



City Council Regular Meeting

Monday, August 31, 2026

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

AGENDA

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

1. Alec Miller

MINUTES APPROVAL

2. August 03, 2026, Regular Meeting Minutes

CONSENT AGENDA

3. Approval to decommission (4) patrol vehicles. Vehicle document list attached.
4. Construction Observation - Engineering Services Award: Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Project No. 2026-01; Task Order No. 21 in an amount not to exceed \$28,750.00.

OLD BUSINESS

NEW BUSINESS

5. RES 2026-24: Approval to reallocate (Capital) SPLOST funds to purchase (2) Police vehicles including the emergency equipment outfitting for a total of \$115,504.00.
6. First Read: OA-2026-08; Repeal and replace Chapter 8 with regard to the duties and authority of the Building Official to align with the intent and purpose of the UDC.
7. First Read: OA-2026-09; This is an amendment of the UDC in relation to Building Official in the City of Dallas to conform to the intent of the UDC.
8. RES 2026-25: Implementing a provisional policy regarding the Technical Advisory Committee pending the adoption of a UDC amendment formalizing the policy.
9. First Read: OA-2026-07; UDC amendment in relation to Technical Advisory Committee (TAC) to conform to the intent of the UDC.

ADDITIONAL/COMMENTS

ADJOURNMENT



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MINUTES

CALL TO ORDER

PRESENT

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

ABSENT

Councilmember Cooper Cochran

INVOCATION AND PLEDGE

Darrin Keaton led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

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

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

Voting Yea: Councilmember Arnold, Councilmember Henson, Councilmember Callaway

Voting Abstaining: Councilmember Alls, Councilmember Carter

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

2. RES 2026-21: IGA with DDA regarding Shiloh
3. RES 2026-23: Fee Waiver Approval Downtown Project

OLD BUSINESS

None

NEW BUSINESS

4. Motion to adopt Annexation Ordinance A-2026-02: Annexation Application No. A-2025-04; Georgia Capital, LLC.

Motion made by Councilmember Alls, Seconded by Councilmember Arnold.

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

Voting Nay: Councilmember Callaway

5. Motion to adopt Zoning Map Amendment Ordinance Z-2026-03: Zoning Application No. Z-2025-07.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

Voting Nay: Councilmember Callaway

6. Motion to approve FY 27 – Fee Schedule Update: Public Works Department.

Motion made by Councilmember Callaway, Seconded by Councilmember Carter.

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

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

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

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

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

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

ADDITIONAL/COMMENTS

Motion to adopt RES 2026-22; Settlement & Agreement for Griffin White.

Motion made by Councilmember Alls, Seconded by Councilmember Carter.

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

Motion to approve the Annual State Detainee Crew contract modified from three crews to two crews in the amount of \$113,924.58.

Motion made by Councilmember Henson, Seconded by Councilmember Callaway.

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

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Alls.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date



STAFF ACTION ITEM

MEETING DATE: 08.31.2026

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Permission to Decommission (4) Patrol Vehicles. Please see attached document for list of Vehicles. Once permission is granted, they will be stripped and lights removed to get ready for auction.

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

Enter Text Here

INFORMATION:

See Attached List of Patrol Vehicles to be Decommissioned.

**DALLAS POLICE DEPARTMENT**

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



*A.J. Duvall
Chief of Police*

*S.M. Kish
Assistant Chief*

August 18, 2026

**To: Chief Duvall
Bryce Atcheson**

From: Captain Selleck

Ref: Decommissioned Vehicles

The following Vehicles are up for decommissioning:

- Unit 79 2014 Ford Explorer Taurus
 - VIN: 1FAHP2MK4EG185874
- Unit 32 2012 Chevy Impala
 - VIN: 2G1WD5E3XC1173699
- Unit 117 2020 Chevy Tahoe
 - VIN: 1GNSKDEC5LR125970
- Unit 63 2011 Ford F150
 - VIN: 1FTFX1EF7BFC06912



STAFF ACTION ITEM

MEETING DATE: 08/31/2026

TITLE: *Construction Observation – Engineering Services Award: Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project (Project No. 2026-01, Task Order No. 21)*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Construction Observation - Engineering Services Award: Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Project No. 2026-01; Task Order No. 21

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$28,750.00 – Not to Exceed

INFORMATION:

Request approval to award Construction Observation Engineering Services to Ardurra Group, Inc. for the Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project, Project No. 2026-01. This project will utilize System Development Funds within the Water and Sewer Department. The total engineering services task order award amount is \$28,750.00.

Attachment: Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project, Task Order No. 21



CONTRACT FOR SERVICES TASK ORDER NO. 21

The following task order shall be in accordance with the master contract for General Engineering Services (2022510.00.AT) dated June 15, 2023, between **City of Dallas (OWNER)** and **Ardurra Group, Inc., (CONSULTANT)**.

1. SCOPE OF SERVICES.

The OWNER has requested the CONSULTANT to provide Construction Observation Services for the Head Place Sewer Repairs Project. The project includes construction of approximately 362 LF of 8-inch sanitary sewer near Old Acworth Road, Dallas, GA. See the attached plans. The scope of services to be provided by the CONSULTANT includes the following:

The CONSULTANT shall provide part-time construction observation services through a Resident Project Representative (RPR) for a period of up to nine (9) weeks during construction. Services shall include periodic site visits, attendance at project meetings as requested, observation of the work to determine general conformance with the approved plans and applicable City Water and Sewer Regulations, and notification to the OWNER and CONSULTANT of observed deficiencies or work that appears to be non-conforming. The RPR shall prepare field reports documenting construction progress and observations. The RPR shall also review Applications for Payment based on observed construction progress and installed quantities and provide recommendations to the CONSULTANT regarding payment certification.

The RPR's services are limited to general observation of the work and are not intended to provide continuous on-site inspection, supervision of the Contractor, direction of the Contractor's means and methods, sequencing, safety programs, or quality control testing. The Contractor shall remain solely responsible for construction means and methods, sequencing, safety, and compliance with the Contract Documents.

The OWNER shall retain responsibility for construction administration and contract administration services. These responsibilities include administration of the construction contract, review and disposition of submittals and Requests for Information (RFIs), negotiation and execution of change orders, schedule review, determinations of Substantial Completion, and Final Acceptance of the work.

2. TIME OF PERFORMANCE. Nine (9) weeks.

3. BASIS OF COMPENSATION.

- A. Basic Services. The OWNER shall pay the CONSULTANT for services set forth above, Scope of Services, on an Hourly Plus Expenses basis as detailed in the attached rate schedule. The total fees for services shall not exceed the sum of **Twenty-Eight Thousand Seven Hundred Fifty Dollars (\$28,750.00).**

The CONSULTANT will bill the OWNER on the last day of each month for the fees and expenses incurred during that month.

- B. Additional Services. The OWNER shall pay the CONSULTANT for additional services which are not specifically called for in above, Scope of Services, on an hourly basis in accordance with the CONSULTANT'S standard rates.
- C. Reimbursable Expenses. Unless expressly included in the Lump Sum Fee, the OWNER shall compensate the CONSULTANT for incidental expenses incurred in connection with this Task Order, including travel expense, lodging and subsistence expense, printing and duplication expense, and other incidental out of pocket expenses at cost. For the purposes of reimbursement, travel expense shall be at the rate contained in the attached rate schedule.
- D. Premium Rate Adjustment. Should OWNER request an accelerated schedule requiring CONSULTANT to work overtime hours, then a 1.25 premium rate adjustment shall be applied to current hourly rates or lump sum fees as applicable. Accelerated schedule and premium rate adjustment shall be approved as part of compensation at time of contract execution or by written amendment.

OWNER:

CITY OF DALLAS, GEORGIA

By: _____

Name: BRANDON RAKESTRAW

Title: PUBLIC WORKS DIRECTOR

Date: _____

CONSULTANT:

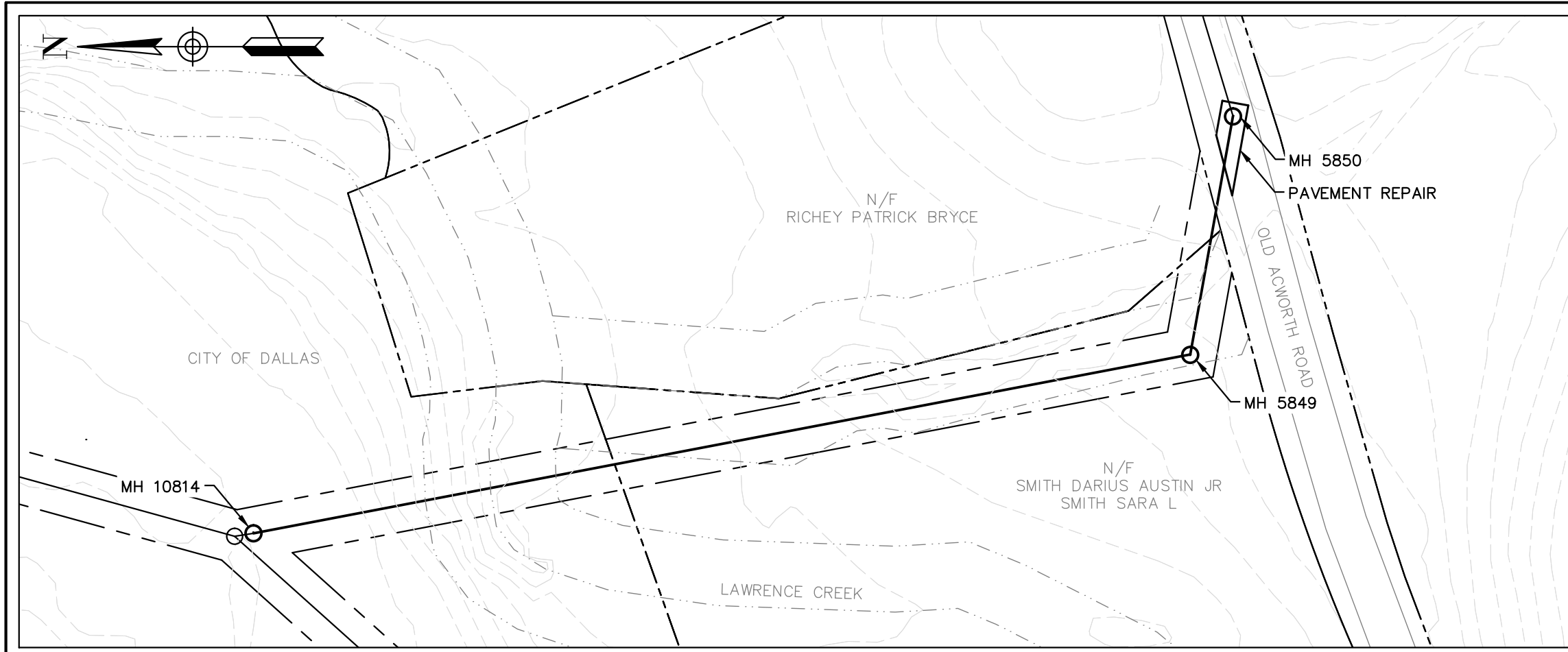
ARDURRA GROUP, INC.

By: _____

Name: CHARLES D. RANN, PE

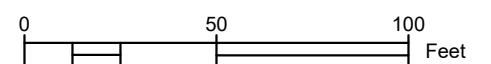
Title: GROUP LEADER

Date: 7-27-2026



NOTES

1. INFORMATION CONTAINED HEREIN WAS OBTAINED FROM GIS AND OTHER AVAILABLE DATA AND MAY HAVE ERRORS. FIELD VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION. NOTIFY CITY OF ANY DISCREPANCIES.
2. CONTACT 811 AT LEAST 3 BUSINESS DAYS BEFORE DIGGING FOR UTILITY LOCATE.
3. ALL WORK SHALL CONFORM TO CITY OF DALLAS STANDARD SPECIFICATIONS AND DETAILS.
4. PROVIDE BYPASS PUMPING AS NEEDED FOR SEWERS TO REMAIN IN USE. PROVIDE BYPASS PUMPING PLAN TO CITY FOR REVIEW PRIOR TO CONSTRUCTION.
5. REMOVE EXISTING SEWER AND EXISTING MANHOLES AND REPLACE WITH NEW SEWER AND NEW MANHOLES.
6. COORDINATE WITH CITY TO SCHEDULE ROAD CLOSURES AND DETOURS AS NEEDED FOR WORK IN OLD ACWORTH ROAD. PROVIDE TRAFFIC CONTROL PLAN TO CITY FOR REVIEW.
7. PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AS NEEDED TO PROTECT STATE WATERS.
8. ANTI-FLotation BASED ON FOOTINGS PER DETAIL S-2. NOTIFY CITY IF FULL FOOTING DIMENSIONS FOR ANY PIER CANNOT BE CONSTRUCTED BECAUSE OF ROCK.
9. APPROXIMATE 100 YEAR FUTURE FLOODPLAIN ELEVATION = 927.6 FROM CITY OF DALLAS FUTURE FLOODPLAIN MAP NO. B6, DATED NOV. 10, 2011, PREPARED BY H&H RESOURCES.
10. WORK AREA IS LIMITED TO 20-FT SANITARY SEWER EASEMENT, PUBLIC ROAD RIGHT-OF-WAY, AND CITY OF DALLAS PROPERTY.



HEAD PLACE SEWER REPAIRS

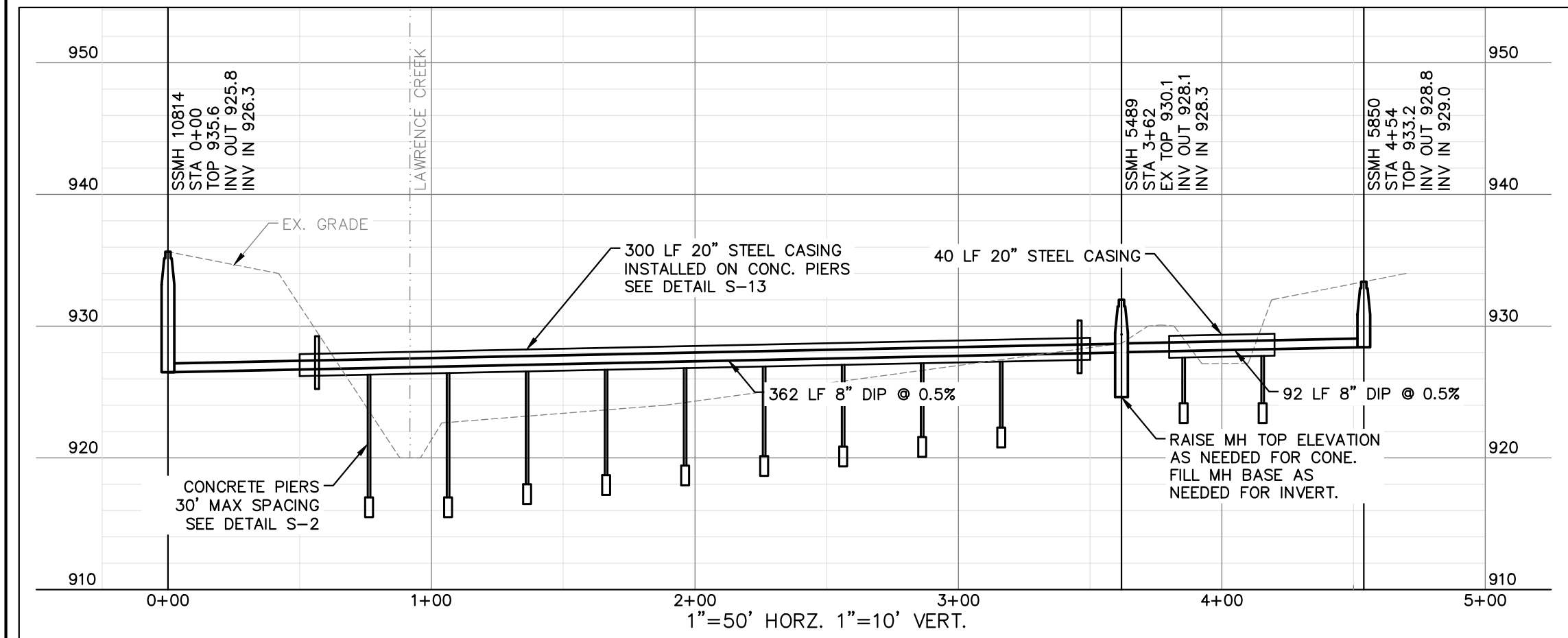
FIGURE NO. 1 PLAN AND PROFILE



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8110

DATE: JAN. 29, 2026

SCALE: 1"=50'





ARDURRA 2026 RATE SCHEDULE

LABOR

2026

Principal	\$304.00 /hr.
Practice Director	\$304.00 /hr.
Senior Consultant	\$273.00 /hr.
Group Leader	\$278.00 /hr.
Senior Project Manager	\$268.00 /hr.
Senior Electrical Engineer	\$273.00 /hr.
Project Manager	\$241.00 /hr.
Engineering Manager	\$241.00 /hr.
Associate Project Manager	\$226.00 /hr.
Senior Project Engineer	\$241.00 /hr.
Project Engineer	\$194.00 /hr.
Electrical Engineer	\$210.00 /hr.
Engineering Associate II	\$152.00 /hr.
Engineering Associate I	\$136.00 /hr.
Senior Project Controller	\$173.00 /hr.
Project Controller	\$157.00 /hr.
Senior Scientist	\$178.00 /hr.
Scientist	\$157.00 /hr.
Senior Planner	\$220.00 /hr.
Planner	\$163.00 /hr.
Senior Engineering Designer	\$173.00 /hr.
Engineering Designer 2	\$157.00 /hr.
Engineering Designer 1	\$126.00 /hr.
Senior GIS Analyst	\$184.00 /hr.
GIS Analyst	\$157.00 /hr.
GIS Technician	\$136.00 /hr.
Senior Construction Observer	\$163.00 /hr.
Construction Observer	\$140.00 /hr.
Senior Funding Support Specialist	\$152.00 /hr.
Funding Support Specialist	\$142.00 /hr.
Senior Project Administrator	\$136.00 /hr.
Project Administrator	\$105.00 /hr.

EXPENSES

Reproductions	Cost
Mileage	IRS Rate
Telephone, Postage	Cost
Travel (Meals/Lodging)	Cost
Subconsultants	Cost + 10%
Special Owner Requested Computer Software (1)	Cost + 10%

Note: The above rates are effective January 1, 2026. We reserve the right to revise to reflect inflationary increases.



STAFF ACTION ITEM

MEETING DATE: 08.31.2026

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Approval to purchase (2) Chevy Silverado 1500 Police Admin. Vehicles plus the Emergency Equipment Outfitting. Quotes are attached.

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

\$115,504.00 to be paid out of Capital Splost.

INFORMATION:

See attached Quote from Hardy Chevrolet (State Contract Holder) for the Vehicles. Also, Quote from Dana Safety Supply for Equipping the Vehicles.

RESOLUTION

RES 2026-24

RESOLUTION AUTHORIZING REALLOCATION OF THE 2017 SPECIAL LOCAL OPTION SALES TAX (SPLOST) PROCEEDS, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

WHEREAS, the 2017 Special Purpose Local Option Sales Tax (“SPLOST”) was approved by the voters, and the City of Dallas (“City”) received a share for voter-approved City capital outlay projects as set forth in the ballot and the SPLOST intergovernmental agreement; and

WHEREAS, O.C.G.A. § 48-8-121(a) requires that SPLOST proceeds be used exclusively for the purposes specified in the calling resolution/ballot and be separately accounted for; and

WHEREAS, as recognized in Georgia law and guidance, when one approved project is completed under budget, proceeds may be applied to another approved project experiencing cost overruns, and such transfers are not “excess proceeds,” provided all voter-approved projects are completed. See O.C.G.A. § 48-8-121(g)(1)(B); and

WHEREAS, The Finance Director has identified final close-out variances within the City’s 2017 SPLOST projects requiring reallocation from underspent projects to overspent projects to balance the ledger while remaining within the voter-approved purposes;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dallas, Georgia:

1. **Findings; Compliance.** The 2017 SPLOST reallocations set forth in Exhibit A are within the voter-approved City project purposes and are necessary to cover cost overruns and finalize close-out. No project deemed “infeasible” is included in this action; if any such project is later identified, the City will proceed under O.C.G.A. § 48-8-123.
2. **Authorization to Reallocate.** The City hereby authorizes the Finance Director to reallocate 2017 SPLOST proceeds among the approved City projects as shown on Exhibit A, moving funds from underspent projects to overspent projects, with no change in total City SPLOST proceeds. The City Manager and Finance Director shall meet with Paulding County officials to explain and justify the reallocation.

3. **Accounting & Reporting.** The Finance Director shall update the City’s SPLOST project schedules and the annual report required by O.C.G.A. § 48-8-122 to reflect original and current estimated costs and actual expenditures and maintain separate accounts as required by O.C.G.A. § 48-8-121(a).
4. **Transmittal.** The City Clerk is directed to transmit this Resolution and Exhibit A to Paulding County’s SPLOST/Finance office and to retain the same in the City’s records.
5. **Effective Date.** This Resolution is effective upon adoption.

SO RESOLVED this ____ day of August, 2026.

RESOLVED this _____ day of August, 2026

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

EXHIBIT A

Exhibit A – 2017 SPLOST City Project Reallocations (Close-Out):

Project: Purchase two 2026 Chevrolet Silverado 1500 administrative vehicles for the City of Dallas Police Department. These vehicles will be purchased from Hardy Chevrolet under State Contract number: 99999-SPD-SPD0000218-0006 and outfitted with an emergency equipment package from Dana Safety and Supply under GSA contract number: GS-07F-05112T.

Breakdown:

1. 2- Chevy Silverado 1500 Police Admin Vehicles
 - Hardy Chevrolet
 - **State Contract Holder (99999-SPD-SPD0000218-0006)**
 - \$47,920.00 per vehicle
 - Total: \$95,840.00
2. Emergency Equipment Outfitting
 - DANA Safety Supply Inc.
 - **GSA Contract Holder (GS-07F-05112T)**
 - \$9,832.00 per vehicle
 - Total: \$19,664.00

Total Estimated Cost: **\$115,504.00**



A.J. Duvall
Chief of Police

DALLAS POLICE DEPARTMENT

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



S.M. Kish
Assistant Chief

August 18, 2026

To: Chief Duvall

From: Captain Selleck

Ref: Administrative Vehicle Purchase Breakdown

2026 Chevy Silverado 1500 Police Admin Vehicle Breakdown

- 2- Chevy Silverado 1500 Police Admin Vehicles
 - Quote from Hardy Chevrolet (Attached)
 - State Contract Holder
 - \$47,920.00 per vehicle
 - Total: \$95,840.00
- Emergency Equipment Outfitting
 - Quote from DANA Safety Supply Inc. (Attached)
 - \$9,832.00 per vehicle
 - Total: \$19,664.00

TOTAL QUOTED PRICE: \$115,504.00

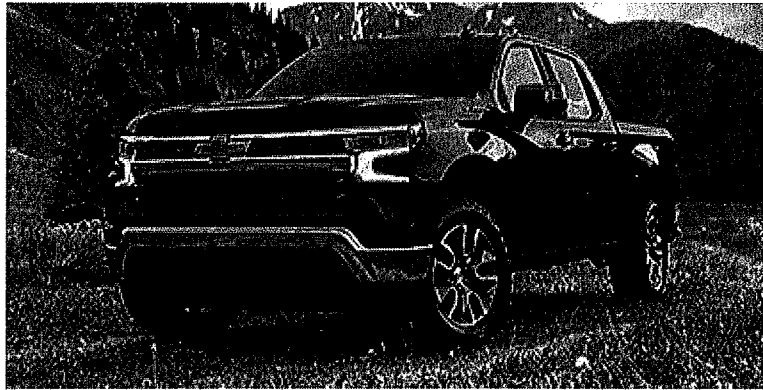


Hardy Chevrolet Buick GMC Inc

Desmond Delesline | 6787803034 | ddelesline@hardyautomotive.com

Item 5.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck



Quote Worksheet

	MSRP
Base Price	\$45,900.00
Dest Charge	\$2,595.00
Total Options	\$7,825.00
Subtotal	\$56,320.00
FLEET ADJUSTMENT (SWC # 99999-001-SPD0000183-0002)	(\$8,400.00)
Subtotal Pre-Tax Adjustments	(\$8,400.00)
Less Customer Discount	\$0.00
Subtotal Discount	\$0.00
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$47,920.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$47,920.00



Hardy Chevrolet Buick GMC Inc

Desmond Delesline | 6787803034 | ddelesline@hardyautomotive.com

Item 5.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✓ Complete)

Dealer Signature / Date

Customer Signature / Date

Selected Model and Options

MODEL

CODE	MODEL	MSRP
CK10543	2026 Chevrolet Silverado 1500 4WD Crew Cab 147" Work Truck	\$45,900.00

COLORS

CODE	DESCRIPTION
GBA	Black

EMISSIONS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	\$0.00

ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
L84	Engine, 5.3L EcoTec3 V8 (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm); featuring available Dynamic Fuel Management that enables the engine to operate in 17 different patterns between 2 and 8 cylinders, depending on demand, to optimize power delivery and efficiency (Not available with C*10703 Regular Cab model. Retail orders require (G80) auto-locking differential. Fleet or Government order types require (G80) auto-locking differential on CC10543 Crew Cab models or with (PEB) WT Value Package.)	0.00 lbs	0.00 lbs	\$1,595.00

TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
MI2	Transmission, 10-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (Requires 4WD Crew Cab. Included and only available with (9C1) Police Pursuit Package, (5W4) Special Services Package or (FHS) E85 FlexFuel capability.)	0.00 lbs	0.00 lbs	Inc.

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's Input is subject to the accuracy of the input provided.
Data Version: 29333. Data Updated: Aug 17, 2026 1:49:00 AM UTC.



Hardy Chevrolet Buick GMC Inc

Desmond Delesline | 6787803034 | ddelesline@hardyautomotive.com

Item 5.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✔ Complete)

GVWR				
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
C5Y	GVWR, 7100 lbs. (3221 kg) (Requires Crew Cab 4WD model with (L84) 5.3L EcoTec3 V8 engine.)	0.00 lbs	0.00 lbs	Inc.

AXLE				
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
GU5	Rear axle, 3.23 ratio (Included and only available with (L84) 5.3L EcoTec3 V8 engine.)	0.00 lbs	0.00 lbs	Inc.

PREFERRED EQUIPMENT GROUP				
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
1WT	Work Truck Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00

WHEELS				
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) Black painted steel (Included and only available with (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.

TIRES				
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
QAE	Tires, 275/60R20SL all-terrain, blackwall (Included and only available with (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.

SPARE TIRE				
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
RMW	Tire, spare 275/60R20 all-terrain, blackwall (Included and only available with (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.

At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.
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Hardy Chevrolet Buick GMC Inc

Desmond Delesline | 6787803034 | ddelesline@hardyautomotive.com

Item 5.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✔ Complete)

PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
GBA	Black	0.00 lbs	0.00 lbs	\$0.00

SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
AZ3	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)	0.00 lbs	0.00 lbs	\$0.00

SEAT TRIM

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
HOU	Jet Black, Cloth seat trim (On 1WT models requires (A2X) 10-way power driver seat adjuster. Not available with (ZW9) pickup bed delete.)	0.00 lbs	0.00 lbs	\$0.00

RADIO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
IOR	Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)	0.00 lbs	0.00 lbs	\$0.00

OPTION DISCOUNT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
—	Option/package discount (Requires (L3B) TurboMax engine or (PEB) WT Value Package.) *DISCOUNT*	0.00 lbs	0.00 lbs	(\$500.00)

IP At the user's request, prices for this vehicle have been formulated on the basis of Initial Pricing for the vehicle, however GM cannot guarantee that Initial Pricing is available. This document contains information considered Confidential between GM and its Clients uniquely. The information provided is not intended for public disclosure. Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided.

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Item 5.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✔ Complete)

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
9C1	Police Pursuit Package includes (K47) high-capacity air filter, (KW5) 220-amp alternator, (KI4) 120-volt power outlet, (KC9) 120-volt bed-mounted power outlet, (J55) Heavy Duty Brakes, (PXT) 20" Black painted steel wheels, (RNQ) 20" Black painted steel spare wheel, (QAE) 275/60R20SL all-terrain, blackwall tires, (RMW) 275/60R20 all-terrain, blackwall spare tire, (VZ2) speedometer calibration, (JHD) Hill Descent Control, (5J1) Calibration, keyless remote panic button exterior lights/horn disable, (NZZ) skid plates, (G80) auto-locking differential, (NQH) 2-speed transfer case, (5J3) calibration and surveillance mode interior & exterior lighting, (6J7) headlamp and taillamp flasher system, (5LO) red/red taillamp flasher calibration and (5J9) red/white taillamp flasher calibration (Requires a Fleet or Government Sales order. Requires (Z71) Z71 Off-Road Package or (Z7X) Suspension Package. Requires CK10543 4WD Crew Cab Short Bed, (Z82) Trailing Package, (L84) 5.3L EcoTec3 V8 engine and (PCV) WT Convenience Package. Not available with (KSG) Adaptive Cruise Control, (5W4) Special Service Package, (01U) Special Exterior Color or (9B9) Governor, electronic speed sensor set to 70 MPH.	0.00 lbs	0.00 lbs	\$4,570.00
AMF	Remote Keyless Entry Package Includes 4 additional transmitters, NOTE: programming of remotes is at customer's expense. Programming remotes is not a warranty expense. (Requires Fleet or Government order type and Crew Cab C*10*43 model.)	0.00 lbs	0.00 lbs	\$75.00
PCV	WT Convenience Package includes (AKO) tinted windows, (C49) rear-window defogger and (DLF) power mirrors (Upgradeable to (DPO) trailer mirrors and includes (DD8) auto dimming rearview mirror.)	0.00 lbs	0.00 lbs	Inc.
PEB	WT Value Package includes (PCV) WT Convenience Package and (Z82) Trailing Package (Not available with (ZW9) pickup bed delete. Fleet or Government order types require (G80) auto-locking differential when (L84) 5.3L EcoTec3 V8 engine is ordered.) *GROSS*	0.00 lbs	0.00 lbs	\$960.00
Z71	Z71 Off-Road Package includes (Z71) Off-Road suspension, (JHD) Hill Descent Control, (NZZ) skid plates and (K47) heavy-duty air filter (Requires Crew Cab or Double Cab 4WD model, (L84) 5.3L EcoTec3 V8 engine and AT or MT tires. Includes Z71 hard badge, (G80) locking differential and (NQH) 2-speed transfer case. Not available with (L3B) TurboMax engine.)	0.00 lbs	0.00 lbs	\$0.00
Z82	Trailing Package includes trailer hitch, 7-pin and 4-pin connectors and (CTT) Hitch Guidance (With (L84) 5.3L EcoTec3 V8 engine requires (G80) locking differential. Included with (PEB) WT Value Package.)	0.00 lbs	0.00 lbs	Inc.

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Item 5.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✔ Complete)

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
G80	Auto-locking rear differential (Required with (L84) 5.3L EcoTec3 V8 engine when (Z82) Trailering Package is ordered. Included with (Z71) Z71 Off-Road Package or (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
J55	Brakes, Heavy-Duty 4-wheel antilock, 4-wheel disc (Included and only available with (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
JHD	Hill Descent Control (Included and only available with (Z71) Z71 Off-Road Package or (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
K47	Air filter, heavy-duty (Included and only available with (BAQ) Work Truck Package, (Z71) Z71 Off-Road Package, (VYU) Snow Plow Prep Package, (5W4) Special Service Package or (9C1) Police Pursuit Package. Available free flow as a SEO.)	0.00 lbs	0.00 lbs	Inc.
KC4	Cooling, external engine oil cooler (Included and only available with V8 engines.)	0.00 lbs	0.00 lbs	Inc.
KNP	Cooling, auxiliary external transmission oil cooler (Included and only available with V8 engines.)	0.00 lbs	0.00 lbs	Inc.
NQH	Transfer case, two-speed electronic Autotrac with push button control (4WD models only) (Included and only available with (Z71) Z71 Off-Road Package or (9C1) Police Pursuit Package. Free flow requires Regular Cab model.)	0.00 lbs	0.00 lbs	Inc.
NZZ	Skid Plates (Included and only available with (BAQ) Work Truck Package, (Z71) Z71 Off-Road Package, (VYU) Snow Plow Prep Package or (9C1) Police Pursuit Package. Available free flow with Fleet or Government order type.)	0.00 lbs	0.00 lbs	Inc.

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Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✓ Complete)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
5J9	Calibration, Taillamp Flasher, Red/White Calibration flashes back-up (white) and brake (red) lamps alternatingly when activated. (Requires CK10*43 model. Included and only available with (5W4) Special Service Vehicle or (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
5LO	Calibration, Taillamp Flasher, Red/Red Calibration flashes back-up (red) and brake (red) lamps alternatingly when activated. (Requires CK10*43 model. Included and only available with (5W4) Special Service Vehicle or (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
6J7	Flasher System Headlamp and taillamp, DRL compatible with control wire (Requires CK10*43 model. Included and only available with (5W4) Special Service Vehicle or (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
8F2	Ornamentation, delete (Not available with (9R1) pickup box decal delete or (9M4) tailgate nameplate and decal delete.)	0.00 lbs	0.00 lbs	\$0.00
AKO	Glass, deep-tinted (Included with (PCV) WT Convenience Package.)	0.00 lbs	0.00 lbs	Inc.
B1J	Wheelhouse liners, rear (Not available on Regular Cab models, 2WD Crew Cab or Double Cab models, or with (ZW9) pickup bed delete.)	0.00 lbs	0.00 lbs	\$140.00
CGN	Chevytec spray-on bedliner, Black (does not include spray-on liner on tailgate due to Black composite inner panel) (Not available with (ZW9) pickup bed delete. Double Cab and Crew Cab models are available with Ship Thru codes (VCO), (VDT), (VYC) or (VYS). Crew Cab and Regular Cab models are available with Ship Thru codes (A6T), (TW3), (VI1), (VDJ), (VKZ), (VUH) or (WEZ). Crew Cab models are available with Ship Thru code (TFA).)	0.00 lbs	0.00 lbs	\$545.00
DLF	Mirrors, outside heated power-adjustable (Standard on Regular Cab models. Included and only available with (PCV) WT Convenience Package on Crew Cab and Double Cab models. When (PQA) WT Safety Package is ordered, includes (DP6) high gloss Black mirror caps.)	0.00 lbs	0.00 lbs	Inc.
QT5	Tailgate, gate function manual with EZ Lift includes power lock and release	0.00 lbs	0.00 lbs	\$150.00
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap (Included and only available with (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
VK3	License plate kit, front (will be shipped to orders with ship-to states that require front license plate)	0.00 lbs	0.00 lbs	\$0.00

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Item 5.

Vehicle: [Fleet] 2026 Chevrolet Silverado 1500 (CK10543) 4WD Crew Cab 147" Work Truck (✔ Complete)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
5J1	Calibration, keyless remote panic button exterior lights/horn disable (Requires CK10*43 model and included and only available with (5W4) Special Service Vehicle or (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
5J3	Calibration, Surveillance Mode Interior & Exterior Lighting Calibration to disable interior & exterior automatic lighting. Feature is activated by adding wire connection to the BCM by customer/upfitter. (Requires CK10*43 model and included and only available with (5W4) Special Service Vehicle or (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.
A2X	Seat adjuster, driver 10-way power including lumbar (Requires (H0U) Jet Black interior and (K14) 120-volt power outlet.)	0.00 lbs	0.00 lbs	\$290.00
C49	Defogger, rear-window electric (Included with (PCV) WT Convenience Package.)	0.00 lbs	0.00 lbs	Inc.
KC9	Power outlet, bed mounted, 120-volt (400 watts shared with (K14) interior power outlet) (Included and only available with (K14) Power outlet. Not available with (ZW9) pickup bed delete.)	0.00 lbs	0.00 lbs	Inc.
K14	Power outlet, interior power outlet, 120-volt (400 watts shared with (KC9) bed mounted power outlet) (Requires (QT5) EZ Lift power lock and release tailgate. Included with (5W4) Special Service Package and (9C1) Police Pursuit Package. Includes (UBI) USB ports.)	0.00 lbs	0.00 lbs	Inc.
UBI	USB ports, rear, dual, charge-only (Included and only available with (K14) 120-volt power outlet on Crew and Double Cab models only.)	0.00 lbs	0.00 lbs	Inc.
VZ2	Speedometer calibration (Included and only available with (9C1) Police Pursuit Package.)	0.00 lbs	0.00 lbs	Inc.

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	MSRP
CTT	Hitch Guidance dynamic single line to aid in trailer alignment for hitching (Included and only available with (Z82) Trailering Package.)	0.00 lbs	0.00 lbs	Inc.

Options Total 0.00 lbs 0.00 lbs \$7,825.00

Standard Equipment

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Package

Chevy Safety Assist includes (UHY) Automatic Emergency Braking, (UKJ) Front Pedestrian Braking, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UEU) Forward Collision Alert and (TQ5) IntelliBeam

Mechanical

Durabed, pickup bed

Engine, TurboMax (310 hp [231 kW] @ 5600 rpm, 430 lb-ft of torque [583 Nm] @ 3000 rpm) (STD) (Not available with (Z71) Z71 Off-Road Package, (VYU) Snow Plow Prep Package or (ZW9) pickup bed delete.)

Transmission, 8-speed automatic, electronically controlled with overdrive and tow/haul mode. Includes Cruise Grade Braking and Powertrain Grade Braking (STD) (Included and only available with (L3B) TurboMax engine. Requires (AZ3) front 40/20/40 split-bench seats.)

Rear axle, 3.42 ratio

GVWR, 7000 lbs. (3175 kg) (STD) (Requires Crew Cab or Double Cab 4WD model and (L3B) TurboMax engine.)

Push Button Start

Automatic Stop/Start (Not available with (5W4) Special Services Package, (9C1) Police Pursuit Package or (FHS) E85 FlexFuel capability.)

Transfer case, single speed electronic Autotrac with push button control (4WD models only)

Four wheel drive

Battery, heavy-duty 730 cold-cranking amps/80 Amp-hr, maintenance-free with rundown protection and retained accessory power

Alternator, 220 amps (Included with (L3B) TurboMax engine, (VYU) Snow Plow Prep Package, (5W4) Special Service Package or (9C1) Police Pursuit Package.)

Recovery hooks, front, frame-mounted, Black

Frame, fully-boxed, hydroformed front section

Suspension Package, Standard

Steering, Electric Power Steering (EPS) assist, rack-and-pinion

Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors

Brake lining wear indicator

Capless Fuel Fill

Exhaust, single outlet

Exterior

Wheels, 17" x 8" (43.2 cm x 20.3 cm) Ultra Silver painted steel (STD)

Tires, 255/70R17 all-season, blackwall (STD)

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Exterior

Tire, spare 255/70R17 all-season, blackwall (STD) (Included with (QBN) 255/70R17 all-season, blackwall tires.)

Wheel, 17" x 8" (43.2 cm x 20.3 cm) full-size, steel spare

Tire carrier lock, keyed cylinder lock that utilizes same key as ignition and door

Bumpers, front, Black (semi-gloss)

Bumpers, rear, Black (semi-gloss)

CornerStep, rear bumper

Cargo tie downs (12), fixed rated at 500 lbs per corner

Headlamps, halogen reflector with halogen Daytime Running Lamps

IntelliBeam, automatic high beam on/off

Lamps, cargo area, cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel (incandescent on Regular Cab models, LED on Crew Cab and Double Cab models)

Taillamps with incandescent tail, stop and reverse lights

Mirrors, outside manual, Black (Standard on Crew Cab and Double Cab models only. Not available on Regular Cab models.)

Glass, solar absorbing, tinted

Door handles, Black

Tailgate and bed rail protection cap, top

Tailgate, standard

Tailgate, locking utilizes same key as ignition and door (Removed when (QT5) EZ Lift power lock and release tailgate is ordered.)

Tailgate, gate function manual, no EZ Lift

Entertainment

Audio system, Chevrolet Infotainment 3 system 7" diagonal HD color touchscreen, AM/FM stereo, Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)

Sirius XM, delete (Can be upgraded to (U2K) SiriusXM.)

Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)

Wireless phone projection for Apple CarPlay and Android Auto

Bluetooth for phone, connectivity to vehicle infotainment system

Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)

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Interior

- Seat trim, Vinyl
- Seat adjuster, driver 4-way manual
- Seat adjuster, passenger 4-way manual
- Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab or Double Cab model.)
- Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
- Steering wheel, urethane
- Steering column, Tilt-Wheel, manual with wheel locking security feature
- Steering column lock, electrical
- Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5" diagonal monochromatic display
- Exterior Temperature Display located in radio display
- Compass located in instrument cluster
- Window, power front, drivers express up/down
- Window, power front, passenger express down
- Windows, power rear, express down (Not available with Regular Cab models.)
- Door locks, power
- Remote Keyless Entry, with 2 transmitters
- Cruise control, electronic with set and resume speed, steering wheel-mounted
- Power outlet, front auxilliary, 12-volt
- USB Ports, 2, Charge/Data ports located on instrument panel
- Air conditioning, single-zone manual
- Air vents, rear, heating/cooling (Not available on Regular Cab models.)
- Mirror, inside rearview, manual tilt
- Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

Safety-Mechanical

- Automatic Emergency Braking
- Front Pedestrian Braking
- StabiliTrak, stability control system with Proactive Roll Avoidance and traction control, includes electronic trailer sway control and hill start assist

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Safety-Exterior

Daytime Running Lamps with automatic exterior lamp control

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar services capable (See onstar.com for details and limitations. Services vary by model. Service plan required.)

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

HD Rear Vision Camera

Lane Keep Assist with Lane Departure Warning

Following Distance Indicator

Forward Collision Alert

Rear Seat Reminder (Requires Crew Cab or Double Cab model.)

Rear Seat Belt Indicator (Requires Crew Cab or Double Cab model.)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu

Tire Pressure Monitoring System, auto learn includes Tire Fill Alert (does not apply to spare tire)

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WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Silverado TurboMaxTM engines, 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Silverado TurboMaxTM engines, 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

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A.J. Duvall
Chief of Police

DALLAS POLICE DEPARTMENT

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



S.M. Kish
Assistant Chief

August 18, 2026

To: Chief Duvall

From: Captain Selleck

Ref: Administrative Vehicle Purchase Breakdown

2026 Chevy Silverado 1500 Police Admin Vehicle Breakdown

- 2- Chevy Silverado 1500 Police Admin Vehicles
 - Quote from Hardy Chevrolet (Attached)
 - State Contract Holder
 - \$47,920.00 per vehicle
 - Total: \$95,840.00
- Emergency Equipment Outfitting
 - Quote from DANA Safety Supply Inc. (Attached)
 - \$9,832.00 per vehicle
 - Total: \$19,664.00

TOTAL QUOTED PRICE: \$115,504.00

Sales Quote

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

Telephone: 800-845-0045

Sales Quote No.	642011-A
Customer No.	DALLA

Bill To

CITY OF DALLAS
 POLICE DEPARTMENT
 120 MAIN ST
 DALLAS, GA 30132
 United States

Ship To

(For Pickup - MARI)
 MARIETTA WAREHOUSE
 1098 KING INDUSTRIAL DR
 MARIETTA, GA 30062

Contact: LISA CHUPP
 Telephone: 770-443-8100
 E-mail:

Contact: Tom Boulanger
 Telephone: 770-480-0884
 E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/17/26	UPS GROUND FREIGHT		PPAY & ADD TO INVOICE	(2) 2026 SILVERADO	NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Michelle Boulanger			Tom Boulanger	SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	Y	EVP EMERGENCY VEHICLE PACKAGE Warehouse: MARI		9,832.0000	19,664.00
0	0	N	INFO VEHICLE INFORMATION Warehouse: MARI		0.0000	0.00
			FLASH ALL BLUE EXCEPT: FRONT VISOR LIGHTS FLASH B/W REAR WINDSHIELD LIGHTS FLASH B/W WANTS ALL BLUE CRUISE BUTTON OPTION			
4	4	Y	PMP2WSDDB SOI 4" MPOWER DUAL WINDOW SHROUD-BLACK Warehouse: MARI		0.0000	0.00
			FRONT VISOR			
8	8	Y	EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
			FOR FRONT VISOR SHROUD			
4	4	Y	PMP2BK011 SOI MPOWER SHROUD HEADLINER BRACKET Warehouse: MARI		0.0000	0.00
			FOR FRONT VISOR SHROUD			

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Continued on Next Page

Sales Quote

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

Telephone: 800-845-0045

Sales Quote No.	642011-A
Customer No.	DALLA

Bill To

CITY OF DALLAS
POLICE DEPARTMENT
120 MAIN ST
DALLAS, GA 30132
United States

Ship To

(For Pickup - MARI)
MARIETTA WAREHOUSE
1098 KING INDUSTRIAL DR
MARIETTA, GA 30062

Contact: LISA CHUPP
Telephone: 770-443-8100
E-mail:

Contact: Tom Boulanger
Telephone: 770-480-0884
E-mail:

Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/17/26	UPS GROUND FREIGHT		PPAY & ADD TO INVOICE	(2) 2026 SILVERADO	NET30	
Entered By			Salesperson	Ordered By	Resale Number	
Michelle Boulanger			Tom Boulanger	SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
8	8	Y	EMPS2QMS4E SOI, MPWR FASCIA, 4", QM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
8	8	Y	BUMPER CORNERS EMPS2QMS4E SOI, MPWR FASCIA, 4", QM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
8	8	Y	UNDER TAILGATE EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
8	8	Y	behind the grill PMP2BKEDGE Soundoff Edge Mount Bracket Warehouse: MARI		0.0000	0.00
12	12	Y	FOR GRILL EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
12	12	Y	REAR WINDSHIELD EACH SIDE PMP2BKDGJ SOI 4" mPOWER 90 DEGREE MOUNTING BRACKET, BLACK Warehouse: MARI FOR REAR WINDSHIELD EACH SIDE		0.0000	0.00

Print Date	08/18/26
Print Time	03:31:56 PM
Page No.	2

Continued on Next Page

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Entered By			Salesperson	Ordered By	Resale Number	
Michelle Boulanger			Tom Boulanger	SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
2	2	Y	ETSA462HPP SOI, 400 SERIES HH REMOTE SIREN, 200WATT Warehouse: MARI		0.0000	0.00
4	4	Y	EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
4	4	Y	REAR SIDE WINDOWS PMP2BKDGAJ SOI 4" mPOWER 90 DEGREE MOUNTING BRACKET, BLACK Warehouse: MARI		0.0000	0.00
2	2	Y	REAR SIDE WINDOWS INSTALL DSS INSTALLATION OF EQUIPMENT Warehouse: MARI		0.0000	0.00
2	2	Y	SHOP SHOP SUPPLIES - WIRE/CONNECTORS/RELAYS/INSTALL KI Warehouse: MARI		0.0000	0.00
2	2	Y	TINT Vehicle Window Tint Per Customers Specs Warehouse: MARI WINDSHIELD STRIP & 2 FRONTS		0.0000	0.00

Print Date 08/18/26
Print Time 03:31:56 PM
Page No. 3

Continued on Next Page

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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/17/26	UPS GROUND FREIGHT		PPAY & ADD TO INVOICE	(2) 2026 SILVERADO	NET30	
Entered By		Salesperson		Ordered By	Resale Number	
Michelle Boulanger		Tom Boulanger		SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
4	4	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: MARI 100J series composite speaker w/ universal bail brkt-100 watt		0.0000	0.00
2	2	Y	BT223A KEY, Roll-N-Lock A-Series Truck Bed Cover Warehouse: MARI The all-aluminum A-Series retractable tonneau cover is built with the same rugged durability as the well-known M-Series. This ground-breaking product includes a long list of innovative design features that only Roll-N-Lock can provide. The unique, powder-coated aluminum cover body of the A-Series is bound together by patented hinge technology that delivers a nearly impenetrable seam.		0.0000	0.00
EVP 642009			Approved By: _____ ☐ Approve All Items & Quantities Quote Good for 30 Days			

Print Date 08/18/26
Print Time 03:31:56 PM
Page No. 4

Subtotal 19,664.00
Freight 0.00

Order Total 19,664.00

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

Sales Quote

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500 S EDWARDIA DR
GREENSBORO, NC 27409

Telephone: 800-845-0045

Sales Quote No.	642011-B
Customer No.	DALLA

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E-mail:

Quote Date		Ship Via		F.O.B.		Customer PO Number		Payment Method			
08/17/26		UPS GROUND FREIGHT		PPAY & ADD TO INVOICE		GSA# GS-07F-05112T		NET30			
Entered By			Salesperson			Ordered By			Resale Number		
Michelle Boulanger			Tom Boulanger			SELLECK					
Order Quantity	Approve Quantity	Tax	Item Number / Description					Unit Price	Extended Price		
2	2	Y	EVP EMERGENCY VEHICLE PACKAGE Warehouse: MARI					9,832.0000	19,664.00		
0	0	N	INFO VEHICLE INFORMATION Warehouse: MARI					0.0000	0.00		
4	4	Y	FLASH ALL BLUE EXCEPT: FRONT VISOR LIGHTS FLASH B/W REAR WINDSHIELD LIGHTS FLASH B/W WANTS ALL BLUE CRUISE BUTTON OPTION PMP2WSDDDB SOI 4" MPOWER DUAL WINDOW SHROUD-BLACK Warehouse: MARI					0.0000	0.00		
8	8	Y	FRONT VISOR EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: MARI					0.0000	0.00		
4	4	Y	FOR FRONT VISOR SHROUD PMP2BK011 SOI MPOWER SHROUD HEADLINER BRACKET Warehouse: MARI FOR FRONT VISOR SHROUD					0.0000	0.00		

Print Date	08/24/26
Print Time	01:00:54 PM
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Quote Date	Ship Via		F.O.B.	Customer PO Number	Payment Method	
08/17/26	UPS GROUND FREIGHT		PPAY & ADD TO INVOICE	GSA# GS-07F-05112T	NET30	
Entered By		Salesperson		Ordered By		Resale Number
Michelle Boulanger		Tom Boulanger		SELLECK		
Order Quantity	Approve Quantity	Tax	Item Number / Description		Unit Price	Extended Price
8	8	Y	EMPS2QMS4E SOI, MPWR FASCIA, 4", QM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
			BUMPER CORNERS			
8	8	Y	EMPS2QMS4E SOI, MPWR FASCIA, 4", QM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
			UNDER TAILGATE			
8	8	Y	EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
			behind the grill			
8	8	Y	PMP2BKEDGE Soundoff Edge Mount Bracket Warehouse: MARI		0.0000	0.00
			FOR GRILL			
12	12	Y	EMPS2STS4E SOI, MPWR FASCIA, 4", STM, BLK HSG, BLU/WHT Warehouse: MARI		0.0000	0.00
			REAR WINDSHIELD EACH SIDE			
12	12	Y	PMP2BKDGJ SOI 4" mPOWER 90 DEGREE MOUNTING BRACKET, BLACK Warehouse: MARI		0.0000	0.00
			FOR REAR WINDSHIELD EACH SIDE			

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2	2	Y	SHOP SHOP SUPPLIES - WIRE/CONNECTORS/RELAYS/INSTALL KI Warehouse: MARI		0.0000	0.00
2	2	Y	TINT Vehicle Window Tint Per Customers Specs Warehouse: MARI WINDSHIELD STRIP & 2 FRONTS		0.0000	0.00

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Entered By			Salesperson			Ordered By			Resale Number		
Michelle Boulanger			Tom Boulanger			SELLECK					
Order Quantity	Approve Quantity	Tax	Item Number / Description					Unit Price	Extended Price		
4	4	Y	ETSS100J SOI 100J SERIES COMPOSITE SPEAKER Warehouse: MARI 100J series composite speaker w/ universal bail brkt-100 watt					0.0000	0.00		
2	2	Y	BT223A KEY, Roll-N-Lock A-Series Truck Bed Cover Warehouse: MARI The all-aluminum A-Series retractable tonneau cover is built with the same rugged durability as the well-known M-Series. This ground-breaking product includes a long list of innovative design features that only Roll-N-Lock can provide. The unique, powder-coated aluminum cover body of the A-Series is bound together by patented hinge technology that delivers a nearly impenetrable seam.					0.0000	0.00		
EVP 642009											
Approved By: _____											
☐ Approve All Items & Quantities											
Quote Good for 30 Days											

Approved By: _____

☐ **Approve All Items & Quantities**

Quote Good for 30 Days

Print Date	08/24/26
Print Time	01:00:54 PM
Page No.	4

Subtotal	19,664.00
Freight	0.00
Order Total	19,664.00

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



STAFF REPORT

MEETING DATE: 8/31/26

PRESENTED BY:

Community Development

AGENDA ITEM DESCRIPTION (Agenda Content):

OA-2026-08 Repeal and Replace Chapter 8 re Building Official

REPORT/INFORMATION:

This is a repeal and replace of Chapter 8 with regarding to the duties and authority of the Building official to align with the intent and purpose of the UDC

**ORDINANCE
AMENDMENT
OA - 2026 – 08**

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO
COORDINATE BUILDING-CODE ADMINISTRATION WITH CHAPTER 8; TO DEFINE
THE RESPECTIVE AUTHORITY OF THE COMMUNITY DEVELOPMENT DIRECTOR
AND BUILDING OFFICIAL; TO CLARIFY STOP-WORK AUTHORITY,
ENFORCEMENT, CERTIFICATES OF OCCUPANCY, TECHNICAL APPEALS, AND
RELATED PROCEDURES; AND FOR OTHER PURPOSES**

- WHEREAS**, the Unified Development Code assigns principal responsibility for its administration and enforcement to the Community Development Director and authorizes the Director to delegate inspection, application-review, and permit functions;
- WHEREAS**, the City is separately modernizing Chapter 8 of the Code of Ordinances to distinguish technical construction-code authority from zoning, land-development, and departmental administrative authority;
- WHEREAS**, this is a City-initiated zoning text amendment under Section 11.05 of the Unified Development Code and is being processed through the notice, Planning Commission, public-hearing, and City Council procedures applicable to such amendments;
- WHEREAS**, the current Unified Development Code contains references to the Chief Building Official and Chief Building Inspector that should be conformed to the revised Chapter 8 structure;
- WHEREAS**, the current Unified Development Code also assigns the Chief Building Official independent stop-work authority over matters extending beyond technical construction-code compliance, while the Director controls the subsequent resolution of those UDC violations; and
- WHEREAS**, Section 2-73 of the City Code separately authorizes the Marshal's Office to enforce City ordinances and coordinate enforcement with building inspection, planning and zoning, public works, and other departments, and the City desires to preserve that enforcement role without transferring technical or land-use decision authority; and
- WHEREAS**, the Mayor and Council find that a coordinated process will improve consistency, due process, public safety, and accountability without impairing technical construction-code enforcement.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Dallas, Georgia, following all notice, hearing, and procedural requirements applicable to a text amendment to the Unified Development Code, as follows:

SECTION 1. SECTION 2.03, COMMUNITY DEVELOPMENT DIRECTOR.

Section 2.03(2) is amended by adding a new subsection (n) to read as follows:

- n) Building Services and Construction-Code Coordination.**
- i) Building-code administration and inspection services shall be administratively coordinated through the Department of Community Development in accordance with Chapter 8 of the City Code of Ordinances. The Building Official shall remain responsible for technical construction-code determinations assigned by state law and Chapter 8.**
 - ii) The Director may establish administrative procedures for application intake, routing, scheduling, records, communications, customer service, interdepartmental review, and enforcement coordination. The Director shall not direct approval of construction that fails to comply with a mandatory State Minimum Standard Code.**
 - iii) The Building Official shall not exercise independent zoning, land-use, Development Plan, Land Disturbance Permit, plat, development-condition, or general UDC enforcement authority except as expressly delegated by the Director or otherwise expressly provided by law.**
- iv) Nothing in this subsection places the Marshal's Office or its personnel under the supervision of the Director. Interdepartmental coordination with the Marshal's Office shall occur through the Chief Marshal or City Manager consistent with Section 2-73 of the City Code.**

Section 2.03(3) is repealed and replaced with the following:

- 3) APPEALING A DECISION OF THE DIRECTOR.** An appeal from a final decision of the Director made under this Unified Development Code shall be governed by Section 11.11 and applicable law. The City Council shall have no appellate role where Section 11.11 provides that an appeal is determined by the Zoning Board of Appeals in its quasi-judicial capacity.

SECTION 2. SECTION 8.08, CHILD CARE.

Section 8.08(2)(a)(ii) is repealed and replaced with the following:

- ii) The Building Official, acting within the technical authority established by Chapter 8 of the City Code of Ordinances, may determine that the proposed occupant load or care capacity is not permitted by an applicable construction or life-safety requirement. Any such determination shall identify the applicable technical requirement. Nothing in this subsection authorizes the Building Official to establish a lower care capacity based on personal preference or a standard not otherwise applicable by law.

SECTION 3. SECTION 8.15, SALVAGE OR JUNK YARDS.

In Section 8.15, the sentence "If the owner fails to clean up and restore the salvage yard within one year of cessation of operation or abandonment, the Building Official shall have the premises cleaned up and shall use the bond to pay for the costs of cleanup incurred by the City." is repealed and replaced with the following: "If the owner fails to clean up and restore the salvage yard within one year after cessation of operation or abandonment, the Community Development Director may cause the premises to be cleaned and restored and may use the guarantee to pay the reasonable costs incurred by the City, subject to applicable law and the terms of the guarantee."

SECTION 4. SECTION 11.11, ADMINISTRATIVE APPEALS PROCEDURE.

Section 11.11 is amended by adding the following subsection:

Construction-code appeals. This Section governs appeals from decisions made under the Unified Development Code. It does not govern review of a technical construction-code decision made solely under Chapter 8 of the City Code of Ordinances. Technical review or appeal shall follow Chapter 8 and controlling state law, including any review available through the Georgia Department of Community Affairs. If one City action contains both a UDC determination and a technical construction-code determination, the UDC component is appealable under this Section and the technical component is reviewable under Chapter 8 and applicable state law.

SECTION 5. SECTION 11.13, CERTIFICATE OF OCCUPANCY AND CERTIFICATE OF COMPLETION.

Section 11.13 is repealed and replaced in its entirety with the following:

Sec. 11.13 - Certificate of Occupancy and Certificate of Completion.

1) CITY CERTIFICATE OF OCCUPANCY REQUIRED.

- a) A building, structure, or portion thereof requiring a Certificate of Occupancy shall not be occupied, and a regulated change of occupancy or use shall not occur, until the City has issued the required Certificate of Occupancy.
- b) A Certificate of Occupancy shall be issued by the Community Development Director, or another City official designated by the City Manager, after the City confirms all prerequisites within City jurisdiction, including:
 - (1) a Building Code Clearance issued or recorded by the Building Official under Chapter 8 of the City Code of Ordinances;
 - (2) compliance with the zoning district, approved use, applicable Development Plan, Land Disturbance Permit, plat, conditions, commitments, and other requirements of this UDC;
 - (3) completion or lawful deferral of required site, access, landscaping, parking, utility, or other development improvements;
 - (4) any fire, health, utility, or other clearance that applicable law requires before occupancy; and
 - (5) payment of required City fees.
- c) The Director may establish an electronic or consolidated occupancy-clearance process. A technical approval by one reviewing official does not waive a separate requirement administered by another official.

2) TEMPORARY OR PARTIAL CERTIFICATE OF OCCUPANCY.

- a) The Director may issue a temporary or partial Certificate of Occupancy when the Building Official has determined that the portion proposed for occupancy is safe under the applicable Construction Codes and the Director determines that temporary occupancy is consistent with this UDC and other required City approvals.
- b) The temporary or partial Certificate shall identify the approved area, conditions, outstanding work, and expiration date. A temporary Certificate of Occupancy shall not exceed six (6) months. The Director may renew a temporary Certificate once for an additional period not exceeding six (6) months for good cause, provided the Building Official confirms that continued temporary occupancy remains technically safe and all other required clearances remain in effect. The Director may modify, suspend, or revoke temporary occupancy for good cause consistent with law.

- 3) **RECORD OF CERTIFICATES.** The Director shall maintain the City record of Certificates of Occupancy and Certificates of Completion. The Building Official shall maintain or transmit the underlying Building Code Clearance and inspection record in the City-designated system.
- 4) **FAILURE TO OBTAIN CERTIFICATE.** Occupancy without a required City Certificate of Occupancy is a violation of this UDC and is subject to Chapter XII.
- 5) **CONSTRUCTION AND USE TO CONFORM.** A Certificate of Occupancy authorizes only the use, arrangement, occupancy, and development reflected in the approvals on which the Certificate is based. A contrary use or arrangement is a violation of this UDC.
- 6) **CERTIFICATE OF COMPLETION.** A structure or regulated improvement not intended for occupancy, including a pool or similar improvement, shall receive a Certificate of Completion when required by the Director. The Certificate shall be issued after applicable technical and development clearances are complete.
- 7) **SEPARATE STATE OR FIRE CERTIFICATE.** A City Certificate of Occupancy does not replace a separate certificate or approval required from the State Fire Marshal, local fire marshal, health authority, or other agency having independent jurisdiction.

SECTION 6. SECTION 12.01, ENFORCEMENT.

Section 12.01 is amended by adding a new subsection (2) to read as follows:

2) MARSHAL'S OFFICE ENFORCEMENT.

- a) Nothing in this Chapter limits the authority of the Marshal's Office under Section 2-73 of the City Code to investigate suspected UDC violations, collect evidence, respond to complaints, issue warnings, notices, citations or summonses when authorized, appear and testify in Municipal Court, and coordinate enforcement with Community Development and other City departments.
- b) Final interpretations of this UDC, permit or development-approval decisions, administrative adjustments, and other determinations assigned by this Code to the Community Development Director, a board, commission, or other official remain with that official or body. Where enforcement depends upon a technical Construction Code determination, the Marshal's Office shall obtain or rely upon the determination of the Building Official or other official having technical jurisdiction.
- c) Interdepartmental coordination under this Chapter does not alter the placement, supervision, internal policy, or chain of command of the Marshal's Office under Section 2-73.

SECTION 7. SECTION 12.03, CONSTRUCTION PROCESS VIOLATIONS.

Section 12.03 is repealed and replaced in its entirety with the following:

Sec. 12.03 - Construction Process Violations.

1) UDC STOP-WORK ORDERS.

- a) **Authority.** The Community Development Director may issue a Stop-Work Order for work or activity that violates this Unified Development Code, an approval issued under this Code, or a condition or written commitment enforceable under this Code. The Director may authorize the Building Official, code enforcement personnel, or another City official to prepare, post, serve, or issue a UDC Stop-Work Order on the Director's behalf in accordance with written administrative policy. The Director may request assistance from the Marshal's Office with posting, service, investigation, scene security, citation, or enforcement; assignment of Marshal personnel shall occur through the Chief Marshal or City Manager. Nothing in this subsection limits the Marshal's Office's separate authority under Section 2-73 to investigate or cite UDC violations.
- b) **Building Official.** Independent stop-work authority of the Building Official for a technical violation of the State Minimum Standard Codes is governed by Chapter 8 of the City Code of Ordinances. The Building Official shall not independently issue a UDC Stop-Work Order for a zoning, land disturbance, Development Plan, plat, condition, commitment, use, or other nontechnical UDC matter unless acting under a delegation from the Director.
- c) **Marshal's Office.** The Marshal's Office may enforce a UDC Stop-Work Order, investigate conduct constituting a UDC violation, and issue citations or summonses within its lawful authority. The Marshal's Office does not independently make the zoning, land-use, permit, development-approval, or technical construction-code determination that supplies the basis for a Stop-Work Order unless another provision of law expressly assigns that determination to the Marshal.
- d) **Procedure.** A UDC Stop-Work Order shall be in writing and shall identify the nature of the violation, the provision or approval involved, the activity that must cease, and the conditions for resumption to the extent then known. The order shall be posted at the property when appropriate and delivered or mailed to the property owner or responsible party. If an occupied property is affected, reasonable notice shall also be provided to the occupant when appropriate.
- e) **Grounds.** Grounds for a UDC Stop-Work Order include:

- (1) failure to comply with an applicable development standard or requirement of this UDC;
 - (2) commencing land disturbance or another regulated improvement without a required Land Disturbance Permit, Development Plan approval, plat, or other UDC approval;
 - (3) construction or development inconsistent with an approved Land Disturbance Permit, variance, Special Exception, Development Plan, PUD plan, plat, or other UDC approval;
 - (4) failure to comply with a condition or written commitment of a rezoning, variance, Special Exception, Development Plan, PUD, or other approval; or
 - (5) an illegal use or illegal expansion of use of a structure or land.
- 2) **MEETING AND MEMORANDUM OF AGREEMENT.** Upon written request, the Director shall meet with the person responsible for a UDC Stop-Work Order within seven days when reasonably practicable. The Director may document conditions for resumption in a written Memorandum of Agreement signed by the responsible party. Nothing requires the Director to permit continued activity that remains unlawful.
- 3) **APPEAL.** A UDC Stop-Work Order may be appealed to the Zoning Board of Appeals under Section 11.11. A technical construction-code Stop-Work Order issued solely under Chapter 8 is not appealed under this Section.
- 4) **RESUMPTION.** A UDC Stop-Work Order shall be released by the Director or authorized designee when the UDC violation has been resolved, the conditions for lawful resumption have been satisfied, or a reviewing body orders release. If a separate Chapter 8 technical Stop-Work Order is also in effect, work shall not resume until both orders have been released.
- 5) **EMERGENCY CONDITIONS.** Nothing in this Section limits emergency authority granted by Section 12.04, Chapter 8, or other applicable law.

SECTION 8. CHAPTER XIII, DEFINITIONS.

Section 13.01 is amended by adding the following definitions in alphabetical order:

BUILDING CODE CLEARANCE: A written or electronically recorded technical determination by the Building Official under Chapter 8 of the City Code of Ordinances that applicable construction-code requirements necessary for City occupancy or completion approval have been satisfied. A Building Code Clearance is not itself a Certificate of Occupancy or a zoning, land disturbance, or development approval.

BUILDING OFFICIAL: The person designated by the City to perform the technical duties of the local building official under applicable state law and Chapter 8 of the City Code of Ordinances. The Building Official is administratively coordinated through the Department of Community Development and has only the zoning or UDC authority expressly delegated by the Community Development Director or otherwise granted by law.

SECTION 9. CONFORMING TERMINOLOGY.

Throughout the Unified Development Code, a reference to Chief Building Official, Chief Building Inspector, Building Inspector, or similar title shall be construed as a reference to the Building Official when the provision concerns technical construction-code duties. A reference shall not be construed to grant zoning, land-development, administrative, or enforcement authority beyond that provided by Chapter 8 and this UDC. The City Clerk and codifier may make nonsubstantive title substitutions consistent with this Section.

SECTION 10. CONFLICTS AND SEVERABILITY.

All conflicting provisions are repealed to the extent of conflict. If any portion of this Ordinance is held invalid, the remaining provisions shall continue in effect.

SECTION 11. EFFECTIVE DATE.

This Ordinance shall become effective upon adoption or on the effective date of the companion Chapter 8 replacement ordinance, whichever is later.

FIRST READ: August 31, 2026

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

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date

APPROVED AS TO FORM:

Darrin Keaton
City Attorney



STAFF REPORT

MEETING DATE: 8/31/26

PRESENTED BY:

Community Development

AGENDA ITEM DESCRIPTION (Agenda Content):

OA-2026-09 UDC Amendment re Building Official

REPORT/INFORMATION:

This is an amendment of the UDC in relation to Building Official in the City of Dallas to conform to the intent of the UDC

**ORDINANCE
AMENDMENT
OA - 2026 – 09**

AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 8, BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF ORDINANCES; TO DEFINE THE DUTIES, TECHNICAL AUTHORITY, ADMINISTRATIVE SUPERVISION, AND LIMITS OF AUTHORITY OF THE BUILDING OFFICIAL; TO COORDINATE BUILDING-CODE ADMINISTRATION WITH COMMUNITY DEVELOPMENT; AND FOR OTHER PURPOSES

WHEREAS, the City of Dallas is authorized to administer and enforce the Georgia State Minimum Standard Codes for Construction and to adopt reasonable local administrative provisions governing permits, inspections, hearings, appeals, enforcement personnel, and other procedures necessary to local administration and enforcement;

WHEREAS, the Georgia Department of Community Affairs placed new mandatory State Minimum Standard Codes into effect on January 1, 2026, and the City desires to modernize Chapter 8 to conform to current state requirements and future state amendments;

WHEREAS, the General Assembly enacted Act 513 (Senate Bill 447) in 2026, effective July 1, 2026, revising O.C.G.A. Section 8-2-26 concerning private professional provider inspection reports and establishing additional permit-administration requirements, and the City desires that its local procedures remain expressly subordinate to controlling state deadlines and procedures;

WHEREAS, the City Unified Development Code places principal responsibility for development administration and enforcement with the Community Development Director and permits the Director to delegate inspections, application review, and permit functions to other officials;

WHEREAS, the Mayor and Council find that technical construction-code decisions should be made by qualified code officials while departmental administration, development coordination, enforcement strategy, records, workflow, and City policy remain within the City chain of command;

WHEREAS, the Mayor and Council further find that clear written procedures for stop-work orders, permit actions, certificates of occupancy, technical determinations, and appeals will improve consistency, due process, public safety, and coordination among City departments; and

WHEREAS, this Ordinance is intended as an administrative and organizational revision and does not enact a local technical amendment to a State Minimum Standard Code except where a provision is expressly identified and lawfully adopted as such.

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

SECTION 1. REPEAL AND REPLACEMENT.

Chapter 8, Buildings and Building Regulations, of the Code of Ordinances of the City of Dallas, Georgia, is repealed in its entirety and replaced with the following:

CHAPTER 8 - BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. GENERAL PROVISIONS

Sec. 8-1. Purpose and intent.

- (a)** This chapter establishes the local administrative system for enforcement of the Construction Codes within the City of Dallas. Its purposes are to protect life, health, safety, and property; provide predictable permit and inspection procedures; coordinate construction-code enforcement with the Unified Development Code and other City approvals; and define the respective authority of the Community Development Director and the Building Official.
- (b)** The City intends to preserve the independent technical judgment required of a qualified Building Official while maintaining ordinary municipal supervision over departmental administration, workflow, enforcement coordination, communications, records, contract performance, and City policy.

- (c) No provision of this chapter shall be construed to require the Building Official to approve construction that fails to comply with a mandatory Construction Code or other Regulatory Requirement.

Sec. 8-2. Definitions.

- (a) Administrative supervision means the authority to direct departmental organization, assignments, scheduling, workflow, reporting, records, communications, customer service, contract administration, enforcement coordination, and implementation of City policy. Administrative supervision does not include authority to order technical approval of noncompliant construction.
- (b) Building Code Clearance means the written or electronically recorded technical determination of the Building Official that construction subject to this chapter has satisfied the Construction Code requirements necessary for issuance of a City Certificate of Occupancy or Certificate of Completion. A Building Code Clearance is not itself a Certificate of Occupancy, zoning approval, land disturbance approval, or other development approval.
- (c) Building Official means the person designated by the City to perform the technical duties assigned to a local building official under applicable state law and the Construction Codes, including an authorized deputy or designee acting within delegated authority.
- (d) City means the City of Dallas, Georgia.
- (e) Construction Codes means the mandatory State Minimum Standard Codes for Construction applicable within Georgia, together with any permissive construction code expressly adopted by the City and any lawful local amendment then in effect.
- (f) Department means the City Department of Community Development.
- (g) Director means the Community Development Director or an authorized designee.
- (h) Emergency or imminent threat means a condition requiring immediate action to address a substantial and immediate risk of death, serious bodily injury, structural failure, fire, explosion, electrocution, release of a dangerous substance, or comparable immediate danger to persons or property.
- (i) Regulatory Requirements means all requirements applicable to a project under state or local law, including the Construction Codes, duly adopted local amendments, the Unified Development Code, conditions of zoning or development approval, applicable design standards, and other laws or approvals having jurisdiction over the project.

Sec. 8-3. Administrative placement and chain of command.

- (a) Building-code administration and inspection services are functions of the Department of Community Development. No separate executive department is created by this chapter merely because a Construction Code uses the term building department, department of building safety, code official, or similar terminology.
- (b) The Building Official shall perform duties under the administrative supervision of the Director and the City Manager. The Building Official shall comply with lawful City policies, departmental procedures, reporting requirements, workflow requirements, recordkeeping requirements, and coordination directives that do not require technical approval contrary to applicable law or a mandatory Construction Code.
- (c) A person or firm serving the City by contract as Building Official or inspection provider is subject to this chapter to the same extent as City personnel when performing delegated City functions. No service contract expands the authority granted by state law, this chapter, the Unified Development Code, or the express terms of the contract.
- (d) Nothing in this chapter places the Marshal's Office or its personnel within the Department of Community Development or under the supervision of the Director. Requests for Marshal assistance shall be coordinated with the Chief Marshal or City Manager consistent with Section 2-73 and the City's administrative chain of command.

Sec. 8-4. Relationship to Unified Development Code and other authority.

- (a) The Unified Development Code governs zoning, land use, development plans, subdivisions and plats, land disturbance, site development, development standards, zoning conditions and commitments, landscaping, parking, and other development matters assigned to the Director or another City body. This chapter governs technical compliance with the Construction Codes.
- (b) The Building Official has no independent authority to approve, deny, alter, waive, interpret, suspend, revoke, or enforce a zoning decision, Land Disturbance Permit, Development Plan, plat, variance, Special Exception, zoning condition, development commitment, or other approval under the Unified Development Code except to the extent the Director expressly delegates an administrative or inspection function.

- (c) The Building Official shall refer questions concerning zoning, land use, site development, public works, business regulation, legal interpretation, or City policy to the official having jurisdiction. Technical communications from the Building Official shall be confined to matters within construction-code jurisdiction unless the Director or City Manager authorizes broader communication.
- (d) Nothing in this chapter displaces the jurisdiction of the State Fire Marshal, local fire marshal, Department of Community Affairs, environmental health officials, utility providers, or another agency having independent authority under state or federal law.
- (e) The Marshal's Office retains the ordinance-enforcement functions assigned by Section 2-73, including investigation, collection of evidence, warnings, notices, citations, response to complaints, testimony, and enforcement coordination. Exercise of those functions does not transfer to the Marshal a technical Construction Code determination assigned to the Building Official or a zoning, land-use, permit, development, or administrative determination assigned to the Director or another official having jurisdiction.

Sec. 8-5. Construction-code approval is not a warranty.

A permit, plan review, inspection, Building Code Clearance, Certificate of Occupancy, Certificate of Completion, or other City action is a governmental regulatory action and is not a representation, guaranty, or warranty of workmanship, design, habitability, merchantability, or freedom from defects. Nothing in this chapter waives any immunity, defense, limitation of liability, or other protection available to the City, its officials, employees, agents, or contractors under law.

Sec. 8-6. Fees and charges.

Permit, plan review, inspection, reinspection, testing, after-the-fact, record-copy, and other authorized charges shall be those adopted by the Mayor and Council in the City fee schedule. No Building Official, inspector, contractor, or Department employee may establish, waive, increase, reduce, or negotiate a City fee except under authority granted by ordinance, resolution, fee schedule, or written City policy.

Sec. 8-7. Contractors and professional licensing.

A contractor or design professional performing regulated work shall hold each license, registration, occupational tax certificate, or other credential required by state or local law. The Department may require reasonable evidence of current credentials before a permit is issued or regulated work is accepted.

Sec. 8-8. Dimensional and minimum dwelling standards.

Lot standards, building setbacks, height, density, minimum living area, and other zoning or dimensional standards are governed by the Unified Development Code and are not independently established by this chapter.

Secs. 8-9 - 8-10. Reserved.

ARTICLE II. CONSTRUCTION CODES

Sec. 8-11. Mandatory State Minimum Standard Codes.

- (a) The following mandatory State Minimum Standard Codes for Construction apply within the City in the editions, supplements, and Georgia amendments made applicable by state law. The City shall administer and enforce each code to the extent the City has enforcement jurisdiction under state law, intergovernmental arrangement, or other lawful authority. As of the effective date of this ordinance, the mandatory codes include:
 - (1) 2024 International Building Code, with 2026 Georgia Amendments.
 - (2) 2024 International Residential Code, with 2026 Georgia Amendments.
 - (3) 2024 International Fire Code, as adopted by the Georgia Safety Fire Commissioner and applicable state law.
 - (4) 2024 International Plumbing Code, with 2026 Georgia Amendments.
 - (5) 2024 International Mechanical Code, with 2026 Georgia Amendments.
 - (6) 2024 International Fuel Gas Code, with 2026 Georgia Amendments.
 - (7) 2023 National Electrical Code, with 2026 Georgia Amendments.
 - (8) 2015 International Energy Conservation Code, with the Georgia supplements and amendments then in effect.
 - (9) 2024 International Swimming Pool and Spa Code, with 2026 Georgia Amendments.

- (b) When the State lawfully replaces or amends a mandatory State Minimum Standard Code, the edition and amendments made mandatory by state law shall govern within the City on their state-established effective date without the need to preserve an obsolete edition in this chapter.
- (c) Where administration provisions in a mandatory model code are deleted or displaced by Georgia amendments, administration shall be governed by state law and this chapter.

Sec. 8-12. Permissive codes adopted by the City.

- (a) The City adopts the 2018 International Property Maintenance Code with applicable Georgia Amendments as a permissive code for property maintenance within the City.
- (b) The City adopts the 2018 International Existing Building Code with applicable Georgia Amendments as a permissive code for existing buildings within the City.
- (c) A prior local technical amendment written for an earlier edition of a permissive code is not carried forward merely by reference to the earlier edition. Any local technical amendment intended to remain effective shall be separately reviewed, reenacted if necessary, and processed as required by state law.

Sec. 8-13. Appendices and referenced standards.

- (a) An appendix to a Construction Code is enforceable only when made applicable by state law, specifically referenced by enforceable code text, or specifically adopted by the City in a manner authorized by state law.
- (b) Referenced standards form part of a Construction Code to the extent provided by that code. A permissive, advisory, or recommended provision shall not be converted into a mandatory local requirement without lawful authority.

Sec. 8-14. Local technical amendments.

This ordinance does not enact a local technical amendment to a mandatory State Minimum Standard Code. Any future local technical amendment shall be separately identified, supported by findings required by Georgia law, adopted by the governing authority, and transmitted or filed with the Georgia Department of Community Affairs as required by law.

Sec. 8-15. Conflict and most specific lawful requirement.

Where two applicable Construction Code provisions conflict, the specific provision shall control over a general provision unless state law provides otherwise. A Construction Code does not authorize the Building Official to disregard a separate zoning, development, fire, accessibility, environmental, utility, or other Regulatory Requirement imposed by an authority having jurisdiction.

Secs. 8-16 - 8-20. Reserved.

ARTICLE III. ADMINISTRATION AND AUTHORITY

Sec. 8-21. Designation and qualifications of Building Official.

- (a) The City Manager shall designate a qualified Building Official from among persons employed by or under contract with the City, consistent with the City Charter, personnel policies, approved budget, procurement requirements, and any Council-approved contract. The designation is an administrative assignment of technical code authority and does not create an independent department or office outside the City Manager's chain of command.
- (b) The Building Official and persons performing inspections or plan review shall possess the certifications, licenses, experience, or other qualifications required by state law, the Construction Codes, contract, or written City policy.
- (c) The City Manager may designate deputies, acting officials, or specialized inspectors and may replace or reassign a designation consistent with law and any governing contract. A designation grants only the authority assigned by law and this chapter.

Sec. 8-22. Administrative authority of Director.

- (a) The Director is responsible for administrative coordination of construction-code services within Community Development, including intake, workflow, scheduling, electronic systems, document control, customer service, departmental communications, interdepartmental coordination, enforcement sequencing, record retention, and implementation of City policy.
- (b) The Director may issue written administrative policies, standard operating procedures, forms, checklists, routing requirements, inspection-request procedures, and documentation standards consistent with state law and the Construction Codes.
- (c) The Director may require coordination before a material nonemergency enforcement action, including a full stop-work order, permit suspension or revocation, utility disconnection request,

or refusal of City occupancy approval. Such coordination shall not authorize noncompliant construction or prevent action that state law requires the Building Official to take directly.

(d) A disagreement concerning administrative policy, workflow, communications, or enforcement strategy does not authorize the Building Official to disregard a lawful administrative directive or to represent a contrary position as the position of the City. If the Building Official believes a directive would require violation of a mandatory Construction Code or controlling state law, the Building Official shall promptly state the technical objection and supporting authority in writing to the Director and City Manager. The matter may be referred to the City Attorney for legal review. Pending resolution, no City official shall require technical approval of construction that does not comply with a mandatory Construction Code.

(e) Interdepartmental enforcement coordination involving the Marshal's Office shall occur through the Chief Marshal or City Manager. The Director may request Marshal assistance concerning a violation within Community Development jurisdiction but shall not direct the assignment, supervision, discipline, or internal policy of Marshal personnel.

Sec. 8-23. Technical authority and duties of Building Official.

- (a) Within the Construction Codes, the Building Official shall perform or cause to be performed technical plan review, inspections, code-compliance determinations, evaluation of code-authorized alternate materials or methods, and other technical functions assigned by applicable law.
- (b) The Building Official may render a technical interpretation of a Construction Code when necessary to apply the code to a specific project. The interpretation shall be consistent with the code text, Georgia amendments, official state requirements, and the limits of local authority.
- (c) The Building Official shall not create a substantive construction requirement that lacks a basis in an applicable Construction Code, lawful local amendment, other Regulatory Requirement, or express authority granted by law.
- (d) Nothing in this section authorizes the Building Official to interpret the legal scope of the Unified Development Code, City Charter, personnel rules, contracts, procurement requirements, or other City policy. Legal questions shall be referred through the Director or City Manager to the City Attorney.

Sec. 8-24. Written basis for material technical decisions.

- (a) A material adverse technical determination shall identify with reasonable specificity the factual condition and the code, amendment, law, approved plan, or other Regulatory Requirement on which the determination is based. Material determinations include permit denial, substantial plan-review deficiency, failed inspection requiring substantial corrective work, stop-work order, permit suspension or revocation, refusal of Building Code Clearance, and rejection of a proposed alternative material or method.
- (b) A generic statement such as code violation, not approved, unsafe, or does not meet code is insufficient when a specific code provision or factual basis can reasonably be identified.
- (c) Nothing in this section delays immediate emergency action. The written basis for emergency action shall be documented as soon as practicable.

Sec. 8-25. Delegation, third-party services, and private professional providers.

- (a) The City may use employees, contractors, intergovernmental services, specialized inspectors, plan reviewers, testing agencies, or other qualified providers as permitted by law. Administrative routing of such services shall be established by the Director.
- (b) The Building Official may rely on reports, certifications, inspections, or professional opinions to the extent permitted by law and the Construction Codes, but shall not refuse a submission merely because an authorized private professional provider was used when state law requires acceptance or establishes a review process.
- (c) Nothing in this chapter narrows rights, deadlines, remedies, or appeal procedures expressly provided by O.C.G.A. Section 8-2-26(g) or other controlling state law.
- (d) An inspection report submitted by an authorized private professional provider shall be accepted, reviewed, deemed approved, or returned for correction within the time and in the manner required by O.C.G.A. Section 8-2-26(g), as amended. Any notice of deficiency shall identify the deficiency and the specific regulatory requirement not adequately addressed. No City administrative procedure may impose an additional inspection, approval, or project delay prohibited by controlling state law.

Sec. 8-26. Conflicts of interest and outside work.

A person performing plan review or inspection for the City shall not have a financial interest in regulated work that creates a conflict prohibited by law, City ethics requirements, or contract. No

person shall perform outside work that materially conflicts with City duties or undermines the impartial administration of this chapter.

Sec. 8-27. Right of entry.

The Building Official or authorized inspector may enter property for inspection only as permitted by the Constitution, state law, the Construction Codes, consent, an administrative inspection warrant, or other lawful authority. When premises are occupied, credentials shall be presented and entry requested unless an emergency or other lawful exception applies.

Sec. 8-28. Records.

Construction-code records are City records and shall be created, maintained, retained, and produced through the Department in accordance with City recordkeeping procedures and applicable law. The Building Official and any contract provider shall promptly place permits, plan-review comments, inspection results, stop-work orders, technical interpretations, releases, and final clearances into the City-designated record system.

Secs. 8-29 - 8-30. Reserved.

ARTICLE IV. PERMITS, PLAN REVIEW, AND INSPECTIONS

Sec. 8-31. Permit required.

A person shall obtain each permit required by the applicable Construction Codes before commencing regulated construction, alteration, repair, relocation, demolition, change of occupancy, or installation of electrical, gas, mechanical, plumbing, or other regulated systems. Work exempt from a permit remains subject to applicable technical and development requirements.

Sec. 8-32. Development and agency prerequisites.

- (a) A building permit is a technical construction authorization. It does not constitute zoning approval, a Land Disturbance Permit, Development Plan approval, plat approval, utility approval, fire approval, business approval, or permission to disregard a condition of zoning or development approval.
- (b) Before issuance of a building permit, the Department shall confirm that development prerequisites within City jurisdiction have been satisfied or that the Director has authorized concurrent processing. The Building Official shall not independently waive or determine compliance with such prerequisites.
- (c) Where sewer, septic, water, fire, environmental health, state, federal, or other outside approval is a legal prerequisite to construction, the applicant shall provide evidence of the approval when required by the Department.

Sec. 8-33. Applications, completeness, and plan review.

- (a) Applications shall be submitted in the form and manner established by the Department and shall include information required by applicable law and the Construction Codes. Electronic submittal may be required by written administrative procedure.
- (b) The Building Official shall review or cause review of technical construction documents within the time required by state law. The Director may manage routing, completeness screening, departmental review, and coordination with other City reviewers.
- (c) A deficiency notice or permit denial shall comply with Section 8-24 and shall distinguish technical construction-code deficiencies from zoning, land-development, fire, public works, or other departmental comments whenever practical.
- (d) The Department shall maintain clear permit-submittal and completeness requirements and shall provide permit-status information in the manner and to the extent required by O.C.G.A. Section 36-60-34 and other applicable state law. Nothing in this subsection expands the statutory applicability of O.C.G.A. Section 36-60-34.

Sec. 8-34. Issuance and effect of permit.

- (a) When the technical submittal complies with applicable Construction Codes and all required City prerequisites have been confirmed, the Building Official shall issue or authorize issuance of the construction permit in the manner required by state law and Department procedure.
- (b) A permit authorizes only the work shown in the approved construction documents and does not legalize an error, misrepresentation, omitted requirement, zoning violation, site violation, or work contrary to an applicable Regulatory Requirement.
- (c) Approved construction documents shall be maintained in the City record system and made available at the project site in the manner established by Department procedure.

Sec. 8-35. Permit expiration, extension, suspension, and revocation.

- (a) Permit expiration and extension shall be governed by applicable state law, the Construction Codes, and written Department procedures. An extension shall be documented in the City record system.
- (b) A permit may be suspended or revoked for material misrepresentation, material departure from approved construction documents, work contrary to the Construction Codes, or another ground authorized by law. Except for an emergency or action that state law requires the Building Official to take directly, a nonemergency suspension or revocation shall be coordinated with the Director before issuance.
- (c) A suspension or revocation shall state its factual and legal basis, identify the work affected, and state the conditions for reinstatement when reinstatement is legally available.

Sec. 8-36. Inspections and releases.

- (a) Required inspections shall be those established by applicable Construction Codes, approved construction documents, state law, and Department inspection procedures. The Department may publish an inspection sequence without reenacting that sequence by ordinance each time a state code changes.
- (b) Work that must be inspected before concealment shall not be covered until released by the Building Official or authorized inspector. An inspection result and any correction requirement shall be entered into the City record system.
- (c) A failed inspection shall identify the applicable code or approved-plan basis for the correction with reasonable specificity. A reinspection fee may be charged only as authorized by the City fee schedule.

Sec. 8-37. Tests, special inspections, and professional reports.

The Building Official may require tests, special inspections, engineered evaluations, or professional reports only when authorized or reasonably required by an applicable Construction Code, approved construction documents, or other Regulatory Requirement. Costs borne by the owner or applicant shall be limited to those authorized by law, code, permit condition, or adopted fee schedule. Qualified reports shall be accepted or reviewed in accordance with state law.

Sec. 8-38. Alternative materials, design, and methods.

- (a) An alternative material, design, or method may be approved only when the applicable Construction Code or state law authorizes such approval and the evidence required by that authority establishes equivalency or compliance.
- (b) The Building Official may require a licensed architect, engineer, testing agency, evaluation report, or other competent evidence when authorized by the applicable code. Approval or denial shall be documented in writing.
- (c) This section does not authorize a variance from a mandatory technical standard.

Sec. 8-39. Valuation and fee administration.

Construction valuation shall be determined under the adopted fee schedule and any written valuation methodology approved by the City. A disputed valuation shall be supported by reasonable documentation. The Building Official may provide technical input, but no individual inspector or contract provider may independently create a valuation formula or fee not authorized by the City.

Secs. 8-40 - 8-44. Reserved.

ARTICLE V. ENFORCEMENT

Sec. 8-45. Enforcement principles and available remedies.

- (a) Construction-code enforcement shall be reasonably tailored to the violation and public-safety risk. Available measures include an inspection correction notice, notice of violation, withholding of an inspection release, permit hold, permit suspension or revocation, limited stop-work order, full stop-work order, emergency order, citation, or referral for other legal action.
- (b) Nothing requires progressive enforcement when the Construction Codes or state law require immediate action or when a condition presents an imminent threat.
- (c) A construction-code remedy shall not be used as a substitute for enforcement of a zoning, land disturbance, Development Plan, zoning-condition, or other UDC violation. Such matters shall be referred to the Director for action under the Unified Development Code.
- (d) When a warning, notice, citation, prosecution, or other law-enforcement response is appropriate, the Building Official or Director may refer the documented violation to the Marshal's

Office or another officer authorized by law or ordinance. The official having subject-matter jurisdiction shall provide the technical or administrative determination on which the enforcement referral is based.

Sec. 8-46. Notices of violation and correction.

A nonemergency violation notice shall identify the property or work, describe the observed condition, identify the applicable code or approved-plan requirement with reasonable specificity, state the required corrective action or compliance objective, and provide a reasonable compliance period when a compliance period is appropriate.

Sec. 8-47. Stop-work orders.

- (a) Emergency authority. When the Building Official reasonably determines that work or a condition within construction-code jurisdiction presents an imminent threat, the Building Official may immediately issue a stop-work order within the scope reasonably necessary to address the threat. The Director and City Manager shall be notified as soon as practicable, and the factual and code basis shall be documented promptly.
- (b) Nonemergency coordination. Before issuing a nonemergency stop-work order, the Building Official shall confer with the Director and obtain administrative concurrence concerning the scope, timing, and coordination of the order, unless state law or an applicable Construction Code requires or expressly authorizes the Building Official to act directly within a prescribed circumstance or time. Administrative concurrence does not permit work that violates a mandatory code and does not replace the Building Official's technical determination.
- (c) Required contents. A stop-work order shall be written and shall identify:
 - (1) the property, permit, project, and work affected;
 - (2) the factual condition supporting the order;
 - (3) the specific Construction Code, approved-plan, or other technical requirement relied upon;
 - (4) whether the order is emergency or nonemergency;
 - (5) the work that must stop and any work permitted to continue;
 - (6) the corrective action or conditions necessary for technical release, to the extent then known; and
 - (7) the procedure for administrative conference and appeal.
- (d) Scope. Unless necessary for safety or required by law, a stop-work order shall be limited to the work affected by the violation and shall not stop unrelated lawful work on the same project.
- (e) Release. The Building Official shall determine when the technical basis for a construction-code stop-work order has been corrected and shall issue or record the technical release without unreasonable delay. A separate UDC, development, fire, utility, or other hold remains in effect until released by the official having jurisdiction.
- (f) Interference. No person shall remove, alter, conceal, or disregard a lawfully issued stop-work notice except as authorized by the City.
- (g) Marshal assistance. The Marshal's Office may assist with posting, service, scene security, investigation, citation, and enforcement of a stop-work order as authorized by Section 2-73 and other law. Marshal assistance does not change the official responsible for the technical basis, administrative issuance, or release of the order under this chapter or the Unified Development Code.

Sec. 8-48. Unsafe conditions and emergency protective measures.

When a building, structure, system, or condition regulated by the Construction Codes is unsafe or presents an imminent threat, the Building Official may order those temporary protective measures authorized by law that are reasonably necessary to address the hazard. Demolition, vacation, utility disconnection, entry onto private property, or other substantial action shall follow any additional procedure required by state law, due process, City ordinance, or the authority having jurisdiction.

Sec. 8-49. Utility connection and disconnection.

- (a) Temporary utility service for testing or construction may be authorized when technically safe and permitted by the applicable code and utility provider. Temporary service does not authorize occupancy.
- (b) The Building Official may request or authorize emergency disconnection when an immediate construction-code hazard requires disconnection and law permits the action. A nonemergency disconnection request shall be coordinated with the Director and the utility provider and shall comply with applicable notice requirements.

Sec. 8-50. Violations and penalties.

- (a) A violation of this chapter or a Construction Code lawfully enforced by the City is unlawful and may be prosecuted in the Municipal Court to the extent authorized by the City Charter, ordinances, and state law.
- (b) Each day a violation continues after the time lawfully allowed for correction may constitute a separate offense where authorized by law. Criminal or civil penalties do not preclude permit action, injunctive relief, abatement, or another lawful remedy.
- (c) Nothing in this section limits the authority of the Marshal's Office under Section 2-73 to investigate ordinance violations, issue warnings or notices, issue citations or summonses when authorized, collect evidence, respond to complaints, or testify in Municipal Court. When a prosecution depends upon a technical Construction Code determination, the Building Official shall provide that determination or supporting documentation.

Secs. 8-51 - 8-55. Reserved.**ARTICLE VI. OCCUPANCY AND COMPLETION****Sec. 8-56. Building Code Clearance.**

- (a) After required final construction inspections have been approved, the Building Official shall issue or electronically record a Building Code Clearance identifying the occupancy classification, technical limitations, or other information required by the Construction Codes.
- (b) The Building Code Clearance certifies only construction-code compliance within the Building Official's jurisdiction. It does not authorize occupancy until the City Certificate of Occupancy is issued under this article and the Unified Development Code.
- (c) The Building Official shall not withhold Building Code Clearance because of a zoning, landscape, site-development, business-license, public-works, or other non-construction-code issue. The official having jurisdiction over that issue may separately withhold the City Certificate of Occupancy or other approval.

Sec. 8-57. City Certificate of Occupancy and Certificate of Completion.

- (a) The Director, or a City official designated by the City Manager, shall issue the City Certificate of Occupancy after the Department confirms that all City prerequisites for occupancy have been satisfied, including Building Code Clearance and any applicable zoning, development, site, utility, fire, or other required clearance.
- (b) For a structure or regulated project that does not require occupancy, the Director or designated City official shall issue a Certificate of Completion after required technical and development clearances have been obtained.
- (c) No City Certificate of Occupancy or Certificate of Completion substitutes for a separate certificate, license, or approval that the State Fire Marshal, local fire marshal, health authority, or other agency is independently required to issue.

Sec. 8-58. Temporary or partial occupancy.

- (a) The Director may issue a temporary or partial Certificate of Occupancy when the Building Official has determined that the portion proposed for occupancy is safe under the Construction Codes and the Director determines that occupancy is consistent with applicable development approvals and other required clearances.
- (b) A temporary or partial Certificate of Occupancy shall state its expiration date, occupied area, conditions, and any remaining work. Duration and renewal shall comply with the Unified Development Code and other applicable law. The Director may revoke or decline to extend temporary occupancy for violation of its conditions, loss of required technical clearance, or failure to make required progress.

Sec. 8-59. Occupancy prohibited before approval.

No building or portion requiring a Certificate of Occupancy shall be occupied, and no regulated change of occupancy shall occur, until the required City Certificate of Occupancy and any separately required state or fire certificate have been issued. Utility service or successful technical inspection alone does not authorize occupancy.

Secs. 8-60 - 8-64. Reserved.**ARTICLE VII. PROPERTY MAINTENANCE AND EXISTING BUILDINGS****Sec. 8-65. Administration of Property Maintenance Code.**

- (a) The Director shall administer the City's property-maintenance program. Technical review and inspection functions may be assigned to the Building Official, a qualified code enforcement official, or another qualified provider. The Director may request investigation, service, citation,

or other enforcement assistance from the Marshal's Office through the Chief Marshal or City Manager.

- (b) An assignment under this section grants only the authority necessary for the assigned function. Nothing in this section alters the placement, supervision, or law-enforcement authority of the Marshal's Office under Section 2-73.
- (c) A technical determination concerning structural safety or another subject requiring construction-code expertise shall be made by the Building Official or other qualified technical official. Administrative property-maintenance decisions remain with the Director, while investigation, citation, and prosecution functions may be performed by the Marshal's Office within its lawful authority.

Sec. 8-66. Existing buildings.

Alteration, repair, rehabilitation, change of occupancy, historic-building treatment, and other work involving an existing building shall comply with the mandatory Construction Codes and the adopted International Existing Building Code to the extent each applies. No official may require wholesale compliance with new-construction standards unless an applicable code or law requires that result.

Sec. 8-67. Unsafe buildings and other abatement authority.

Nothing in this chapter replaces a separate dangerous-building, nuisance, property-maintenance, fire-safety, or abatement procedure established by state law or another City ordinance. When more than one enforcement process applies, the Director shall coordinate Community Development actions, the Chief Marshal shall coordinate Marshal's Office actions, and the City Manager may direct interdepartmental coordination as necessary. The Building Official shall provide technical findings within construction-code jurisdiction.

Secs. 8-68 - 8-70. Reserved.

ARTICLE VIII. REVIEW AND APPEALS

Sec. 8-71. Administrative conference.

- (a) A person aggrieved by a material construction-code action may request an administrative conference with the Director and Building Official. The request shall identify the disputed action and the requested resolution.
- (b) The conference is intended to resolve factual, procedural, scope, coordination, or documentation issues without compromising a mandatory technical requirement. The Director may resolve administrative matters. The Building Official shall address technical matters within the Construction Codes.
- (c) Requesting a conference does not extend a statutory filing deadline or automatically stay an emergency order or stop-work order.

Sec. 8-72. Technical appeals under state law.

- (a) A person aggrieved by a final technical decision of the Building Official may seek review through any appeal or review procedure provided by controlling state law.
- (b) This chapter does not create a local construction-code Board of Appeals for purposes of O.C.G.A. Section 8-2-26(g). When that statute authorizes review by the Georgia Department of Community Affairs because no local Board of Appeals exists, nothing in this chapter shall impair, delay, or replace that state review.
- (c) A request for an administrative conference under Section 8-71 does not extend a statutory appeal deadline and is not a prerequisite to exercising a state-law appeal right unless controlling law expressly provides otherwise.

Sec. 8-73. Appeal record and City cooperation.

- (a) Upon request of a party pursuing an authorized appeal, the Department shall provide or transmit the final written technical decision and the City records required by the applicable appeal procedure, subject to lawful fees and public-record limitations.
- (b) The Building Official and Director shall cooperate in preserving the administrative record and in providing factual, technical, and procedural information required by the reviewing body.

Sec. 8-74. No administrative variance from mandatory technical requirements.

Neither an administrative conference nor any appeal procedure under this chapter authorizes a City official to waive a mandatory State Minimum Standard Code requirement. An alternate material,

design, or method may be accepted only when authorized by the applicable Construction Code or controlling state law and when the required technical showing is made.

Sec. 8-75. UDC appeals are separate.

An appeal concerning zoning, a Development Plan, Land Disturbance Permit, plat, development standard, administrative adjustment, Special Exception, variance, zoning condition, or other decision made under the Unified Development Code shall be taken under the Unified Development Code, not this article. When a project has both a technical construction-code dispute and a UDC dispute, each component shall follow its governing appeal procedure.

Secs. 8-76 - 8-79. Reserved.

ARTICLE IX. GENERAL ENFORCEMENT PROVISIONS

Sec. 8-80. Severability of administrative procedures.

If a provision of this chapter is held invalid, the remaining provisions shall continue in effect to the fullest extent permitted by law. A provision preempted by a mandatory state procedure shall be applied only to the extent consistent with state law.

Sec. 8-81. No waiver of governmental authority or immunity.

No act, permit, inspection, approval, delay, error, omission, or failure to enforce by the City creates an estoppel, waiver, vested right, assumption of private duty, or waiver of governmental, sovereign, official, or other immunity except to the extent expressly required by controlling law.

Secs. 8-82 - 8-99. Reserved.

SECTION 2. CODIFICATION.

The City Clerk and codifier are authorized to renumber, format, correct cross-references, and make nonsubstantive editorial changes necessary to codify this Ordinance, provided no substantive meaning is changed.

SECTION 3. CONFLICTING ORDINANCES.

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of the conflict. A separate Unified Development Code amendment adopted with or after this Ordinance shall control as to matters governed by the UDC.

SECTION 4. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid by a court of competent jurisdiction, the remainder shall not be affected.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective upon adoption; provided, however, that provisions dependent upon the companion Unified Development Code conforming amendment shall become operative no earlier than the effective date of that amendment. Any provision requiring a state filing, notice, or other legal prerequisite shall be administered in accordance with that prerequisite.

FIRST READ: August 31, 2026

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

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date

APPROVED AS TO FORM:

Darrin Keaton
City Attorney



STAFF REPORT

MEETING DATE: 8/31/26

PRESENTED BY:

Community Development

AGENDA ITEM DESCRIPTION (Agenda Content):

RES 2026-25 Resolution implementing Technical Advisory Committee policy pending UDC Amendment

REPORT/INFORMATION:

This is a resolution implementing a provisional policy regarding the Technical Advisory Committee pending the adoption of a UDC amendment formalizing the policy.

RESOLUTION RES 2026-20

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, CONFIRMING AND IMPLEMENTING THE TECHNICAL ADVISORY COMMITTEE AUTHORIZED BY SECTION 2.07 OF THE UNIFIED DEVELOPMENT CODE; DESIGNATING MEMBERSHIP, A COORDINATOR, AND INTERIM RULES OF PROCEDURE; DECLARING THE INTENT OF THE MAYOR AND COUNCIL TO AMEND THE UNIFIED DEVELOPMENT CODE TO CLARIFY THAT THE TECHNICAL ADVISORY COMMITTEE IS ADVISORY ONLY; AND FOR OTHER LAWFUL PURPOSES.

- WHEREAS**, the Mayor and Council of the City of Dallas, Georgia, previously adopted the Unified Development Code of the City of Dallas, Georgia, referred to herein as the “UDC”;
- WHEREAS**, Section 2.07 of the UDC authorizes the City, as directed by the City Council, to convene a Technical Advisory Committee, referred to herein as the “TAC,” composed of selected representatives of key City departments and other agencies;
- WHEREAS**, Section 2.07 requires, at a minimum, that the City Engineer, Community Development Director, and Public Works Director serve as members of the TAC;
- WHEREAS**, Section 2.07 provides that the TAC shall meet with project applicants as necessary, review technical matters as appropriate, and provide applicants with information concerning City policies, standards, and guidelines;
- WHEREAS**, Section 2.07 expressly states that the TAC is advisory;
- WHEREAS**, other provisions of the current UDC contain language assigning the TAC approval, approval-in-principle, conditional-approval, disapproval, or joint decision functions for certain subdivisions, preliminary plats, final plats, and planned unit developments;
- WHEREAS**, the Mayor and Council find that these provisions should be reconciled through a formal UDC text amendment establishing a consistent administrative structure under which the TAC provides coordinated technical advice and the Community Development Director makes the final administrative decision, except where final authority is assigned by law to another official or body;
- WHEREAS**, the Mayor and Council recognize that a resolution may establish administrative procedures but may not amend, repeal, suspend, or supersede substantive provisions of the UDC;
- WHEREAS**, the Mayor and Council desire to establish interim procedural safeguards governing TAC operations pending completion of the applicable UDC text-amendment process;
- WHEREAS**, coordinated review by Community Development, the City Manager, Public Works, Engineering, the City Marshal, Business Development, and executive leadership will promote consistent, timely, and defensible development administration;
- WHEREAS**, the Mayor and Council find that centralized coordination, written technical comments, standards-based findings, recorded votes, and a complete administrative record are necessary to prevent inconsistent departmental action, unauthorized conditions, unnecessary delay, and unauthorized representations of City approval or denial;
- WHEREAS**, the Mayor and Council further desire to include the Mayor, or one member of the City Council designated by the Mayor, in the TAC’s coordinated review process;

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

SECTION 1. CONFIRMATION AND IMPLEMENTATION OF TAC

The Mayor and Council hereby confirm and direct the implementation of the Technical Advisory Committee authorized by Section 2.07 of the UDC. The TAC is an existing committee authorized through the original adoption of the UDC. This Resolution does not create a new board, commission, or independent department.

SECTION 2. PURPOSE

The TAC shall provide coordinated, interdisciplinary technical review of development applications and related matters referred or assigned to it under the UDC.

The TAC shall assist the City in identifying and evaluating matters involving:

1. Compliance with the UDC and other applicable City requirements;
2. Streets, access, traffic circulation, and pedestrian facilities;
3. Water, sanitary sewer, stormwater, drainage, and utilities;
4. Easements, rights-of-way, public improvements, and infrastructure capacity;
5. Public safety, code enforcement, and operational compliance;
6. Engineering, constructability, and long-term maintenance;
7. Business-development and downtown-development coordination;
8. The adequacy of submitted plans, studies, certifications, and supporting materials; and
9. Other technical matters relevant to an application.

SECTION 3. INTERIM MEMBERSHIP

Pending adoption and effectiveness of the proposed UDC text amendment, the voting members of the TAC shall be:

1. Amber Whisner, Director of Business Development;
2. Kendall Smith, City Manager;
3. Michael Hester, Chief Marshal;
4. Darrin Keaton, City Attorney and Acting Director of Community Development;
5. Brandon Rakestraw, Public Works Director; and
6. Preston Kilgore, City Engineer.

The Mayor, or one member of the City Council designated in writing by the Mayor, shall serve during the interim period as a nonvoting ex officio member. The Mayor or designated Councilmember may participate in discussion, request information, and provide recommendations but shall not vote until the UDC text amendment authorizing a voting seat becomes effective. Only one elected official may occupy the ex officio seat at any time.

SECTION 4. TAC COORDINATOR AND PRESIDING OFFICER

Darrin Keaton, in his capacity as Acting Director of Community Development, is designated as TAC Coordinator and Presiding Officer.

The Coordinator shall:

1. Determine whether TAC referral is mandatory or discretionary;
2. Determine the scope of each TAC review;
3. Classify the TAC's role under the applicable UDC procedure;
4. Establish submittal and review deadlines;
5. Schedule meetings and prepare agendas;
6. Distribute plans and supporting materials;
7. Identify responsible reviewing departments and consultants;
8. Preside over TAC meetings;
9. Rule on procedural questions;
10. Require standards-based written comments;
11. Consolidate departmental and TAC comments;
12. Serve as the official point of communication with applicants;
13. Prepare or certify TAC findings, recommendations, and actions;
14. Maintain the administrative record; and
15. Issue final administrative decisions when such authority is assigned to the Community Development Director.

No individual TAC member, department, consultant, or invited participant may independently issue a communication purporting to constitute official TAC or City approval, denial, conditional approval, or final direction

SECTION 5. INTERIM ADDENDUM

The “Interim Addendum Governing Technical Advisory Committee Procedure Pending UDC Text Amendment,” to be attached to this Resolution as Exhibit A, is adopted. The Interim Addendum shall govern TAC procedure until the effective date of the proposed UDC text amendment. The Interim Addendum shall be construed consistently with the current UDC and shall not eliminate, transfer, or alter authority expressly assigned by the current UDC.

SECTION 6. VOTING DURING INTERIM PERIOD

Each interim voting member shall possess one vote. A quorum shall consist of a majority of the currently designated voting members. Except where the UDC or other applicable law requires otherwise, a motion shall require the affirmative vote of a simple majority of members present and voting, provided a quorum exists.

The Coordinator shall possess one vote and shall not cast a second vote to break a tie. For advisory matters, a tie shall constitute a divided recommendation. For a matter in which the current UDC expressly requires TAC approval or other TAC action, a tie shall mean that the particular motion failed without prejudice. The matter may be continued, additional findings or information may be required, and a revised motion may be presented.

SECTION 7. OFFICIAL COMMENTS AND FINDINGS

Every mandatory technical comment shall identify:

1. The plan sheet, report, application statement, or site condition at issue;
2. The applicable UDC provision, City ordinance, adopted technical standard, approved plan, or documented infrastructure condition;
3. The specific deficiency or concern;
4. The correction, revision, certification, or additional information required;
5. The stage at which compliance must be demonstrated; and
6. Whether the issue remains unresolved.

A statement that a department or member “does not approve” an application shall not constitute a valid TAC finding or official City action unless supported by an applicable adopted standard, a stated factual basis, and an identified required correction. An unwritten departmental practice or preference may be offered as a recommendation but shall not be represented as a mandatory City requirement.

SECTION 8. CENTRALIZED COMMUNICATION

All substantive communications between a TAC member and an applicant concerning an application under TAC review shall be copied to the Coordinator.

Only the Coordinator may issue:

1. Consolidated official review comments;
2. Official requests for revisions or additional information;
3. Written TAC findings or recommendations;
4. Notice of official TAC action; and
5. Final administrative decisions assigned to the Community Development Director.

Oral comments, preliminary discussions, and individual departmental statements shall not constitute final City approval, denial, or direction.

SECTION 9. OPEN MEETINGS AND RECORDS

Formal TAC meetings shall be noticed and conducted in accordance with applicable Georgia open-meetings requirements. Votes shall be taken publicly at a properly noticed meeting. The Coordinator shall maintain applicable notices, agendas, attendance records, minutes, plans, comments, findings, votes, applicant responses, recommendations, and decisions.

SECTION 10. DECLARATION OF INTENT TO AMEND UDC

The Mayor and Council declare their intent to consider a UDC text amendment providing that:

1. The TAC is advisory only;

- 2. No TAC vote independently approves or denies an application;
- 3. The Community Development Director is the final administrative decision-maker for applications reviewed by the TAC, except where final authority is assigned by law to another official or body;
- 4. The TAC has no appellate authority over the Community Development Director;
- 5. TAC review may be mandatory where expressly required by the UDC, but the result of that review shall remain advisory;
- 6. Each TAC member shall possess one vote;
- 7. A TAC recommendation shall be adopted by a simple majority of members present and voting, provided a quorum exists;
- 8. A tie shall constitute a divided recommendation and shall be resolved through the final decision of the Community Development Director or other authorized decision-maker;
- 9. Appeals shall be taken from the final administrative decision and not from a TAC recommendation;
- 10. The Mayor, or one Councilmember designated in writing by the Mayor, shall serve as a voting TAC member;
- 11. Existing UDC provisions assigning approval, approval-in-principle, conditional-approval, disapproval, or joint decision authority to the TAC shall be amended to make the TAC’s role advisory; and
- 12. The Community Development Director shall be authorized to adopt and administer procedural rules consistent with the UDC.

SECTION 11. NO AMENDMENT BY RESOLUTION

Nothing in this Resolution or the Interim Addendum shall be construed to amend, repeal, suspend, supersede, or replace the current UDC.

Until the proposed text amendment becomes effective, any provision expressly assigning approval or decision authority to the TAC shall remain controlling and shall be administered in accordance with the Interim Addendum.

SECTION 12. DIRECTION TO PREPARE TEXT AMENDMENT

The Community Development Director and City Attorney are directed to prepare and process a UDC text amendment consistent with Section 10 of this Resolution and the applicable notice, Planning and Zoning Commission review, public-hearing, and adoption requirements.

SECTION 13. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions shall remain in full force and effect.

SECTION 14. EFFECTIVE DATE

This Resolution shall become effective immediately upon adoption.

SO RESOLVED AND ADOPTED this _____ day of _____, 2026.

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

Approved as to form:

Darrin Keaton
City Attorney and General Counsel
Georgia Bar No. 409998

EXHIBIT A

CITY OF DALLAS, GEORGIA

INTERIM ADDENDUM GOVERNING TECHNICAL ADVISORY COMMITTEE PROCEDURE

PENDING UDC TEXT AMENDMENT

Effective Date: _____**Expiration:** Upon the effective date of the TAC UDC text amendment**Coordinator and Presiding Officer:** Darrin Keaton, City Attorney and Acting Director of Community Development**SECTION 1. PURPOSE**

This Interim Addendum establishes uniform procedures for the Technical Advisory Committee pending adoption and effectiveness of a UDC text amendment establishing the TAC as an advisory-only committee.

This Addendum is administrative and procedural. It does not amend, repeal, suspend, supersede, or replace any provision of the current UDC.

Where the current UDC expressly assigns approval, approval-in-principle, conditional-approval, disapproval, or joint decision authority to the TAC, the current UDC shall control until amended.

SECTION 2. INTERIM MEMBERSHIP

The interim voting members shall be:

1. Amber Whisner, Director of Business Development;
2. Kendall Smith, City Manager;
3. Michael Hester, Chief Marshal;
4. Darrin Keaton, City Attorney and Acting Director of Community Development;
5. Brandon Rakestraw, Public Works Director; and
6. Preston Kilgore, City Engineer.

The Mayor, or one Councilmember designated in writing by the Mayor, shall serve as a nonvoting ex officio member during the interim period.

The Mayor or Council designee may participate in discussion, request information, and make recommendations but shall not vote.

SECTION 3. COORDINATOR

The Acting Director of Community Development shall serve as TAC Coordinator and Presiding Officer.

The Coordinator shall:

1. Determine whether referral is required or appropriate;
2. Identify the applicable UDC procedure;
3. Determine the scope of review;
4. Classify each matter under Section 4 of this Addendum;
5. Determine application completeness where authorized by the UDC;

6. Establish submittal and comment deadlines;
7. Prepare and distribute agendas;
8. Distribute plans and supporting materials;
9. Preside over TAC meetings;
10. Rule on procedural questions;
11. Require written technical comments;
12. Classify comments as mandatory, advisory, informational, reserved for later review, or outside TAC authority;
13. Consolidate official City comments;
14. Communicate with applicants;
15. Prepare findings and certify votes;
16. Maintain the administrative record; and
17. Transmit TAC recommendations or actions to the applicable decision-maker.

No individual member, department, consultant, or invited participant may issue a communication purporting to constitute official TAC action.

SECTION 4. CLASSIFICATION OF TAC MATTERS

Every TAC agenda shall classify each application as follows:

A. Advisory Review

The TAC provides technical comments or recommendations. Final authority rests with the Community Development Director or another identified decision-maker.

B. Mandatory Technical Review

The UDC requires TAC review, but final decision authority rests with another official or body.

C. Express TAC Approval

The current UDC expressly requires TAC approval, including the current minor-subdivision provision.

D. Approval in Principle

The current UDC requires TAC approval in principle before an application may advance, including the current PUD preliminary-plat procedure.

E. Express TAC Final-Plat Action

The current UDC authorizes the TAC to approve, approve with supplementary conditions, or disapprove a PUD final plat.

F. Joint Director and TAC Action

The current UDC requires both the Community Development Director and TAC to approve or deny a final plat.

The agenda shall state the applicable classification, the precise action requested, and the official or body possessing final authority under the current UDC.

SECTION 5. ADVISORY AND MANDATORY TECHNICAL REVIEW

For matters classified under Sections 4.A and 4.B:

1. TAC comments and votes are recommendations;
2. The TAC may not reverse, modify, or overrule the Community Development Director;
3. An individual departmental objection shall not prevent the Director from acting;
4. The Coordinator may exclude unsupported comments from the official mandatory correction list;
5. The Director may accept, reject, modify, or supplement TAC comments based upon the UDC and administrative record; and
6. The final decision shall be made by the official or body assigned authority under the UDC.

SECTION 6. CURRENT EXPRESS TAC AUTHORITY

For matters classified under Sections 4.C through 4.F:

1. TAC authority shall be construed narrowly;
2. Review shall be confined to the standards applicable to the particular procedural stage;
3. The TAC shall not reopen a legislative rezoning, PUD ordinance, zoning condition, approved density, approved use, or other prior legislative decision;
4. No member may base a vote upon personal preference, generalized opposition, an unwritten practice, or a requirement outside the applicable approval standards;
5. A motion to deny or disapprove shall identify each unmet standard and the record evidence supporting the finding;
6. Every supplementary condition shall be authorized, clear, measurable, enforceable, and tied to an adopted requirement or documented project impact;
7. Informal consensus, silence, nonattendance, or an individual departmental objection shall not constitute TAC action; and
8. Official TAC action shall require a recorded motion and public vote.

SECTION 7. QUORUM

A quorum shall consist of a majority of the currently designated voting membership.

A vacant position shall not be counted in determining the number required for a quorum.

An absent member's occupied position shall be counted.

No official TAC recommendation or action may be adopted without a quorum.

SECTION 8. ONE PERSON, ONE VOTE

Each voting member shall possess one vote.

A member may not cast more than one vote on a matter.

The Coordinator shall vote as one member and shall not cast a second vote to break a tie.

A properly designated departmental representative attending in place of a member may exercise that member's single vote. The member and designee may not both vote on the same matter.

SECTION 9. SIMPLE-MAJORITY REQUIREMENT

Except where a greater vote is required by the UDC or other applicable law, a motion shall pass only upon receiving affirmative votes from a simple majority of members present and voting, provided a quorum exists.

Abstentions shall not be counted as affirmative or negative votes but shall be recorded.

A recused member shall not participate in deliberation or voting.

SECTION 10. TIE VOTES

A. Advisory Matters

A tie on an advisory matter constitutes a divided recommendation.

The competing positions shall be documented and transmitted to the Community Development Director or other authorized decision-maker.

Where the Director possesses final administrative authority, the Director shall resolve the underlying application through the Director's final written decision.

B. Matters Involving Current Express TAC Authority

A tie on a matter for which the current UDC expressly requires TAC approval or action shall not be resolved by a second vote of the Coordinator.

The tie shall mean that the motion failed without prejudice. It shall not constitute approval or denial unless the current UDC expressly provides otherwise.

The Coordinator may:

1. Continue the matter to a date certain;
2. Require written findings from members;
3. Request additional information;
4. Obtain outside technical or legal review;
5. Separate disputed issues into individual motions;
6. Present a revised motion; or
7. Schedule further action within a reasonable period.

SECTION 11. MOTIONS AND FINDINGS

A motion involving approval, conditional approval, approval in principle, disapproval, or denial shall identify:

1. The application and plan version under consideration;
2. The applicable classification under Section 4;
3. The proposed action;
4. Each proposed condition;
5. The controlling UDC or adopted-standard provisions; and
6. The material findings supporting the action.

A motion to disapprove or deny shall identify each unmet standard and the evidence supporting the finding.

A motion based solely on a general statement that a department "does not approve" shall be out of order unless the supporting standard and factual basis are stated.

SECTION 12. RECORDED VOTES

The minutes shall record:

1. The motion;
2. The name of the member making the motion;
3. The name of the member seconding the motion;
4. Each member's vote;
5. Abstentions and recusals;
6. The result;
7. The findings adopted; and
8. Every condition included in the action.

Informal consensus shall not constitute official TAC action.

SECTION 13. WRITTEN TECHNICAL COMMENTS

Every mandatory technical comment shall identify:

1. The plan sheet, report, application statement, or site condition at issue;
2. The applicable UDC provision, City ordinance, adopted technical standard, approved plan, or documented infrastructure condition;
3. The specific deficiency or concern;
4. The revision, certification, study, or additional information required;
5. The stage at which compliance must be demonstrated; and
6. Whether the issue remains unresolved.

A comment unsupported by an adopted requirement or documented condition shall be identified as advisory.

SECTION 14. LATE COMMENTS

A new issue first raised at a meeting may be treated as immediately mandatory only when:

1. It concerns an immediate and material public-safety issue;
2. It could not reasonably have been identified during timely departmental review; or
3. Immediate consideration will not unfairly prejudice the applicant.

Other late comments shall be documented and addressed through subsequent review without unnecessary delay.

A late comment shall not be used to restart the review process or cause indefinite delay unless necessary to address an applicable standard.

SECTION 15. PUBLIC WORKS AND ENGINEERING REVIEW

Public Works and Engineering may identify facts and requirements involving:

1. Streets and access;
2. Sidewalks and pedestrian facilities;
3. Water and sanitary sewer;
4. Drainage and stormwater;
5. Utilities;
6. Easements and rights-of-way;

7. Infrastructure capacity;
8. Grading and erosion control;
9. Construction feasibility;
10. Acceptance and dedication of public improvements; and
11. Long-term maintenance.

Neither Public Works nor Engineering may independently:

1. Issue an official TAC decision;
2. Issue a binding UDC interpretation;
3. Impose an unwritten requirement;
4. Speak for the TAC without a recorded TAC action;
5. Reverse or overrule the Community Development Director; or
6. Prevent action through an unsupported statement of departmental nonapproval.

SECTION 16. CENTRALIZED COMMUNICATIONS

All substantive applicant communications by a TAC member shall be copied to the Coordinator.

Only the Coordinator may issue:

1. Consolidated official comments;
2. Official requests for revisions;
3. Certified TAC findings or recommendations;
4. Notice of official TAC action; and
5. Final administrative decisions assigned to the Director.

Oral comments and preliminary discussions shall not constitute final City approval, denial, or direction.

SECTION 17. DEVELOPMENT PLAN REVIEW

Where the UDC assigns final approval to the Community Development Director:

1. The TAC shall review the application and prepare technical comments or a compliance summary;
2. TAC comments shall be advisory;
3. The Director may accept, reject, modify, or supplement a TAC recommendation based upon the UDC and record;
4. An individual member or department shall possess no veto; and
5. The Director shall issue the final administrative decision.

SECTION 18. MINOR SUBDIVISIONS

For a minor subdivision:

1. The Community Development Director shall first determine whether the application qualifies for minor-subdivision processing;
2. The TAC shall review only applicable subdivision, plat, dimensional, access, infrastructure, utility, and technical standards;
3. A motion to disapprove shall identify each unmet standard;

4. General policy objections or a preference for a more burdensome subdivision process shall not support disapproval;
5. No individual department shall possess an independent veto; and
6. The Coordinator shall prepare written findings reflecting the TAC's action.

SECTION 19. PUD PRELIMINARY PLATS

TAC approval in principle of a PUD preliminary plat shall be construed narrowly as authorization to proceed to the next stage of review.

Approval in principle shall not constitute final approval of:

1. Precise use locations;
2. Parcel configuration;
3. Engineering feasibility;
4. Construction plans; or
5. Matters reserved for final-plat review.

The TAC shall not use preliminary review to reopen density, uses, conditions, or policy determinations contained in the adopted PUD ordinance.

A decision to withhold approval in principle shall identify the specific applicable standard that has not been satisfied.

SECTION 20. PUD FINAL PLATS

A PUD final plat shall receive formal, recorded review.

The TAC shall review the final plat for conformity with:

1. The adopted PUD ordinance;
2. The approved concept plan;
3. The approved preliminary plat, if applicable;
4. Applicable UDC requirements;
5. Adopted technical standards; and
6. Existing conditions of approval.

A supplementary condition shall not:

1. Amend the adopted PUD ordinance;
2. Alter approved density or uses;
3. Reopen a legislative compromise;
4. Impose an unrelated public improvement;
5. Rely solely on an unwritten practice; or
6. Require surrender of an appeal or procedural right.

A disapproval shall identify a specific inconsistency with an applicable approval document or adopted standard.

SECTION 21. JOINT DIRECTOR AND TAC ACTION

Where the current UDC requires approval or denial by both the Director and TAC:

1. TAC action and Director action shall be separately documented;

2. Neither an individual member nor an individual department may substitute for TAC action;
3. Any disagreement shall be supported by written findings;
4. A tie shall be handled under Section 10.B;
5. The Coordinator shall identify all unresolved issues; and
6. The final written action shall state applicable appeal rights.

SECTION 22. CONDITIONS

Every TAC condition or recommended condition shall be:

1. Authorized by the UDC or other applicable law;
2. Related to an applicable approval standard or an impact attributable to the application;
3. Clear and measurable;
4. Capable of objective verification;
5. Enforceable by the City; and
6. Assigned to a defined stage of compliance.

The TAC shall not impose or recommend a condition that:

1. Waives or amends the UDC;
2. Reopens an approved zoning decision;
3. Requires an unrelated improvement;
4. Is based solely on personal or departmental preference;
5. Is vague or incapable of objective enforcement; or
6. Requires surrender of an appeal or procedural right.

SECTION 23. NO APPROVAL BY SILENCE

Failure by a member or department to submit comments does not certify compliance or waive an applicable requirement.

Nonparticipation shall not, however, be used to cause indefinite delay.

The Coordinator may proceed based upon the available record unless the omitted review concerns a material matter that the current UDC expressly requires the TAC to decide.

SECTION 24. OPEN MEETINGS AND RECORDS

Formal TAC meetings shall be conducted in accordance with applicable Georgia open-meetings requirements.

Votes shall occur publicly.

The Coordinator shall maintain:

1. Meeting notices and agendas;
2. Attendance records;
3. Minutes and written summaries;
4. Applications and plans;
5. Reports and studies;
6. Departmental comments;

7. Motions and votes;
8. Findings and conditions;
9. Applicant responses;
10. TAC recommendations and actions;
11. Director decisions; and
12. Appeal materials.

SECTION 25. EXPIRATION

This Interim Addendum shall expire automatically upon the effective date of the UDC text amendment establishing the TAC as advisory only.

After expiration, TAC procedure shall be governed by the UDC as amended and any charter or administrative protocol adopted consistently with the amended UDC.



STAFF REPORT

MEETING DATE: 8/31/26

PRESENTED BY:

Community Development

AGENDA ITEM DESCRIPTION (Agenda Content):

OA-2026-07 UDC Amendment re Technical Advisory Committee

REPORT/INFORMATION:

This is an amendment of the UDC in relation to Technical Advisory Committee (TAC) to conform to the intent of the UDC

CITY OF DALLAS, GEORGIA

ORDINANCE AMENDMENT
OA-2026-____

AN ORDINANCE OF THE CITY OF DALLAS, GEORGIA, AMENDING THE UNIFIED DEVELOPMENT CODE TO CLARIFY THE MEMBERSHIP, ADVISORY STATUS, PROCEDURES, AND AUTHORITY OF THE TECHNICAL ADVISORY COMMITTEE; TO DESIGNATE THE COMMUNITY DEVELOPMENT DIRECTOR AS THE FINAL ADMINISTRATIVE DECISION-MAKER FOR APPLICATIONS REVIEWED BY THE TECHNICAL ADVISORY COMMITTEE, EXCEPT WHERE AUTHORITY IS EXPRESSLY ASSIGNED TO ANOTHER OFFICIAL OR BODY; TO REMOVE REFERENCES GRANTING THE TECHNICAL ADVISORY COMMITTEE INDEPENDENT APPROVAL, CONDITIONAL-APPROVAL, DISAPPROVAL, OR JOINT DECISION AUTHORITY; TO ESTABLISH VOTING AND QUORUM RULES; TO PROVIDE FOR APPEALS; TO PROVIDE FOR CODIFICATION, SEVERABILITY, REPEAL OF CONFLICTING PROVISIONS, AN EFFECTIVE DATE, AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Dallas, Georgia, has adopted a Unified Development Code, referred to herein as the “UDC,” regulating land use and development within the City;

WHEREAS, Section 2.07 of the UDC establishes the Technical Advisory Committee, referred to herein as the “TAC,” as a committee composed of representatives of key City departments and other agencies;

WHEREAS, Section 2.07 expressly states that the TAC is advisory;

WHEREAS, the definition of “Technical Advisory Committee” in Chapter XIII describes the TAC as a committee that assists with technical evaluation and makes technical recommendations to applicants, the Planning and Zoning Commission, and other City departments;

WHEREAS, other provisions of the current UDC contain inconsistent language assigning the TAC approval, approval-in-principle, conditional-approval, disapproval, or joint decision authority over certain subdivisions, preliminary plats, final plats, and planned unit developments;

WHEREAS, the Mayor and Council find that development administration will be more orderly, accountable, timely, and consistent if the TAC performs a coordinated advisory-review function and the Community Development Director serves as the final administrative decision-maker;

WHEREAS, the Mayor and Council further find that assigning final administrative authority to a single accountable official will reduce inconsistent departmental direction, prevent unauthorized conditions, provide a clear appealable decision, and preserve the technical expertise of TAC members without creating conflicting administrative authority;

WHEREAS, the Mayor and Council desire to retain mandatory TAC review for applications presenting significant technical issues or for which TAC review is expressly required, while clarifying that the result of such review is a recommendation rather than an independent approval or denial;

WHEREAS, the Mayor and Council desire to establish clear membership, quorum, voting, record, and procedural requirements for TAC recommendations;

WHEREAS, the Mayor and Council further desire that the Mayor, or one member of the City Council designated by the Mayor, serve as a member of the TAC;

WHEREAS, the Mayor and Council find that the TAC shall not exercise legislative, quasi-judicial, appellate, variance, waiver, or UDC-interpretation authority;

WHEREAS, this Ordinance is a text amendment of general applicability and is not a site-specific rezoning;

WHEREAS, the proposed amendment has been processed in accordance with applicable notice, Planning and Zoning Commission review, public-hearing, and adoption requirements;

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

SECTION 1. LEGISLATIVE FINDINGS AND INTENT

- a. The recitals set forth above are adopted as legislative findings.
- b. It is the intent of the Mayor and Council that:
- c. The TAC shall provide coordinated technical advice and recommendations;
- d. The TAC shall have no independent authority to approve, deny, conditionally approve, disapprove, reverse, or modify an application or decision;
- e. The Community Development Director shall serve as the final administrative decision-maker for applications reviewed by the TAC, except where the UDC or other applicable law expressly assigns final authority to another official or body;
- f. A TAC recommendation shall not create a vested right, authorize construction, constitute final approval, or independently prevent the Community Development Director from acting;
- g. Mandatory TAC review may be required without granting the TAC independent decision authority;
- h. Appeals shall be taken from the final decision of the Community Development Director or other authorized decision-maker and not from a TAC recommendation; and
- i. Any provision of the UDC that could reasonably be interpreted to grant the TAC independent approval or denial authority shall be construed and codified consistently with this Ordinance.

SECTION 2. REPEAL AND REPLACEMENT OF SECTION 2.07

Section 2.07 of Chapter II of the UDC is hereby repealed in its entirety and replaced with the following:

Sec. 2.07 – TECHNICAL ADVISORY COMMITTEE

1) ESTABLISHMENT AND PURPOSE.

The City shall maintain a Technical Advisory Committee, referred to in this Ordinance as the “TAC,” to provide coordinated technical review of development applications and related matters.

The TAC shall assist the Community Development Director and other authorized decision-makers by reviewing technical matters involving zoning and development standards, streets, access, utilities, drainage, infrastructure, public safety, engineering, operations, maintenance, and other matters relevant to an application.

The TAC may meet with an applicant as necessary to discuss technical issues and may provide information regarding applicable City policies, standards, guidelines, and application requirements.

2) MEMBERSHIP.

The voting members of the TAC shall be:

- a. The Community Development Director;
- b. The City Engineer;
- c. The Public Works Director;
- d. The City Manager;
- e. The Chief Marshal;
- f. The Director of Business Development; and
- g. The Mayor, or one member of the City Council designated in writing by the Mayor.

The Mayor and a designated Councilmember may not both occupy or vote through the elected-official seat on the same matter.

A department head may designate a qualified employee or professional representative to attend a meeting in the department head's place. The member and designee may not both vote on the same matter.

The Community Development Director may invite representatives of other City departments, Paulding County, utility providers, public-safety agencies, state or federal agencies, applicants, consultants, or other persons possessing relevant expertise. An invited participant shall not vote unless the person is serving as the authorized designee of a voting member.

3) COORDINATOR AND PRESIDING OFFICER.

The Community Development Director shall serve as TAC Coordinator and Presiding Officer.

The Coordinator shall:

- Determine whether referral to the TAC is required or appropriate;
- Determine the scope of TAC review;
- Establish submittal and comment deadlines;
- Schedule meetings and prepare agendas;
- Distribute application materials;
- Preside over meetings and rule on procedural matters;
- Require written technical comments;
- Consolidate TAC and departmental comments;
- Serve as the official point of communication with applicants;
- Prepare or certify TAC recommendations;
- Maintain the administrative record; and
- Issue the final administrative decision where such authority is assigned to the Community Development Director.

No individual TAC member, department, consultant, or invited participant may independently issue a communication purporting to constitute official TAC or City approval, denial, conditional approval, disapproval, or final direction.

4) ADVISORY STATUS.

The TAC is advisory only.

The TAC shall have no independent authority to:

- Approve or deny an application;
- Issue a permit, certificate, plat approval, or development authorization;
- Reverse, modify, or overrule a decision of the Community Development Director;
- Hear or determine an appeal;
- Issue a binding interpretation of the UDC;
- Grant a variance, special exception, administrative adjustment, waiver, or modification;
- Exercise legislative or quasi-judicial authority;
- Impose an independently binding condition of approval; or
- Prevent the Community Development Director or other authorized decision-maker from taking action.

Any TAC vote or written action shall constitute a recommendation only.

Notwithstanding any contrary language elsewhere in this Ordinance, no reference to TAC "review," "approval," "approval in principle," "conditional approval," "action," "disapproval," "joint approval," or similar language shall grant the TAC independent or final decision authority.

Any such reference shall be construed as requiring TAC review and a written recommendation to the Community Development Director or other authorized decision-maker.

5) FINAL ADMINISTRATIVE AUTHORITY.

The Community Development Director shall be the final administrative decision-maker for applications reviewed by the TAC, except where this Ordinance or other applicable law expressly assigns final authority to the Mayor and Council, Planning and Zoning Commission, Zoning Board of Appeals, Historic Preservation Commission, or another official or body.

The Community Development Director may accept, reject, modify, or supplement a TAC recommendation based upon the applicable standards and administrative record.

When the Director's final decision differs materially from the TAC recommendation, the Director shall state the controlling standards and material record evidence supporting the decision.

Nothing in this Section authorizes the Community Development Director to exercise legislative or quasi-judicial authority assigned by law to another decision-maker.

6) REFERRAL.

The Community Development Director shall refer an application to the TAC where TAC review is expressly required by this Ordinance.

The Community Development Director may refer any other application or development matter when coordinated technical review would materially assist the City.

Routine applications presenting no material interdepartmental, infrastructure, engineering, public-safety, or operational issue need not be referred unless referral is expressly required by this Ordinance.

7) QUORUM AND VOTING.

A quorum shall consist of a majority of the currently designated voting membership.

Each voting member shall possess one vote.

Except where a greater vote is required by law, a recommendation shall be adopted by a simple majority of members present and voting, provided a quorum exists.

Abstentions shall not be counted as affirmative or negative votes but shall be recorded.

A tie shall constitute a divided recommendation and shall not constitute approval or denial.

The Community Development Director shall not cast a second TAC vote to break a tie.

The Director shall resolve the underlying application through the Director's final administrative decision where the Director possesses final authority.

8) TECHNICAL COMMENTS.

Every mandatory technical comment shall identify:

- a. The plan sheet, report, application statement, or site condition at issue;
- b. The applicable UDC provision, City ordinance, adopted technical standard, approved plan, or documented infrastructure condition;
- c. The specific deficiency or concern;
- d. The correction, revision, certification, study, or additional information required; and
- e. The stage at which compliance must be demonstrated.
- f. A comment unsupported by an adopted requirement or documented condition shall be identified as advisory.
- g. A statement that a department or member "does not approve" an application shall not constitute a valid finding unless supported by an applicable standard and factual basis.

9) CONDITIONS.

A condition recommended by the TAC or imposed by the Community Development Director must be:

- a. Authorized by this Ordinance or other applicable law;
- b. Related to an applicable approval standard or an impact attributable to the application;
- c. Clear and measurable;
- d. Capable of objective verification;
- e. Enforceable by the City; and
- f. Assigned to a defined stage of compliance.

No condition may waive or amend the UDC, reopen a prior legislative decision, require an unrelated improvement, or rest solely upon personal or departmental preference.

10) MEETINGS AND RECORDS.

Formal TAC meetings shall be conducted in accordance with applicable Georgia open-meetings requirements.

Votes shall be taken publicly.

Individual departmental review, written comments, administrative scheduling, document distribution, field inspections, and one-on-one staff communications may occur outside a formal TAC meeting, provided such communications are not used to conduct a collective vote or evade applicable open-meetings requirements.

The Coordinator shall maintain applicable notices, agendas, attendance records, minutes, plans, comments, recommendations, applicant responses, and final decisions.

11) APPEALS.

A TAC recommendation is not independently appealable.

An appeal shall be taken from the final decision of the Community Development Director or other authorized decision-maker in accordance with the applicable appeal procedure and appeal period established by this Ordinance.

SECTION 3. AMENDMENT TO SECTION 6.03

Section 6.03, Procedure Summary, is amended so that references to TAC review of a PUD preliminary plat or final plat shall mean advisory technical review and recommendation to the Community Development Director.

The subsection describing the PUD preliminary-plat step shall read:

c) Preliminary Plat. The Detailed Development Plan is the third step in the process. During this step, the applicant shall prepare an overall plan for review by staff and the Technical Advisory Committee. The TAC shall provide a written technical recommendation to the Community Development Director. For a Planned Unit Development that will be subdivided, this step shall also serve as the Preliminary Plat.

The subsection describing the PUD final-plat step shall read:

d) Final Plat. The Final Plat is the final administrative step in establishing a Planned Unit Development. During this step, the applicant's specific plan for the entire site or a portion of the site shall be reviewed by the Technical Advisory Committee, which shall provide a written recommendation to the Community Development Director. The Community Development Director shall issue the final administrative decision. For a Planned Unit Development that will be subdivided, this step shall also serve as the Final Plat.

SECTION 4. AMENDMENT TO SECTION 6.06

Section 6.06 concerning PUD Preliminary Plats is amended as follows:

A. The heading "TECHNICAL ADVISORY COMMITTEE REVIEW AND APPROVAL" is replaced with:

TECHNICAL ADVISORY COMMITTEE REVIEW AND RECOMMENDATION

B. The subsection presently requiring TAC approval in principle is repealed and replaced with:

The Technical Advisory Committee shall provide a written recommendation to the Community Development Director regarding whether the Preliminary Plat should be approved, approved with conditions, continued, or denied.

Following consideration of the TAC recommendation, the Community Development Director shall approve, approve with conditions, continue, or deny the Preliminary Plat.

Approval of the Preliminary Plat by the Community Development Director shall be necessary before an applicant may submit a Final Plat.

Preliminary Plat approval shall not be construed to constitute final approval of:

- The precise location of uses;
- The final configuration of parcels;
- Engineering feasibility;
- Construction plans; or
- Matters expressly reserved for Final Plat review.

The TAC and Community Development Director shall not use Preliminary Plat review to reopen density, uses, conditions, or other legislative determinations established by the adopted PUD ordinance.

The Director's decision shall be issued in writing and shall state applicable findings, conditions, and appeal rights.

C. Any reference in Section 6.06 to "TAC approval," "approval in principle," or "Preliminary Plat approval" by the TAC shall mean a TAC recommendation followed by a final decision of the Community Development Director.

SECTION 5. AMENDMENT TO SECTION 6.08

Section 6.08 concerning PUD Final Plats is amended as follows:

A. The subsection entitled "REVIEW" is amended to provide:

The Technical Advisory Committee shall review a Final Plat at a regular meeting and shall provide a written technical recommendation to the Community Development Director. TAC review shall not constitute a public hearing.

The TAC shall evaluate the Final Plat under the applicable criteria contained in this Chapter, the adopted PUD ordinance, the approved Concept Plan, the approved Preliminary Plat, applicable technical standards, and existing conditions of approval.

The TAC recommendation shall identify whether the Final Plat should be:

- Approved as presented;
- Approved subject to specified conditions;
- Continued for specified information or revisions; or
- Denied based upon identified unmet standards.
- A recommended condition must comply with Section 2.07.
- A recommendation to deny must identify each unmet standard and the material evidence supporting the recommendation.

B. The subsection presently authorizing the TAC to approve, approve with supplementary conditions, or disapprove is repealed and replaced with:

ACTION BY COMMUNITY DEVELOPMENT DIRECTOR.

Following receipt and consideration of the TAC recommendation, the Community Development Director shall:

- Approve the Final Plat as presented;
- Approve the Final Plat subject to lawful conditions;
- Continue the application for specified additional information or revisions; or
- Deny the Final Plat based upon identified unmet standards.

- The Director shall issue a written decision containing findings, conditions, if any, and applicable appeal rights.

The TAC recommendation shall not bind the Director and shall not independently approve or deny the Final Plat.

Following TAC review or the Director's decision, the applicant shall submit revised copies of the plans as required by the Director.

C. Any reference in Section 6.08 to approval, conditional approval, supplementary conditions, or disapproval by the TAC shall mean a recommendation to the Community Development Director.

SECTION 6. AMENDMENT TO SECTION 6.09

Section 6.09 concerning an alternative submission for a PUD Final Plat is amended to provide that:

- The TAC shall review the Final Plat and provide a written technical recommendation to the Community Development Director;
- The Community Development Director shall issue the final administrative decision approving, approving with lawful conditions, continuing, or denying the Final Plat;
- The TAC shall not possess independent approval or denial authority; and
- The Director's written decision shall state findings, conditions, and appeal rights.

Any language in Section 6.09 inconsistent with this Section is repealed.

SECTION 7. AMENDMENT TO DEVELOPMENT PLAN REVIEW PROCEDURE

The Development Plan Review Procedure in Chapter XI is amended as follows:

A. The overview shall continue to identify TAC review as a required procedural step where applicable, followed by Community Development Director approval.

B. The subsection concerning TAC review shall read:

Technical Advisory Committee Review. Once the submittal is deemed complete, the applicant shall appear before the Technical Advisory Committee when required by the Community Development Director. The TAC shall review the application under the applicable standards and prepare a written summary of project compliance, unresolved issues, and recommendations for consideration by the Community Development Director.

C. The subsection concerning Community Development Director review shall read:

Review and Final Decision by Community Development Director.

The Community Development Director shall approve, approve with lawful conditions or modifications, continue, or deny the Development Plan application.

The Director shall consider the TAC recommendation but shall not be bound by it.

The Director may impose conditions only when authorized by the UDC and necessary to satisfy applicable standards.

The Director shall issue a written decision stating material findings, conditions, and appeal rights.

D. The provision presently stating that the Director and TAC shall approve or deny the Final Plat is repealed and replaced with:

Final Plat Decision. After technical review of the Final Plat by the Director, TAC, City Engineer, Public Works, and other applicable reviewers, the Community Development Director shall approve, approve with lawful conditions, continue, or deny the Final Plat. The Director's written decision shall identify the applicable standards, unresolved deficiencies, conditions, and appeal rights. TAC and departmental comments shall be advisory to the Director.

SECTION 8. AMENDMENT TO SECTION 11.07

Section 11.07, presently captioned “ADMINISTRATIVE PLATS AND MINOR SUBDIVISIONS,” shall be corrected and amended as follows:

Sec. 11.07 – ADMINISTRATIVE PLATS AND MINOR SUBDIVISIONS

SUBDIVISION.

Subdivisions meeting the definition of “SUBDIVISION, MINOR” contained in this Ordinance may be considered under this Section. Re-subdivisions meeting the applicable eligibility requirements may also be considered under this Section and Chapter 34 of the City Code.

After a subdivision application has been filed, the Community Development Director shall determine whether the application qualifies as a minor subdivision. The Director’s classification decision may be appealed to the Zoning Board of Appeals in accordance with Section 11.11.

A qualifying minor subdivision shall be referred to the Technical Advisory Committee for technical review and written recommendation.

TAC review shall be confined to applicable subdivision, plat, dimensional, access, infrastructure, utility, engineering, and technical standards.

Following receipt and consideration of the TAC recommendation, the Community Development Director shall approve, approve with lawful conditions, continue, or deny the minor subdivision.

A denial shall identify each unmet standard and the material evidence supporting the decision.

General policy objections, personal preferences, neighborhood opposition unrelated to an applicable standard, or a preference that the applicant use a more burdensome procedure shall not constitute grounds for denial.

The Director’s written decision shall state applicable findings, conditions, and appeal rights.

The TAC shall not possess independent approval or denial authority over a minor subdivision.

SECTION 9. AMENDMENT TO SECTION 7.02

The provision in Section 7.02 allowing porous pavement or pavers “if approved by the Technical Advisory Committee or the Community Development Director” is amended to read:

Porous pavement and pavers may be used when approved by the Community Development Director after consultation with the City Engineer and, when appropriate, review and recommendation by the Technical Advisory Committee.

Any other provision of the UDC granting the TAC independent authority to approve a material, design, construction method, or technical alternative shall be construed as requiring TAC review and recommendation followed by approval of the Community Development Director or other official expressly assigned final authority.

SECTION 10. AMENDMENT TO TREE-BANK PROVISIONS

Any provision authorizing the TAC to identify alternate Tree Bank sites shall be construed to authorize the TAC to recommend alternate sites.

Final administrative acceptance of an alternate Tree Bank site shall be made by the Community Development Director based upon the applicable standards, property-owner authorization, feasibility, and administrative record.

SECTION 11. AMENDMENT TO CHAPTER XIII DEFINITION

The definition of “TECHNICAL ADVISORY COMMITTEE (TAC)” in Chapter XIII is repealed and replaced with:

TECHNICAL ADVISORY COMMITTEE (TAC): An advisory technical-review committee established by the City of Dallas to assist with the evaluation of subdivisions, development plans, planned unit developments, plats, and other development applications. The TAC reviews technical materials and provides nonbinding recommendations to applicants, the Community Development Director, the Planning and Zoning Commission, Mayor and Council, or other authorized City decision-makers. The TAC includes the Community Development Director, City Engineer, Public Works Director, City Manager, Chief Marshal, Director of Business Development, and the Mayor or a Councilmember designated by the Mayor. The TAC may obtain additional outside consultation. The TAC has no independent approval, denial, appellate, legislative, quasi-judicial, variance, waiver, or UDC-interpretation authority.

SECTION 12. GENERAL CONFORMING AMENDMENT

A. Throughout the UDC, any provision stating or implying that the TAC shall:

- Approve;
- Approve in principle;
- Approve with conditions or supplementary conditions;
- Disapprove;
- Deny;
- Jointly approve or deny with the Community Development Director; or
- Exercise final authority over an application,

is amended to require TAC review and a written recommendation to the Community Development Director or other official or body possessing final authority.

B. Unless another official or body is expressly assigned final authority by the UDC or other applicable law, the Community Development Director shall issue the final administrative decision.

C. The City Clerk, Community Development Director, and codifier are authorized to make nonsubstantive conforming corrections necessary to implement this Ordinance, including:

- Replacing inconsistent references to TAC approval with TAC review or recommendation;
- Correcting headings;
- Renumbering subsections;
- Correcting cross-references;
- Correcting capitalization, spelling, punctuation, and typographical errors; and
- Updating the table of contents and index.

D. No codifier correction may alter the substantive effect of this Ordinance.

SECTION 13. TRANSITION RULES

A. This Ordinance shall apply to applications filed on or after its effective date.

B. This Ordinance shall also apply to pending applications for which no final written administrative decision has been issued before the effective date, provided application of the amended procedure does not impair a vested right established under applicable law.

C. A valid final approval issued before the effective date shall remain governed by the terms of that approval.

D. A matter remanded following an appeal shall be processed under this Ordinance unless the remanding authority directs otherwise or application of the amended procedure would impair a vested right.

SECTION 14. APPEALS

A. A TAC recommendation shall not constitute a final decision and shall not be independently appealable.

B. An appeal shall be taken from the final written decision of the Community Development Director or other authorized decision-maker.

- C. Appeals shall be filed with the appeal authority and within the appeal period established by the applicable UDC procedure.
- D. The final written decision shall identify the applicable appeal authority and appeal period.

SECTION 15. NO EXPANSION OF DIRECTOR’S LEGISLATIVE OR QUASI-JUDICIAL AUTHORITY

Nothing in this Ordinance authorizes the Community Development Director to:

- Rezone property;
- Amend the text of the UDC;
- Grant a variance or special exception assigned to another decision-maker;
- Decide an appeal assigned to the Zoning Board of Appeals, Mayor and Council, or another body;
- Conduct a quasi-judicial hearing assigned to another body; or
- Exercise authority otherwise reserved by law to the Mayor and Council or another decision-maker.

SECTION 16. REPEAL OF CONFLICTING PROVISIONS

All ordinances, code sections, resolutions, rules, administrative practices, and portions thereof in conflict with this Ordinance are repealed or superseded to the extent of the conflict.

A resolution or administrative charter may supplement the procedures established by this Ordinance but may not alter the advisory status of the TAC or the final authority assigned to the Community Development Director.

SECTION 17. SEVERABILITY

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

The Mayor and Council declare that they would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, and portion thereof regardless of whether any one or more portions were declared invalid.

SECTION 18. CODIFICATION

This Ordinance shall be codified in the Unified Development Code of the City of Dallas, Georgia.

The City Clerk and codifier are authorized to renumber, reletter, and reformat provisions as necessary for codification, provided no substantive change is made.

SECTION 19. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption, unless a later effective date is inserted below:

Effective Date: _____.

SO ORDAINED AND ADOPTED this _____ day of _____, 2026.

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

Approved as to form:

Darrin Keaton
City Attorney and General Counsel
Georgia Bar No. 409998