation of a Hazard Mitigation Planning Committee with representatives from all walks of life, but two public hearings were conducted to provide all Whitfield County citizens with the opportunity to comment on, and offer suggestions concerning potential hazard mitigation measures within the community. Whitfield County, the Cities of Dalton, Tunnel Hill, and Varnell, and the Town of Cohutta all worked in concert to ensure a broad range of citizens were represented. Elected officials, local government employees, public safety officials, Red Cross representatives, GA Forestry representatives, businesspersons, media, and other volunteers and interested parties provided important varying viewpoints to create a workable Plan. GEMA and NGCG provided valuable assistance as well. These efforts have all had the effect of better protecting our Community from the threats of nature and technology. While it would be naïve to believe this Plan provides complete protection to Whitfield County and its residents, it is the hope of all parties involved in this planning process that the recommended mitigation measures contained within the Plan will provide some level of increased preparedness as well as spur further discussion and planning related to the important subject of Hazard Mitigation.

7.2 – References

Numerous sources were utilized to ensure the most complete planning document could be assembled:

Publications/Documents:

The Disaster Mitigation Act of 2000

Robert T. Stafford Disaster Relief and Emergency Assistance Act

FEMA Pre-Disaster Mitigation *How-to Guides* #1, 2, 3, 7

GEMA Supplements to FEMA Pre-Disaster Mitigation How-to Guides

Georgia Tornado Database 1808 – 2002 (Westbrook)

Earthquake Information Bulletin, Volume 3, Number 6, November-December 1971

Whitfield County Hazard Mitigation Plan

Web Sites:

www.fema.gov (FEMA)

www.usfa.fema.gov (USFA)

www.fs.fed.us (USFS Fire Danger Class)

www.cpc.ncep-noaa.gov (Drought Severity Index)

www.ncdc.noaa.gov (National Climatic Data Center)

<http://eqint.cr.usgs.gov> (USGS Earthquake Probability Maps)

www.tornadoproject.com (Tornado Project Online)

www.disastercenter.com (The Disaster Center)

www.gema.state.ga.us (GEMA)

www.gfc.state.ga.us (GFC)

www.georgiadrought.org (Drought in Georgia)

www.weather.com (The Weather Channel)

www.accuweather.com (AccuWeather)

www.gwrr.com (Genesee & Wyoming, Inc.)

Other Sources:

American Red Cross

American Society of Civil Engineers

Whitfield County

City of Dalton

City of Tunnel Hill

City of Varnell

Town of Cohutta

Federal Emergency Management Agency

Georgia Department of Natural Resources

Georgia Emergency Management Agency

Georgia Forestry Commission

Georgia Safe Dams Program

National Climatic Data Center

National Oceanic & Atmospheric Administration

National Weather Service

New Georgia Encyclopedia (www.georgiaencyclopedia.org)

U.S. Army Corps of Engineers

U.S. Census Bureau

U.S. Fire Administration

U.S. Forest Service

U.S. Geological Survey

Appendices

Appendix A – Critical Facilities Database / HAZUS Report

Appendix B – Hazard History Database

Appendix C – Hazard Frequency Table

Appendix D – Other Planning Documents

Appendix E - Glossary



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10-07-19

Agenda Item: CGI 2019 Community Video Program

Department: City Clerk

Requested By: Bernadette Chattam

Reviewed/Approved by City Attorney? Yes

Cost: N/A

Funding Source if Not in Budget N/A

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

CGI 2019 Community Video Program



2019 Community Video Program

Name: Bernadette Chattam

Title: City Clerk

Address: 300 West Waugh St

City, State, Zip: Dalton, GA 30720

Phone: (706) 529-2443

Email: bchattam@cityofdaltonga.gov

Website: www.cityofdaltonga.gov

This agreement is between CGI Communications, Inc. ("CGI") and the City of Dalton (the "City") and shall remain in effect from the date it is signed by both parties until the third anniversary of the date that the completed and approved Community Video Program is made available for viewer access on different devices via a link on the www.cityofdaltonga.gov homepage, including any alternate versions of that homepage.

During the term of this Agreement, CGI shall:

- Produce a total of seven video chapters with subject matter that includes but is not limited to: Welcome, Education, Healthy Living, Homes / Real Estate
- Provide one Community Organizations chapter to promote charities, nonprofits and community development organizations
- Provide script writing and video content consultation
- Send a videographer to City locations to shoot footage for the videos
- Reserve the right to use still images and photos for video production
- Provide all aspects of video production and editing, from raw footage to final video including professional voiceovers and background music
- Provide a final draft of Community Video Program content subject to City's approval (up to 3 sets of revisions allowed). CGI's request for approval of content or revision, including final draft, shall be deemed approved if no response is received by us within 30 days of request
- Provide our patented OneClick™ Technology and encode all videos into multiple streaming digital formats to play on all computer systems, browsers, and Internet connection speeds; recognized player formats include WindowsMedia™ and QuickTime™
- Store and stream all videos on CGI's dedicated server
- Feature business sponsors around the perimeter of video panels
- Be solely responsible for sponsorship fulfillment including all related aspects of marketing, production, printing, and distribution
- Facilitate viewer access of the Community Video Program from City website, including any alternate versions of City's homepage, for different devices, by providing HTML source code for a graphic link to be prominently displayed on the www.cityofdaltonga.gov website homepage as follows: "Coming Soon" graphic link designed to coordinate with existing website color theme to be provided within 10 business days of execution of this agreement. "Community Video Program" graphic link to be provided to replace the "Coming Soon" link upon completion and approval of videos
- Grant to City a license to use CGI's Line of Code to link to and/or stream the videos
- Own copyrights of the master Community Video Program
- Assume all costs for the Community Video Program
- Afford businesses the opportunity to purchase various digital media products and services from CGI and its affiliates
- Honor any request for termination of this agreement upon 30 day notice and only if the City continues to provide the Community Video Program linkage from its homepage for the duration of business sponsorship fulfillment.

During the term of this Agreement, the City shall:

- Provide a letter of introduction for the program on City's letterhead
- Assist with the content and script for the Community Video Program
- Grant CGI the right to use City's name in connection with the preparation, production, and marketing of the Program
- Display the "Coming Soon" graphic link prominently on the www.cityofdaltonga.gov homepage within 10 business days of receipt of HTML source code
- Display the "Community Video Program" link prominently on its www.cityofdaltonga.gov homepage, including any alternate versions of your home page, for viewer access on different devices for the entire term of this agreement
- Ensure that this agreement remains valid and in force until the agreed upon expiration date, regardless of change in administration
- Grant full and exclusive streaming video rights for CGI and its subsidiaries, affiliates, successors and assigns to stream all video content produced by CGI for the Community Video Program
- Agree that the town will not knowingly submit any photograph, video, or other content that infringes on any third party's copyright, trademark or other intellectual property, privacy or publicity right for use in any video or other display comprising this program.

This Agreement constitutes the entire agreement of the parties and supersedes any and all prior communications, understandings and agreements, whether oral or written. No modification or claimed waiver of any provision shall be valid except by written amendment signed by the parties herein. City warrants that it is a tax exempt entity. The undersigned, have read and understand the above information and have full authority to sign this agreement.

City of Dalton, GA

CGI Communications, Inc.

Signature:

Name (printed):

Name (printed): Nicole Rongo

Title:

Title: Vice President of Marketing and Acquisitions

Date:

Date: September 26, 2019



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10/7/19

Agenda Item: Purchase of Postage Machine

Department: Finance

Requested By: Cindy Jackson

Reviewed/Approved by City Attorney? No

Cost: \$7,435

Funding Source if Not in Budget Excess year-to-date interest income – general fund

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

The postage machine lease for the Pitney Bowes postage machine located at City Hall expires in November of 2019. Due to decreased postage volume we looked at 3 options – purchase old machine Connect+2, purchase new machine P2000 Basic, and lease new machine P2000 Basis. The best option is to purchase the new machine – refer to analysis attached.

<u>Pitney Bowes Postage Machine</u>		<u>Purchase Price</u>	<u>Lease Price</u>	<u>Annual Maintenance Fee</u>	<u>Quarterly Meter Service Fee</u>	<u>5 Year Output</u>
Option #1						
Buy machine from expired lease (Connect+ 2000)		\$ 10,020.00	N/A	\$ 834.31	\$ 224.61	\$ 18,683.75
Option #2						
Purchase new machine (P2000 Basic)		\$ 7,435.00	N/A	\$ 798.00	\$ 200.97	\$ 15,444.40
Option #3						
Lease new machine (P2000 Basic) - 60 months		N/A	\$ 312.09	\$ -	\$ -	\$ 18,725.40

Purchase Quote/Equipment and Software Maintenance Quote

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Agreement Number

Your Business Information

Full Legal Name of Client / DBA Name of Client

Tax ID # (FEIN/TIN)

CITY OF DALTON

Sold-To: Address

300 W WAUGH ST, DALTON, GA, 30720-3143, US

Sold-To: Contact Name

Mechelle Champion

Sold-To: Contact Phone

7065292462

Sold-To: Account

0012098462

Bill-To: Address

PO BOX 1205, DALTON, GA, 30722-1205, US

Bill-To: Contact Name

Misty Wimpey

Bill-To: Contact Phone

(706) 278-1913

Bill-To: Account

0015528184

Bill-To: Email

mwest@daltonga.gov

Ship-To: Address

300 W WAUGH ST, DALTON, GA, 30720-3143, US

Ship-To: Contact Name

Mechelle Champion

Ship-To: Contact Phone

7065292462

Ship-To: Account

0012098462

PO

0000

Quote Expiration Date

2019-11-14

Your Business Needs

Qty	Item	Business Solution Description	Sales Type	Price
1	SENDPROSERIES	SendPro P Series	PURCHASE	\$ 0.00
1	1FWW	10lb Interfaced Weighing Feature	PURCHASE	\$ 0.00
1	4W00	Connect+ /SendPro P Series Meter	RENT	\$ 66.99
1	APA2	100 Dept Analytics	PURCHASE	\$ 410.31
1	APKE	SendPro P Receiving Feature	PURCHASE	\$ 0.00
1	APKF	SendPro P Shipping Feature Access	PURCHASE	\$ 0.00
1	AZBE	SendPro P Series Mono Print Module	PURCHASE	\$ 0.00
1	AZCG	SendPro P2000 Basic (145/70LPM)	PURCHASE	\$ 7,024.75
1	M9SS	Mailstream Intellilink Services	RENT	\$ 0.00
1	MSD1	10" Color Touch Display	PURCHASE	\$ 0.00
1	MW90007	SendPro P Series Drop Stacker	PURCHASE	\$ 0.00
1	MW96000	Weighing Platform	PURCHASE	\$ 0.00

1	SJM5	Softgaurd for Sendpro P2000 Basic/500W	RENT	\$ 0.00
1	STDsla	Standard SLA-Equipment Service Agreement (for SendPro P Series)	SLA	\$ 798.60
1	T6CS	Receiving - Standard	RENT	\$ 0.00

Purchase Total**	\$ 7,435.06
Monthly Total**	\$ 66.99
Annual Total**	\$ 798.60

****Plus applicable taxes which will be applied at the time of billing.**

Your Payment Plan

Quarterly Billing Total**		Annual Billing Total**	
Type	Fees	Type	Fees
Meter Services	\$ 200.97	Equipment Maintenance	\$ 798.60

Tax Exempt

- () Tax Exempt Certificate Attached
 () Tax Exempt Certificate Not Required
 (X) Purchase Power® transaction fees included
 () Purchase Power® transaction fees extra

Shipping and Handling	\$ 0.00
-----------------------	---------

Initial Term : 12 Months

****Plus applicable taxes which will be applied at the time of billing.**

Sales Information

Alim Kamat alim.kamat@pb.com

Account Rep Name Email Address

This Quotation is for budgeting and planning purposes only and is not legally binding. The supply of any goods or services is subject to a separate written order which will be issued by Pitney Bowes and will be subject to the terms and conditions incorporated therein.

Mechelle Champion

From: Alim Kamat <Alim.Kamat@pb.com>
Sent: Wednesday, October 2, 2019 4:42 PM
To: Mechelle Champion
Subject: RE:

Hi Mechelle,
The contract number is G245483401. Let me know if you have any further questions. Thank you.

Best regards,

Alim Kamat
Major Account Manager
Pitney Bowes, Inc. Sending Technology Solutions
m 404-576-9716

alim.kamat@pb.com
www.pitneybowes.com
<https://www.linkedin.com/in/alim-kamat-94415697>

From: Mechelle Champion <MChampion@daltonga.gov>
Sent: Wednesday, October 2, 2019 4:39 PM
To: Alim Kamat <Alim.Kamat@pb.com>
Subject:
Importance: High

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SOURCE. Internet links, office documents or other attachments may contain viruses. Do not click on a link, open or enable any file unless you trust the sender.

Does Pitney Bowes still have the state contract for this machine? If so can you give me the contract number.

Mechelle F. Champion, CSFO

Assistant Finance Director
City of Dalton
PO Box 1205
Dalton, GA 30722

300 West Waugh Street
Dalton, GA 30720

706-529-2462 direct line
706-277-4640 fax

**** Please note:** The City of Dalton has adopted a new Domain and my email address has changed. My Primary address is mchampion@daltonga.gov. I can still be reached at mchampion@cityofdaltong-ga.gov; however all outgoing email will use the new domain.



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10/7/19

Agenda Item: Budget Amendment #6 (Revised)

Department: Various

Requested By: Cindy Jackson

Reviewed/Approved by City Attorney? No

Cost: \$29,435

Funding Source if Not in Budget Restricted donation (Haig Mill) proceeds from 2018

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Refer to detail attached to agenda

2019 Budget Amendment
Budget Amendment #6

REVISED

GENERAL FUND

	Increase (Decrease)	
Revenues & Transfers-In		
Interest income	\$ 58,000	(1)
	<u>\$ 58,000</u>	
Expenditures & Transfers-out		
Finance - Capital > \$5,000	\$ 7,435	(2)
Administration - Wages & Benefits	20,185	(3)
Police Administration - Wages & Benefits	(20,185)	(3)
Infrastructure	80,000	(4)
	<u>\$ 87,435</u>	
Net Increase (Decrease) Budgeted Fund Balance	<u>\$ (29,435)</u>	

- (1) Interest income in excess of budget year-to-date
- (2) Pitney Bowes lease expires 11/19 - purchase of machine
- (3) Transfer communications director from PD to admin budget
- (4) Soft costs for Haig Mill connectivity trail to be funded from donations received in 2018 and included in fund surplus

<u>Pitney Bowes Postage Machine</u>		<u>Purchase Price</u>	<u>Lease Price</u>	<u>Maintenance Fee</u>	<u>Service Fee</u>	<u>5 Year Output</u>
Option #1						
Buy machine from expired lease (Connect+ 2000)		\$ 10,020.00	N/A	\$ 834.31	\$ 224.61	\$ 18,683.75
Option #2						
Purchase new machine (P2000 Basic)		\$ 7,435.00	N/A	\$ 798.00	\$ 200.97	\$ 15,444.40
Option #3						
Lease new machine (P2000 Basic) - 60 months		N/A	\$ 312.09	\$		\$ 18,725.40

Purchase Quote/Equipment and Software Maintenance Quote

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Agreement Number

Your Business Information

Full Legal Name of Client / DBA Name of Client

Tax ID # (FEIN/TIN)

CITY OF DALTON

Sold-To: Address

300 W WAUGH ST, DALTON, GA, 30720-3143, US

Sold-To: Contact Name

Mechelle Champion

Sold-To: Contact Phone

7065292462

Sold-To: Account

0012098462

Bill-To: Address

PO BOX 1205, DALTON, GA, 30722-1205, US

Bill-To: Contact Name

Misty Wimpey

Bill-To: Contact Phone

(706) 278-1913

Bill-To: Account

0015528184

Bill-To: Email

mwest@daltonga.gov

Ship-To: Address

300 W WAUGH ST, DALTON, GA, 30720-3143, US

Ship-To: Contact Name

Mechelle Champion

Ship-To: Contact Phone

7065292462

Ship-To: Account

0012098462

PO

0000

Quote Expiration Date

2019-11-14

Your Business Needs

Qty	Item	Business Solution Description	Sales Type	Price
1	SENDPROPSERIES	SendPro P Series	PURCHASE	\$ 0.00
1	1FWW	10lb interfaced Weighing Feature	PURCHASE	\$ 0.00
1	4W00	Connect+ /SendPro P Series Meter	RENT	\$ 66.99
1	APA2	100 Dept Analytics	PURCHASE	\$ 410.31
1	APKE	SendPro P Receiving Feature	PURCHASE	\$ 0.00
1	APKF	SendPro P Shipping Feature Access	PURCHASE	\$ 0.00
1	AZBE	SendPro P Series Mono Print Module	PURCHASE	\$ 0.00
1	AZCG	SendPro P2000 Basic (145/70LPM)	PURCHASE	\$ 7,024.75
1	M9SS	Mailstream Intellilink Services	RENT	\$ 0.00
1	MSD1	10" Color Touch Display	PURCHASE	\$ 0.00
1	MW90007	SendPro P Series Drop Stacker	PURCHASE	\$ 0.00
1	MW96000	Weighing Platform	PURCHASE	\$ 0.00

1	SJM5	Softgaud for Sendpro P2000 Basic/500W	RENT	\$ 0.00
1	STDsla	Standard SLA-Equipment Service Agreement (for SendPro P Series)	SLA	\$ 798.60
1	T6CS	Receiving - Standard	RENT	\$ 0.00

Purchase Total**	\$ 7,435.06
Monthly Total**	\$ 66.99
Annual Total**	\$ 798.60

****Plus applicable taxes which will be applied at the time of billing.**

Your Payment Plan

Quarterly Billing Total**		Annual Billing Total**	
Type	Fees	Type	Fees
Meter Services	\$ 200.97	Equipment Maintenance	\$ 798.60

Tax Exempt

- () Tax Exempt Certificate Attached
 () Tax Exempt Certificate Not Required
 (X) Purchase Power® transaction fees included
 () Purchase Power® transaction fees extra

Shipping and Handling	\$ 0.00
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Initial Term : 12 Months

****Plus applicable taxes which will be applied at the time of billing.**

Sales Information

Alim Kamat	alim.kamat@pb.com
Account Rep Name	Email Address

This Quotation is for budgeting and planning purposes only and is not legally binding. The supply of any goods or services is subject to a separate written order which will be issued by Pitney Bowes and will be subject to the terms and conditions incorporated therein.

Mechelle Champion

From: Alim Kamat <Alim.Kamat@pb.com>
Sent: Wednesday, October 2, 2019 4:42 PM
To: Mechelle Champion
Subject: RE:

Hi Mechelle,
The contract number is G245483401. Let me know if you have any further questions. Thank you.

Best regards,

Alim Kamat
Major Account Manager
Pitney Bowes, Inc. Sending Technology Solutions
m 404-576-9716

alim.kamat@pb.com
www.pitneybowes.com
<https://www.linkedin.com/in/alim-kamat-94415697>

From: Mechelle Champion <MChampion@daltonga.gov>
Sent: Wednesday, October 2, 2019 4:39 PM
To: Alim Kamat <Alim.Kamat@pb.com>
Subject:
Importance: High

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SOURCE. Internet links, office documents or other attachments may contain viruses. Do not click on a link, open or enable any file unless you trust the sender.

Does Pitney Bowes still have the state contract for this machine? If so can you give me the contract number.

Mechelle F. Champion, CSFO

Assistant Finance Director
City of Dalton
PO Box 1205
Dalton, GA 30722

300 West Waugh Street
Dalton, GA 30720

706-529-2462 direct line
706-277-4640 fax

**** Please note:** The City of Dalton has adopted a new Domain and my email address has changed. My Primary address is mchampion@daltonga.gov. I can still be reached at mchampion@cityofdalton-ga.gov; however all outgoing email will use the new domain.

CITY ADMINISTRATOR
JASON PARKER
P.O. BOX 1205
DALTON, GEORGIA 30722
PHONE: 706-278-9500
jparker@daltonga.gov
www.cityofdalton-ga.gov



MAYOR
DENNIS MOCK

CITY COUNCIL
DENISE WOOD
ANNALEE HARLAN
TYREE GOODLETT
GARY CREWS

MEMORANDUM

TO: Cindy Jackson

FROM: Kim Witherow

CC: Jason Parker

RE: FY-2019 Budget Amendment

DATE: September 20, 2019

Administration submits the following budget amendment request to the 2019 budget to cover salary and benefit line items for Bruce Frazier transferring from DPD Administration (41501) budget to City Communications Director in Administration budget (141100). Please let me know if you have any questions. Thanks.

<u>Line Item</u>	<u>Change</u>
<u>Administration</u>	
Salary	+17,830
FICA	+1,365
EE Life	+100
Pension	+890



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10/7/2019

Agenda Item: Airshow Agreement 2020

Department: Airport

Requested By: Andrew Wiersma

Reviewed/Approved by City Attorney? Yes

Cost: \$50,000

Funding Source if Not in Budget Hotel/Motel Tax

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

Requesting a vote on acceptance of the agreement with WODG LLC to produce an airshow at the Dalton Municipal Airport in May of 2020. Requested \$50k to be covered by unrestricted hotel/motel tax paid by visitors/tourists to the Dalton area. Airshow recommended to the City Council by unanimous vote from the Dalton Airport Authority.

**AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN**

**CITY OF DALTON, GEORGIA
AND
WINGS OVER DALTON GA, LLC
P.O. Box 789
Rome, GA 30162**

THIS AGREEMENT entered into this ____ day of ____, 2019 between **WINGS OVER DALTON GA, LLC**, a Georgia limited liability company (hereinafter referred to as “WODG”) and **CITY of DALTON, Georgia**, a political subdivision of the State of Georgia (hereinafter referred to as “DALTON”).

WHEREAS, WODG requested permission to undertake the responsibility for organizing, producing, executing and managing the inaugural 2020 “Wings Over Dalton GA” air show to be held on the inaugural date May 9-10, 2020 (the “Event”); at the Dalton Municipal Airport (KDNN); Dalton, GA (the “Airport”); and

WHEREAS, DALTON is the owner of certain real property located in Whitfield County on which is situated what is commonly known as Dalton Municipal Airport and adjacent City owned or controlled public spaces (collectively referred to as the “Property”).

WHEREAS, WODG desires to conduct the Event on the Airport property and DALTON is agreeable to providing the venue facility for the Event upon the terms and conditions set forth below; and

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

1. **GRANT.** DALTON grants to WODG the right to conduct the annual Event upon the Airport facility and to undertake all actions preparatory and ancillary theretofore the Event, subject to the terms and conditions set forth herein.

2. **TERM.** This Agreement shall be effective as of the date executed by all parties hereto as shown above (the “Commencement Date”) and shall continue until September 30, 2020. WODG shall have a first right of refusal for a period of two years after the one-year initial term to conduct an air show at the Property.

3. **AVIATION EVENTS.** During the term of this agreement WODG shall have the right to produce and manage the Event at the airport. Any additional aviation related or competing events held at Dalton Municipal Airport within the term of this agreement may cause forfeiture of an annual EVENT and/or the agreement.

4. **ACCESS, MAINTENANCE and RESPONSIBILITY.**

A. **ACCESS.** WODG shall have access and use of that portion of the Airport, as determined by the Dalton Municipal Airport Manager (the “Manager”) in consultation with WODG as is necessary for

the Event, during the Event and three (3) weeks prior to and one (1) week after the Event. WODG (without permission from the Manager) shall not enter upon nor interfere with those areas and spaces of the Airport not approved or authorized by the Manager for entry and access. WODG shall not interfere with normal airport traffic or the function of the Airport at any time during the period of access except between the pre-determined preshow days and hours and show hours Thursday, Friday, Saturday and Sunday Event days. When necessary, scheduled air carrier flight operations will be accommodated at all times.

- B. **MAINTENANCE**. WODG shall be responsible for providing all adequate sanitation, solid waste, trash pick-up and public drinking water services for the patrons, guests, and spectators at the Event and bear the cost of the same. Unless conditions exist beyond their normal controls, WODG shall return the Airport to its original condition no later than 6:00 pm on the Wednesday following the Event.
- C. **PARKING**. WODG will only manage and service all internal airport parking area options. WODG recognizes that it is possible that adequate parking for this Event will not be available solely at the Airport. WODG and DALTON shall jointly determine in advance of the Event the anticipated parking requirements for the Event.

Should WODG and DALTON determine that there is not adequate parking to support the projected crowd attendance at the Airport for the Event, DALTON will arrange and manage any additional external parking facilities and shuttles needed for the Event. Any external parking and shuttle revenue generated from this requirement will be retained by DALTON.

DALTON will be responsible to prep (i.e. provide functional entry and exits for ingress and egress to the Event; mow grass; fill or provide appropriate safety barriers for holes, mark acceptable public parking area) all pre-determined parking areas prior to the Event. WODG will take all steps necessary to ensure that neither its staff nor patrons of the Event will park in or interfere with parking in areas specifically reserved for Non-Event related parking on the Airport.

WODG & DALTON will promote all approved internal and external parking areas through their available sources.

- D. **LICENSES**. WODG shall acquire at its expense, with appropriate cooperation from DALTON, all licenses or permits required to successfully execute the Event including, but not limited to any temporary malt beverage license required by City to provide beer and wine by the drink (Retail) at the Event. Where necessary, WODG may sub-contract with a local DALTON business(s) that maintains the necessary alcohol licenses or go through the necessary steps to acquire temporary stand-alone eligibility for WODG. WODG shall be solely responsible for the cost of acquiring all licenses or permits required to successfully execute the Event. WODG agrees that it will comply with all applicable laws, regulations, and ordinances pertaining to the promotion, advertising, and execution of the Event.

WODG shall provide all required licenses, permits, approvals and waivers from the Federal Aviation Administration (hereinafter referred to as the “FAA”) and Department of Defense (hereinafter referred to as the “DOD”) for the Event. DALTON will submit/provide required information to WODG for preparation of an operational safety plan to FAA Airport District Office (ADO) sixty days prior to the Event.

- E. **FACILITIES and UTILITIES.** WODG shall secure from DALTON, any needed access to property, public drinking water source, electrical power source, and normal communication net access in areas of the Airport controlled by DALTON. DALTON will assist to make available to WODG effective April 20 through May 20, 2020 (maximum 30 days) and subsequent air show events, as the DALTON TBD Hanger(s) or its agents, Air Show Offices, FAA Safety Briefing Room, and Support Facilities needed to support military and civilian performers.

DALTON will provide on the airport grounds a suitable location for a motor home unit to function as the temporary air show office. This site will include a minimum 50 amp electrical service; public water and sewer access. Effective dates: Nov. 1, 2019 to June 1, 2020.

WODG shall be responsible for any enhancements to the facility necessary to conduct the Event subject to DALTON approval. Additionally, the DALTON Municipal Airport Conference Room shall be available to WODG during air show week. Any projected airport construction and/or improvement projects shall be communicated to WODG during the current term of agreement as soon as possible. Any such project that substantially interferes with the Event shall permit WODG and DALTON to declare a Contract Year voided and of no further effect.

- F. **EMERGENCY MANAGEMENT AGENCY (EMA) SERVICES.** DALTON and WODG will organize and conduct sufficient joint planning meetings for the Event. The Emergency Management Agency (EMA) services, EMS, LE and ARFF providers will provide WODG and DALTON and any other individuals or groups involved with conducting the Event their agency plans. As a part of such planning, WODG will coordinate with DALTON the DRAFT plan for parking, emergency response and security at least two (2) months in advance of the Event.

i. DALTON shall make available to WODG a minimum of two (2) FAA, State, and International Council of Air Shows (ICAS) Aircraft, Rescue, & Firefighting (ARFF) units, services and equipment that are required as of the time of execution of the Agreement.

DALTON shall provide or make provision to WODG a minimum of two (2) Emergency Medical Services (EMS) units' services. Dalton will provide an EVENT first aid center during practice and show days (Fri-Sat-Sun).

DALTON shall provide or make provision to WODG a minimum (TBD) Law Enforcement (LE) services based on collaborations with LE leadership to execute a safe public air show event.

DALTON shall coordinate with city, county and DOT agencies to provide and place the necessary electronic directional signage boards for optimum traffic flow to and from the Event.

ii. The ARFF, EMS, Law Enforcement and Fire services will be provided to WODG without cost.

iii. It is anticipated that DALTON will work with Dalton Municipal Airport, its agents and employees, to provide the Emergency Management Agency (EMA) support needs to

include: ARFF and other emergency, law enforcement and fire services contemplated in this paragraph. DALTON shall be responsible for managing the roles and involvement of DALTON City departments and any other contractors so as to ensure the provision of all ARFF, Emergency Services and Law Enforcement functions are satisfied.

iv. WODG may at their expense provide supplemental ARFF services and operational support equipment as suggested by FAA, STATE, and ICAS standards (i.e. Fast Response Operations Safety Team (FROST), aircraft support/equipment/security, internal security and medical support).

- G. **VENUE SECURITY.** DALTON shall determine and make arrangements at their expense for adequate law enforcement security during the EVENT week (typically Wed-Mon) which needs to include: venue internal, external, traffic control and law enforcement services including 24 hour security for EVENT aircraft and venue through local law enforcement officers and/or a private security group for the entire term of the Event.

Any additional security services for event entry and crowd screening, private areas and other requirements deemed necessary for the EVENT will be the responsibility of WODG.

- H. **ADVERTISING.** WODG, DALTON and City of Dalton Tourism agencies will use its best efforts to promote the Event and volunteerism through local outlets, including but not limited to the DALTON City Chamber of Commerce, the Dalton Convention and Visitors Bureau, and the DALTON & Whitfield County Joint Development Authority. DALTON shall provide through its normal marketing program promotion for the Event, and will use its best efforts to encourage volunteerism through the use of web and social media marketing services. WODG will promote the event through its established programs, data bases and will list DALTON as participating partners of the Event and give proper acknowledgement.

- I. **FUELS.** DALTON or its agents shall have first right to sell all aviation fuels, jet fuels, and other petroleum products commonly known as petroleum, oils and liquids (POL) at the preferred tenant/high usage operator rate based on current market value for the air show for performers, static displays and air show patrons unless otherwise designated in writing by DALTON.

WODG shall have the right to provide automotive gasoline, engine oils, hydraulic fluids, diesel fuel and smoke oil products for EVENT operations for performers and other related event operational fuel needs.

- J. **AIR SHOW.** WODG shall conduct and manage the Event as a professional turn-key air show, to include jet, prop, parasail, airshow racing and ground demonstration team(s) when hosted as featured acts, artists, and/or twilight air show, including a show operations team, marketing-sponsors-media program, event insurance, portable restroom facilities, fencing, solid waste & sanitation services, performers, static displays, competition racing teams, exhibitors, retail food & beverage concessions, vendors, and associated activities as approved by DALTON.

- K. **WEATHER & INCIDENTS.** Weather, Fire, Strikes, Government Regulations, Causalities, Acts of God or other causes beyond WODG & DALTON control, WODG will not refund monies paid. DALTON waives any and all damages and claims for damages should the event be cancelled, except to cancellations resulting from the negligence of WODG. WODG, DALTON, FAA, Air Boss and EMA collectively will address any weather and/or show incident conditions.

There are no cancellation dates within the air show industry schedule, therefore no refunds are available due to weather and/or an air show incident. Show tickets shall remain valid for the next scheduled show.

Normally, air shows will continue due to weather by either adjusting EVENT start times and/or performers may adjust to a flat or medium show performance profile.

L. **SPONSORSHIP and COMMISSIONS.**

1. **DALTON Sponsorship Includes:**

- a. \$50,000 Title Sponsorship (Due upon signed agreement)
- b. Emergency Medical Services (EMS)
- c. Crash, Fire, Rescue (CFR)
- d. Law Enforcement (LE)
- e. Dalton Municipal Airport Usage (KDNN)
- f. *Hotel Rooms (300 Room Nights)
- g. **Rental / Courtesy Vehicles (30 Vehicles)

DALTON and/or *Contributors (customized sponsorship available) may together help subsidize hotel rooms and rental vehicle needs as follows:

*Provide WODG with a maximum of 300 room nights -- seventy-five (75) rooms x four (4) room nights (typical stay pattern).

- o *Depending on the annual performer lineup, normal Hotel room night usage ranges between 1200 - 1600. Performer Team Integrity (same hotel) is required. Therefore, the balance between comp and paid rooms will be the responsibility of WODG.*

**Provide WODG with a maximum of thirty (30) rental vehicles (i.e. cars, vans, trucks, etc.) and/or courtesy vehicles (i.e. cars, vans, trucks, etc.) for a minimum seven (7) day vehicle usage period. Any Rooms & Vehicles not committed for use towards show operations will be released no less than two (2) weeks prior to show start date.

- o *Depending on the annual performer lineup, normal rental car usage ranges from 50-70. Therefore, the balance between comp and paid vehicles will be the responsibility of WODG.*

2. **Commissions:**

A. **Reimbursement:**

WODG shall provide DALTON with an air show commission fee based on Event gross revenue monies generated per show year (Gross revenue is defined as the total air show receipts for ticket sales, cash sponsorships, commission fees, vendor fees, and exhibitor fees) generated from the revenue elements included and certified by the JLC AirShow Management certified public accountant agency of record. Dalton shall be entitled access to and audit of the financial records of WODG for the Event to confirm proper calculation of gross revenues. Gross revenue monies

do not include the DALTON Title Sponsorship, In-Kind Sponsorships, and/or sponsorship brokerage commission fees paid by either WODG or DALTON.

- WODG shall pay to DALTON a commission equal to fifteen percent (15) of gross revenues in excess of \$500,000 generated per show year Event.

B. Fuel Sales:

DALTON or its agent will not provide WODG an air show Event fuel usage commission fee. The fuel usage commission to WODG will be paid at the rate of zero (\$0.00) cents for every gallon of fuel (i.e. jet fuel & aviation gas) pumped for any air show related fuels sale (i.e. Performers, Static Displays, Support Aircraft, General Aviation Fly-In, etc.).

3. **INSURANCE.** WODG shall provide Event Coverage insurance to be in place a minimum two (2) days prior to the Event, three (3) days during the Event and two (2) days after the Event (the “Event Coverage Period”), minimum seven days (7) total coverage. WODG shall at all times during the periods of operation on the airport maintain at its expense occurrence based comprehensive General Liability Insurance to include WODG Event Insurance for use of the property and operations, issued by a company or companies which, in the sole discretion of DALTON, has sound financial responsibility with a minimum rating from A.M. Best of not less than A-VIII, is qualified to do business in the State of Georgia and which covers loss or damage resulting from accidents or occurrence related to the undertakings of WODG and the Event, with personal injury, death and property damage combined single limit liability of not less than Five Million (\$5,000,000) Dollars for each accident or occurrence which shall include coverage for all personal injuries and all property damages caused by both air show performers, static displays and event contracted aircraft in flight.

The type of insurance referred to in this paragraph is commonly known as Air Show Liability or Event Liability Insurance (“Event Coverage”). Proof of the comprehensive General Liability Event Insurance with combined single limit of not less than five million (\$5,000,000) dollars which includes coverage for all personal injuries and all property damages caused by both air show performers, static displays and aircraft in flight shall be provided to DALTON fourteen (14) days prior to the Event.

In addition, to the Event Coverage, WODG must provide the following: All vendors and subcontractors of WODG shall be required to have at least \$1,000,000 general liability including products liability and contractual liability, auto liability of \$1,000,000 including non-owned liability and workers compensation with employers liability limits not less than \$500,000/\$500,000/\$500,000.

All General Liability Insurance & Auto Liability referenced herein shall name DALTON and the Department its employees, volunteers and elected officials, and any agencies and/or individuals as required by the Airport Manager as an additional insured. General Liability, Auto Liability and Workers Compensation policies shall include waiver of subrogation in favor of DALTON and the Department.

4. **COMPLIANCE WITH LAWS.** WODG shall not cause or maintain any nuisance on the Airport. WODG shall diligently comply with all present and future laws, acts, rules, requirements, ordinances

and regulations, FAA and TSA regulations concerning the condition or use of the Airport and the improvements situated thereon, or any part thereof and also concerning the service of alcoholic beverages. WODG shall take all reasonable steps necessary to ensure that no consumption of alcohol by minors occurs and that no excess consumption of alcohol occurs during the Event.

5. **INDEMNIFICATION AND HOLD HARMLESS.** WODG agrees to indemnify, defend, and hold harmless DALTON, its successors, employees, attorneys, agents, officers, public officials, any agencies and/or individuals as required by the Airport Manager and assigns, from and against any and all claims, lawsuits, losses, demands, rights, obligations, assessments, orders, penalties, liabilities, costs, damages, expenses, and causes of action, including attorney's fees incurred by any or all of the indemnified parties or assessed against any or all of them, of whatever kind arising from or by reason of any personal injury, wrongful death, property damage, or other damages or other consequences of any kind, including costs, interest, attorney's fees and expenses, sustained, alleged by any third party, or by any WODG official, principal or employee or their successors, officers, guests, licensees, agents, employees or assigns, resulting from or in any way connected with the Event except where such personal injury, wrongful death, property damage or other damages or other consequences of any kind were caused by the sole negligence or fault of DALTON. The terms of this paragraph shall not constitute a waiver, in whole or in part, of any immunity or defense available to DALTON under applicable law.
6. **INDEPENDENT CONTRACTOR.** WODG is an independent contractor of and not an employee, partner or joint venture of or with DALTON. WODG, its employees, agents and representatives shall have no claim against DALTON for workers' compensation, unemployment compensation, vacation pay, sick leave, disability benefits, retirement benefits, social security benefits, or any other employee benefits of any kind all of which shall be the sole responsibility of WODG. WODG shall not withhold on behalf of DALTON any sums for income tax, unemployment insurance, social security, or otherwise pursuant to any law or requirement of any governmental agency, and all such withholding, if any is required, shall be the sole responsibility of WODG. WODG shall be solely responsible for the conduct of its personnel and agents in connection with their performance of WODG's obligations under the Agreement.
7. **TERMINATION.** Failure to perform timely, except for cause occasioned by an Act of God, government shutdown, sequestration, jet team non-availability and/or cancellation, or safety, shall permit WODG and DALTON to declare a Contract Year voided and of no further effect. WODG and DALTON shall have the right, upon sixty (60) days written notice, to terminate a Contract Year, and thereafter DALTON shall have no obligation to pay for services provided except up to the effective date of termination of this Contract Year. In either event, WODG will refund all amounts minus air show expenses to that point of termination that have been pre-paid either by, or on behalf of, DALTON, and no further amounts shall be owed by DALTON.

DALTON may, by written notice to WODG, terminate the Agreement in any of the following circumstances: (a) if WODG becomes insolvent or takes the benefit of any present or future insolvency statute, or makes a general assignment for the benefit of creditors or files a voluntary petition in bankruptcy or a petition or answer seeking an arrangement of its reorganization or the readjustment of its indebtedness under the federal bankruptcy laws or any other law or statute of the United States or any state thereof, or consents to the appointment of a receiver, trustee or liquidator

of all or substantially all of its property, rendering the lessee unable to perform its obligations under the Agreement; or (b) if by order or decree of a court, WODG is adjudged bankrupt or an order is made proving a petition filed by any of the creditors; or if a petition in any part of the federal bankruptcy laws or action under any present or future insolvency law or statute is filed against WODG and it is not dismissed within forty-five (45) days after the filing thereof, rendering WODG unable to perform its obligations under the Agreement; or (c) if the interest of WODG under the Agreement is transferred to, passes to, or devolves upon, by operation of law or otherwise, any other person, firm, limited liability company, or corporation without the written approval of DALTON; or (d) any lien is filed against DALTON or WODG property because of any act or omission of WODG and is not removed within sixty (60) days; or (e) if WODG voluntarily abandons, deserts, vacates, or discontinues its operations in connection with the Event; or (f) if WODG fails to keep, perform and observe any other promise, covenant, and agreement set forth herein on its part to be kept, performed or observed, or so fails to make progress as to endanger the performance under the Agreement in accordance with its terms, within thirty (30) days after receipt of written notice of default hereunder from DALTON, except where fulfillment of its obligations requires an activity over a period of time and WODG has commenced to perform to the reasonable satisfaction of DALTON whatever may be required for fulfillment within thirty (30) days after receipt of written notice and continues such performance without interruption; or (h) if there is a significant change in the personnel or management of WODG, in DALTON's sole determination, so as to potentially jeopardize air show quality; or (i) if DALTON, in its sole discretion, determines that the Event should not take place; or (j) if the FAA or any other government authority having jurisdiction over activities at the Airport determines that the use of the Airport for the Event is incompatible with airport operations or is otherwise not available for an Event.

8. **NOTICES.** All notices and other communications hereunder shall be in writing, signed by the party making the same and shall be personally delivered or sent by certified mail, return receipt requested, postage prepaid, addressed or at such other address as may hereafter be designated in writing by either party hereto. The time and date of personal delivery or three (3) days after the date on which mail is postmarked shall be the time and date on which such communication is deemed to be given.

To: **CITY of DALTON:**
Dennis Mock,
Mayor 300 West
Waugh Street
P.O. Box 1205
Dalton, Georgia 30721

To: **DALTON MUNICIPAL AIRPORT COMMISSION:**
Andrew Wiersma, Airport Manager
P.O. Box 1205
Dalton, Georgia 30721

To: **WINGS OVER DALTON GA, LLC:**
John L. Cowman, President
Box 789
Rome, Georgia 30162

9. **NO WAIVER.** The failure by either party to insist on any one or more of the terms or conditions

of this Agreement shall not be construed as a waiver or relinquishment for the future of any such term or condition.

10. **SUCCESSORS AND ASSIGNS.** The rights and obligations under this Agreement may not be assigned by either party without the written consent of the other party and shall be binding upon and shall inure to the benefit of the parties and their permitted successors or assigns.
11. **RELATIONSHIP OF THE PARTIES.** No express or implied term, provision or condition of this Agreement shall be deemed to create a partnership or joint venture amongst the parties hereto.
12. **INTERPRETATION.** No provision of this Agreement shall be construed against or interpreted to the disadvantage of either party by any court or other governmental or judicial authority by reason of such party having or being deemed to have drafted or authored such provision.
13. **SEVERABILITY.** In the event any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of any other provision hereof.
14. **MODIFICATION.** No change or modification of this Agreement shall be valid or binding upon the parties hereto unless such change or modification is in writing and signed by all parties hereto.
15. **ENTIRE AGREEMENT.** This Agreement contains the entire Agreement between the parties hereto, and no promises, agreements, conditions or stipulations not contained herein shall be binding upon any party hereto.
16. **APPLICABLE LAW; VENUE.** This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. In the event of a dispute, the venue for such dispute shall be Superior Court of Whitfield County, Georgia.
17. **REVENUE/PROCEEDS.**

A. WODG PROCEEDS. It is understood that WODG in its discretion shall control, collect and own all proceeds derived from the Event and all paid services, direct and indirect, arising there from including but not limited to:

- Tickets
- Parking (Internal Airport)
- Sponsorships
- Vendors & Exhibitors
- Food & Beverage
- Show Merchandise

B. PROMOTIONAL ACCESS. WODG to provide DALTON mutually agreed upon access passes to be provided to Airport Leadership, Tenants or Groups displaced by the Event.

18. MUTUAL ASSISTANCE. The parties hereto agree to assist each other and to enter in to any such further agreements as necessary to fulfill the intent of this agreement, i.e. “a successful Air Show and related events that are safe, exciting and successful.”

IN WITNESS WHEREOF, the parties have caused the execution of this Agreement on the date and year first above written. The terms of this agreement are valid through Wednesday, October 7, 2019.

**WINGS OVER DALTON GA,
LLC**

**BY: _____
John L. Cowman, Jr., President**

CITY OF DALTON

**BY: _____
Dennis Mock, Mayor**

DALTON MUNICIPAL AIRPORT

**BY: _____
Andrew Wiersma, Airport Manager**



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: October 7, 2019

Agenda Item: Approval of Agreement with Chattanooga Red Wolves

Department: Parks and Recreation

Requested By: Mike Miller

Reviewed/Approved by City Attorney? Yes

Cost: \$0.00

Funding Source if Not in Budget Donation

Please Provide A Summary of Your Request, Including Background Information to Explain the Request:

This agreement between the City of Dalton and the Chattanooga Red Wolves (CRW) will allow CRW to pay DPRD \$2000 per year 2019 and 2020 that will go towards the youth soccer program. DRW will also provide coaches and player clinics seasonally. Team Nights at CRW Pro Games. Teams will have CRW logo on their jerseys. DPRD will not affiliate with any other Professional Soccer team or professional association during this agreement. This agreement can be broken with 60 days written notice to the other party.

SOCCER AFFILIATION AGREEMENT

Between

**The City of Dalton, Georgia
Parks and Recreation Department**

And

**The Chattanooga Professional Soccer Management, LLC
d/b/a
Chattanooga Red Wolves**

This Agreement made and entered into this _____ day of _____, 2019 by and between PARKS AND RECREATION DEPARTMENT OF THE CITY OF DALTON, GEORGIA (the "CITY") and THE CHATTANOOGA PROFESSIONAL MANAGEMENT, LLC D/B/A CHATTANOOGA RED WOLVES (the "CRW").

GOALS AND OBJECTIVES

1. To establish a positive public-private working relationship in a cooperative effort to enrich the lives of the citizens by providing high quality instruction and play in the sport of soccer.
2. To maintain a safe and secure environment at recreational facilities, which will be conducive to learning and quality recreation.
3. Promote positive attitudes and provide positive role models for youth soccer and soccer within the community.

A. FIELD USAGE

1. CRW shall pay a rental fee of \$50.00 per hour for indoor field usage and \$30.00 per hour for outdoor field usage.
2. CRW shall reserve a minimum of 3 hours per week of field usage during the Spring season and a minimum of 12 hours per week of field usage during the Fall season.
3. CRW shall notify the CITY in writing (email is acceptable) of the specific field locations and dates it requests to reserve for CRW's use for the Fall season no later than August 15 and for the Spring season no later than February 15 of each year.
4. CITY shall reserve the requested fields for CRW's use for the respective season. CITY shall have the flexibility to reassign a specific field location and/or date due to weather conditions, field conditions, or for use by other CITY recreational programs, local school sports program, or Dalton State College with 24 hours notice to CRW. CITY shall not reassign a specific field location and/or date for use by a nongovernment soccer program.
5. CITY shall provide Department staff to operate the Department's facilities while in use by CRW.

B. COACHING CLINICS AND INSTRUCTION

1. CRW shall conduct coaching clinics for Department staff and volunteer coaches.
2. Coaching clinics shall be conducted by the CRW Technical Director or CRW Head Coach or other CRW staff/players that are approved by CITY.
3. Coaching clinics shall be conducted at a minimum one time per month for a minimum of two hours per clinic.
4. CRW shall have CRW professional players available for clinic training and demonstrations.

C. PLAYER CLINICS AND INSTRUCTION

1. CRW shall conduct player clinics for players in all of the Department soccer programs.
2. Player clinics shall be conducted by the CRW Technical Director or CRW Head Coach or other CRW staff/players that are approved by CITY.
3. Player clinics shall be conducted at a minimum of one time per month for a minimum of two hours per clinic. CRW shall have CRW players available to demonstrate basic, intermediate, and advanced soccer skills.
4. CRW shall have CRW professional players available for clinic training and demonstrations.

C. TEAM NIGHT

1. CRW shall host a CITY Team Night one time per season during a CRW home match.
2. CRW shall provide all CITY players that wear their CITY approved team jersey to Team Night with one free admission ticket.
3. CITY players shall be provided the opportunity to walk with the CRW team members and visiting team onto the field during Team Night prior to the match.

D. FUNDRAISING

1. CRW shall provide to CITY teams upon request discounted tickets for resale as a fundraising opportunity.
2. CRW shall sale \$10.00 tickets to CITY teams for \$5.00 per ticket.
3. CITY teams shall be entitled to sale said tickets for up to \$10.00 per ticket and all proceeds shall be kept by the CITY team selling the ticket.
4. CITY shall promote the fundraising opportunity but the CITY shall not be required to participate. CITY team participation in the fundraising opportunity shall be optional.

5. CRW shall have the right to limit the number of discounted tickets available to each CITY team.

E. CRW LOGO/CREST

1. CITY Draft League teams and players shall display the CRW logo/crest on the sleeve of all jerseys.
2. CITY Team League teams and players may display the CRW logo/crest on the sleeve of all jerseys.
3. CRW shall provide at CRW expense the CRW logo/crest for use by participating CITY teams and players.
4. CITY shall have the right to approve the CRW logo/crest for use to insure that any artwork or language is appropriate for recreational and youth soccer.
5. CRW shall determine the type of material of which the logo/crest is made.

F. CRW DONATION

1. CRW shall donate to the CITY soccer program the sum of \$2,000.00 per year.
2. Said donation shall be made by August 15 for Fall season and by January 15 for Spring season for each year of the contract term.
3. CITY shall have the discretion to use said donation as determined by the CITY; except that said funds shall be used in the CITY soccer program.

G. CRW AFFILIATION

1. During the term of this contract, CITY shall not enter into an affiliation with any other professional soccer team or professional association.
2. CITY may continue in or enter into non-professional affiliations for recreational or school soccer programs such as G.R.P.A., W.C.S.B., D.S.B., and D.S.C.

H. TERM

1. The term of this Agreement shall be for twenty-four (24) months and shall commence on the date entered herein above.
2. This Agreement shall renew for additional terms of twenty-four (24) months. Provided, however, either party may terminate this Agreement upon sixty (60) days prior written notice to the other party.

I. SEVERABILITY

Each provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

IN WITNESS WHEREOF, the parties have caused this agreement to be signed by their duly authorized officers.

Signed, sealed, and delivered in the presence of:

THE CHATTANOOGA PROFESSIONAL SOCCER MANAGEMENT, LLC
D/B/A CHATTANOOGA RED WOLVES

By: _____

Title: _____

THE CITY OF DALTON, GEORGIA

By: _____

Title: _____

AGREEMENT FOR FOREBEARANCE OF FORECLOSURE OF CLAIM OF LIEN

THIS Agreement is made and entered into on this ____ day of _____, 2019 by and between the City of Dalton, a Georgia Municipal Corporation, hereinafter referred to as "CITY", and Dalton Land, LLC, a Georgia domestic limited liability company, hereinafter referred to as "OWNER".

WHEREAS, OWNER owns certain real property known as 2007 Tampico Way located in Dalton, Georgia and identified as Whitfield County Map Parcel No.: 12-158-03-000, hereinafter referred to as "PROPERTY"; and

WHEREAS, the CITY filed a Complaint In Rem For Nuisance Abatement in the Municipal Court of the City of Dalton on June 5, 2018 against said PROPERTY and OWNER; and

WHEREAS, the Municipal Court issued its Order declaring that a public nuisance existed on the PROPERTY and authorized the CITY, through its agents, to demolish the structure(s) located on the PROPERTY to abate the nuisance; and

WHEREAS, the CITY, through its agents, did demolish the structure(s) on the PROPERTY and did incur costs of demolition and related expense in the amount of \$322,817.16; and

WHEREAS, the CITY filed its Claim Of Lien for said demolition costs in the Whitfield County Land Records on May 15, 2019 as provided by O.C.G.A. §41-2-9(a)(7); and

WHEREAS, the OWNER desires to pay the cost of demolition over a period of time in lieu of the CITY foreclosing its Claim Of Lien; and

WITNESSETH: That the parties hereto for the considerations provided for herein hereby mutually agree as follows

1. PREMISES: The subject PROPERTY is known as 2007 Tampico Way located in Dalton, Georgia and identified as Whitfield County Map Parcel No.: 12-158-03-000.

2. USE OF PREMISES: OWNER shall be entitled to use and occupy the PROPERTY in conformity with all law, statutes, ordinances, rules, restrictions and orders of the federal, state or municipal governments or agencies thereof having jurisdiction over the use of the PROPERTY.

3. TERM: The term of this Agreement shall be for one (1) year

commencing on the date of approval and execution of this Agreement by the Mayor and Council of the City of Dalton.

4. PAYMENT OF DEMOLITION COSTS: OWNER shall pay to the CITY the sum of \$322,817.16. Said sum shall be paid in twelve equal installments of \$26,901.43. The first installment shall be due and payable on the date of execution of this Agreement by OWNER. All subsequent installment payments shall be due and payable every 30 days thereafter. All payments shall be made by cashier's check payable to the City of Dalton.

5. CITY COVENANTS: CITY shall forbear proceeding with the foreclosure of the CITY'S Claim Of Lien during the term of this Agreement.

6. OWNER CONVENANTS: OWNER agrees that said Claim Of Lien is valid and hereby waives any and all defenses to said Claim Of Lien and the CITY's right to foreclose said Claim Of Lien pursuant to applicable law.

7. OWNER'S DEFAULT: The occurrence of any one or more of the following events shall be a default and breach of this Agreement by OWNER: (a) OWNER fails to pay as due any installment payment by the due date or (b) OWNER breaches any of its obligations hereunder and fails to cure such breach within ten (10) days of written notice of breach from CITY.

Upon the occurrence of any event of default, CITY shall have the following rights and remedies, in addition to those allowed by law, any one or more of which may be exercised without further notice to or demand upon LESSEE:

(a) CITY may immediately declare OWNER in default and immediately proceed with foreclosure proceedings to foreclose the subject Claim Of Lien. In that event, any payments made by OWNER shall be applied as a credit to the amount owed pursuant to said Claim Of Lien.

(b) CITY may declare OWNER in default and permit OWNER to pay a late fee equal to ten percent (10%) of the installment payment past due. CITY shall notify OWNER in writing of said late fee via email or overnight delivery as provided in Section 9 herein below. Said past due installment payment and late fee shall be due and payable within 5 days of said notice. In the event that OWNER fails to pay said past due installment payment and late fee as due, CITY may proceed as provide din Section 7(a) herein above.

(c) CITY may declare OWNER in default and immediately issue a stop work order by the City, its Departments, or agents on any work on the Property by OWNER, its agents, or assigns.

(d) CITY may declare OWNER in default and immediately revoke the Certificate Of Occupancy issued by the City, its Departments, or agents for the Property by

OWNER, its agents, or assigns.

8. NON-WAIVER OF DEFAULT: The failure or delay by either party hereto to enforce or exercise at any time any of the rights or remedies or other provisions of this Agreement shall not be construed to be a waiver thereof, not affect the validity of any part of this Agreement or the right of either party thereafter to enforce each and every such right or remedy or other provision. No waiver of any default or breach of the Agreement shall be held to be a waiver of any other default and breach.

9. NOTICES: Any notice required or permitted to be given under this Agreement or by law shall be deemed to have been given if reduced in writing and delivered in person or mailed by certified mail, return receipt requested, postage prepaid to the party who is to receive such notice.

Such notice to CITY shall be mailed to: G. Gargandi Vaughn
City Attorney
108 South Thornton Avenue
Dalton, GA 30720
gvaughn@mmfirmlaw.com

Such notice to OWNER shall be mailed to: Eric Niba, Esquire
Attorney for OWNER
5825 Glenridge Drive
Building 3, Suite 101
Atlanta, GA 30328
niba_and_associates@yahoo.com

When so mailed, the notice shall be deemed to have been given as of third (3rd) day after the date it was mailed. The addresses may be changed by giving written notice thereof to the other party.

10. MISCELLANEOUS PROVISIONS:

(a) Governing Law; Venue. This Agreement is being executed and delivered in the State of Georgia and shall be construed and enforced in accordance with the laws of that state. The exclusive venue for any action arising out of this Agreement shall be the Superior Court of Whitfield County Georgia, and the parties hereby waive all personal jurisdictional defenses pertaining to such venue.

(b) Successors and Assigns. This Agreement and the respective rights and obligations of the parties hereto shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties. OWNER shall not assign its rights or obligations under this Agreement without the prior written consent of the CITY.

(c) Severability of Invalid Provisions. If any provision of this Agreement shall be

deemed invalid, void or unenforceable, the remaining provisions hereof shall not be affected or impaired, and such remaining provisions shall remain in full force and effect.

(d) Complete Agreement; Amendments. This Agreement constitutes the entire agreement between the parties hereto; it supersedes all previous understandings and agreements between the parties, if any, and no oral or implied representation or understanding shall vary its terms, and it may not be amended except by written instrument executed by both parties hereto.

(e) Remedies Cumulative. All rights, powers, and privileges conferred hereunder upon the parties hereto shall be cumulative, but not restrictive to those given by law.

(f) Time is of the Essence. Time is of the essence of this Agreement in each and all of its provisions.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date and year first above written.

OWNER / Dalton Land, LLC:

Signature

By: (print name)

Title

Date

CITY OF DALTON, GEORGIA

By: _____
Dennis Mock, Mayor



CITY COUNCIL AGENDA REQUEST

Meeting Type: Mayor & Council Meeting

Meeting Date: 10-07-19

Agenda Item: Tree Board Re-appointments

Department: City Admin

Requested By: Jason Parker

**Reviewed/Approved
by City Attorney?** N/A

Cost: N/A

**Funding Source if Not
in Budget** N/A

**Please Provide A Summary of Your Request, Including Background Information to
Explain the Request:**

Re-appointment of Tree Board Members.

Type	Appointment	Current Member	Term	Expiration	Appointment/Re-Appointment
Tree	Board	Norville, Rita	3 Year	31-Dec-22	Re-Appointment
Tree	Board	Poehlman, John	3 Year	31-Dec-21	Re-Appointment
Tree	Board	Potts, David	3 Year	31-Dec-22	Re-Appointment
Tree	Board	Purvis, Pete	3 Year	31-Dec-21	Re-Appointment
Tree	Board	Stearns, Chris	3 Year	31-Dec-21	Re-Appointment
Tree	Board	Purvis, Melva	3 Year	31-Dec-22	Re-Appointment