



City Council Regular Meeting

Monday, May 05, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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

AGENDA

PUBLIC HEARING

- A. Public Hearing on Urban Redevelopment Plan proposal.
- B. Swearing in of Sammy Callahan to the Urban Redevelopment Agency.
- C. Appointment of Officers to the Urban Redevelopment Agency.

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

- 1. April 7, 2025, Regular Meeting Minutes

CONSENT AGENDA

- 2. Reappoint Jake Hammitt to serve as Commissioner of the Housing Authority of Dallas for a 5-year term beginning May 5, 2025, and expiring May 4, 2030.

OLD BUSINESS

- 3. Second Read: Ordinance Amendment No. OA-2025-02; Chapter 38 – Traffic and Vehicles

NEW BUSINESS

- 4. Request to certify “Estimated Rollback Rate” for 2025 Taxes
- 5. Outfit a Uniform Patrol car in the amount of \$13,303.00 using SPLOST funds.
- 6. RES 2025-08 Reactivating the City of Dallas Urban Redevelopment Agency
- 7. RES 2025-09 A Resolution Designating Urban Redevelopment Areas in the City of Dallas
- 8. RES 2025-10 A Resolution Approving and Adopting the Urban Redevelopment Plan

ADDITIONAL/COMMENTS

ADJOURNMENT

URBAN REDEVELOPMENT PLAN

I. Existence of Urban Redevelopment Plan

This Historic Courthouse – New City Hall Urban Redevelopment Plan (the "Urban Redevelopment Plan") shall constitute an urban redevelopment plan of the City of Dallas (the "City"), within the meaning of Section 36-61-2 of the Official Code of Georgia Annotated.

II. Designation of Urban Redevelopment Area

The City Council of the City did by resolution determine that certain property located in the City described in Exhibit A attached hereto was a "slum area," within the meaning of Section 36-61-2 of the Official Code of Georgia Annotated, and did designate such area as appropriate for an urban redevelopment project. The properties described on Exhibits A, B and C attached hereto is the "Urban Redevelopment Area" for purposes of this Urban Redevelopment Plan.

III. The Urban Redevelopment Projects

- A. **New City Hall (Exhibit A):** The Urban Redevelopment Area shall be conserved and rehabilitated through the renovation and preservation of the existing structure for use as the new City Hall of Dallas (the "Urban Redevelopment Project"). The scope of the work for the Urban Redevelopment Project will include the interior renovation of the existing structure including new finishes, millwork and casework additions, plumbing, mechanical, lighting, and electrical upgrades, addition of accessibility-compliant restrooms, construction of an additional exit stairs, some interior partition rework, and a new elevator in the structure. Additionally, the scope of the work will include exterior renovation of the existing structure including new doors and windows, new roof, new exterior steps, exterior lighting, and paint removal and restoration.
- B. **Downtown Area and Town Green (Exhibit B):** The Urban Redevelopment Area shall be revitalized with the public/private partnership involving the development of high-quality apartment housing in the downtown and a Town Green for use and enjoyment by the public.
- C. **Lester Drive (Exhibit C):** The Urban Redevelopment area will be transformed from a dilapidated open park to a quality residential neighborhood with amenities and access to the downtown area and the new Orphan Brigade Trail.

IV. Relationship to Local Objective

The Urban Redevelopment Project will require minimal zoning change and shall be accomplished in accordance with the City's zoning ordinances, as applicable, unless exceptions are made in accordance with the law. The Urban Redevelopment Plan conforms to the general plan of the City as a whole. The Urban Redevelopment Project will constitute an appropriate land use.

V. Ownership of Urban Redevelopment Project

The Urban Redevelopment Area has been designated as such by the City, which will be the owner of the Urban Redevelopment Project. The owner of the Urban Redevelopment Project shall retain the right to sell and dispose of such property subject to any deed restrictions.

EXHIBIT A**LEGAL DESCRIPTION OF URBAN REDEVELOPMENT AREA**

All that tract or parcel of land lying and being in Land Lot 275 of the 2nd District, 3rd Section of Paulding County, Georgia and being more particularly described as follows:

That tract of land containing the Old Paulding County Courthouse, constructed in 1892, consisting of approximately 0.44 acres of land, more or less, and which is currently known as Paulding County Tax Parcel R015902, also known as Tax Parcel 116.3.4.025.0000. The parcel is located within the Dallas City limits and generally bounded on the North by West Memorial Drive; on the East by Main Street; on the South by “the Courthouse Square;” and on the West by the street known as West Courthouse Square.

This parcel is a portion of that larger tract that was deeded by Garrett H. Spinks to the Justices of the Inferior Court of Paulding County on May 14, 1852 and registered on August 18, 1852 in Deed Book I, Page 154 of the Paulding County, Georgia Records.

Urban Redevelopment Project
Historic Courthouse - New City Hall

Created by: Urban Redevelopment Agency of the City

Item A.



Urban Redevelopment Project
Downtown blight and new Town Green



Urban Redevelopment Project

Deteriorated Dog Park - New family development





City Council Regular Meeting

Monday, April 07, 2025

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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MINUTES

CALL TO ORDER

PRESENT

Mayor L. James Kelly
Councilmember Leah Alls
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

ABSENT

Councilmember Nancy Arnold
Councilmember Christopher Carter

INVOCATION AND PLEDGE

Sammy Callahan led the Invocation & Pledge.

RECOGNITION OF VISITORS AND COMMENTS

1. Martha Covington, Woodland Creek Project
2. PROC 2025-01: Child Abuse Prevention Month
3. PROC 2025-02: Georgia Cities Week
4. PROC 2025-03: National Donate Life Month
5. PROC 2025-04: Safe Digging Month & Dallas 811 Day

MINUTES APPROVAL

6. Motion to adopt the Monday, March 3, 2025, Regular Meeting Minutes.

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.

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

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

7. Sewer Only Warranty Bond Release: Bond No. 2020-03; Sienna Forest Phase 1A
8. Sewer Only Warranty Bond Release: Bond No. 2021-01; Sienna Forest Phase 1B
9. Sewer Only Warranty Bond Release: Bond No. 2021-03; Sienna Forest Phase 2
10. Authorize the Mayor to enter into IGA with Paulding County regarding water purchase and master meters.

OLD BUSINESS

11. Motion to amend OA-2025-01 Alcoholic Beverages to strike the time change and exempt to allow for 1:30 am service on Holidays without obtaining a Special Event Permit.

Motion made by Councilmember Alls, Seconded by Councilmember Henson.

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

Motion to approve amended OA-2025-01 Alcoholic Beverages.

Motion made by Councilmember Henson, Seconded by Councilmember Cochran.

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

NEW BUSINESS

12. Motion to approve Resolution 2025-07; Allowing the City to reimburse itself from proceeds of tax-exempt debt for expenditures on the New City Hall Project.

Motion made by Councilmember Callaway, Seconded by Councilmember Henson.

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

13. Motion to approve Leah Alls, Deanne Cochran, Lindsey Prell, Daniel Lumpkin, Jennifer Hunton, Victoria Pace and Sara Nix to the Main Street Advisory Board.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

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

14. First Read: Ordinance Amendment OA-2025-02; Chapter 38 – Traffic and Vehicles
15. First Read: Ordinance Amendment OA-2025-03; Chapter 10- Business, Article XII-Restaurants

ADDITIONAL/COMMENTS

Motion to approve Project A condemnation for utility easements.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Cochran, Seconded by Councilmember Callaway.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date

APPOINTMENT OF COMMISSIONER

Pursuant to the Georgia Housing Authorities Law, as amended, and by the virtue of my office as Mayor, I hereby appoint **Jake Hammitt** to serve as a Commissioner of the Housing Authority of the City of Dallas, Georgia for a period effective May 5, 2025 and expiring May 4, 2030.

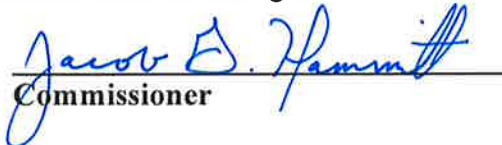
Mayor, City of Dallas, Georgia

Seal
Attest:

City Clerk

Commissioner's Oath of Office

I, Jake Hammitt, do solemnly swear, that I will faithfully perform all the duties of the office of Commissioner of the Housing Authority of the City of Dallas, Georgia; that I am not the holder of any public money due the State unaccounted for; with the exception of postmaster. I am not the holder of any office of trust under the Government of the United States, neither am I an officer or employee of the City of Dallas, Georgia; that I am otherwise qualified to hold this office according to the Constitution and laws of Georgia; that I am a resident of the state required by law; and that I will support the Constitution of the United States and the State of Georgia.



Commissioner

State of Georgia
County of Paulding

Subscribed and sworn to before me this 23rd day of April 2025.



Notary Public

Camille D. Smith
NOTARY PUBLIC
Paulding County, GEORGIA
My Commission Expires 07/05/2026

Certificate of City Clerk

I hereby certify that the foregoing certificate of appointment and oath of office are on file in my office and that said appointee is not an officer or employee of the City of Dallas, Georgia.

City Clerk

Date



STAFF ACTION ITEM

MEETING DATE: 05/05/2025

TITLE: Ordinance Amendment No. OA-2025-02; Chapter 38 – Traffic and Vehicles: Second Read

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Ordinance Amendment No. OA-2025-02; Chapter 38 – Traffic and Vehicles: Second Read

HISTORY/PAST ACTION:

First Read – Completed April 7, 2025

FINANCIAL IMPACT:

N/A

INFORMATION:

Request Council Review/Approval:

SECOND READ:

Ordinance Amendment No. OA-2025-02; Chapter 38 – Traffic and Vehicles; Sec. 38-4. Parking Prohibited; (c) and (e): Shall be amended to read as follows.

- (c) Parking is prohibited within ten feet of any mail receptacle maintained by the U.S. Postal Service except in a marked parking space on a temporary basis adjacent to cluster box units.
- (e) *Parking regulations and prohibitions.*
 - (1) *General prohibitions.*

- a. Parking of vehicles is prohibited on any residential street except in a marked parking space on a temporary basis adjacent to cluster box units; only off-street parking of vehicles shall be permitted in any residential neighborhood. Parking is also prohibited on any residential street of boats, trailers, campers, or any other vehicles.
- b. For the purpose of this section, the term "residential streets" means those streets adjacent to and servicing any property zoned R-1, R-2, ~~or~~ R-3, or TH.

**ORDINANCE
AMENDMENT
NO. OA-2025-02
CHAPTER 38 – TRAFFIC AND VEHICLES**

WHEREAS, The Mayor and the City Council of Dallas, Georgia have determined that the City is required to make certain amendments to its Traffic and Vehicles ordinance updating requirements to allow parking in designated residential areas to comply with new City zoning ordinances and zoning regulations as codified in the Official Code of Georgia; **AND**

WHEREAS, The Mayor and the City Council of Dallas, Georgia considers the proposed amendment to address the allowance of parking in designated parking area adjacent to U.S. Postal Service cluster box units; **AND**

WHEREAS, The Mayor and the City Council of Dallas, Georgia have determined that the proposed amendment to the Traffic and Vehicles ordinance serves such purposes and benefits the public health safety and welfare of the Citizens and the City of Dallas, Georgia; **AND**

THEREFORE, be it ordained by the Mayor and the City Council of Dallas, Georgia that the Code of Ordinances of the City of Dallas, Georgia be amended as follows:

SECTION I.

Chapter 38 – TRAFFIC AND VEHICLES; Sec. 38-4. Parking Prohibited; (c) and (e) shall be amended to read as follows:

Sec. 38-4. Parking prohibited.

...

- (c) Parking is prohibited within ten feet of any mail receptacle maintained by the U.S. Postal Service except in a marked parking space on a temporary basis adjacent to cluster box units.

...

- (e) *Parking regulations and prohibitions.*

(1) *General prohibitions.*

- a. Parking of vehicles is prohibited on any residential street except in a marked parking space on a temporary basis adjacent to cluster box units; only off-street parking of vehicles shall be permitted in any residential neighborhood. Parking is also prohibited on any residential street of boats, trailers, campers, or any other vehicles.
- b. For the purpose of this section, the term "residential streets" means those streets adjacent to and servicing any property zoned R-1, R-2, R-3, or TH.

...

(Ord. No. OA-2013-04, 3-4-2013; Ord. No. OA-2021-11, 8-2-2021)

Editor's note(s)—Ord. No. OA-2013-04, adopted Mar. 4, 2013, repealed § 38-4, in its entirety and enacted new provisions to read as herein set out. Prior to this amendment, § 38-4, pertained to similar provisions. See Code Comparative Table/2005 Compiled Ordinances and Code Comparative Table/Ordinances for derivation.

SECTION II. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

SECTION IV. EFFECTIVE DATE. Following passage and approval of this ordinance by the Mayor and City Council, this ordinance shall be effective on and after _____, 2025.

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

L. James Kelly, Mayor

James R. Henson, Councilmember

Candace Callaway, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

Tina Clark, City Clerk of the City of Dallas, GA

Date



STAFF ACTION ITEM

MEETING DATE: 05/05/2025

TITLE: Request to certify Estimated Rollback Rate

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Request to certify “Estimated Rollback Rate” for 2025 taxes

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

INFORMATION:

To comply with HB 92 that was passed in April of 2025 and signed by Governor Kemp, the City of Dallas shall certify an “Estimated Rollback Rate” (ERR) for the 2025 Property Taxes. The certification of the ERR has no bearing on the final millage rate adoption. Paulding County Tax Assessors office has a deadline of 05/14/2025 to give them a certified ERR. The proposed ERR is 7.5. The certified ERR will be on the Notice of Assessments for 2025. This is not the adoption of the final millage rate.



10 Bale St. Rome GA, 30165
(706)-291-0034 Office (706)-291-6920 Fax

City of Dallas Police Dept.
Jim Raybon
jraybon@dallas-ga.gov
770-443-8100
1-2023 Tahoe Patrol

4-4-25

1- Code 3 Covert 52" Dual color Lightbar BW-Front BA-Rear 16-32057-CM	1675.00
1- Code 3 Adjustable Bracket for 22 Tahoe	
1-Code 3 SIB	149.00
4- Code 3 Micro Pak BW corners of Bumper 90.00 ea.	360.00
8- Code 3 MR6 BW (4 for light channel of pushbumper 2 for side of pushbumper) 115.00 ea.	920.00
1-Feniex hammer w/ Veh. Specific bracket	349.00
1- Jotto Desk front partition 475-1657	845.00
1- Jotto Desk Lower kick panel 475-1674	139.00
1- Jotto Desk Rear partition seat 475-1743	1425.00
1- Jotto Desk Prisoner window guards 475-1718	325.00
1- Jotto Desk Dual gun rack with 2 Univ. Locks 475-0849	595.00
1- Jotto Desk Mamba Computer mount 425-0150/4154	625.00
1-Westin Pushbumper 36-4045	599.00
1- Westin Wing Wrap 36-4045W	295.00
1- Westin Light Channel 4 Light MR6 36-6015SMP4	49.00
1- Westin Pit bar 36-4045PB	415.00
1- Printek Printer kit w/ power cable and USB cord 93904	420.00
1- Estes AWS Weapon Vault w/ keyless entry	1099.00
1- Estes Riser kit for Tahoe	295.00
1- Estes Fence Package for Tahoe	239.00

Parts: 10818.00
Labor: 1890.00
Freight: 595.00

Total: 13303.00

Corey Smith – President
Coosa Valley Communications Inc.
coreylamars@hotmail.com



STAFF ACTION ITEM

MEETING DATE: 05.05.2025

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Outfit a Car for Uniform Patrol.

HISTORY/PAST ACTION:

FINANCIAL IMPACT:

\$13,303.00 to be taken out of Splost.

INFORMATION:

Quote attached.

RESOLUTION RES 2025-08

A RESOLUTION REACTIVATING THE PREVIOUSLY AUTHORIZED URBAN REDEVELOPMENT AGENCY OF THE CITY OF DALLAS TO TRANSACT BUSINESS AND EXERCISE POWERS UNDER THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES

WHEREAS, it has been determined by the City Council of the City of Dallas (the "City") that one or more slum areas exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, known as the "Urban Redevelopment Law" (the "Urban Redevelopment Law"), creates in each municipality in the State of Georgia a public body corporate and politic to be known as the "urban redevelopment agency" of the municipality, for the purpose of exercising the "urban redevelopment project powers" defined in Section 36-61-17(b) of the Official Code of Georgia Annotated; and

WHEREAS, it has been determined by the City Council of the City that it is in the public interest for the Urban Redevelopment Agency of the City of Dallas to exercise the "urban redevelopment project powers" of the City; and

WHEREAS, the Mayor and Council of the City, after thorough investigation, have determined that it is desirable and necessary that the Urban Redevelopment Agency of the City of Dallas be re-activated immediately, pursuant to the Urban Redevelopment Law, in order to fulfill the needs expressed herein;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City that there is hereby found, determined, and declared that one or more slum areas

exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

BE IT FURTHER RESOLVED that the City Council of the City hereby determines that it is in the public interest for the City's urban redevelopment agency created by the Urban Redevelopment Law to exercise the City's "urban redevelopment project powers" and hereby elects to have the City's urban redevelopment agency created by the Urban Redevelopment Law exercise the City's "urban redevelopment project powers".

BE IT FURTHER RESOLVED that there is hereby activated in the City the public body corporate and politic known as the "Urban Redevelopment Agency of the City of Dallas," which was created upon the enactment and approval of the Urban Redevelopment Law.

BE IT FURTHER RESOLVED that the City Council of the City has, as members of the Board of Commissioners of the Urban Redevelopment Agency the following named persons for terms of office expiring as indicated below.

Name	Date of Expiration of Term of Office
Sammy Callahan	12/31/2026
Steve Hayes	12/31/2026
Garland Self	12/31/2026

BE IT FURTHER RESOLVED that the Board of Commissioners hereinbefore appointed shall organize itself, carry out its duties and responsibilities, and exercise its powers and prerogatives in accordance with the terms and provisions of the Urban Redevelopment Law as it now exists and as it might hereafter be amended or modified.

BE IT FURTHER RESOLVED that the Urban Redevelopment Agency has been and is hereby re-designated as the City's redevelopment agency for the purposes of Chapter 44 of Title 36 of the Official Code of Georgia Annotated.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council of the City, and from and after such adoption the Urban Redevelopment Agency of the City shall be deemed to be reactivated.

RESOLVED this _____ day of May, 2025

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

RESOLUTION RES 2025-09

RESOLUTION OF NECESSITY DESIGNATING URBAN REDEVELOPMENT AREA

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City of Dallas (the "City") to designate an "urban redevelopment area," which is defined to mean a "slum area" which the City Council of the City designates as appropriate for urban redevelopment projects; and

WHEREAS, the Urban Redevelopment Law defines "slum area" to mean an area which by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; by having development impaired by transportation noise or by other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, after careful study and investigation, having found pockets of blight existing within the city, the City desires to designate the area described in Exhibit A, B and C attached to this resolution as an urban redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that:

The areas described in the Exhibits attached to this resolution are hereby determined to be a "slum areas," by reason of the presence of a substantial number of deteriorating structures, predominance of defective or inadequate street layout, deterioration of site

or other improvements, and by having development impaired by transportation noise, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that each such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council of the City.

RESOLVED this _____ day of May, 2025

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

RESOLUTION RES 2025-10

RESOLUTION ADOPTING URBAN REDEVELOPMENT PLAN

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City of Dallas (the "City") to designate an "urban redevelopment area," which is defined to mean a "slum area" which the City Council of the City designates as appropriate for an urban redevelopment project; and

WHEREAS, the City of Dallas, by resolution, has determined such area to be a pocket of blight and designated such area as appropriate for an urban redevelopment project.; and

WHEREAS, authority is vested in every municipality in the State of Georgia to prepare, to adopt, and to revise, from time to time, a general plan for the physical development of the municipality or county as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related municipal and county planning activities, and to make available and to appropriate the necessary funds therefor.;

WHEREAS, the City has prepared an urban redevelopment plan and has held a public hearing on said urban redevelopment plan, after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the City of Dallas.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that:

The Mayor and Council approve the urban redevelopment plan attached to this Resolution as Exhibit A.

BE IT FURTHER RESOLVED the Mayor and Council find that the plan will not require relocation of families who will be displaced from the urban redevelopment area;.

BE IT FURTHER RESOLVED the City finds the urban redevelopment plan conforms to the general plan of the City of Dallas as a whole.

BE IT FURTHER RESOLVED the City finds the urban redevelopment plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council of the City.

RESOLVED this _____ day of May, 2025

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

URBAN REDEVELOPMENT PLAN

I. Existence of Urban Redevelopment Plan

This Historic Courthouse – New City Hall Urban Redevelopment Plan (the "Urban Redevelopment Plan") shall constitute an urban redevelopment plan of the City of Dallas (the "City"), within the meaning of Section 36-61-2 of the Official Code of Georgia Annotated.

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III. The Urban Redevelopment Projects

- A. **New City Hall (Exhibit A):** The Urban Redevelopment Area shall be conserved and rehabilitated through the renovation and preservation of the existing structure for use as the new City Hall of Dallas (the "Urban Redevelopment Project"). The scope of the work for the Urban Redevelopment Project will include the interior renovation of the existing structure including new finishes, millwork and casework additions, plumbing, mechanical, lighting, and electrical upgrades, addition of accessibility-compliant restrooms, construction of an additional exit stairs, some interior partition rework, and a new elevator in the structure. Additionally, the scope of the work will include exterior renovation of the existing structure including new doors and windows, new roof, new exterior steps, exterior lighting, and paint removal and restoration.
- B. **Downtown Area and Town Green (Exhibit B):** The Urban Redevelopment Area shall be revitalized with the public/private partnership involving the development of high-quality apartment housing in the downtown and a Town Green for use and enjoyment by the public.
- C. **Lester Drive (Exhibit C):** The Urban Redevelopment area will be transformed from a dilapidated open park to a quality residential neighborhood with amenities and access to the downtown area and the new Orphan Brigade Trail.

IV. Relationship to Local Objective

The Urban Redevelopment Project will require minimal zoning change and shall be accomplished in accordance with the City's zoning ordinances, as applicable, unless exceptions are made in accordance with the law. The Urban Redevelopment Plan conforms to the general plan of the City as a whole. The Urban Redevelopment Project will constitute an appropriate land use.

V. Ownership of Urban Redevelopment Project

The Urban Redevelopment Area has been designated as such by the City, which will be the owner of the Urban Redevelopment Project. The owner of the Urban Redevelopment Project shall retain the right to sell and dispose of such property subject to any deed restrictions.

EXHIBIT A**LEGAL DESCRIPTION OF URBAN REDEVELOPMENT AREA**

All that tract or parcel of land lying and being in Land Lot 275 of the 2nd District, 3rd Section of Paulding County, Georgia and being more particularly described as follows:

That tract of land containing the Old Paulding County Courthouse, constructed in 1892, consisting of approximately 0.44 acres of land, more or less, and which is currently known as Paulding County Tax Parcel R015902, also known as Tax Parcel 116.3.4.025.0000. The parcel is located within the Dallas City limits and generally bounded on the North by West Memorial Drive; on the East by Main Street; on the South by “the Courthouse Square;” and on the West by the street known as West Courthouse Square.

This parcel is a portion of that larger tract that was deeded by Garrett H. Spinks to the Justices of the Inferior Court of Paulding County on May 14, 1852 and registered on August 18, 1852 in Deed Book I, Page 154 of the Paulding County, Georgia Records.

Urban Redevelopment Project
Historic Courthouse - New City Hall



Urban Redevelopment Project
Downtown blight and new Town Green



Urban Redevelopment Project

Deteriorated Dog Park - New family development

