



City Council Regular Meeting

Monday, December 02, 2024

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.](#) Proclamation: PROC 2024-08 Harper's Day
- [2.](#) Proclamation: PROC 20204-09 Dallas Woman's Club
3. Cody Gilkeson - Key Assistant Location Manager: Filming in Dallas

MINUTES APPROVAL

- [4.](#) Monday, November 4, 2024, Regular Meeting Minutes

CONSENT AGENDA

- [5.](#) 2025 Council Meeting Schedule
- [6.](#) Resolution: RES 2024-11 PTSD Benefits
- [7.](#) Appoint Ronald Johnson to the Paulding County Economic Development Board, as presented.
- [8.](#) Design review for Merchants Park Townhomes (Z-2023-08), located at 200 Clay Drive/260 Merchants Drive, as presented.
- [9.](#) Enter into a contract with Primacq Group for the completion of the Downtown Water System Improvements Project – Phase I; Easement Acquisition Services for the sum of \$35,750.00.
- [10.](#) Enter into a contract with Pace for the completion of the UCMR5 Lab Services for the sum of \$7,876.00.
- [11.](#) Purchase (1) one Kubota M7060HD 4WD Utility Tractor from Mason Tractor & Equipment Co., Inc. for the sum of \$57,932.31.
- [12.](#) Purchase (1) one Kubota SVL75-3HFWVC Skid Loader from Mason Tractor & Equipment Co., Inc. for the sum of \$66,414.40.

OLD BUSINESS

- [13.](#) Second Read: Ordinance Amendment OA-2024-06; Alcohol Licensing

NEW BUSINESS

- [14.](#) Resolution: RES-2024-10 Revision to the city's fee schedule (Zoning Fees), as presented.
- [15.](#) First Read: Ordinance Amendment OA-2024-08; Municipal Judge term of office.
- [16.](#) Enter into contract for Flock Safety Annual Fees (5 years) to be paid for as a sole source out of the Crime Reduction Grant in the amount of \$58,850 (first year, then \$54,000 thereafter).
- [17.](#) Purchase of Glock Firearms to replace current firearms, lights, and holsters for the Police Department and the Marshall's Office in the total Amount of \$26,010.48.
- [18.](#) Creekside Landing Development – Phase I: Sewer Only Improvements Warranty Bond Release; Bond No. 2022-11 in the amount of \$33,572.94.
- [19.](#) Intergovernmental Agreement – Paulding County: Bridge Maintenance Assessment Contract; Pond & Company in the amount of \$4,287.52.
- [20.](#) First Read: Ordinance Amendment #OA 2024-07; Chapter 16 Environment, Article VI. Stormwater Management and create a New Article VII of Chapter 16 – Environment.
- [21.](#) West Dallas Collector Sewer Extension – Phase I: Change Order No. #2; Time Extension Request.
- [22.](#) West Dallas Collector Sewer Extension – Phase I: GEFA Loan CW2021008A; Amendment No.1 Request.

ADDITIONAL/COMMENTS**ADJOURNMENT**

Proclamation



PROC 2024-08 HARPER'S DAY DECEMBER 02, 2024

WHEREAS, Harper's Happy Things was founded in 2022 by a 5 year-old, with the help of her mom, Ashley, and;

WHEREAS, Harper was diagnosed with Autism when she was 3 years old, and;

WHEREAS, She has always used some form of art to help self-regulate, and one day after school, she decided she wanted to make bracelets for all of the little girls in her class to make them feel special, and;

WHEREAS, After sharing her act of kindness on social media, friends and family wanted to purchase items Harper created and Harper's Happy Things came to life, and;

NOW, THEREFORE, BE IT RESOLVED, I, James Kelly, Mayor of the City of Dallas, Georgia, by virtue of the authority vested in me by the laws of the City of Dallas and the state of Georgia, do hereby proclaim **December 02, 2024, as Harper's Day** in the City of Dallas, Georgia; And encourage everyone throughout the City of Dallas, Georgia, to be like Harper and encourage others and share kindness.

IN WITNESS WHEREOF, I have hereunto set my hand this Second day of December, in the year of our Lord Two Thousand Twenty-Four, and in the City of Dallas, in the state of Georgia.

L. James Kelly, Mayor

Proclamation



PROC 2024-09 Dallas Woman's Club DECEMBER 02, 2024

WHEREAS, The Dallas Woman's Club is the oldest organization for women in Dallas, Georgia, having been organized on July 12, 1920, and;

WHEREAS, The Dallas Federated Club (later known as the Dallas Woman's Club) was created through the union of the Dallas Study Club and the Dallas Matrons Club with the initial meeting called by Mrs. May Belle McGarity at her home, membership being required to register to vote though women did not yet have the right to vote, the initial officers being Mrs. Bertha Powell Hart, President, Mrs. Myrtis Welch Bullock, Recording Secretary, Mrs. May Belle Hitchcock McGarity, Corresponding Secretary, and Mrs. Edna Sanders Lee, Treasurer, and;

WHEREAS, The first project of the Dallas Woman's Club was to construct a building in downtown Dallas that would be a clubhouse, a library, a community house and the first public women's restroom in Paulding County, being opened to the public July 4, 1921, and the first club meeting being held in the clubhouse July 11, 1921, and;

WHEREAS, Members of the Dallas Woman's Club organized the first public library in Dallas in 1926, expanded the library with WPA grants in 1936, served all the library needs for Paulding County until 1979, provided bookmobile service to rural communities of the county, worked for the care and beautification of the Dallas City Cemetery, sponsored Diphtheria and Measles clinics in the 1930's and Polio inoculations in the 1950's, worked March of Dimes events, Red Cross Blood drives and Vagabond Marionettes shows, held gardening contests, held public meetings to introduce electricity into the home, sponsored spelling bee contests, helped implement hot lunches in the schools, provided volunteers for library events and school programs, aided many charitable works for the community, helped raise funds for the new public library, schools and senior care center, and was one of the founding organizations for the Paulding Meadows Arts and Crafts Festival;

WHEREAS, The Dallas Woman's Club maintains its founding objective to provide intellectual development of the members while participating in a myriad of charitable projects and aiding in the work of improving our town, libraries and schools, and;

WHEREAS, The Dallas Woman's Club, in their commitment to continue to serve their community, will be breaking ground on the restoration of the original 1921 clubhouse on December 3, 2024, and;

NOW, THEREFORE, BE IT RESOLVED, I, James Kelly, Mayor of the City of Dallas, Georgia, by virtue of the authority vested in me by the laws of the City of Dallas and the state of Georgia, do hereby proclaim **December 02, 2024, as Dallas Woman's Club Day** in the City of Dallas, Georgia; And encourage everyone throughout the City of Dallas, Georgia, to join the Dallas Woman's Club in giving back to the Dallas community in meaningful ways.

IN WITNESS WHEREOF, I have hereunto set my hand this Second day of December, in the year of our Lord Two Thousand Twenty-Four, and in the City of Dallas, in the state of Georgia.

L. James Kelly, Mayor



City Council Regular Meeting

Monday, November 04, 2024

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 Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

INVOCATION AND PLEDGE

Mayor Kelly led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt the October 7, 2024, Regular Meeting Minutes.

Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.

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

2. Motion to adopt the October 17, 2024, Special Called Meeting Minutes.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.

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

Voting Abstaining: Councilmember Alls

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 Cochran, Councilmember Callaway

3. 2025 Board & Committee Appointments, as presented.
4. Contract agreement with Yancey Power System for sewer lift station generator preventative maintenance; one-year agreement with two, one-year renewals in the amount of \$184,616.78 year one: \$61,240.55; year two: \$60,183.53; year three: \$63,192.70.
5. Purchase two (2) Eaton VFD's from Baker Technical Services for a total of \$109,846.00.

OLD BUSINESS

6. Motion to adopt Ordinance Amendment OA-2024-05; Revision to Chapter 10 Businesses, Article 8 Adult Entertainment Establishments, as presented.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

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

NEW BUSINESS

7. **First Read:** Ordinance Amendment OA-2024-06; Alcohol Licensing; no action taken

ADDITIONAL/COMMENTS

Motion to add and approve Greystone Easements in regard to the W. Dallas Regional Sewer Lift Station Project.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

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

Motion to rescind approval of the Service Agreement with Red Speed USA from the October 7, 2024, meeting.

Motion made by Councilmember Callaway, Seconded by Councilmember Carter.

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

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Carter.

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

Mayor, L. James Kelly

Date

City Clerk, Tina Clark

Date

**AGENDA
QR Code**



Item 5.

2025 MEETING SCHEDULE

January

City Council 01/06/25
Planning Commission 12/19/24

July

City Council 07/07/25
Planning Commission 06/26/25

February

City Council 02/03/25
Planning Commission 01/23/25

August

City Council 08/04/25
Planning Commission 07/17/25

March

City Council 03/03/25
Planning Commission 02/13/25

September

City Council 09/08/25*
Planning Commission 08/28/25

April

City Council 04/07/25
Planning Commission 03/27/25

October

City Council 10/06/25
Planning Commission 09/25/25

May

City Council 05/05/25
Planning Commission 04/24/25

November

City Council 11/03/25
Planning Commission 10/23/25

June

City Council 06/02/25
Planning Commission 05/22/25

December

City Council 12/01/25
Planning Commission 11/20/25

*** Date other than 1st Monday of month – due to conflict**

Planning Commission dates are RESERVED; Please call 770.443.8110 x 1203 to verify if meeting is occurring.

The City of Dallas | 129 East Memorial Drive | Dallas, Georgia 30132 | 770.443.8110

RESOLUTION 2024-11

A RESOLUTION TO ADD MEMBERSHIP IN A FUND OF GEORGIA
INTERLOCAL RISK MANAGEMENT AGENCY (GIRMA)

WHEREAS, the City of Dallas, a Municipal Corporation located in Paulding County, Georgia ("City") is a current member of the Georgia Interlocal Risk Management Agency (hereafter GIRMA), an interlocal risk management agency formed pursuant to Chapter 85 of Title 36 of the Official Code of Georgia Annotated; and

WHEREAS, the governing authority of the City is currently a member of a GIRMA Fund and desires to add membership in an additional GIRMA Fund; and

WHEREAS, the governing authority of the City has reviewed the Fund Election Form attached as Appendix A and the Application and Participation Agreement applicable to the Fund and finds that it is in the best interest of its residents for the City to be a member of the Fund indicated on the Fund Election Form;

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

1. The Mayor of the City is authorized to act on behalf of the City to elect membership in the Fund identified in the Election Form attached as Appendix A by executing the Application and Participation Agreement for such GIRMA Fund.
2. The Mayor of the City of Dallas is designated as the City’s representative to GIRMA for purposes of Fund participation.
3. Public Entity may change its representative by making a written request to Georgia Municipal Association, Inc., the Program Administrator for GIRMA.
4. This resolution shall be effective on the date of adoption.

Resolved this _____ day of December, 2024

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

APPENDIX A**Georgia Interlocal Risk Management Agency (“GIRMA”) Fund C Election
Form for Existing GIRMA Members**

As stated in Section 6.1 of the Intergovernmental Contract, a GIRMA member must participate in at least one Fund established by the GIRMA Board of Trustees. The Intergovernmental Contract and GIRMA Bylaws apply to all GIRMA members, regardless of the Fund or Funds in which they participate. Terms and conditions specific to a Fund are set forth in the Coverage Description for the Fund.

This election form is for use by current GIRMA Members who wish to join GIRMA Fund C and thereby offer PTSD Benefits to eligible First Responders.

Fund C Application Information: GIRMA established Fund C on September 4, 2024. Fund C will provide fully- insured lump sum benefits and disability benefits for first responders entitled to such benefits under the Ashley Wilson Act. A coverage description for Fund C has been filed with the Georgia Department of Insurance and will be made available to Fund C members after approval of membership in Fund C by Georgia Municipal Association, Inc., the Program Administrator for GIRMA, and the insurance carrier.

To join Fund C, the governing body of the GIRMA Member must adopt a Resolution to Add Membership in a GIRMA Fund and the individual authorized to serve as the Public Entity’s primary contact for Fund participation must complete and sign the First Responder PTSD Application and Participation Agreement. Membership in Fund C is effective when the Application is approved by the Program Administrator and the carrier.



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: APPOINTMENT: Appointment of *Ronald Johnson* to the Paulding County Economic Development Board

PRESENTED BY: Ronald Johnson, AICP, Community Development Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration of APPOINTMENT: Appointment of Ronald Johnson to the Paulding County Economic Development Board, as presented.

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

No financial impact is anticipated

INFORMATION:

The city hired a new Community Development Director in January 2024 that has been attending the Paulding County Economic Development Board meetings on behalf of the city. In order to exercise the city's ability to vote on matters before the board, a person must be appointed by the City Council to represent the city's interests. Amber Whisner, Business Development Director, is currently appointed and will relinquish the role to Community Development.

Jackson

Master Plan for Merchant's Park

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
2. CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADESSHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
3. ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
4. ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
5. STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
6. ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
7. ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
8. TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
10. ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
11. ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

1. INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
2. INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
3. INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
4. INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
5. INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
6. INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
7. INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS. (2020)
8. NATIONAL ELECTRIC CODE: 2020 EDITION.

JACKSON SQUARE FOOTAGE

First Floor	857
Second Floor	790
Total	1647
Rear Deck	144
Garage	434
Optional Bonus Room	+327

SHEET LIST

C-1	COVER SHEET
A-1	FRONT & RIGHT ELEVATIONS AA
A-1a	LEFT & REAR ELEVATIONS AA
A-2	FRONT & RIGHT ELEVATIONS BB
A-2a	LEFT & REAR ELEVATIONS BB
A-3	FRONT & RIGHT ELEVATIONS CC
A-3a	LEFT & REAR ELEVATIONS CC
A-4	SLAB FOUNDATION & TERRACE LEVEL PLANS
A-5	FIRST & SECOND FLOOR PLANS
A-6	ROOF PLANS
E-1	ELECTRICAL PLANS
O-1	OPTIONAL COVERED DECK
D-1	EAVE SECTION - GARAGE PORTAL BRACING
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	SECTION THROUGH 2-HOUR FIREWALL

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.

The Jackson at Merchant's Park

COVER SHEET



PLAN REVISIONS

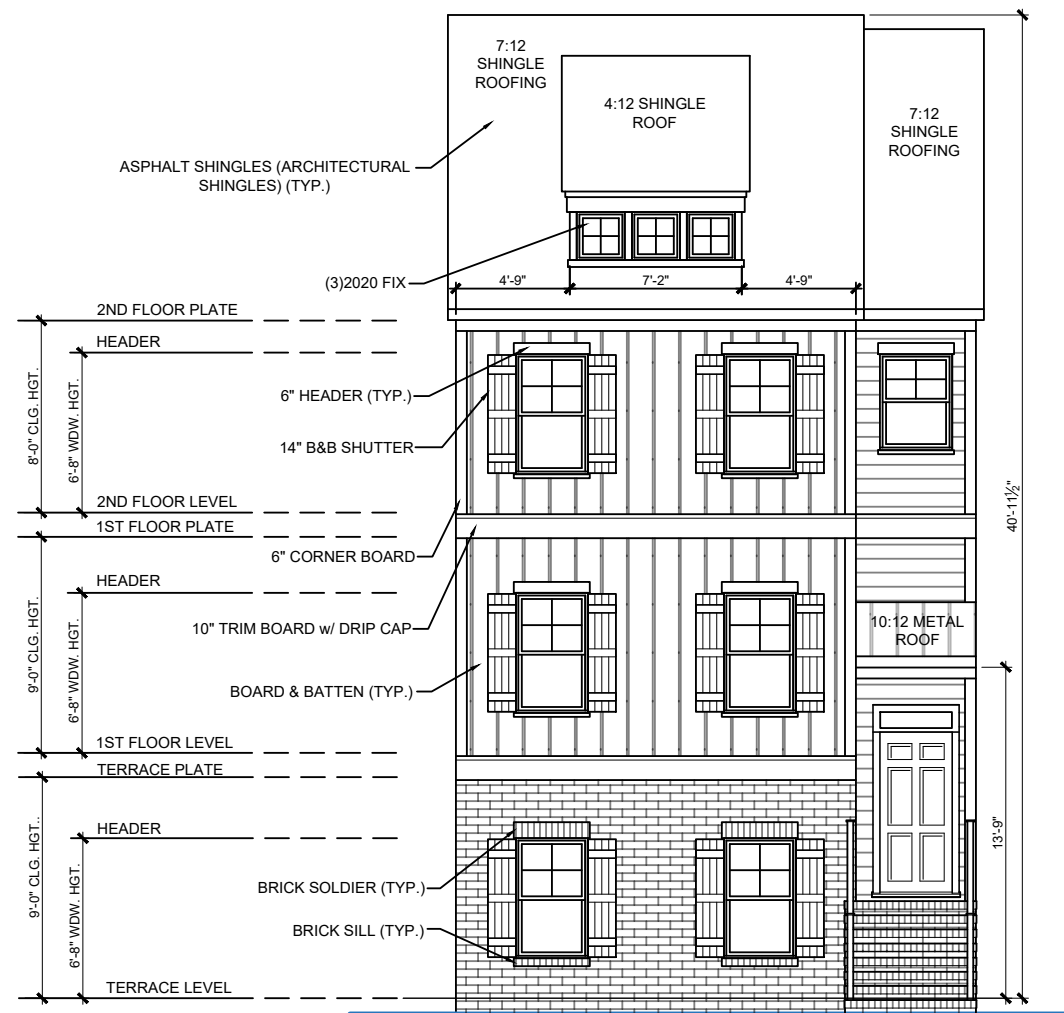
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C-1

Item 8.

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FRONT ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Jackson at Merchant's Park

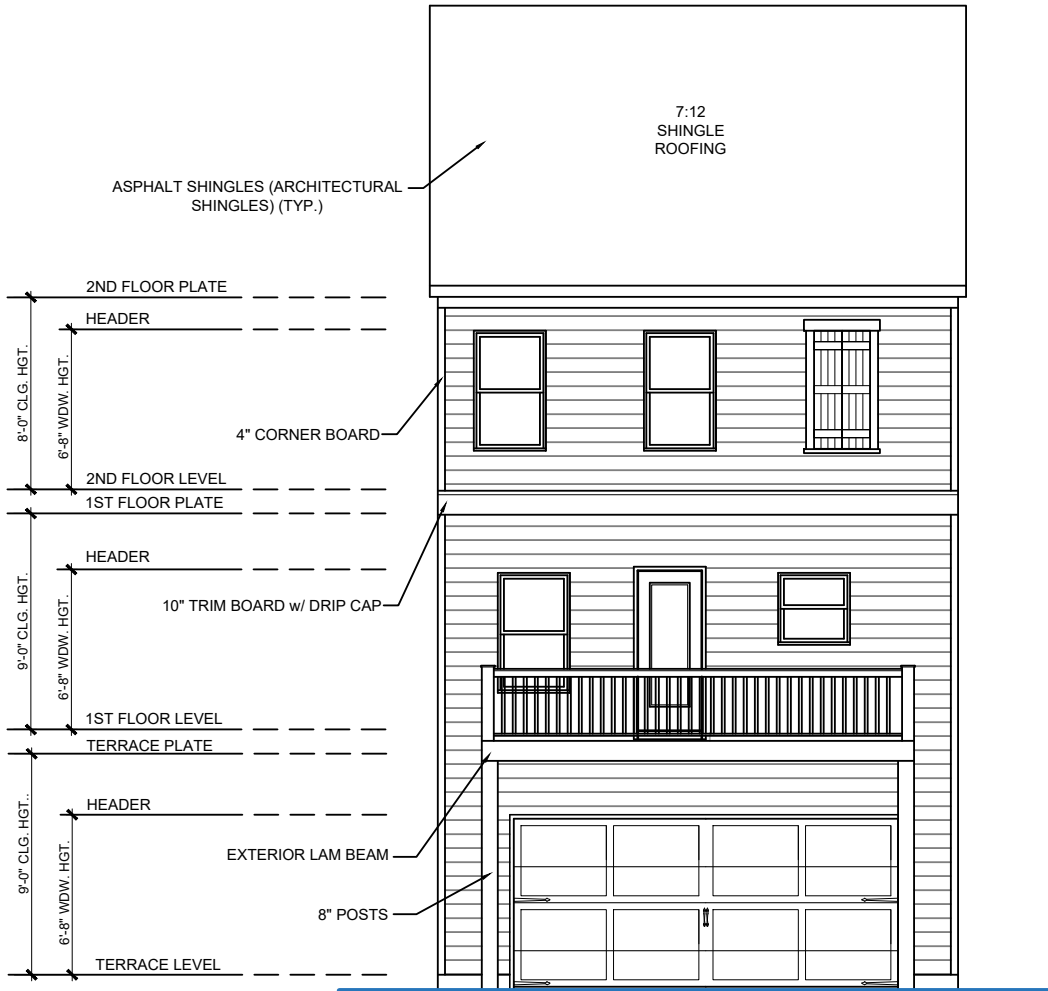
FRONT & RIGHT ELEVATIONS AA

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sheet #

A-1

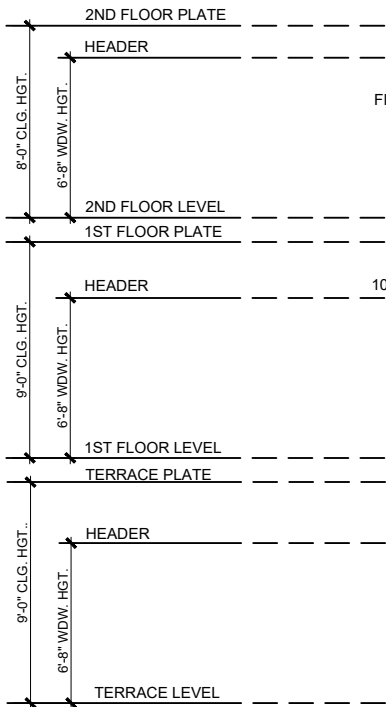
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



LEFT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Jackson at Merchant's Park

LEFT & REAR ELEVATIONS AA



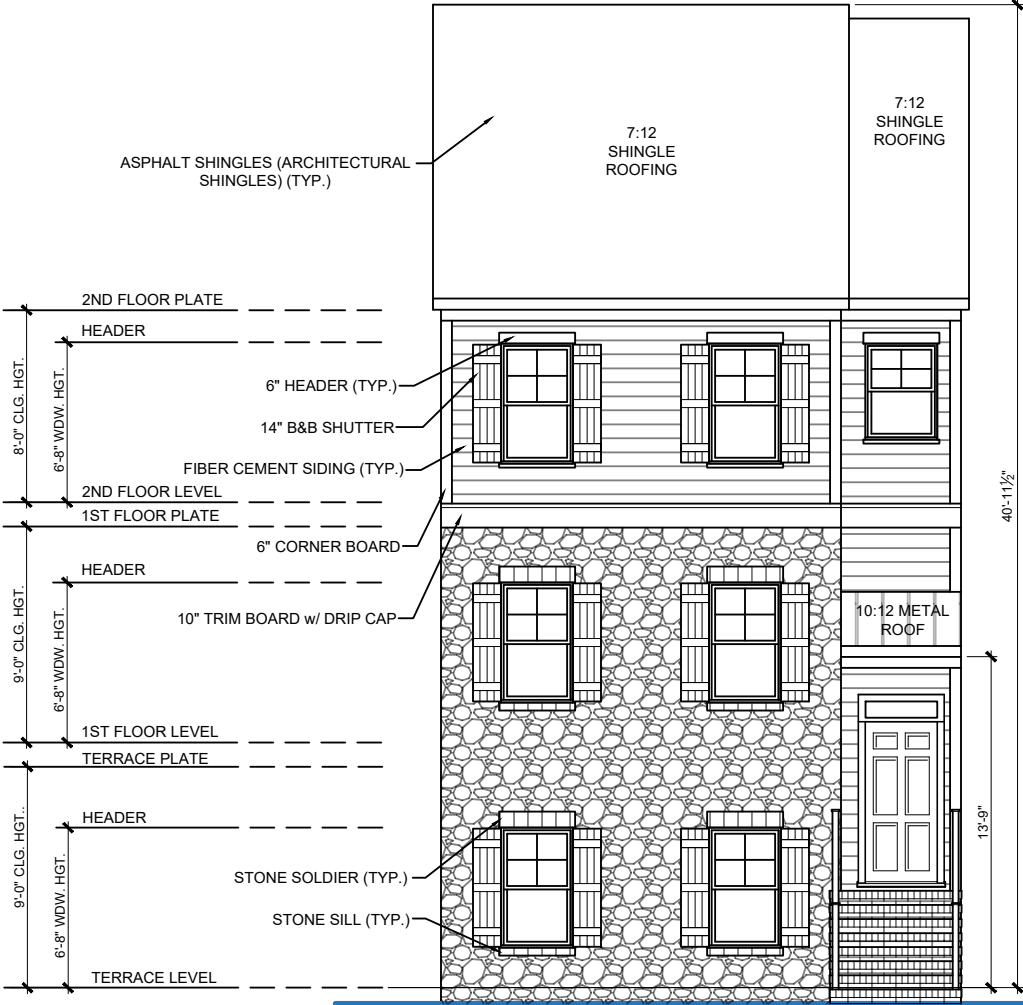
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

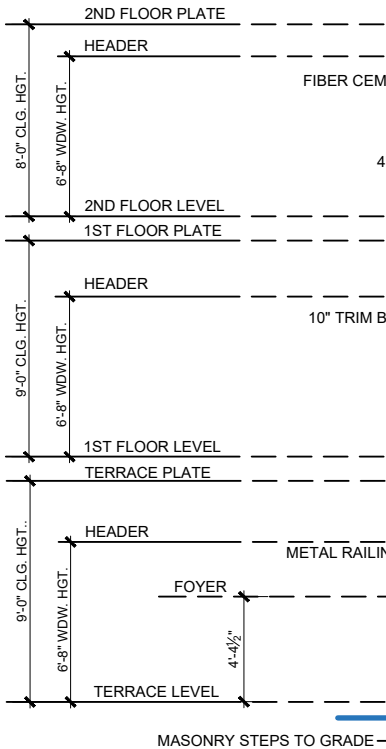
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FRONT ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Jackson at Merchant's Park

FRONT & RIGHT ELEVATIONS BB

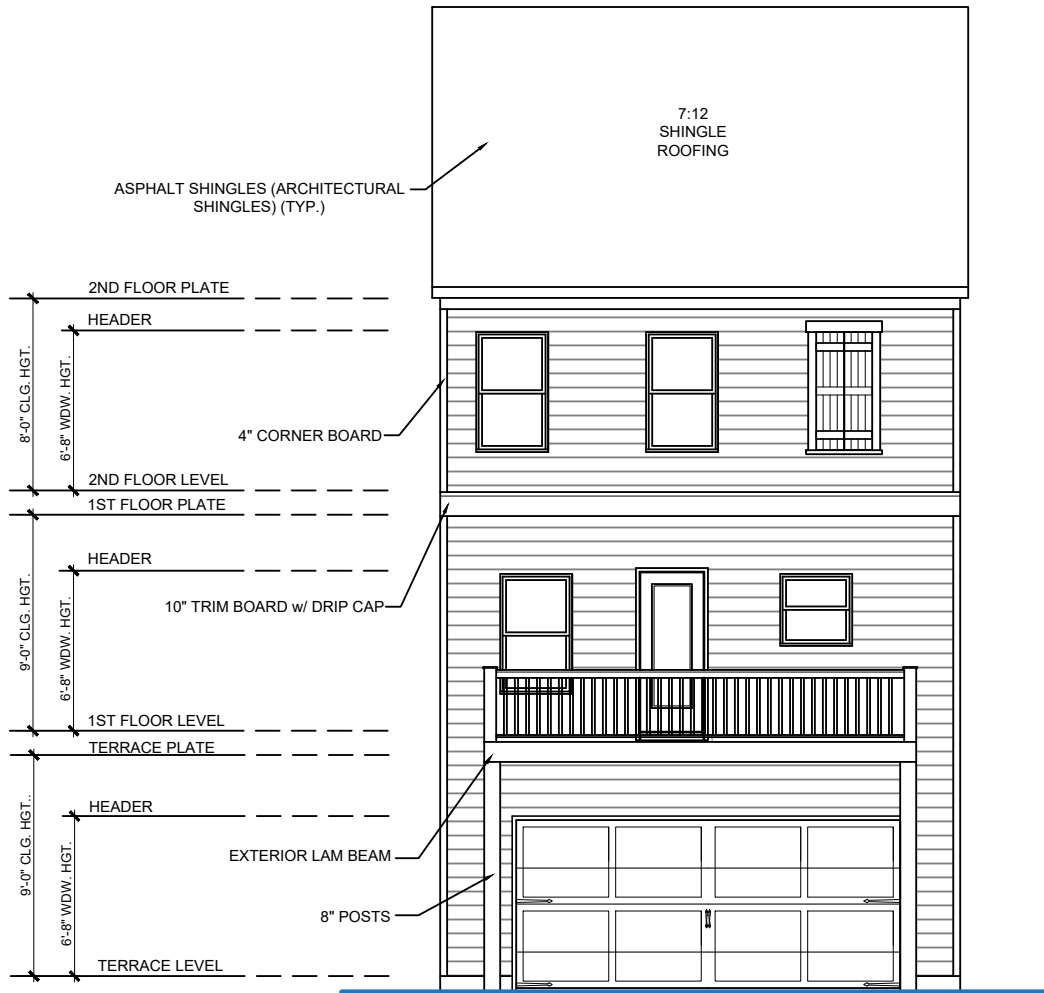


PLAN REVISIONS	
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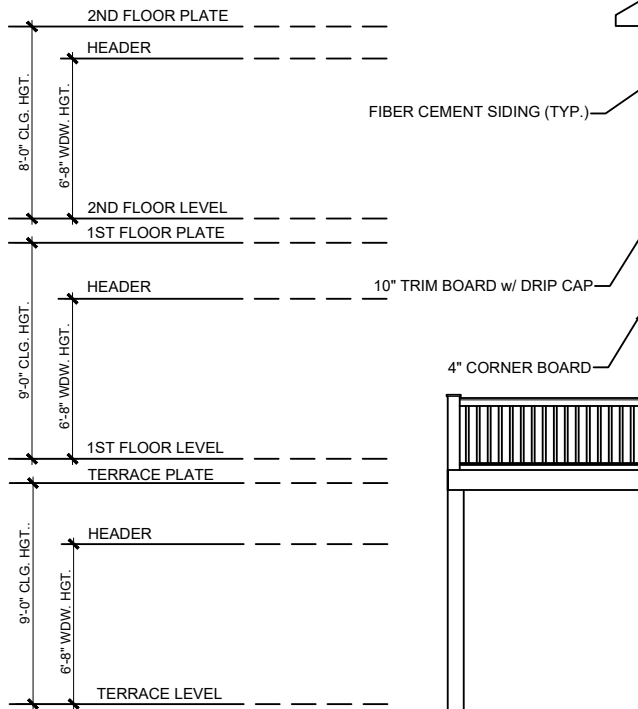
A-2

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LEFT SIDE ELEVATION BB

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The Jackson at Merchant's Park

LEFT & REAR ELEVATIONS BB

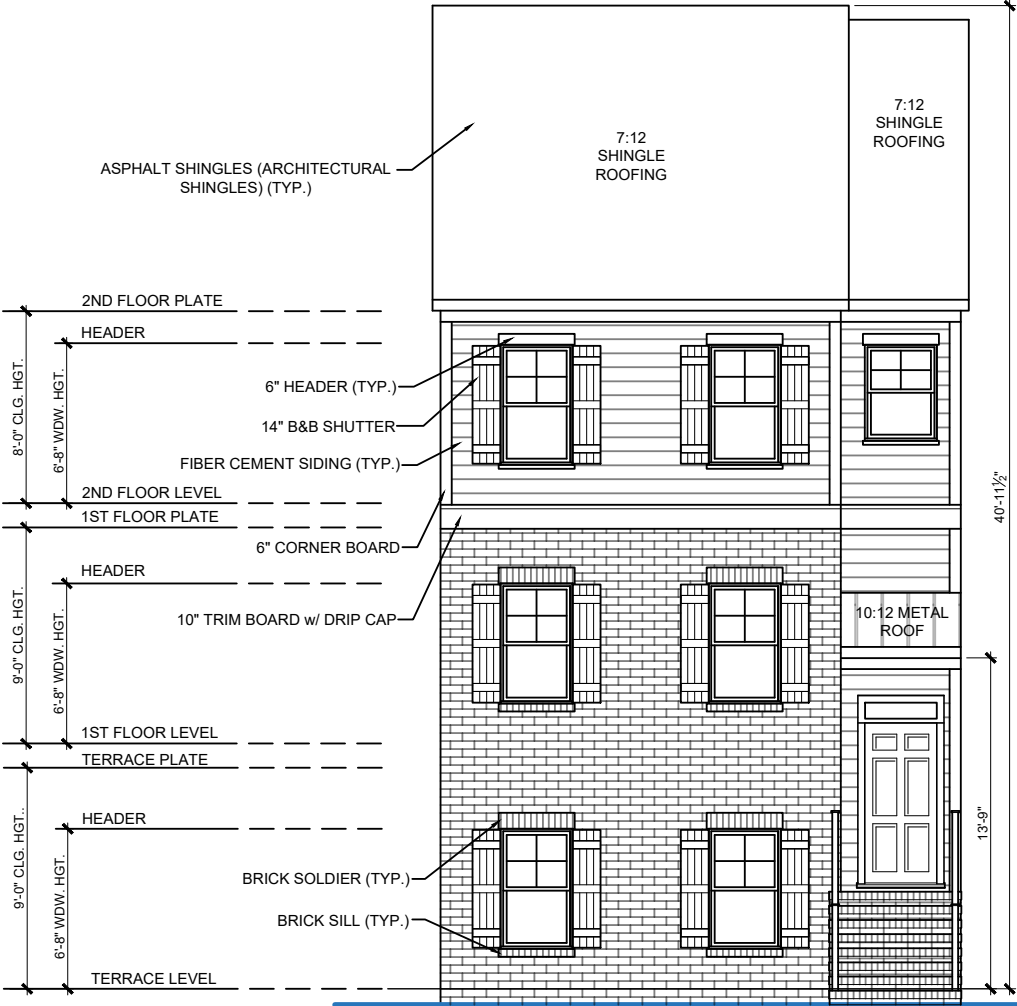


PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-2a

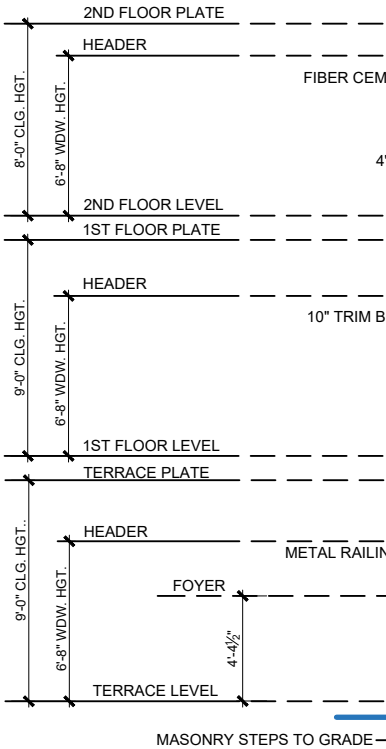
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FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Jackson at Merchant's Park

FRONT & RIGHT ELEVATIONS CC

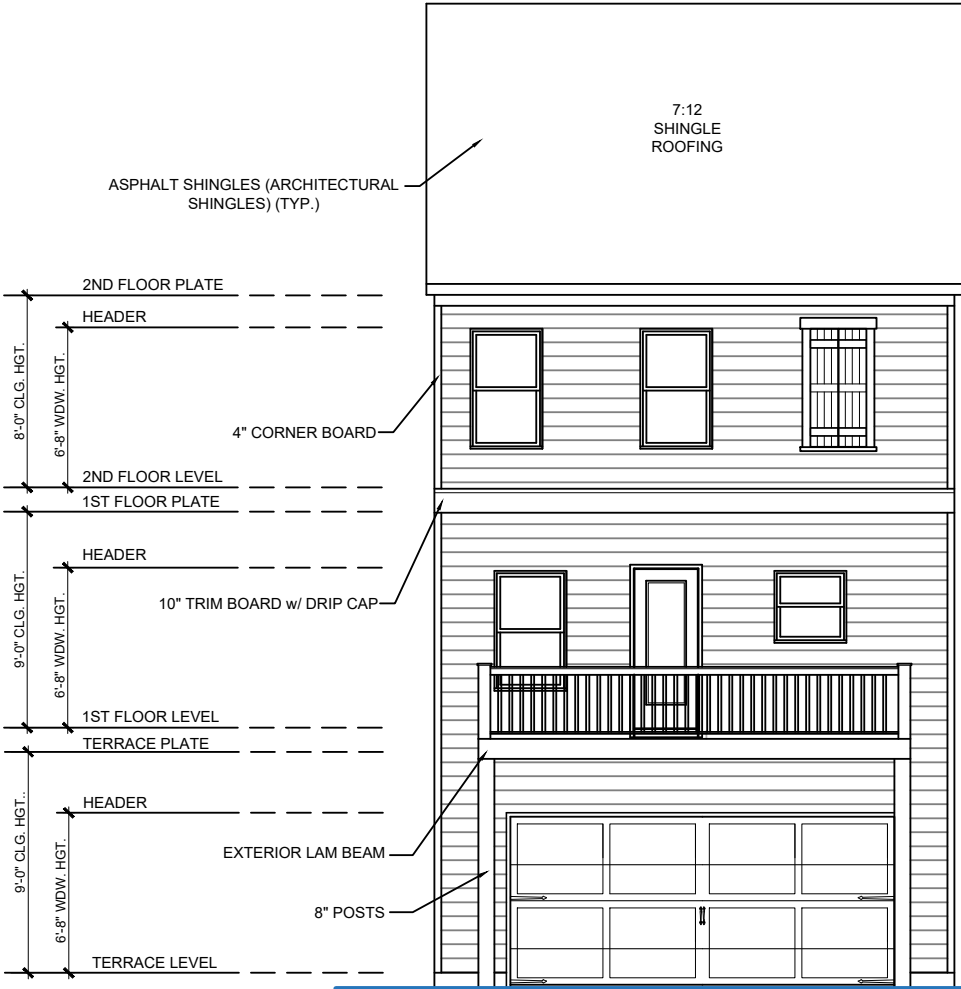


PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

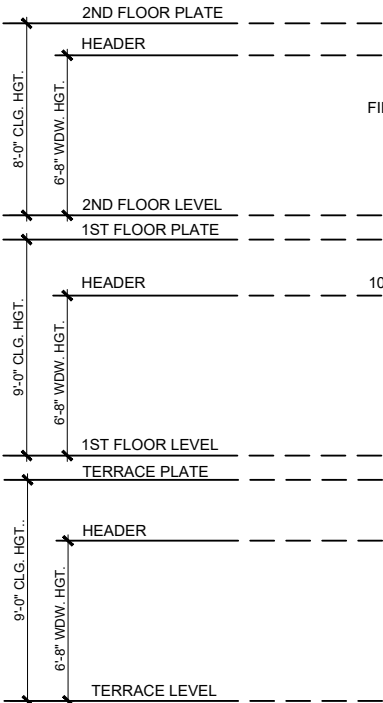
sheet #

A-3

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REAR ELEVATION AA, BB & CC
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

LEFT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Jackson at Merchant's Park

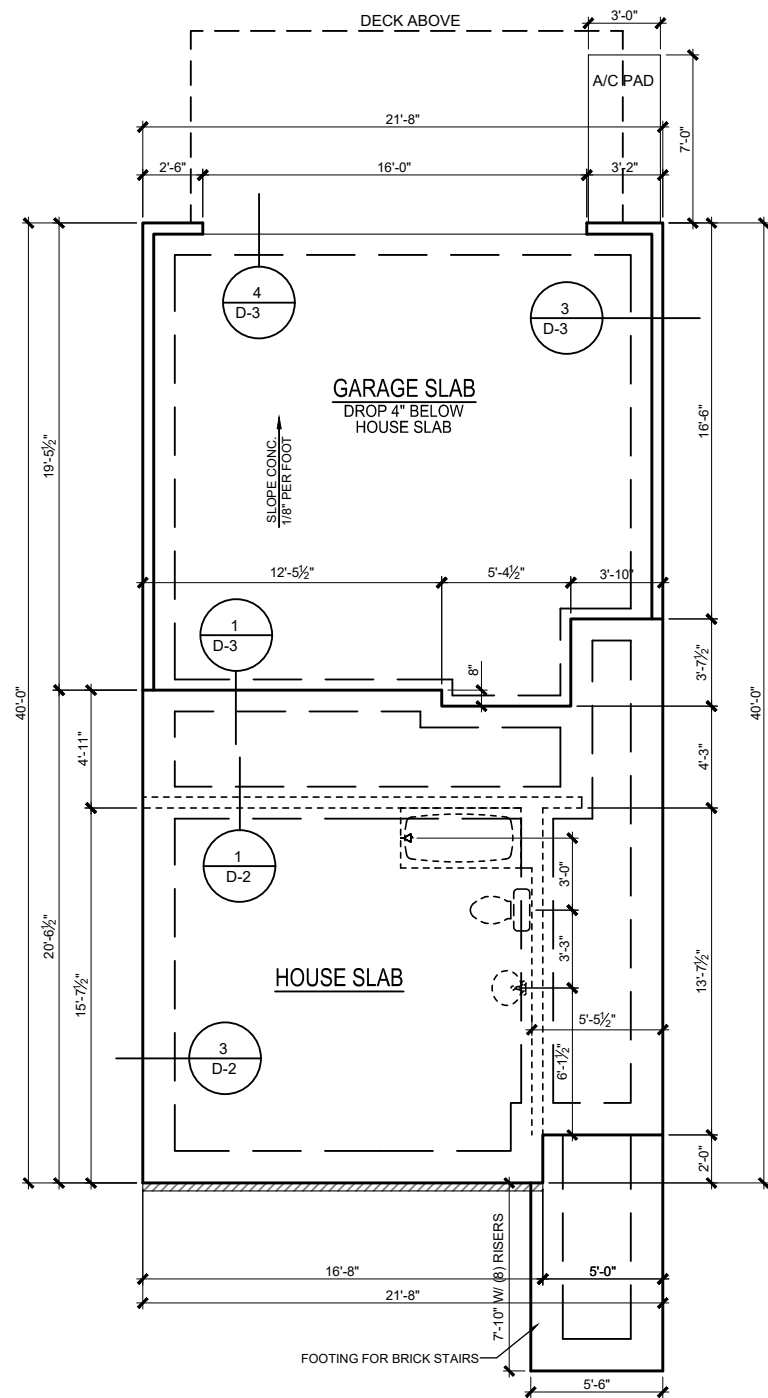
LEFT & REAR ELEVATIONS CC



PLAN REVISIONS	
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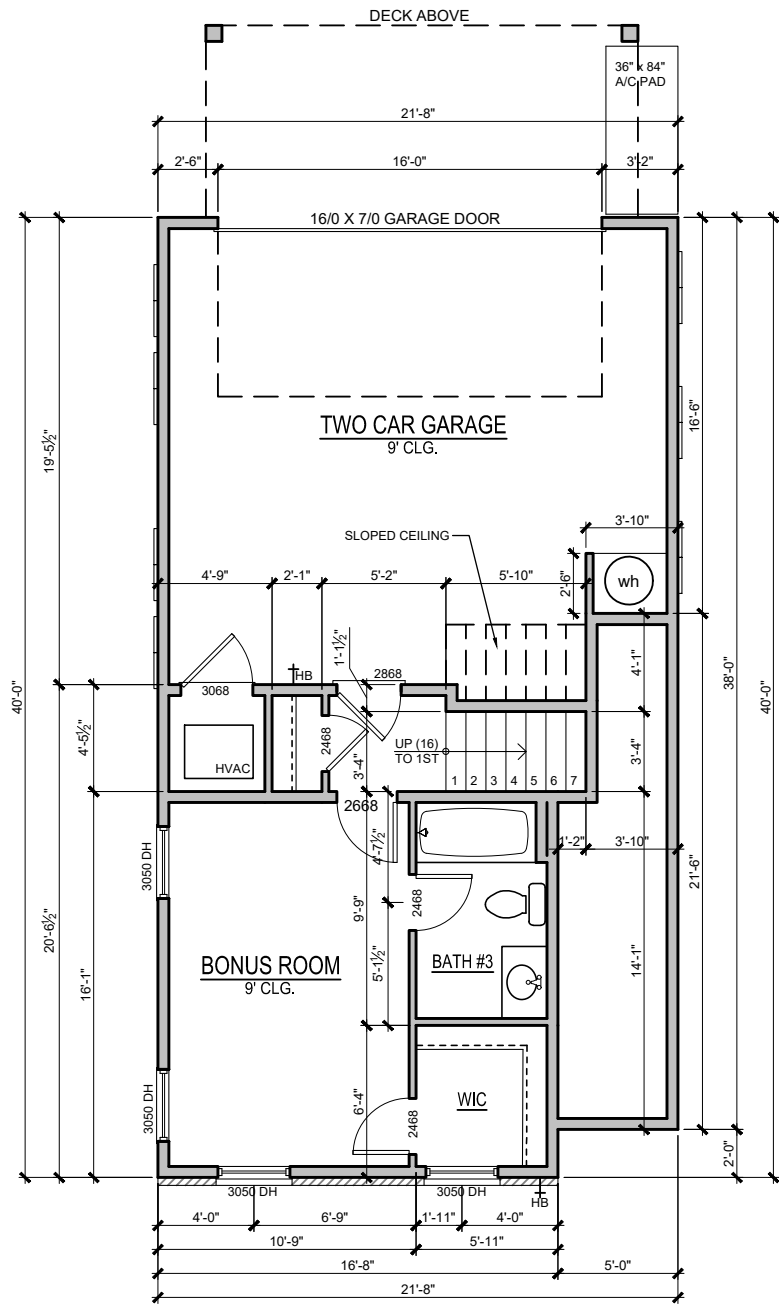
sheet #

A-3a



SLAB FOUNDATION PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

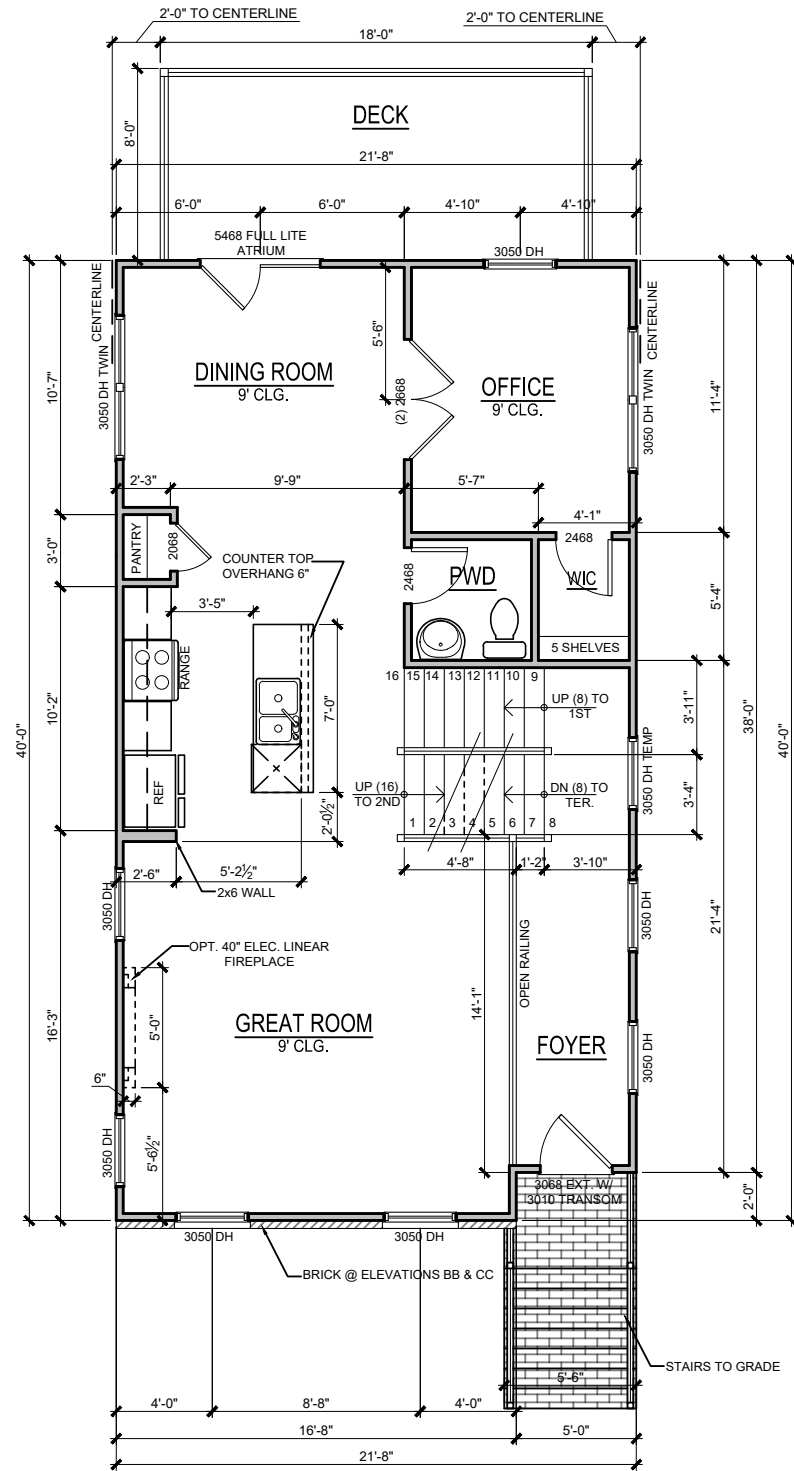


TERRACE FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

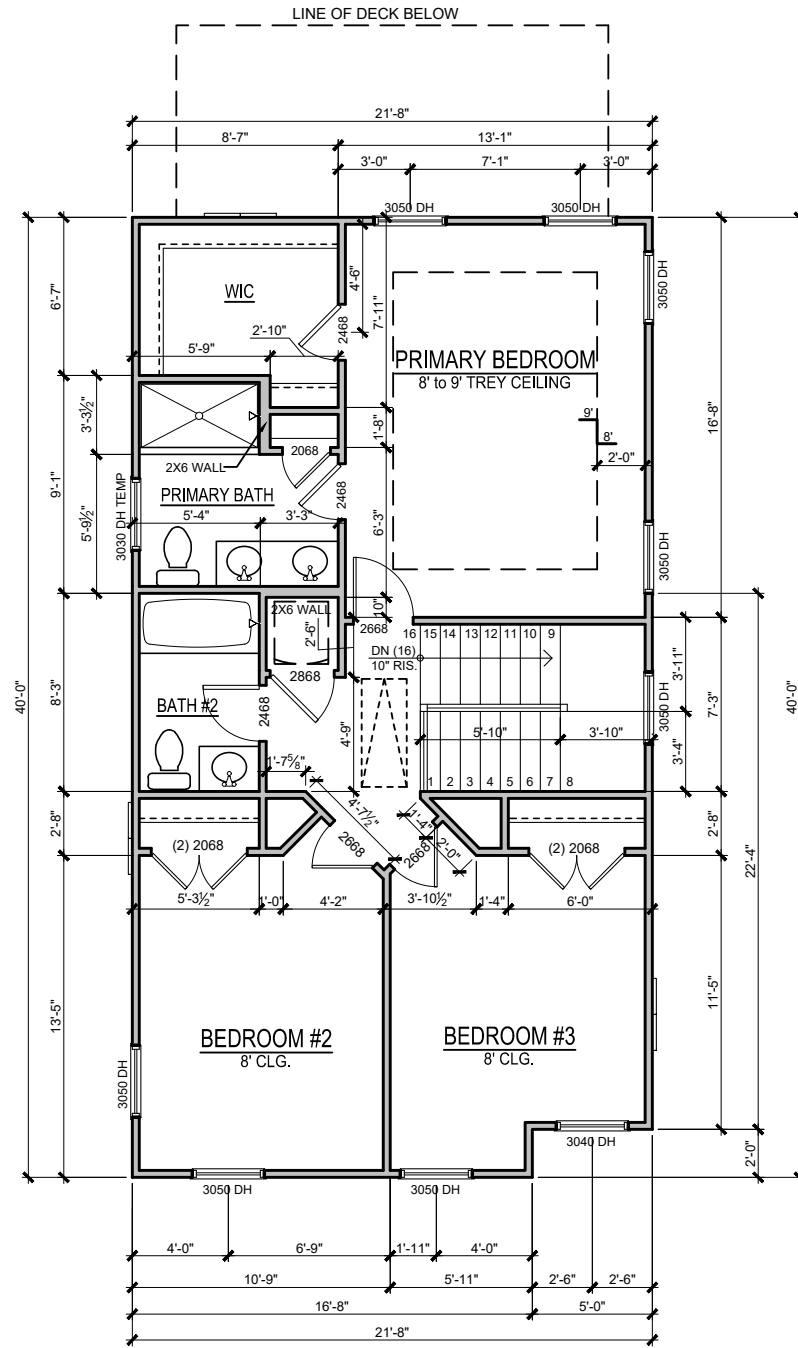
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FIRST FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



SECOND FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Jackson at Merchant's Park

FIRST & SECOND FLOOR PLANS



PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-5

The Jackson at Merchant's Park

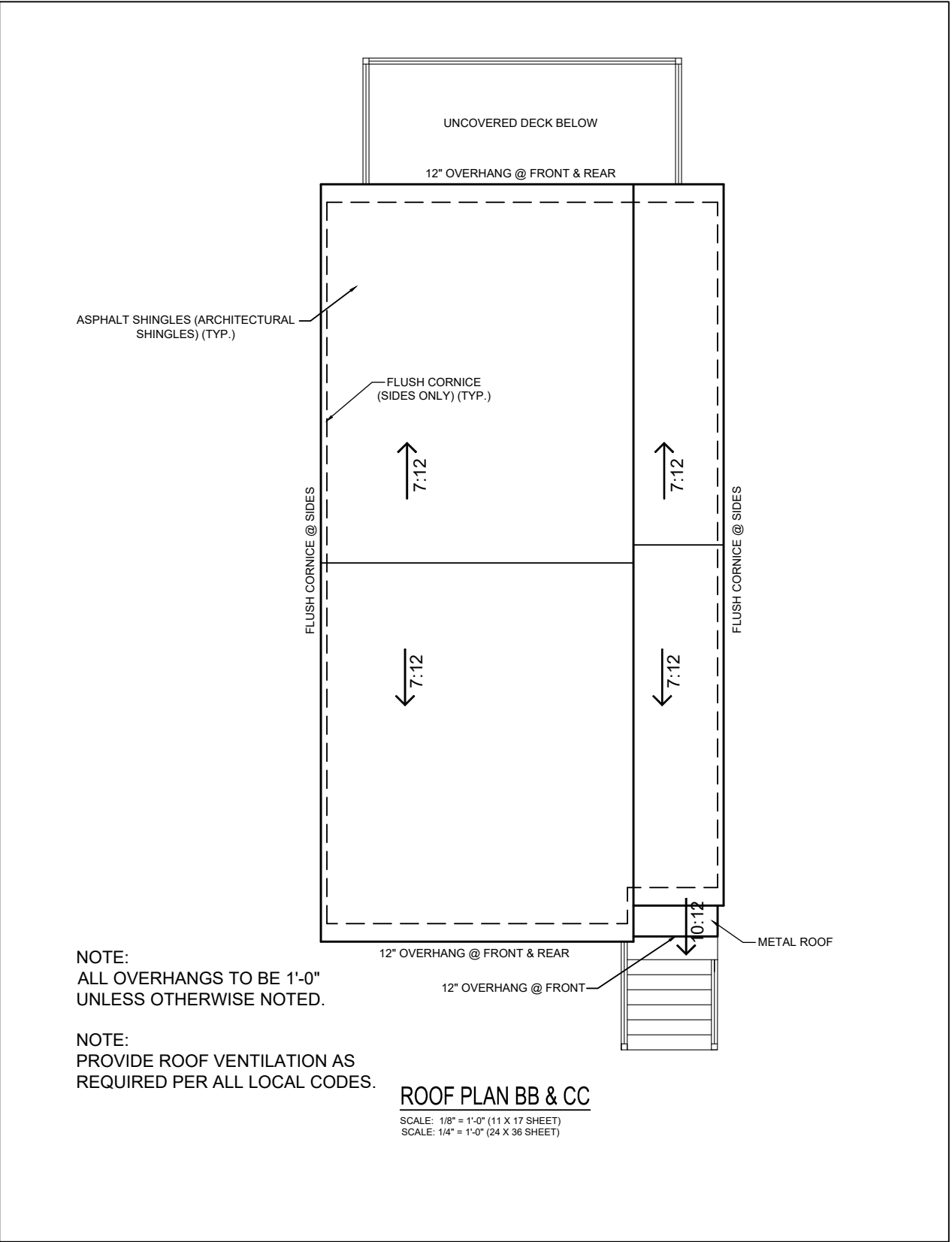
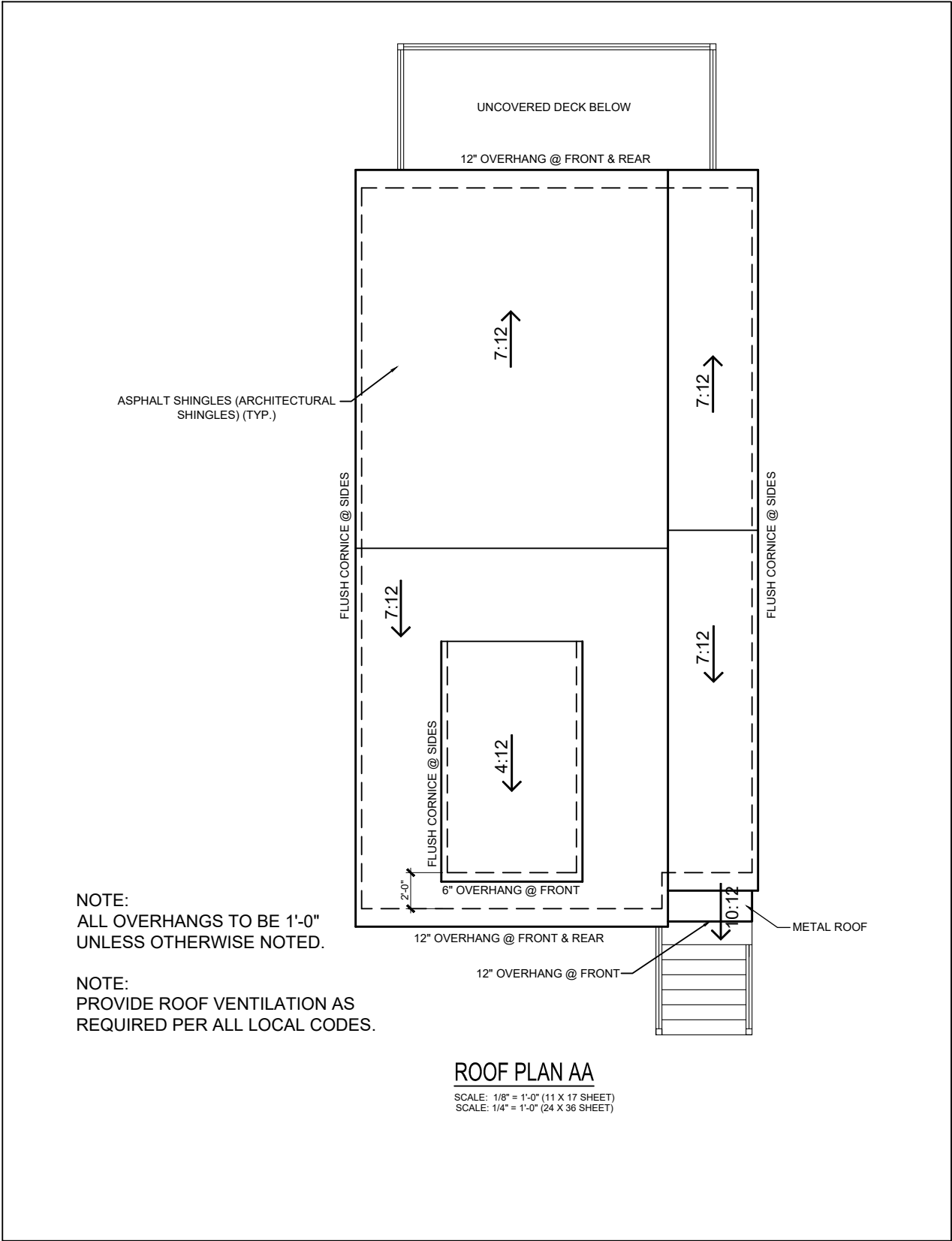
ROOF PLANS



PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

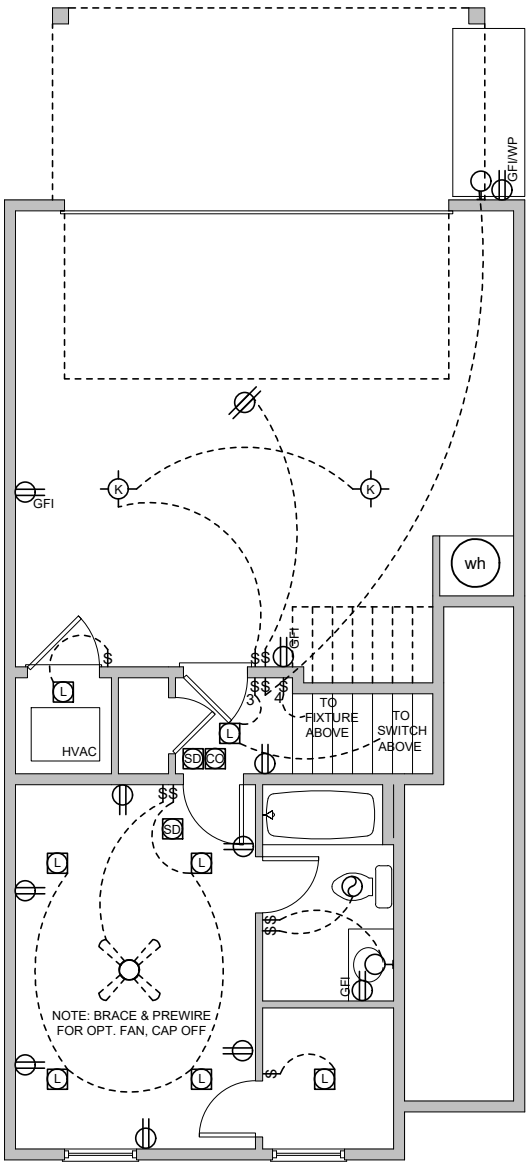
sheet #

A-6

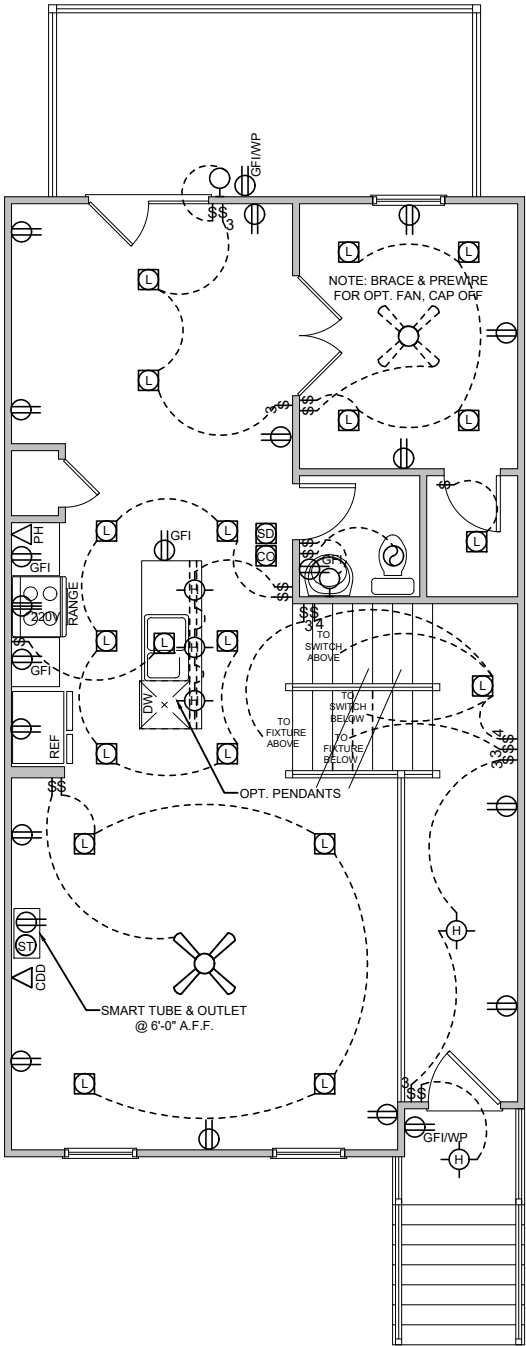


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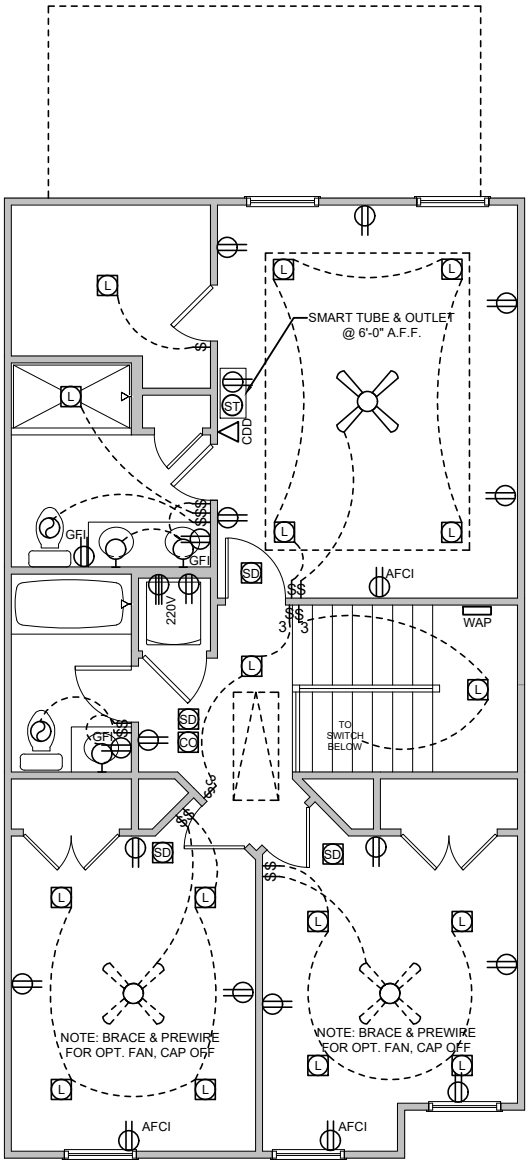
ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEPT
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CABLE DATA DROP
	PHONE JACK
	CABLE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMART TUBE
	FLOOD LIGHT
	WIRELESS ACCESS POINT
	CEILING FAN
	CEILING FAN W/ LIGHT



TERRACE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

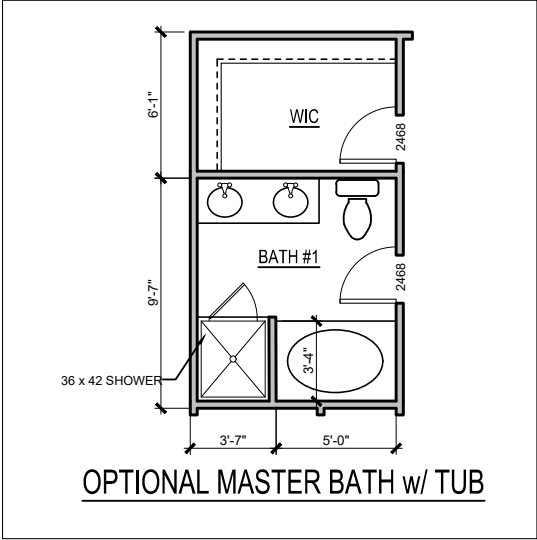


SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

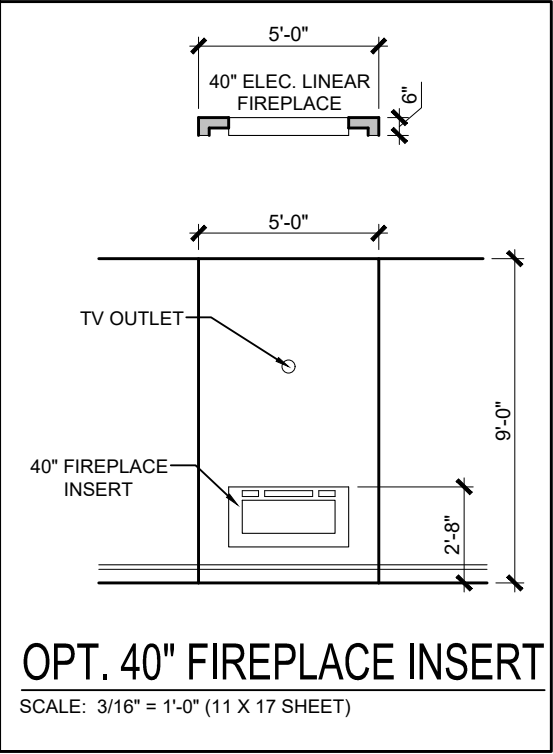
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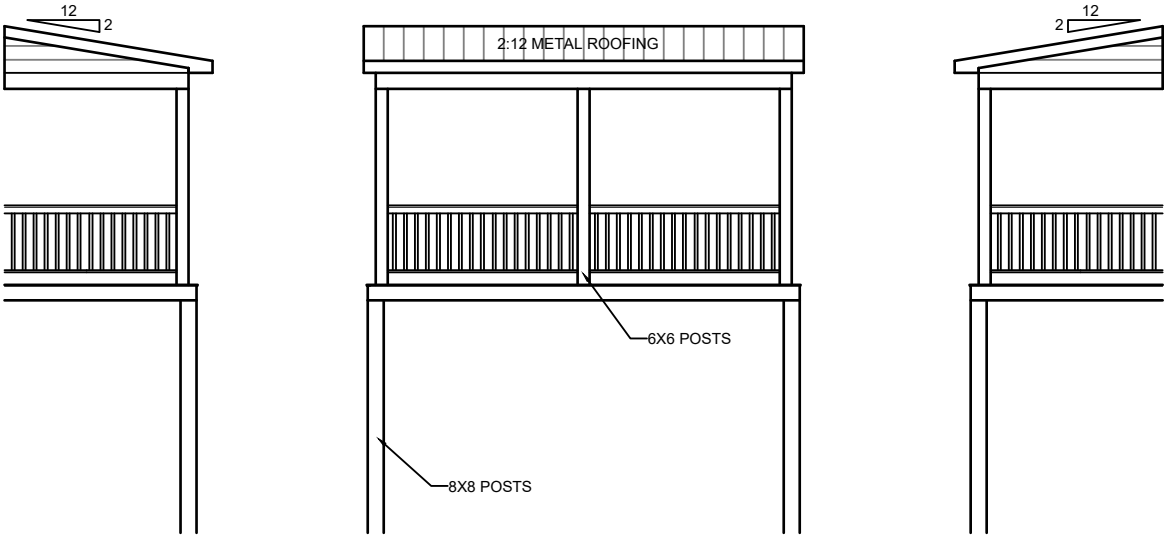


OPTIONAL MASTER BATH w/ TUB



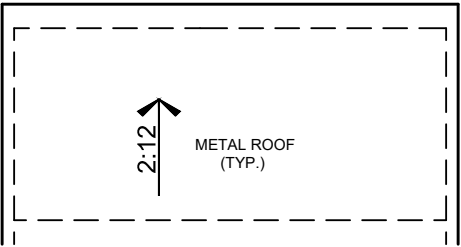
OPT. 40" FIREPLACE INSERT

SCALE: 3/16" = 1'-0" (11 X 17 SHEET)



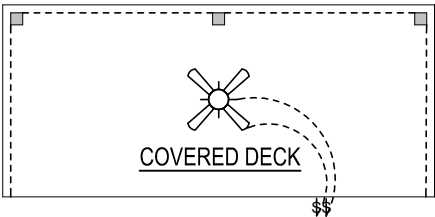
OPT. COVERED DECK ELEVATIONS

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



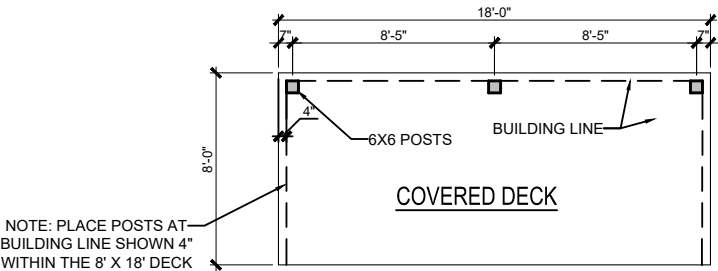
OPT. COVERED DECK ROOF PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



OPT. COVERED DECK ELEC. PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



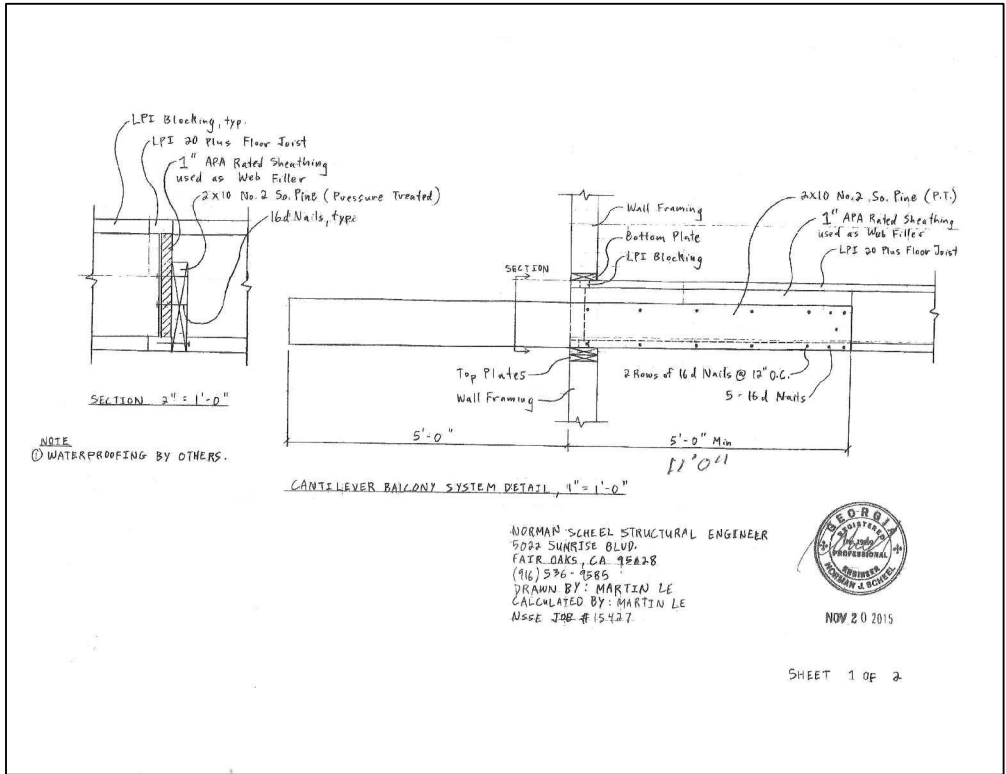
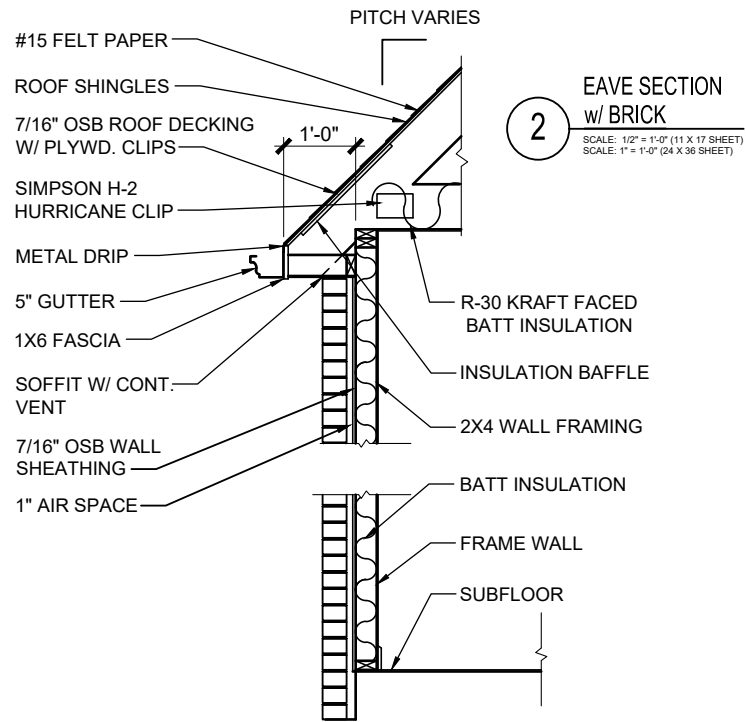
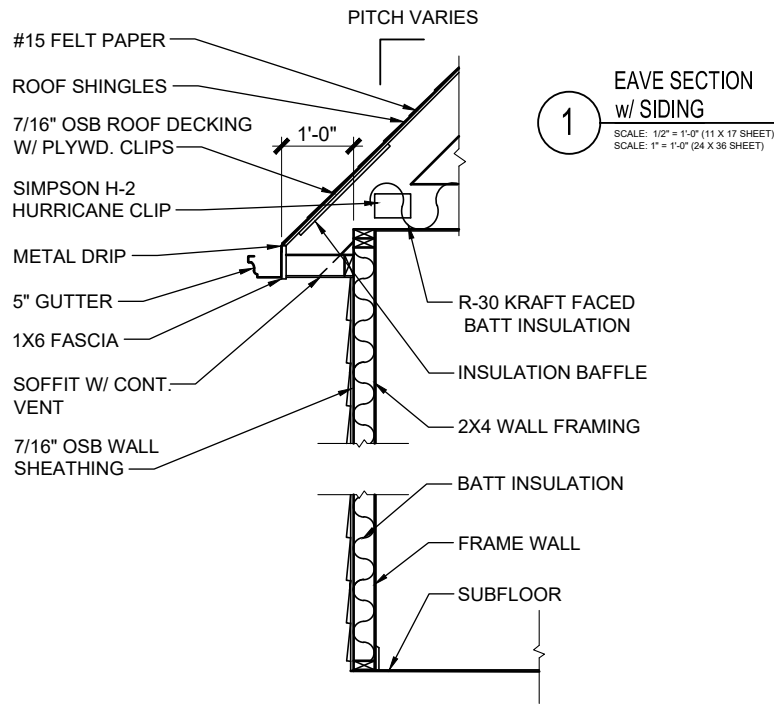
OPT. COVERED DECK PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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Item 8.

The Jackson at Merchant's Park

EAVE SECTION - GARAGE PORTAL BRACING



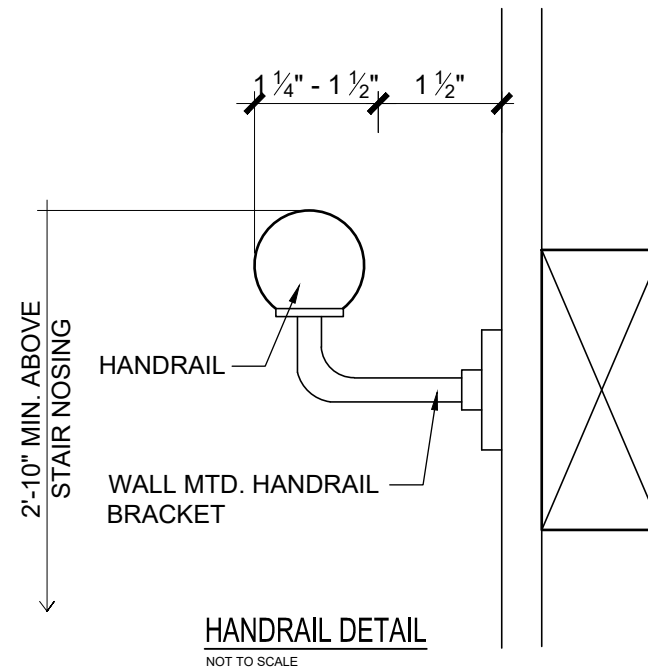
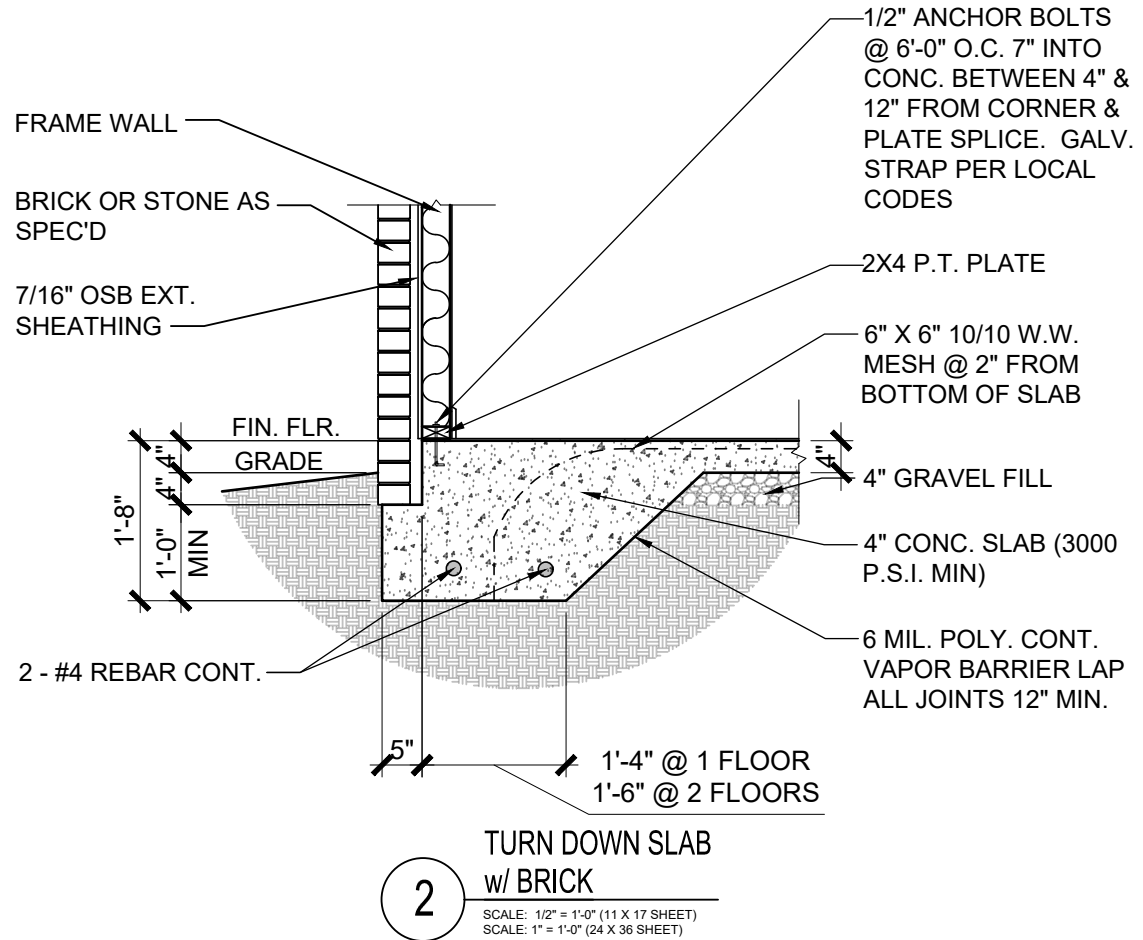
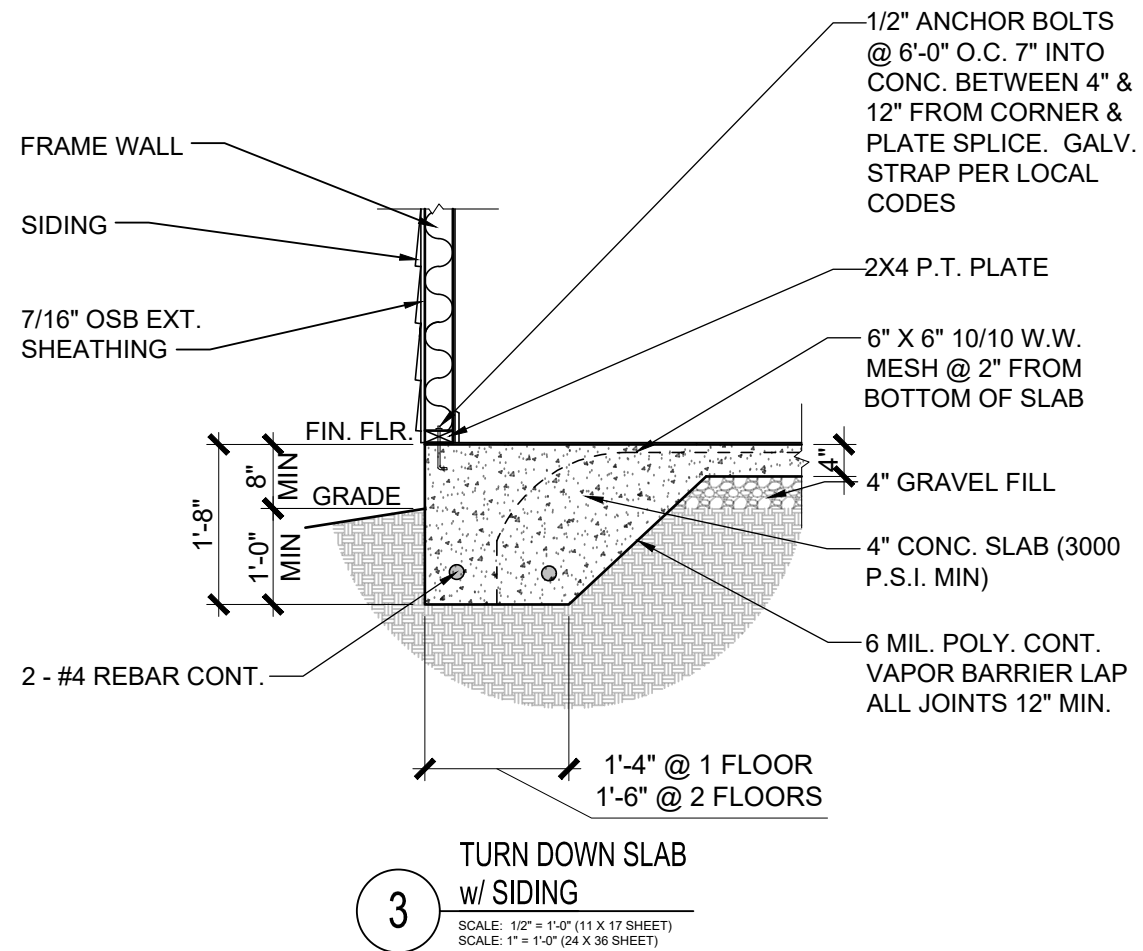
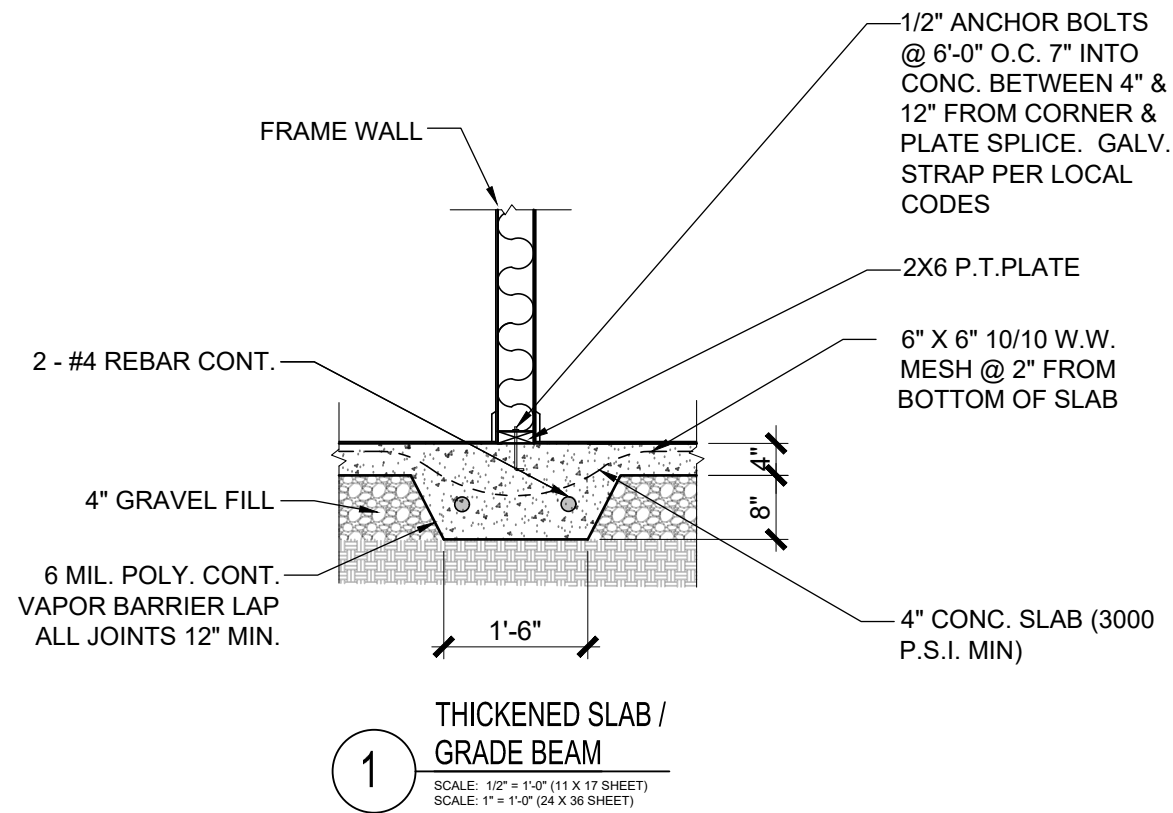
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-1

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The Jackson at Merchant's Park

SLAB - HANDRAIL DETAILS

Item 8.



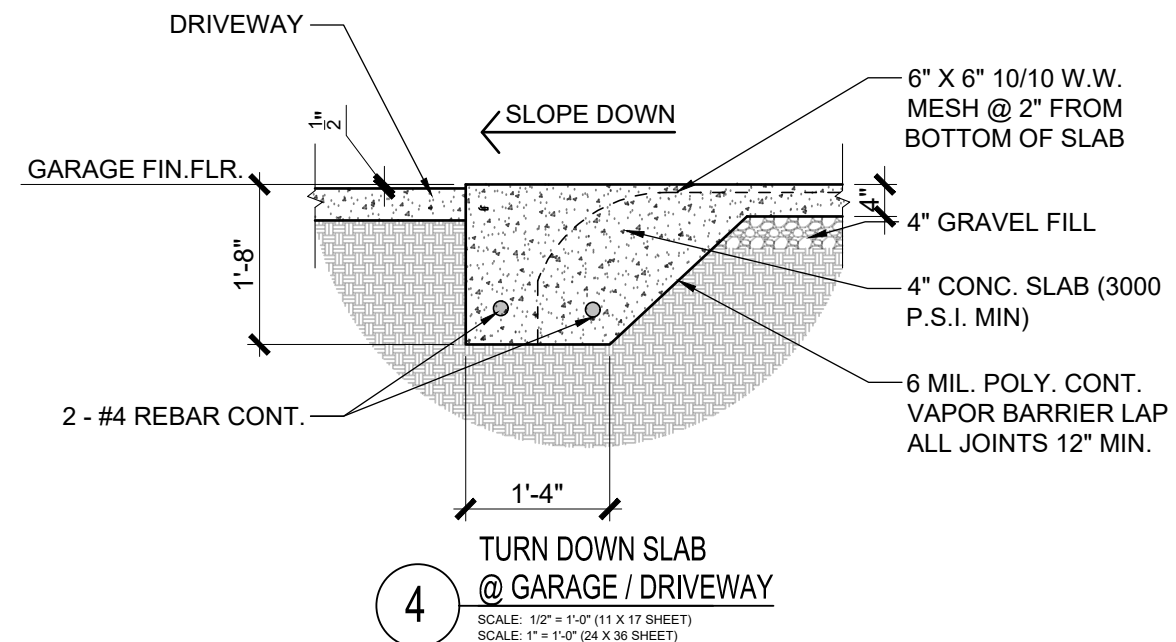
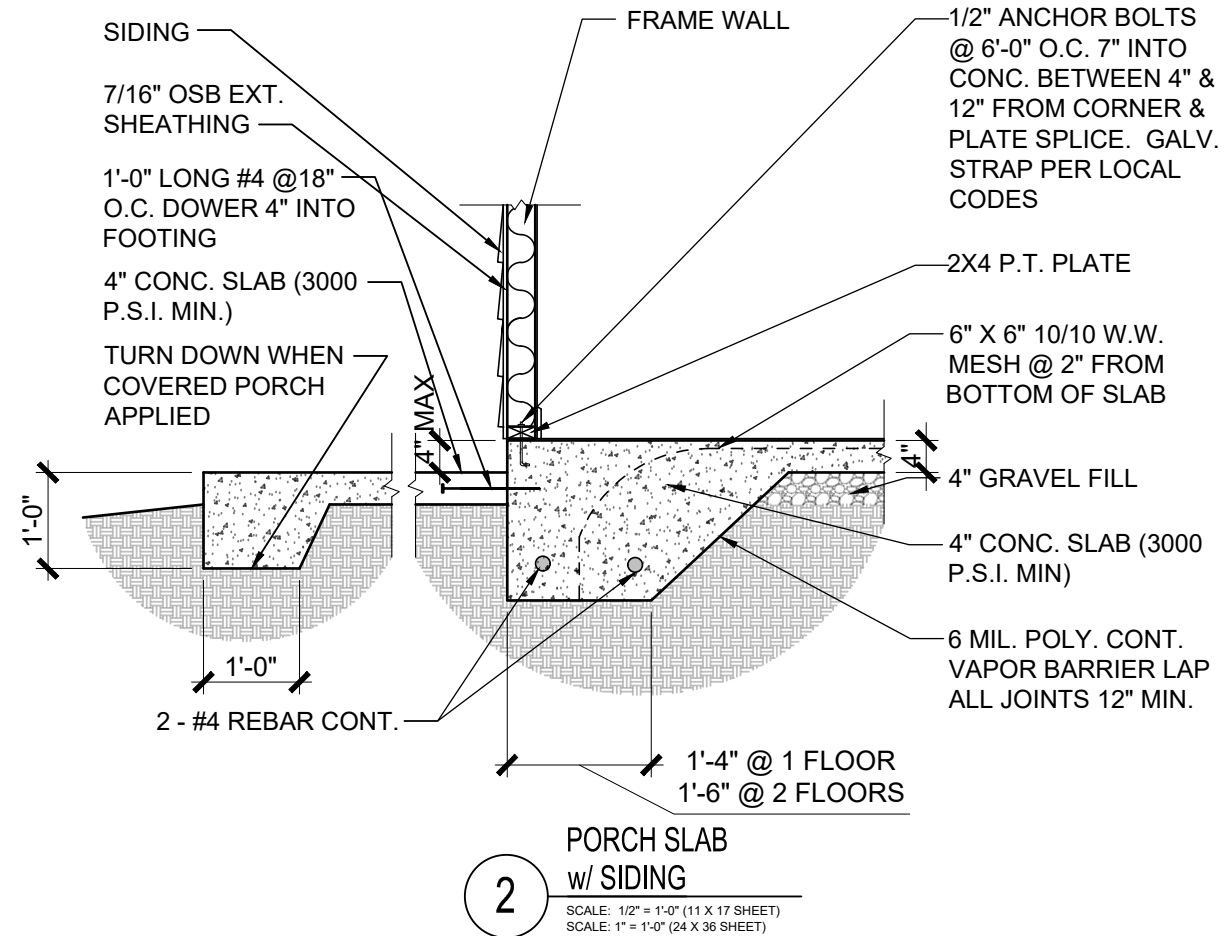
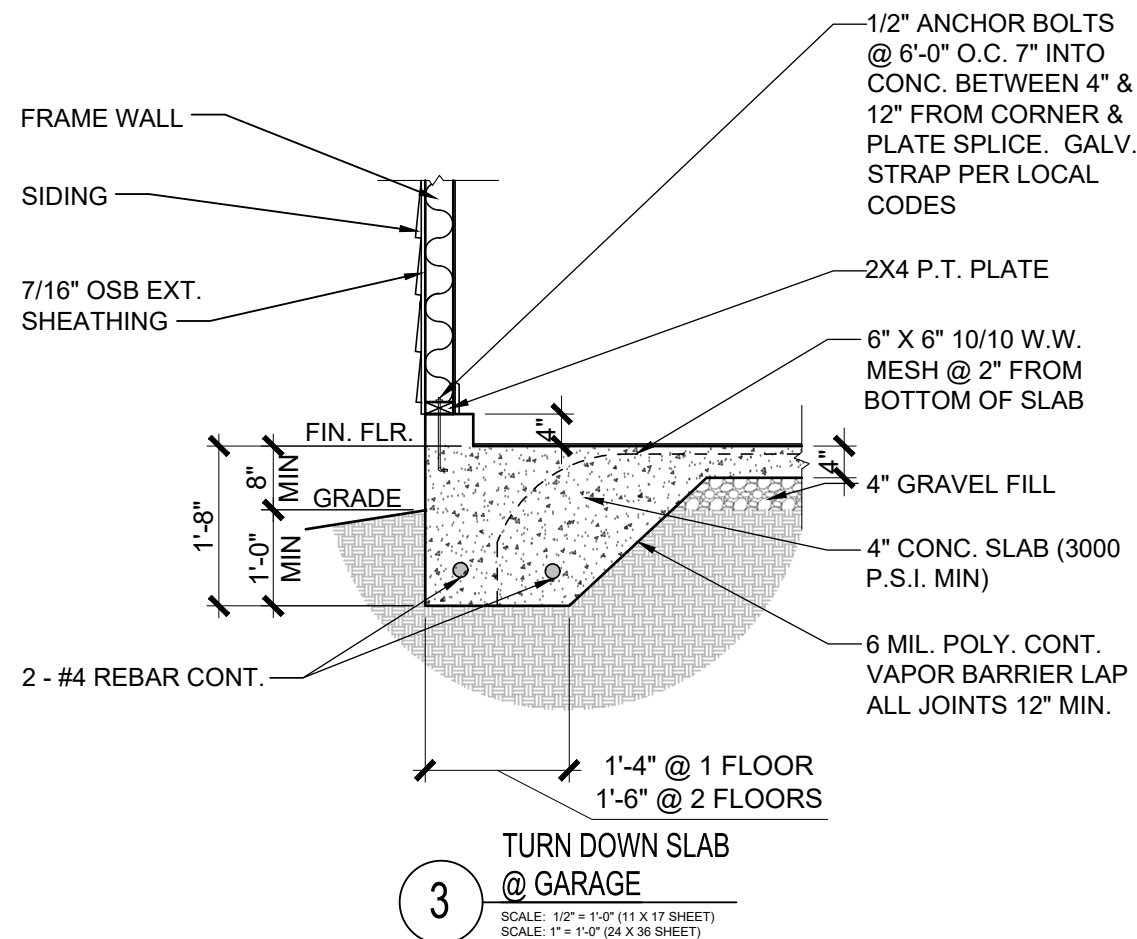
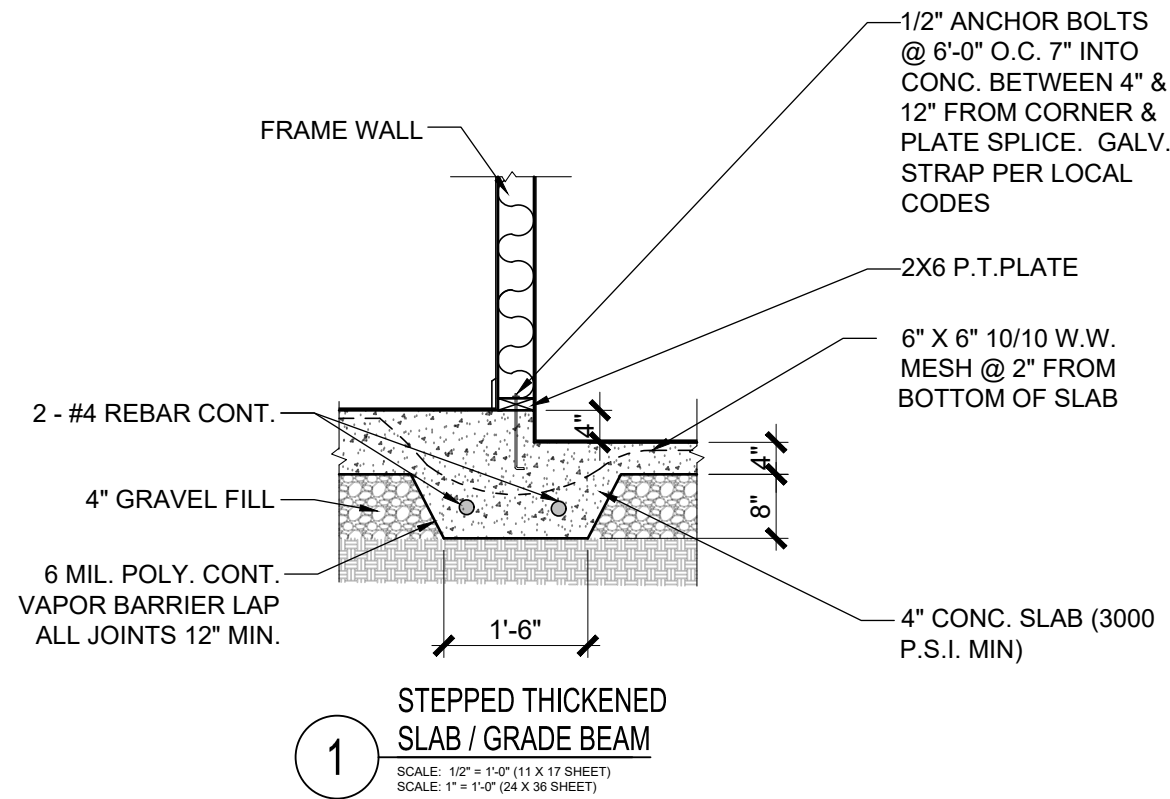
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-2

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The Jackson at Merchant's Park

SLAB DETAILS



PLAN REVISIONS

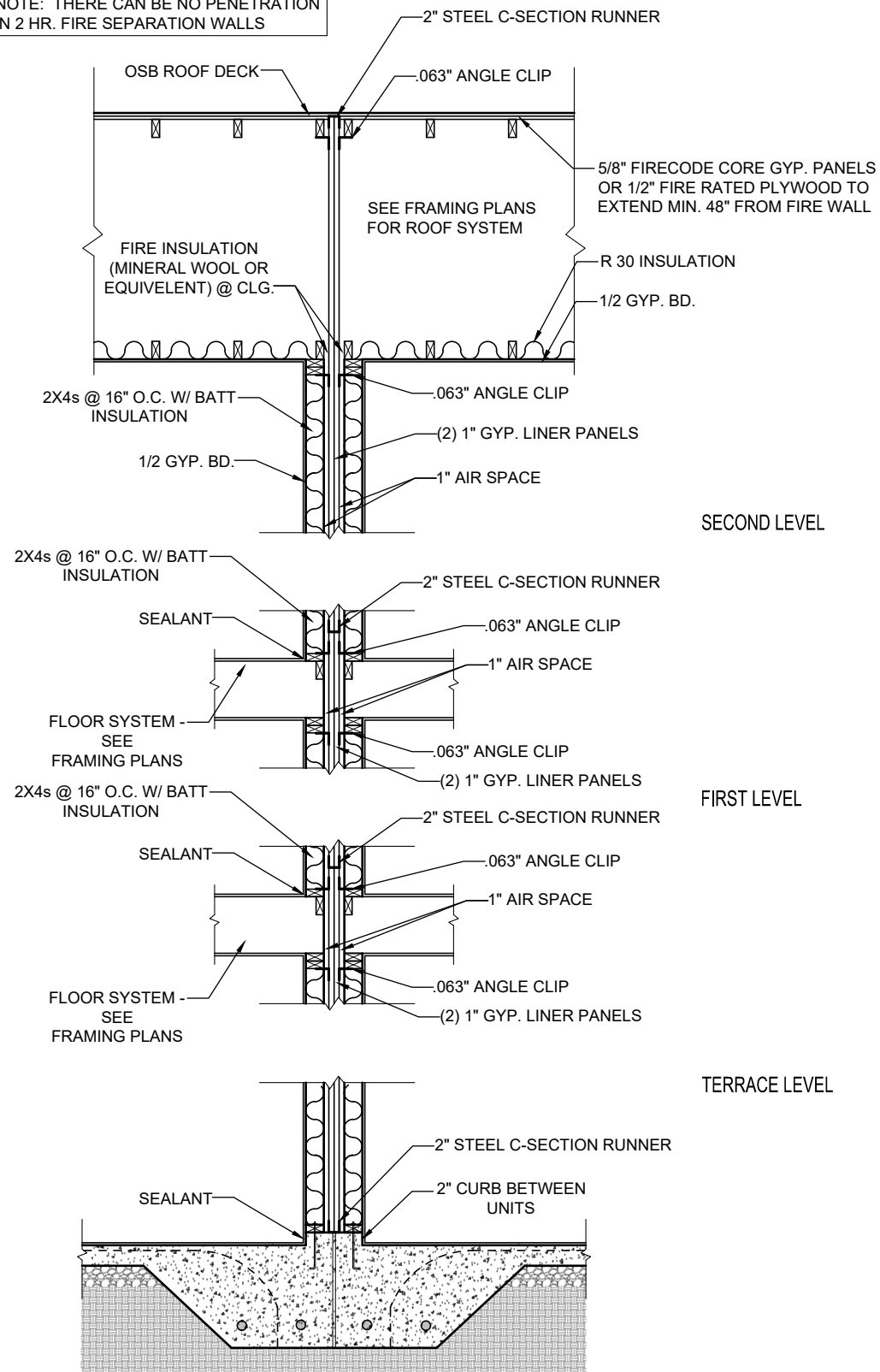
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-3

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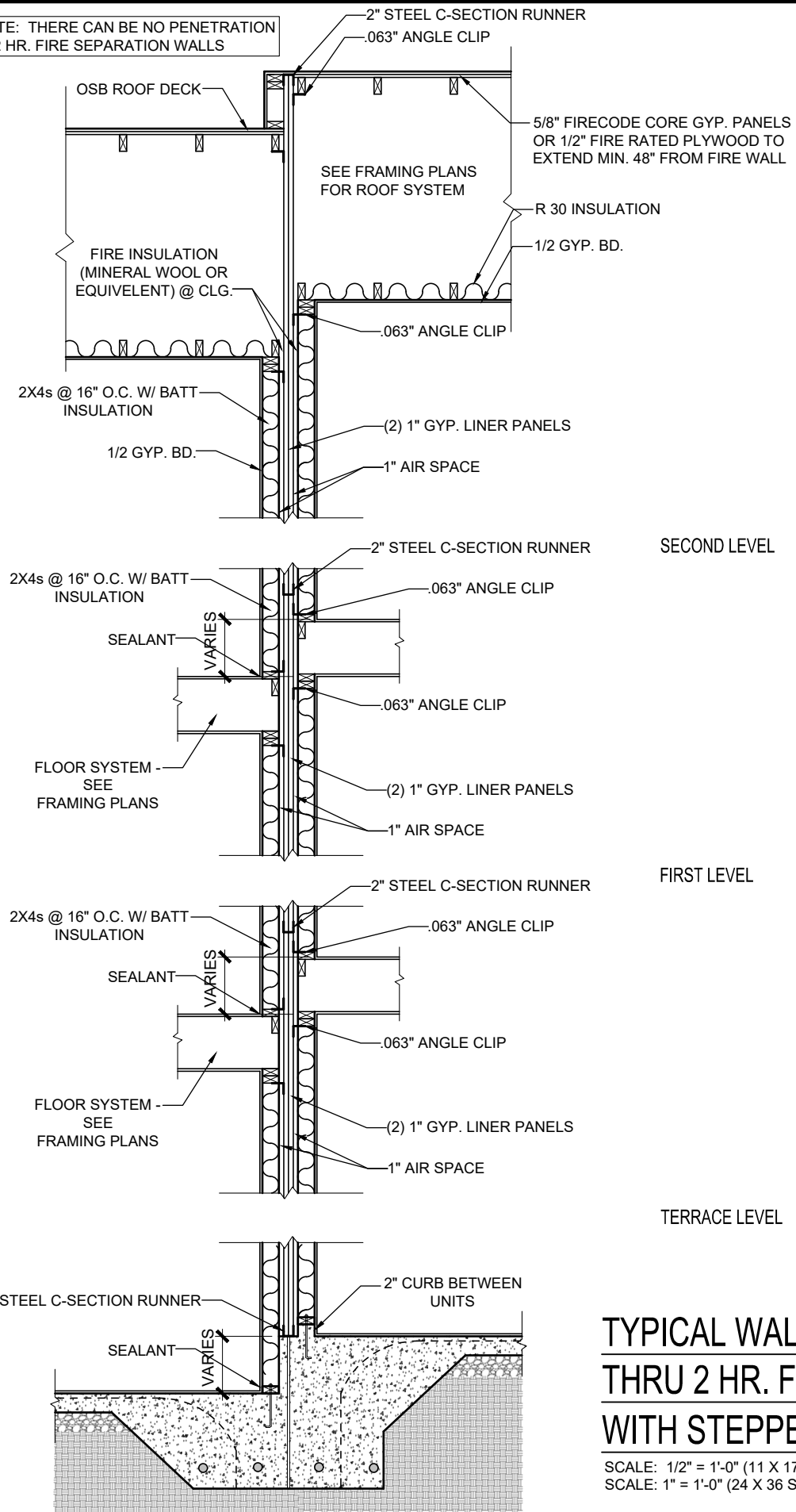
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL WITH STEPPED SLAB

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

Item 8.

The Jackson at Merchant's Park

SECTION THROUGH 2 HOUR FIREWALL

KERLEY
FAMILY HOMES

PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

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Atlanta

Master Plan for Merchant's Park

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
- CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
- STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

- INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS. (2020)
- NATIONAL ELECTRIC CODE: 2020 EDITION.

ATLANTA SQUARE FOOTAGE

First Floor AA & CC	869
First Floor BB	873
Second Floor	807
Total AA & CC	1676
Total BB	1680
Rear Deck	144
Garage	434
Optional Bonus Room	+327

SHEET LIST

C-1	COVER SHEET
A-1	FRONT & RIGHT ELEVATIONS AA
A-1a	LEFT & REAR ELEVATIONS AA
A-2	FRONT & RIGHT ELEVATIONS BB
A-2a	LEFT & REAR ELEVATIONS BB
A-3	FRONT & RIGHT ELEVATIONS CC
A-3a	LEFT & REAR ELEVATIONS CC
A-4	SLAB FOUNDATION & TERRACE LEVEL PLANS
A-5	FIRST & SECOND FLOOR PLANS
A-6	ROOF PLANS
E-1	ELECTRICAL PLANS
O-1	OPTIONAL COVERED DECK
D-1	EAVE SECTION - GARAGE PORTAL BRACING
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	SECTION THROUGH 2-HOUR FIREWALL

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The Atlanta at Merchant's Park

COVER SHEET



PLAN REVISIONS

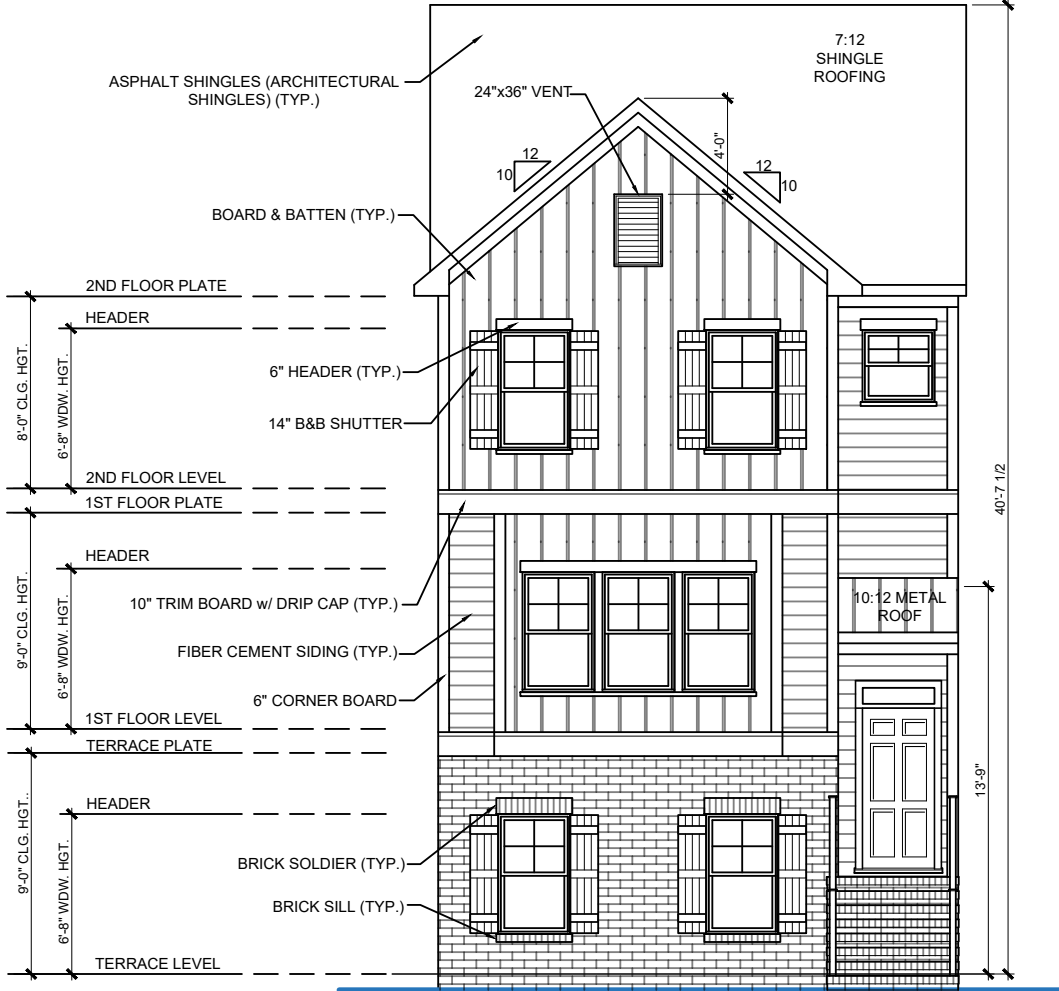
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

C-1

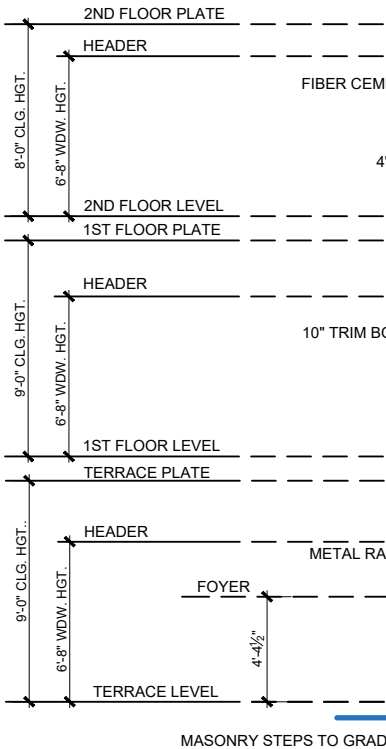
Item 8.

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FRONT ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Atlanta at Merchant's Park

FRONT & RIGHT ELEVATIONS AA



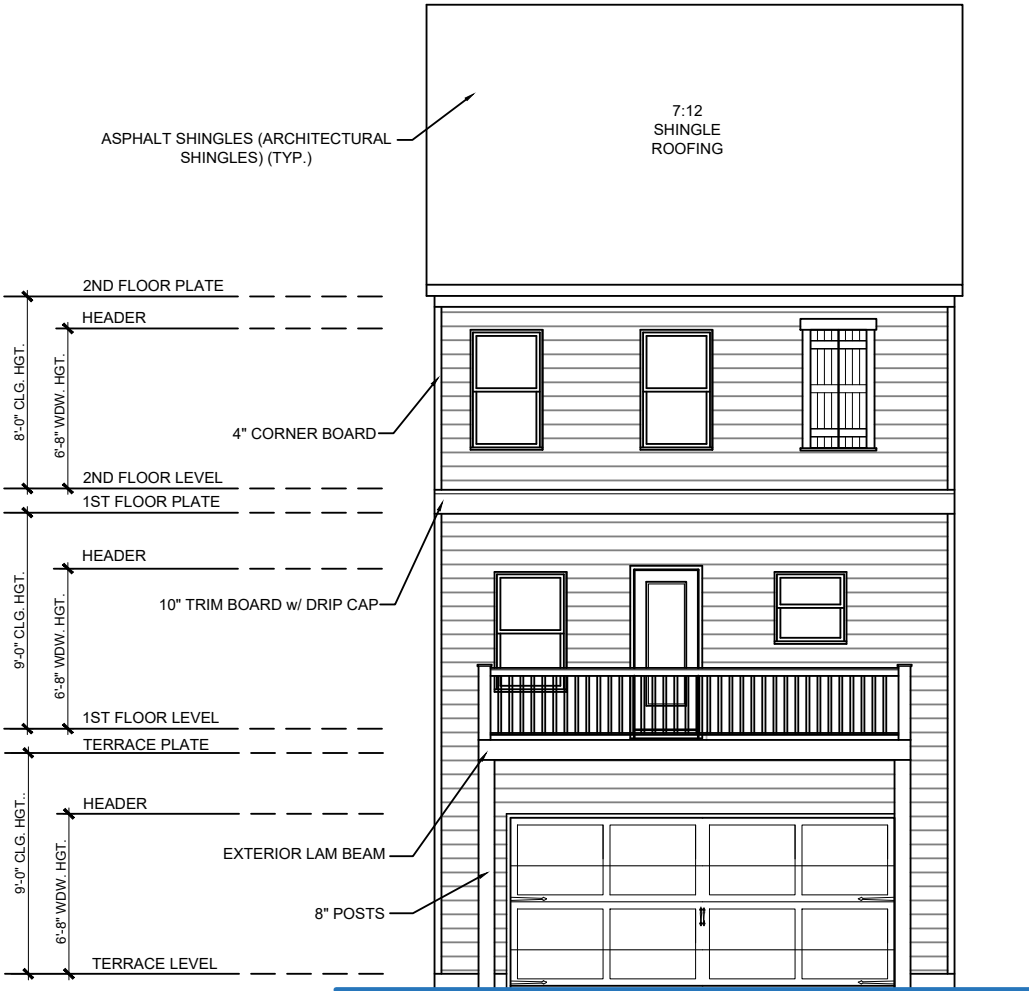
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-1

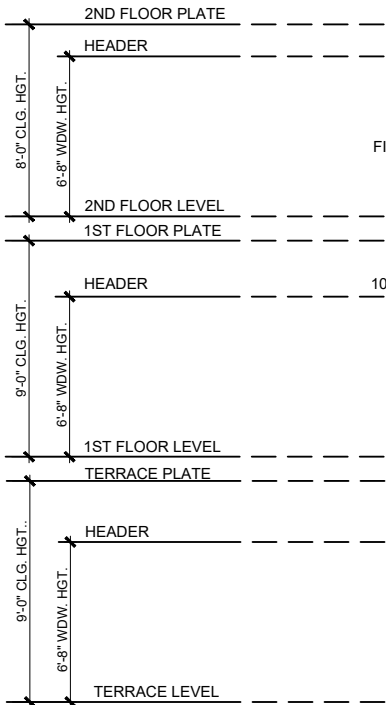
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

LEFT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

LEFT & REAR ELEVATIONS AA

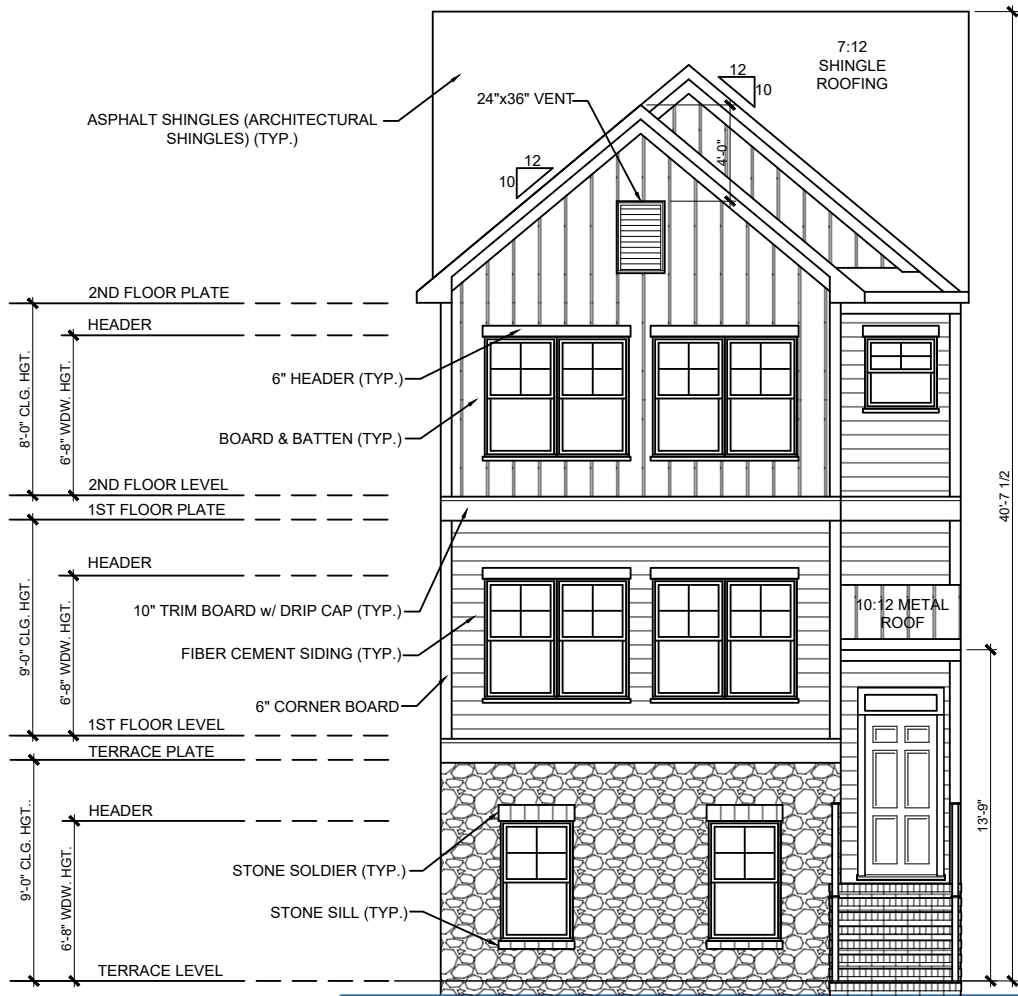


PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

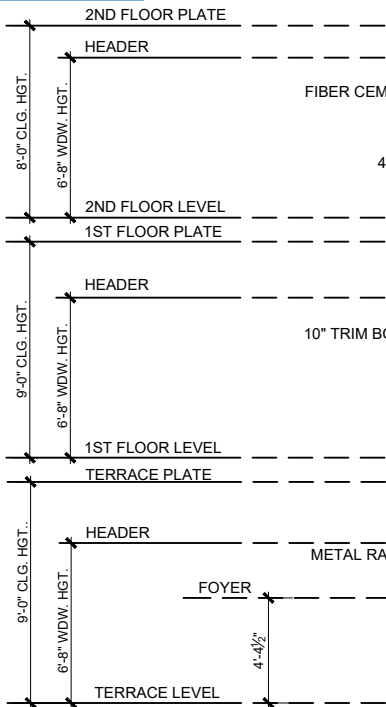
A-1a

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FRONT ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Atlanta at Merchant's Park

FRONT & RIGHT ELEVATIONS BB

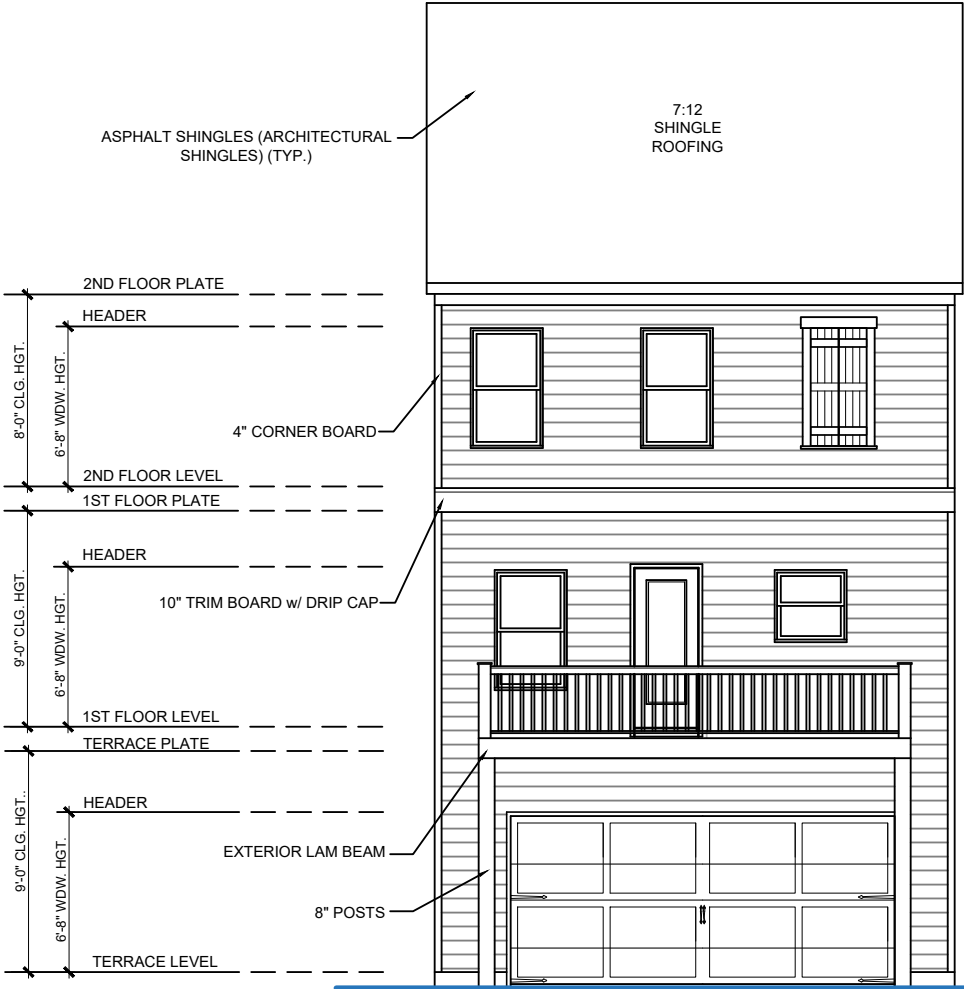


PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-2

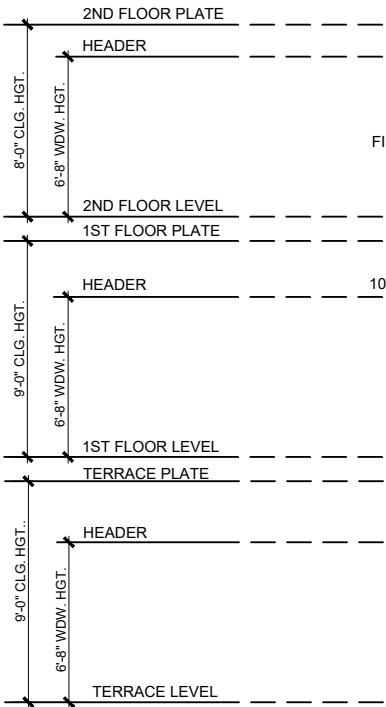
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

LEFT SIDE ELEVATION BB

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

LEFT & REAR ELEVATIONS BB

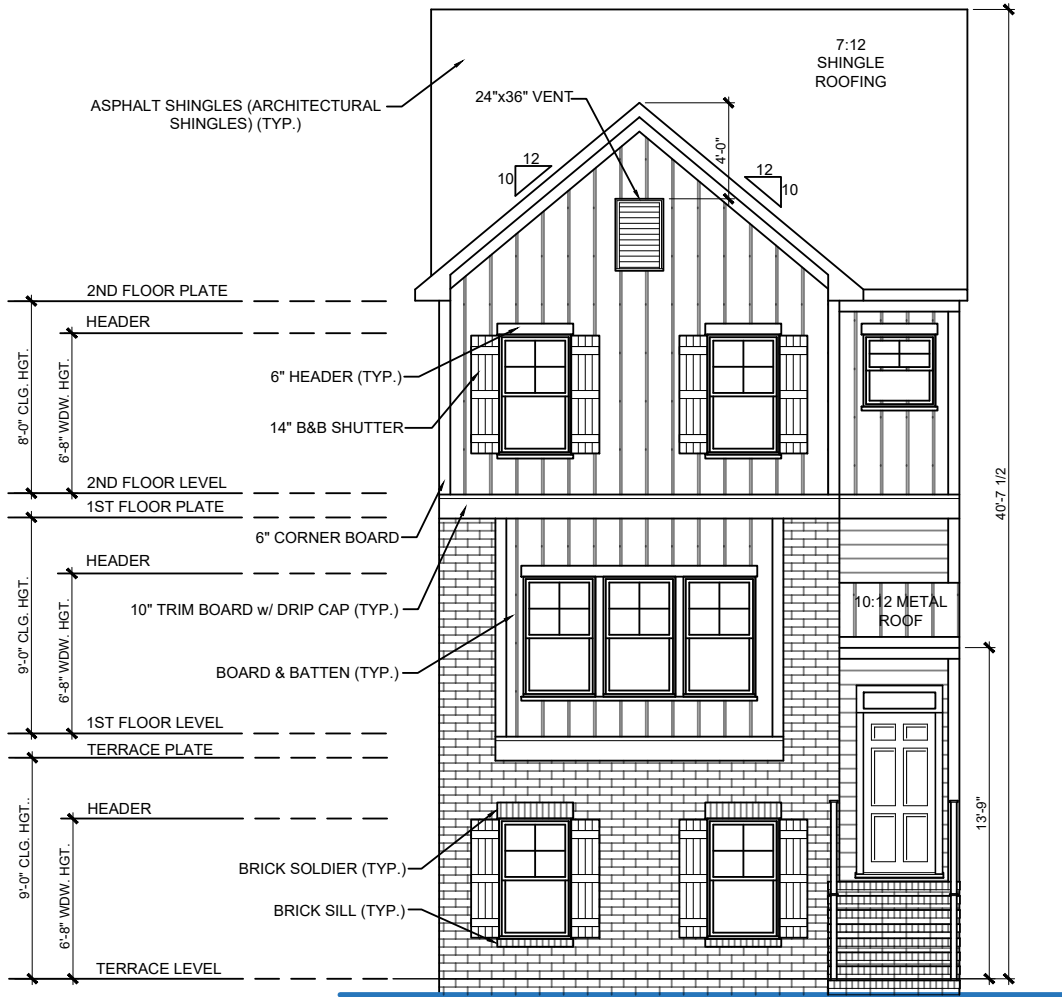


PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

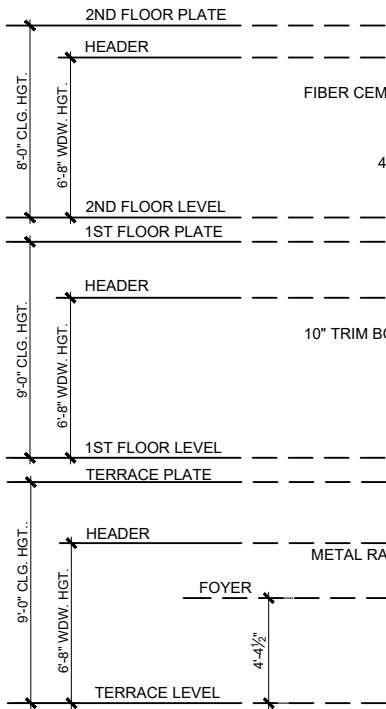
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FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Atlanta at Merchant's Park

FRONT & RIGHT ELEVATIONS CC



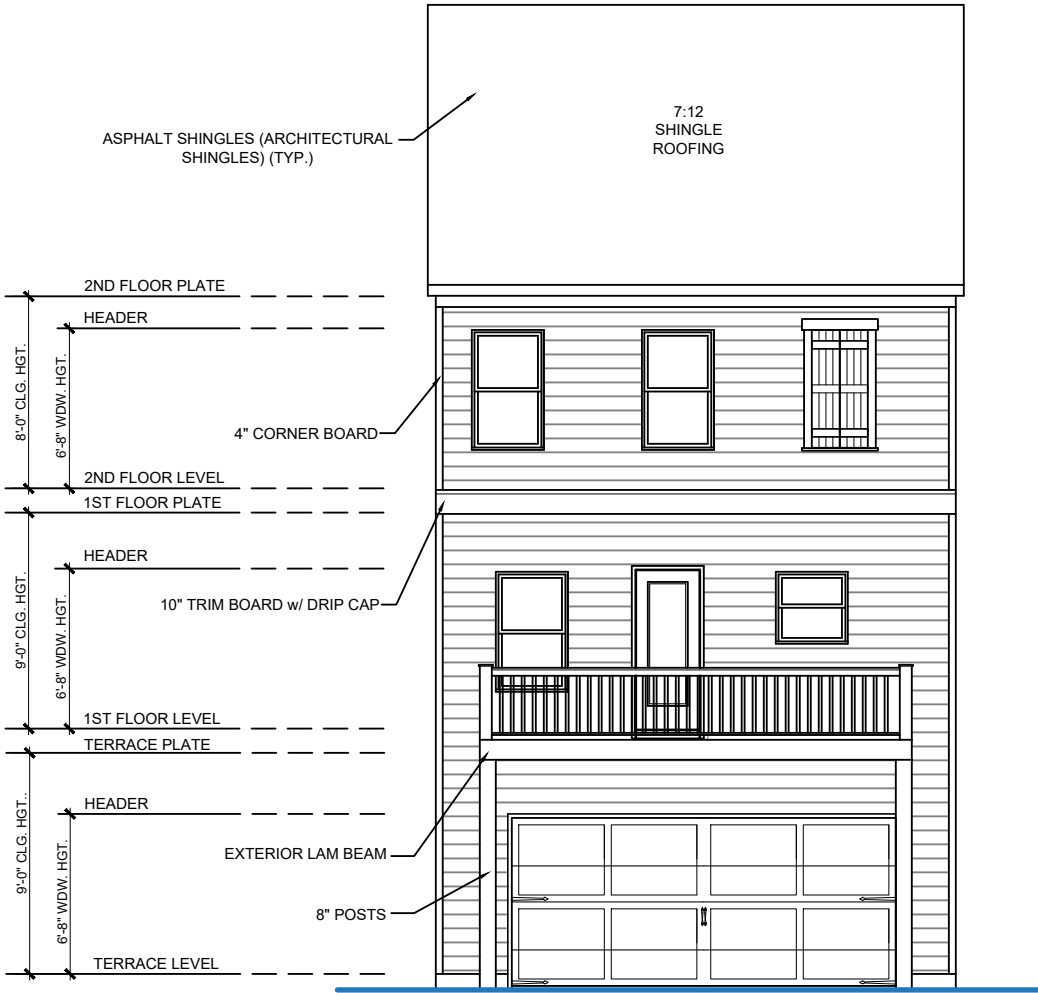
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

A-3

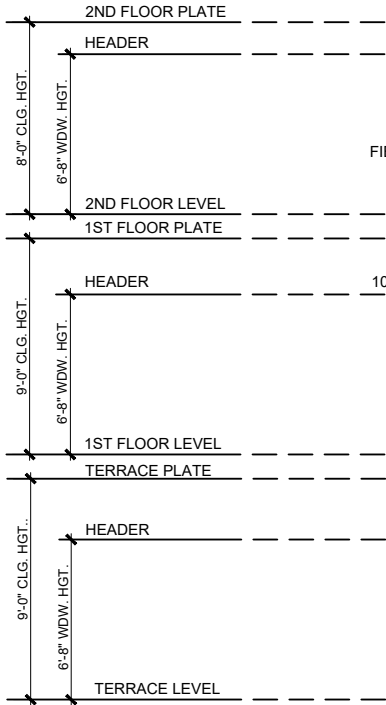
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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY



LEFT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

LEFT & REAR ELEVATIONS CC

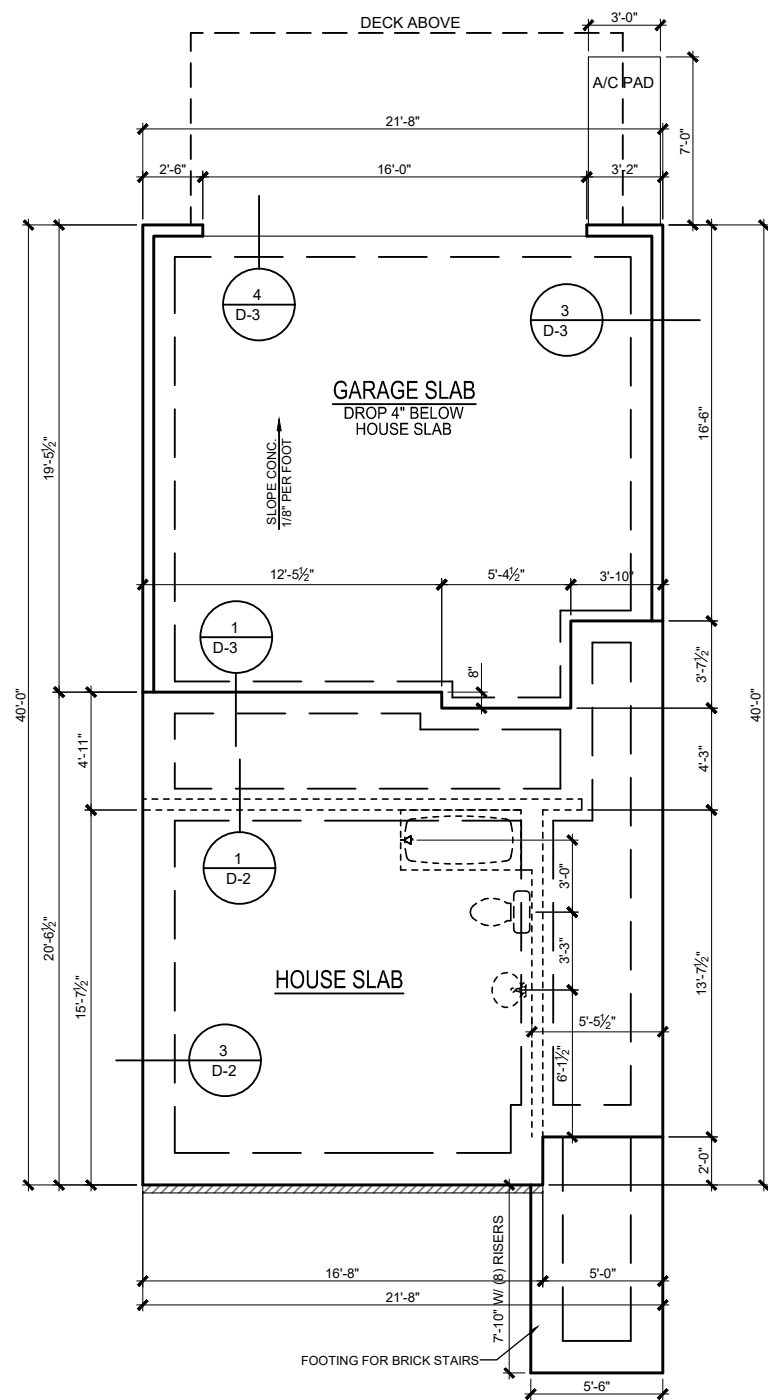


PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

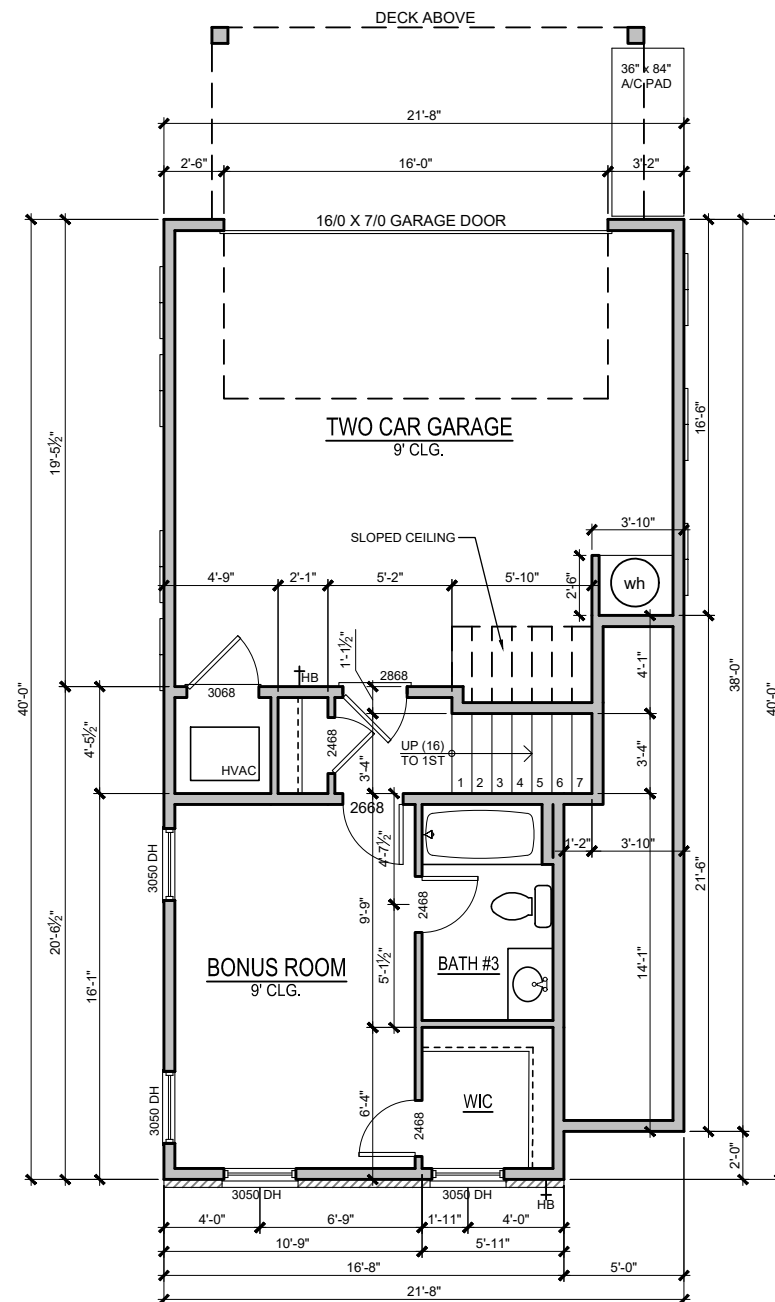
sheet #

A-3a



SLAB FOUNDATION PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



TERRACE FLOOR PLAN AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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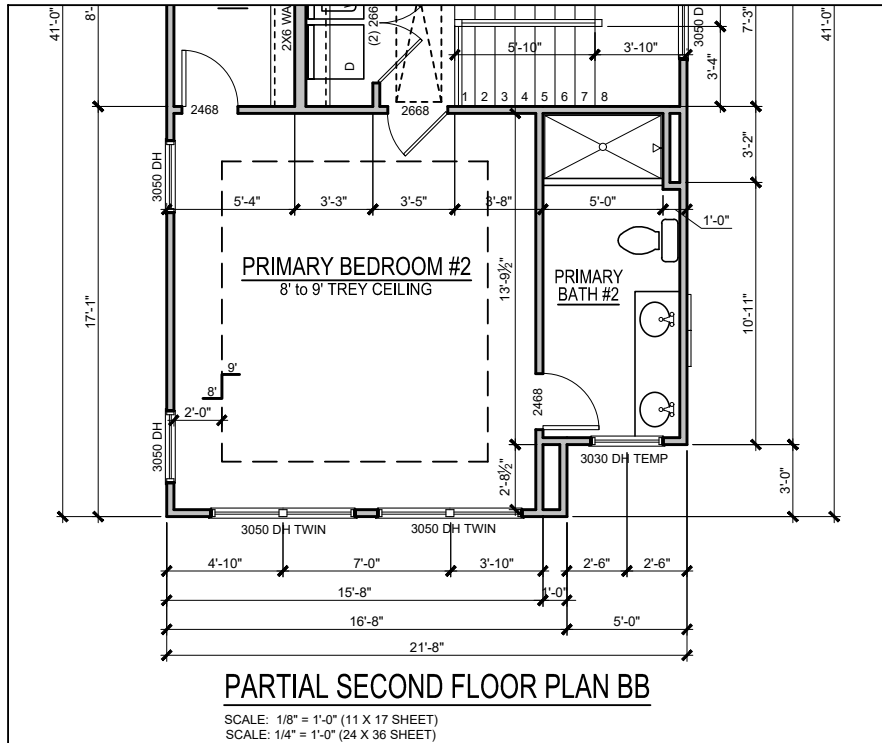
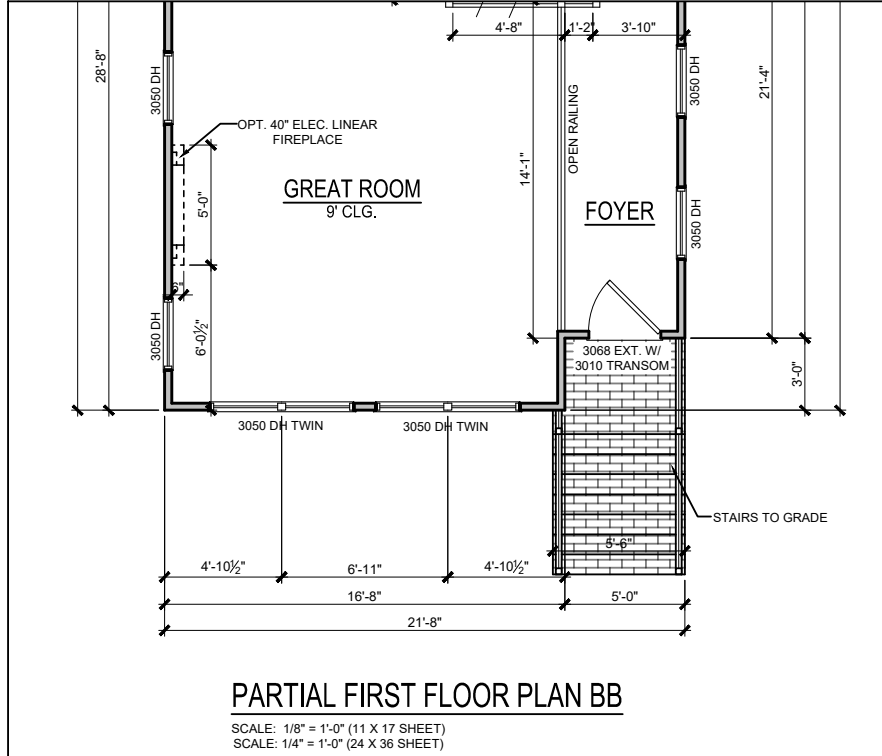
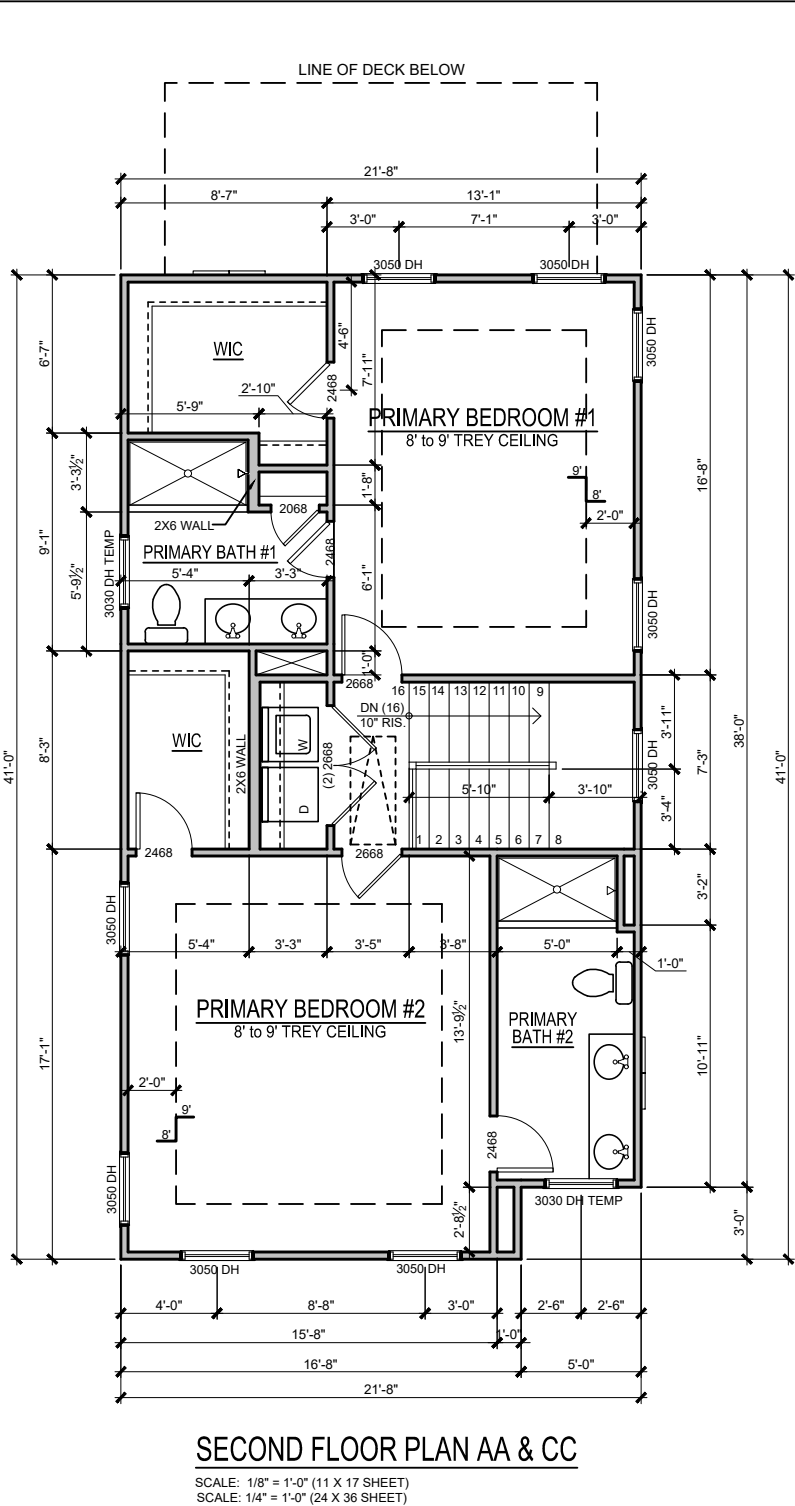
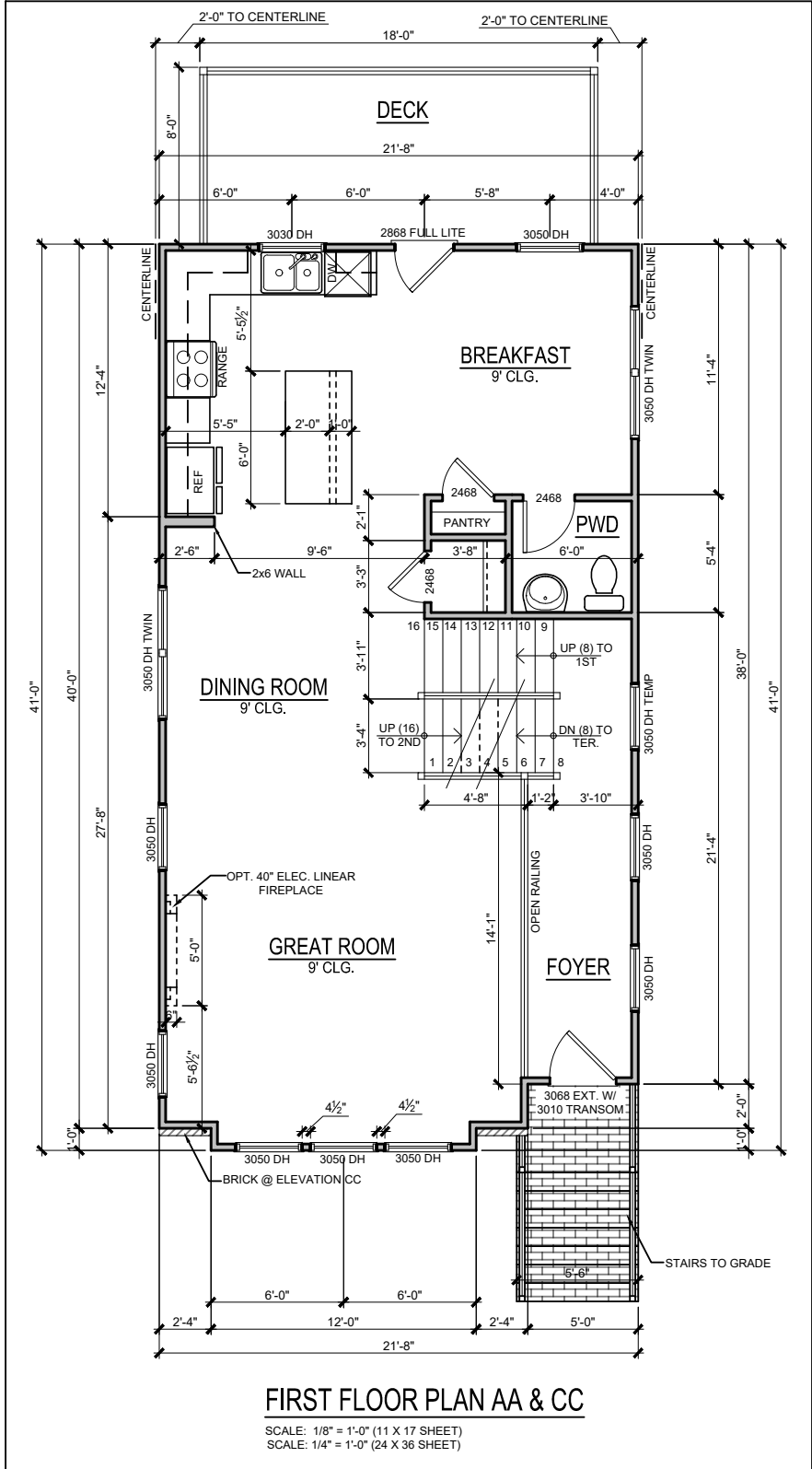
The Atlanta at Merchant's Park

SLAB FOUNDATION & TERRACE LEVEL PLANS



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A-4



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The Atlanta at Merchant's Park

FIRST & SECOND FLOOR PLANS



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DATE	DESCRIPTION
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A-5

The Atlanta at Merchant's Park

ROOF PLANS

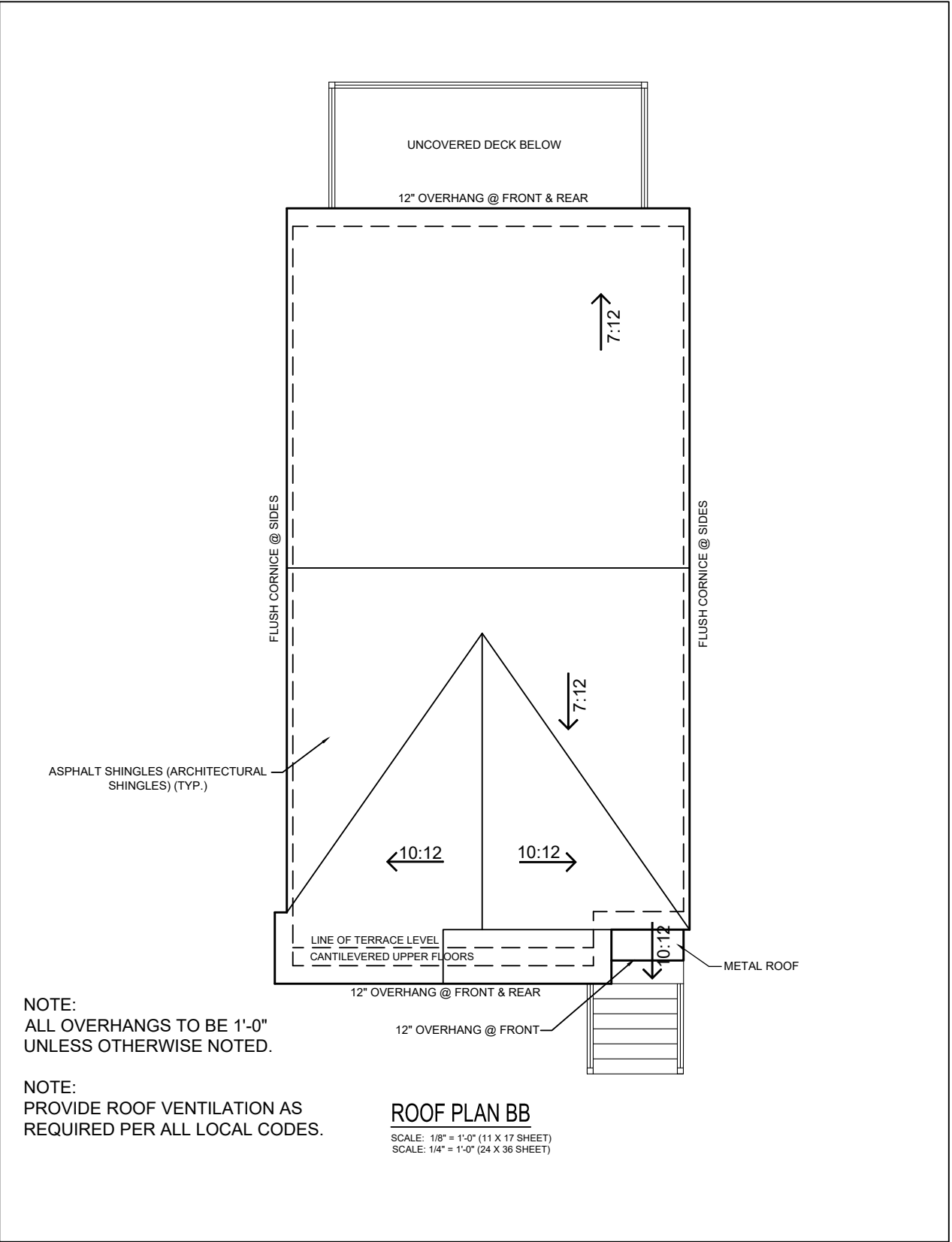
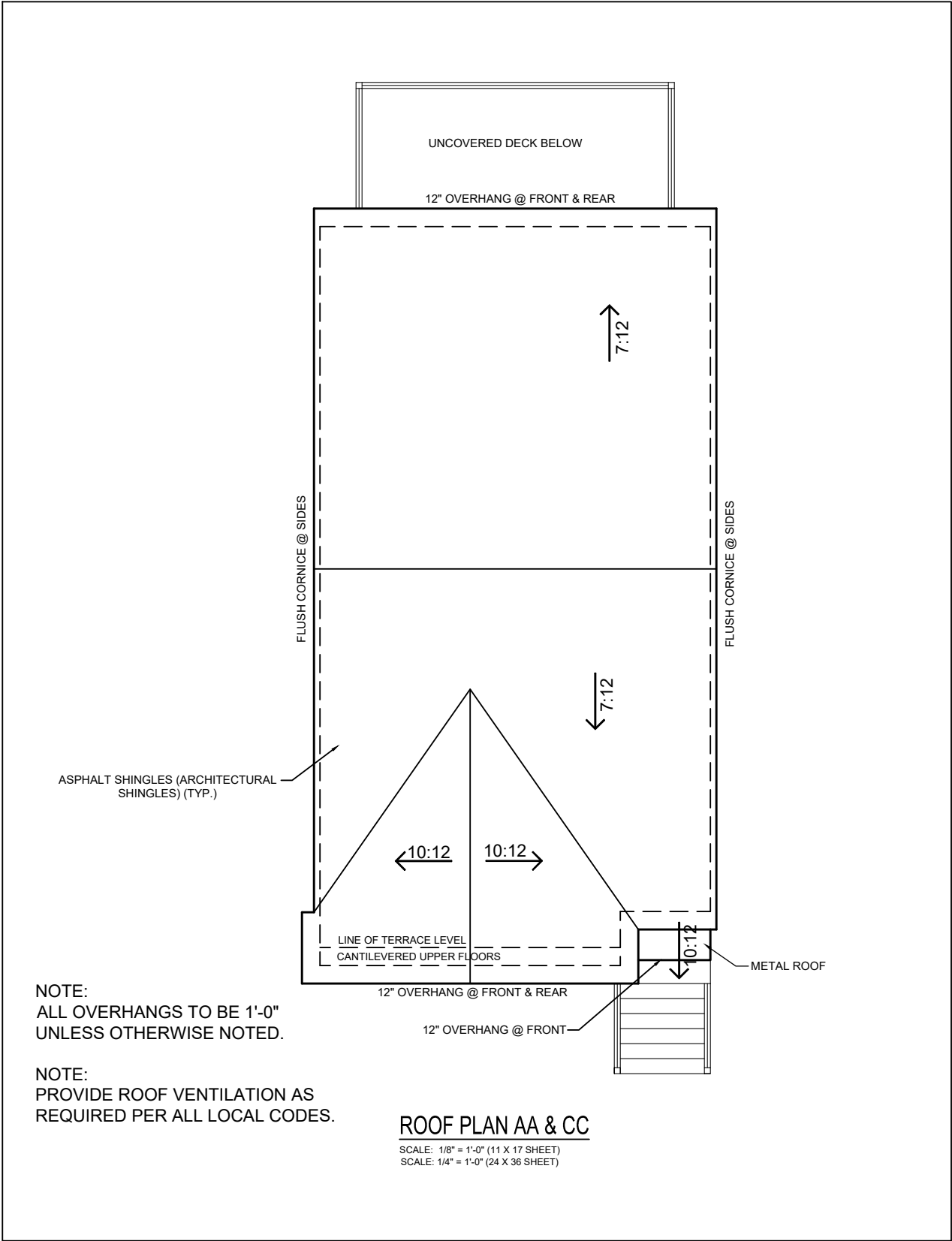


PLAN REVISIONS

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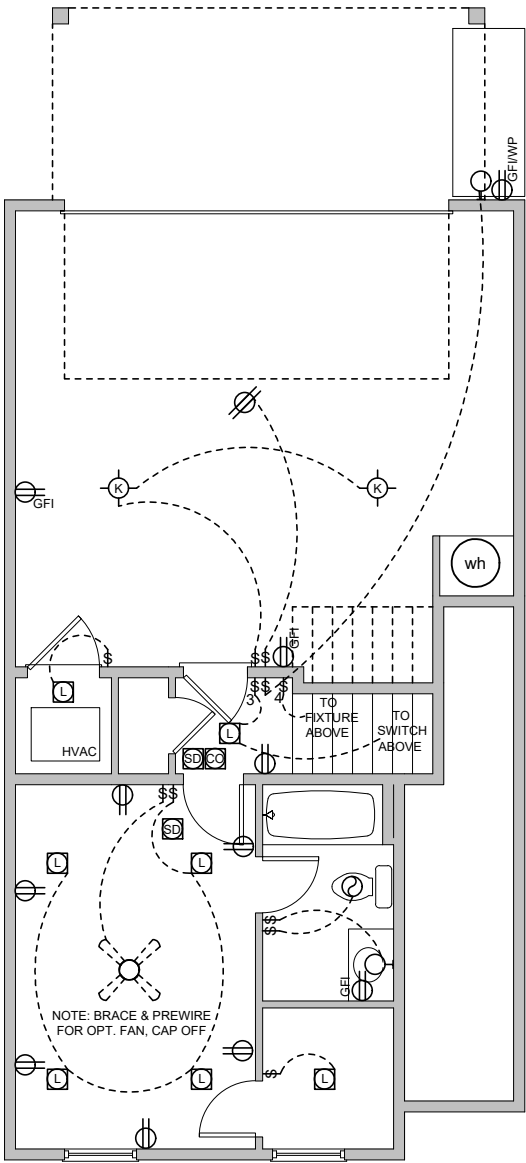
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A-6



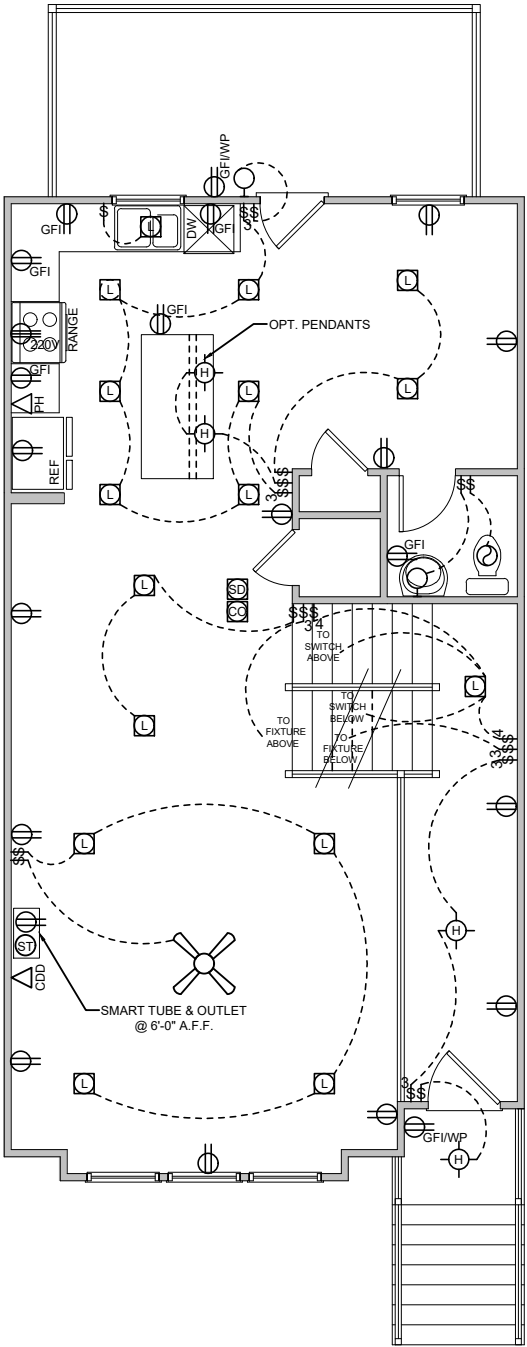
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ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEPT
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CABLE DATA DROP
	PHONE JACK
	CABLE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMART TUBE
	FLOOD LIGHT
	WIRELESS ACCESS POINT
	CEILING FAN
	CEILING FAN W/ LIGHT



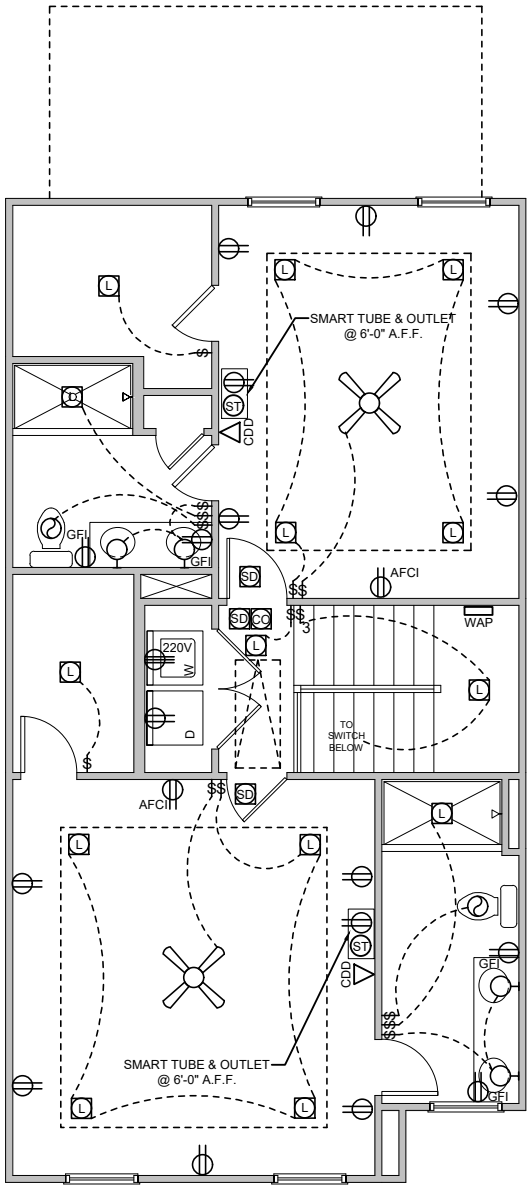
TERRACE ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

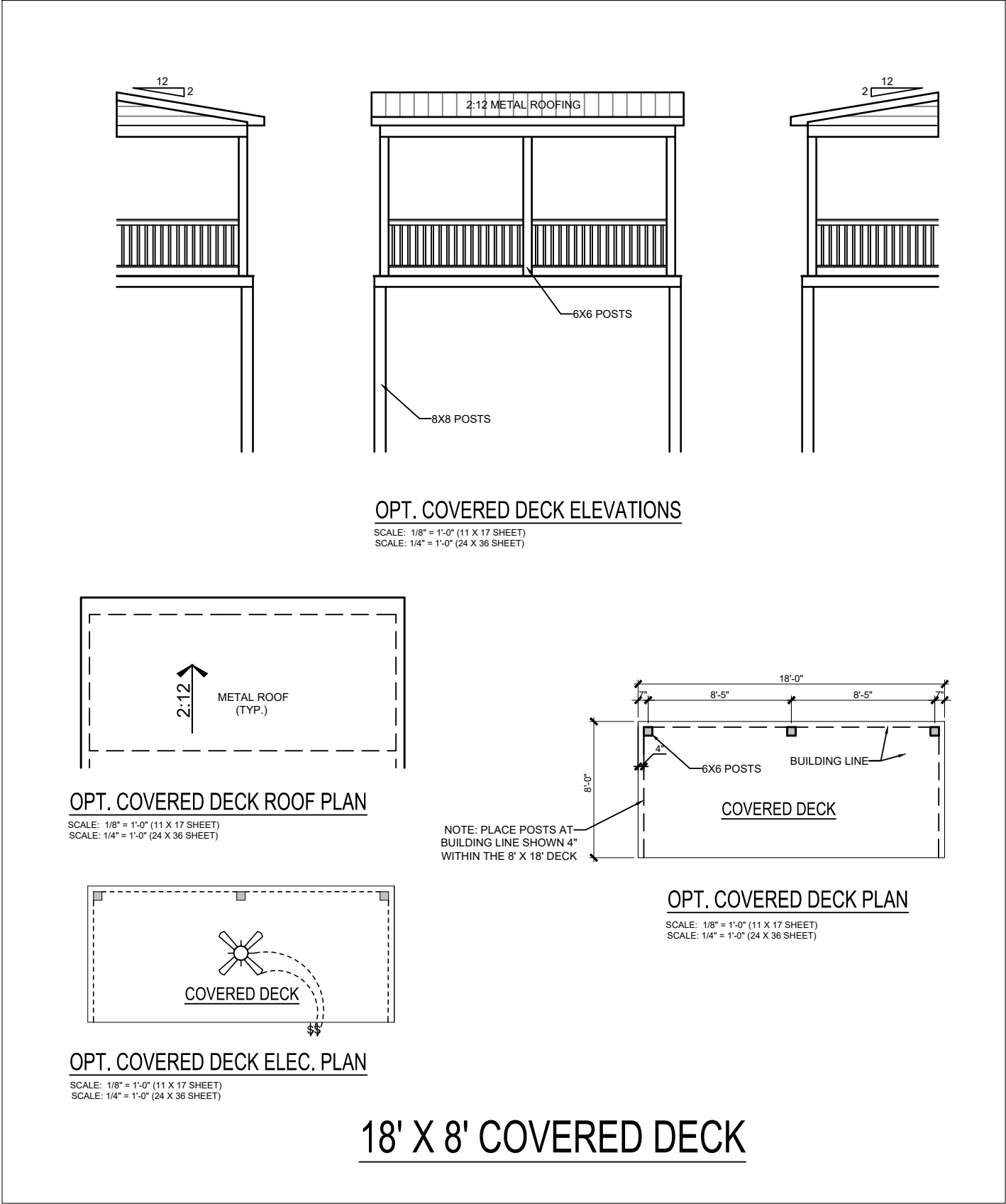
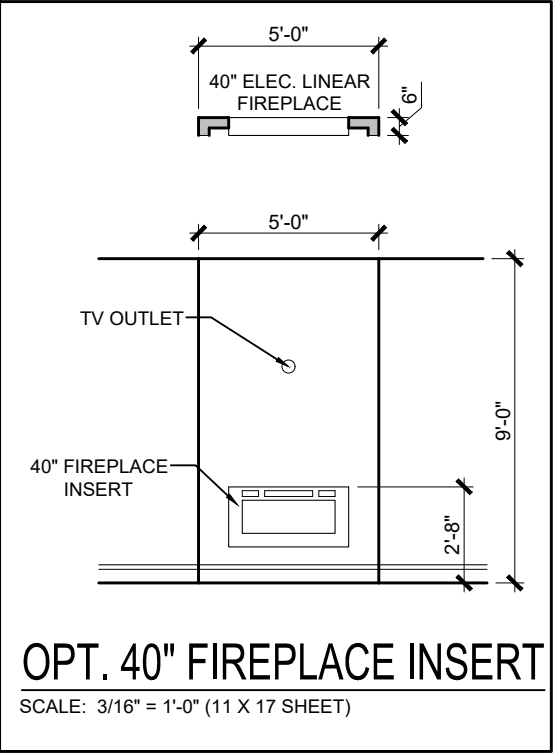
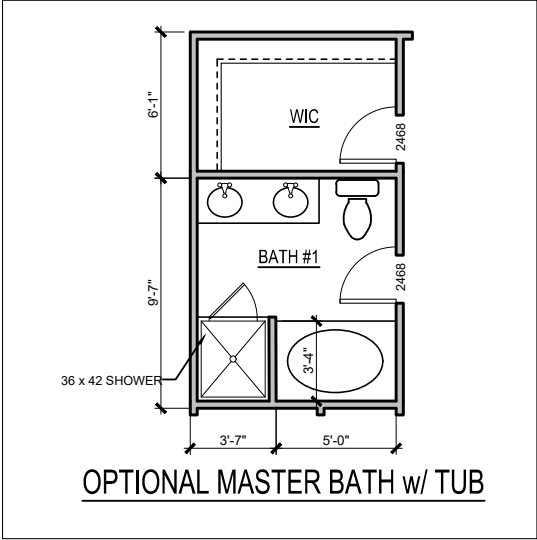


SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Atlanta at Merchant's Park

OPTIONAL COVERED DECK

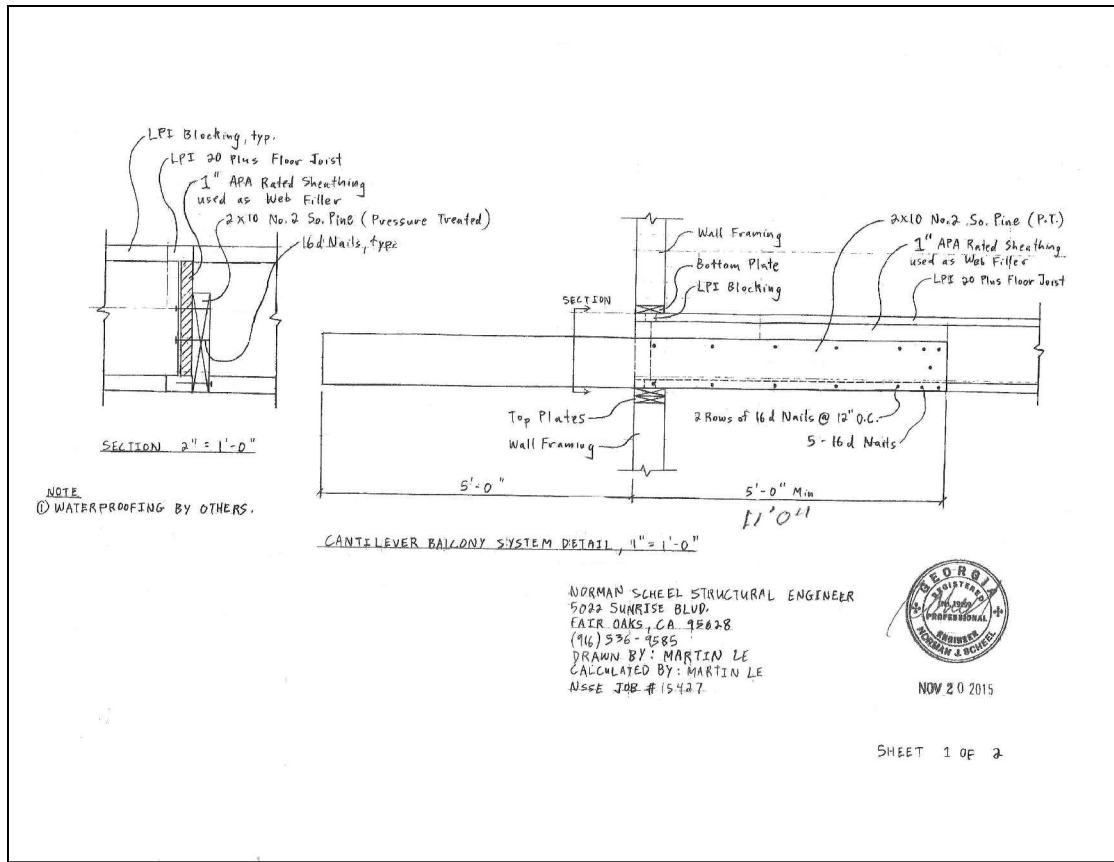
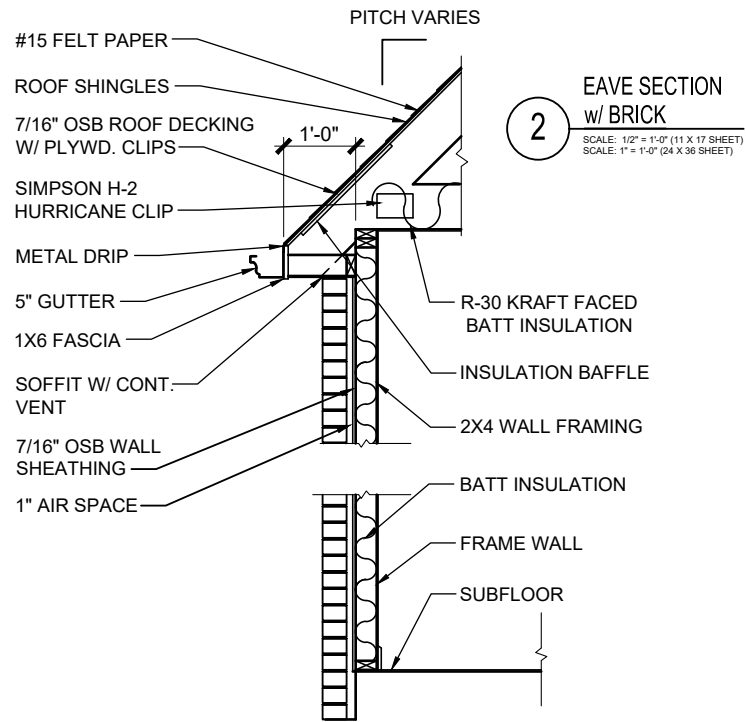
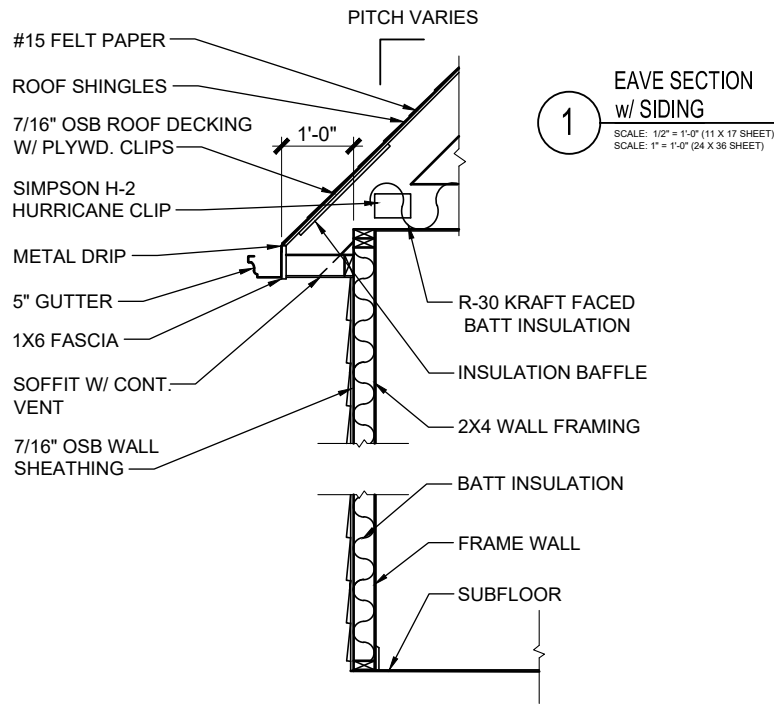
PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

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Item 8.

The Atlanta at Merchant's Park

EAVE SECTION - GARAGE PORTAL BRACING



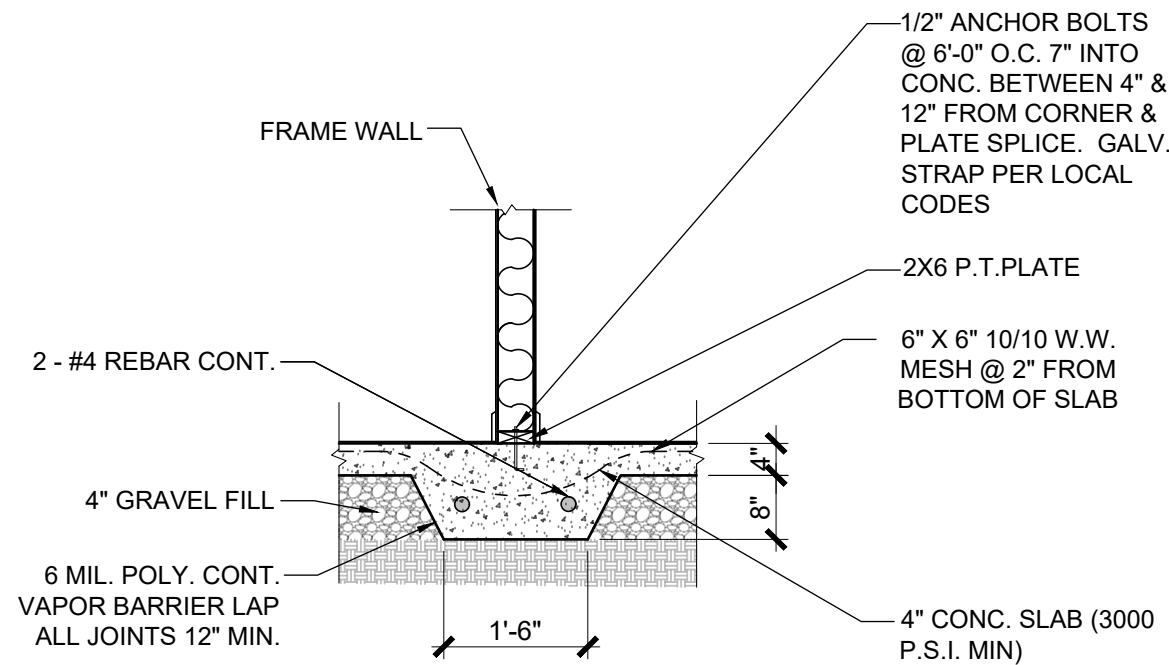
PLAN REVISIONS

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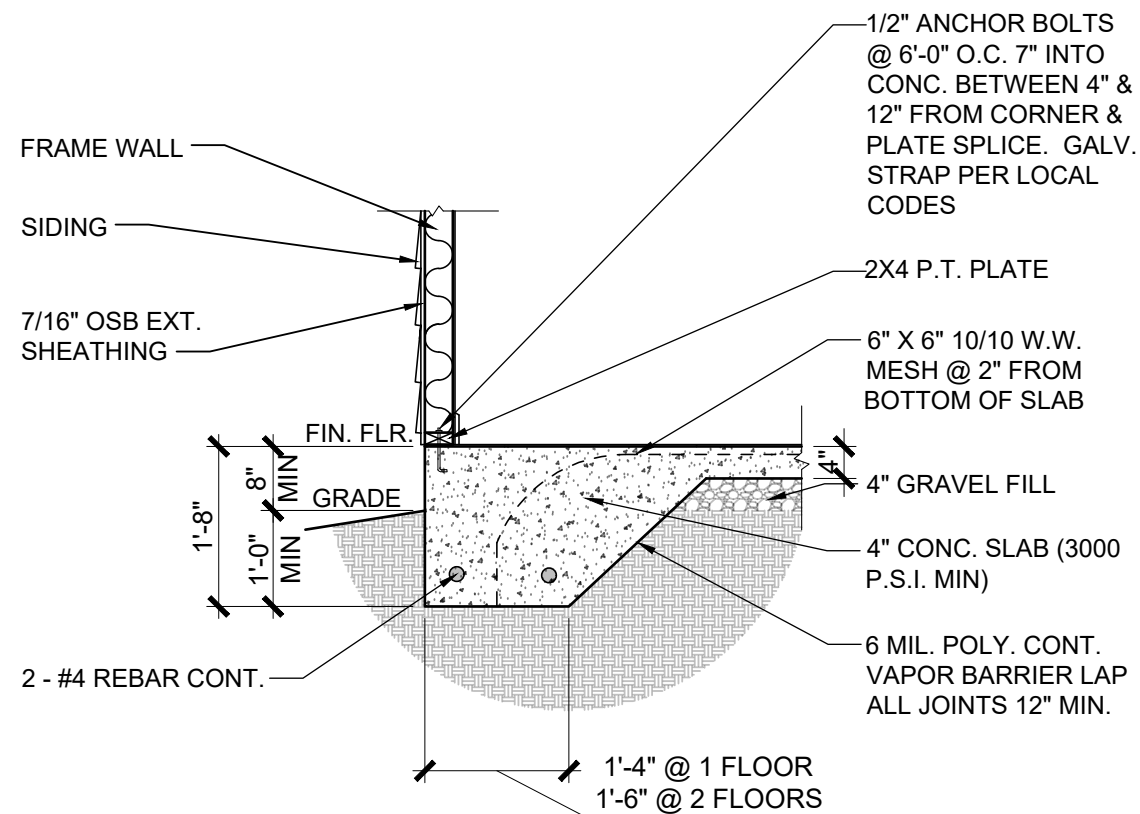
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D-1

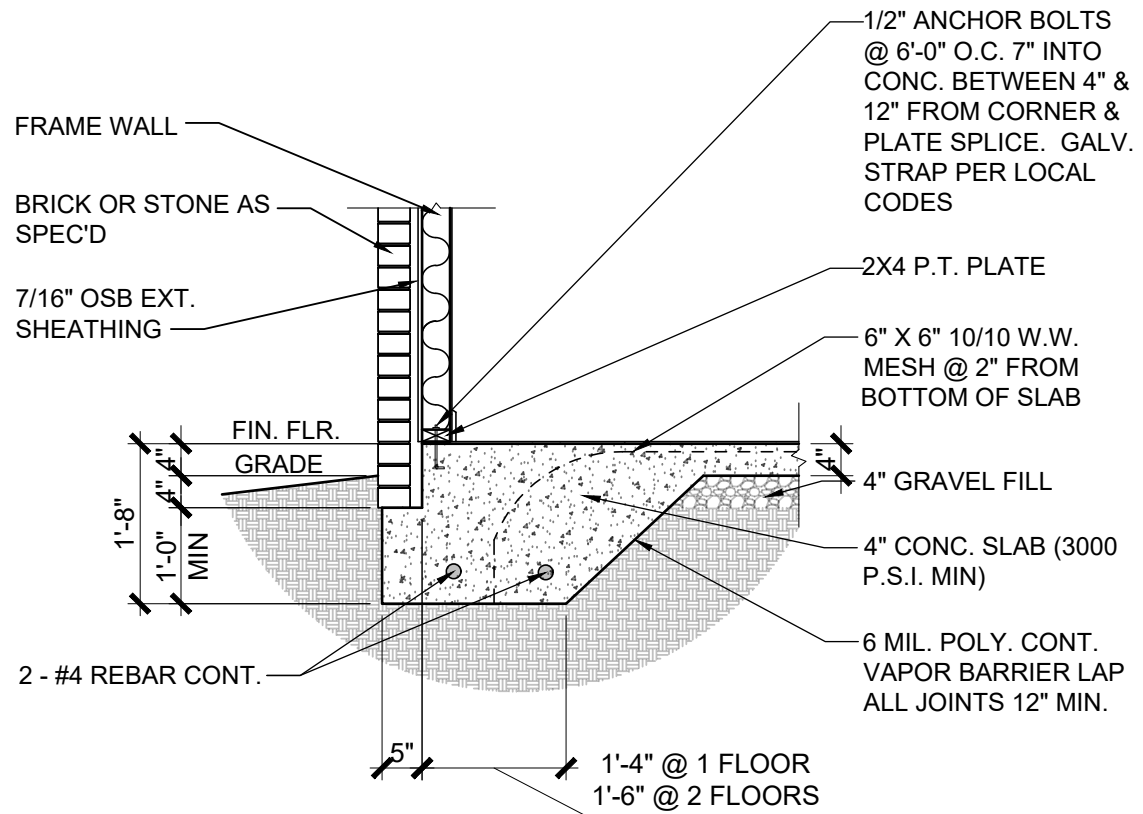
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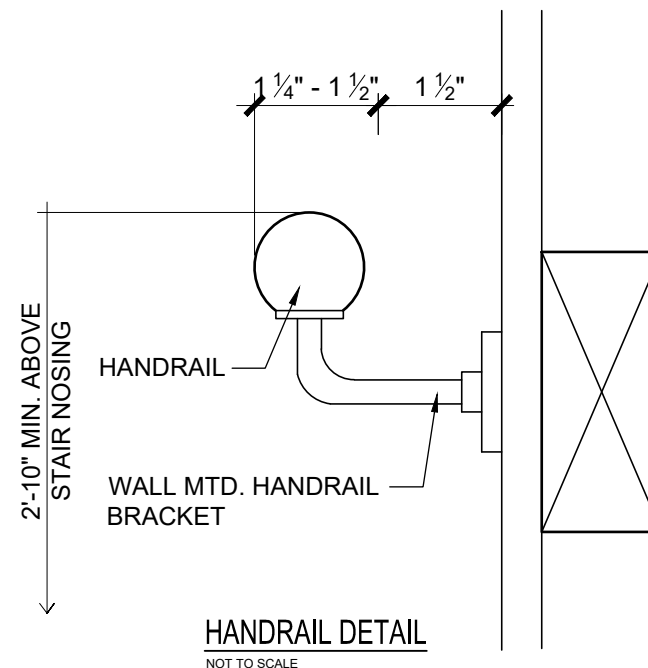
1 THICKENED SLAB / GRADE BEAM
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



3 TURN DOWN SLAB w/ SIDING
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



2 TURN DOWN SLAB w/ BRICK
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



The Atlanta at Merchant's Park

SLAB - HANDRAIL DETAILS

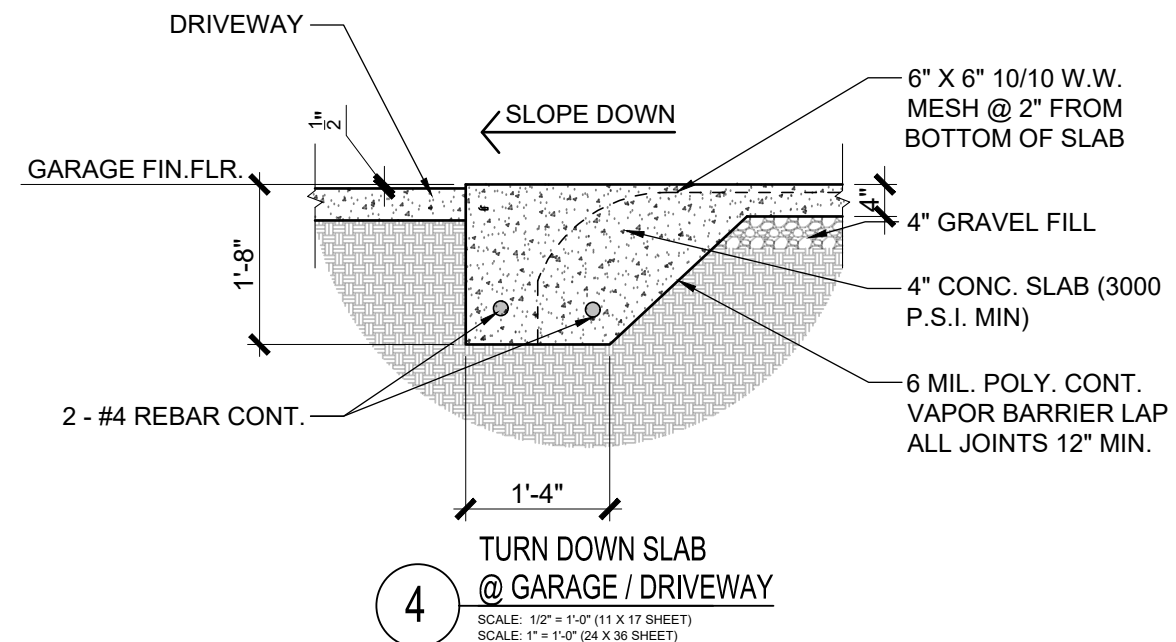
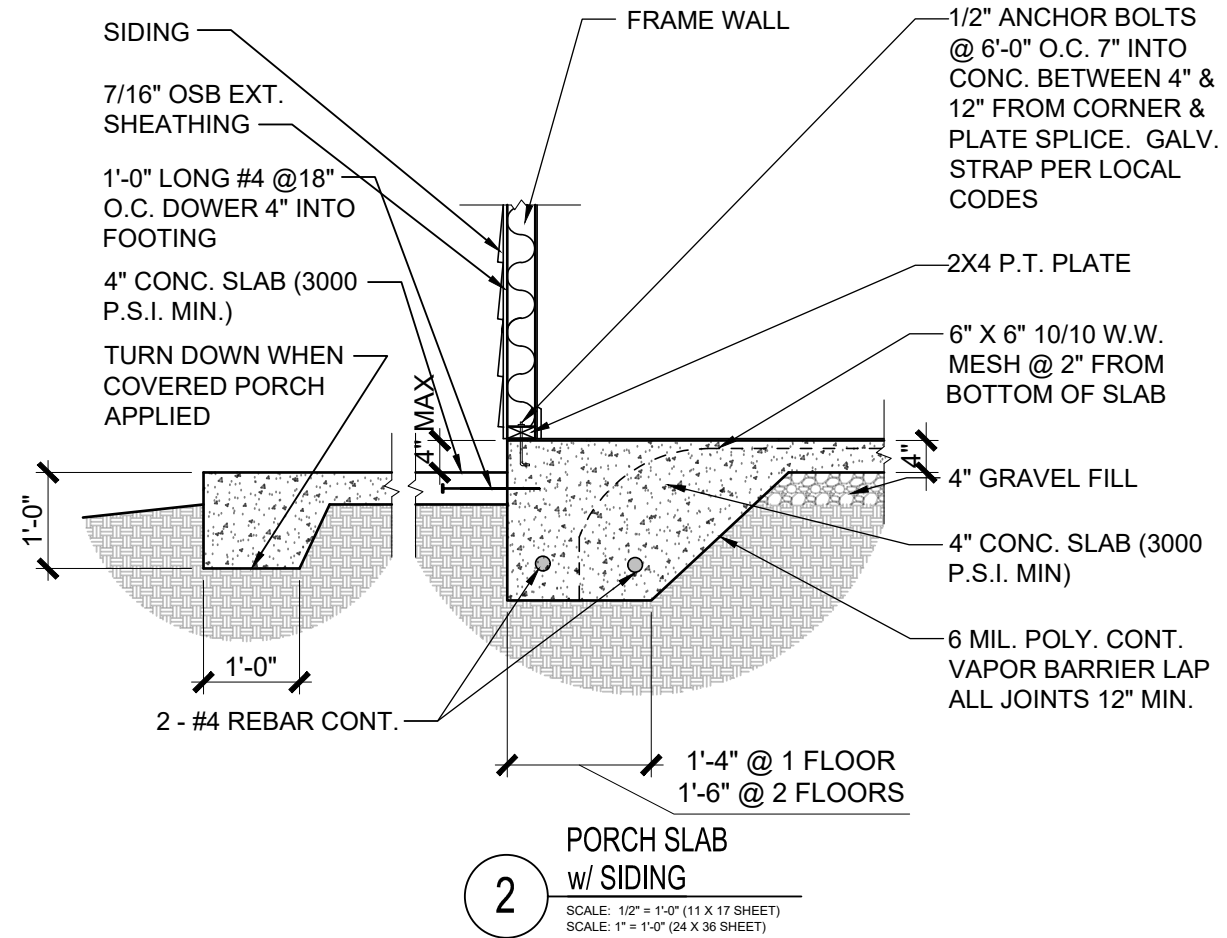
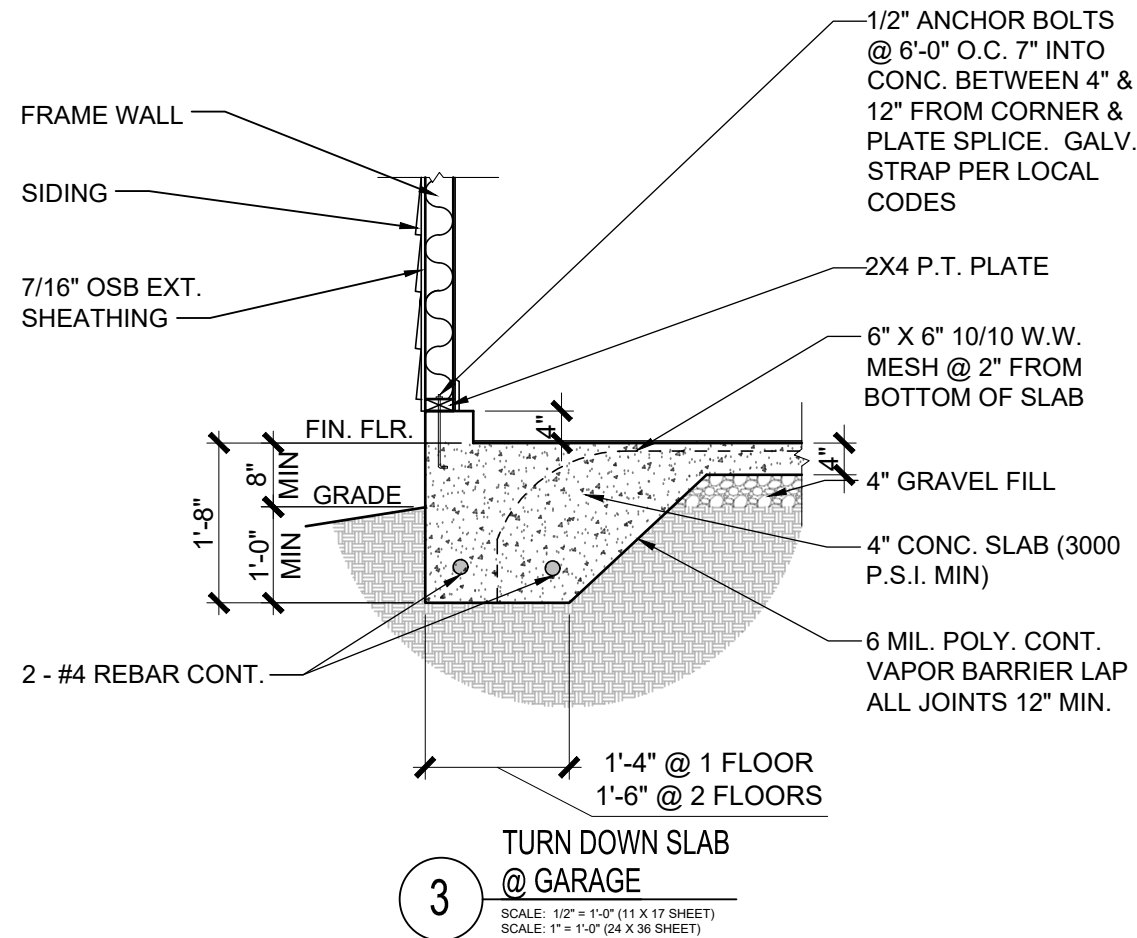
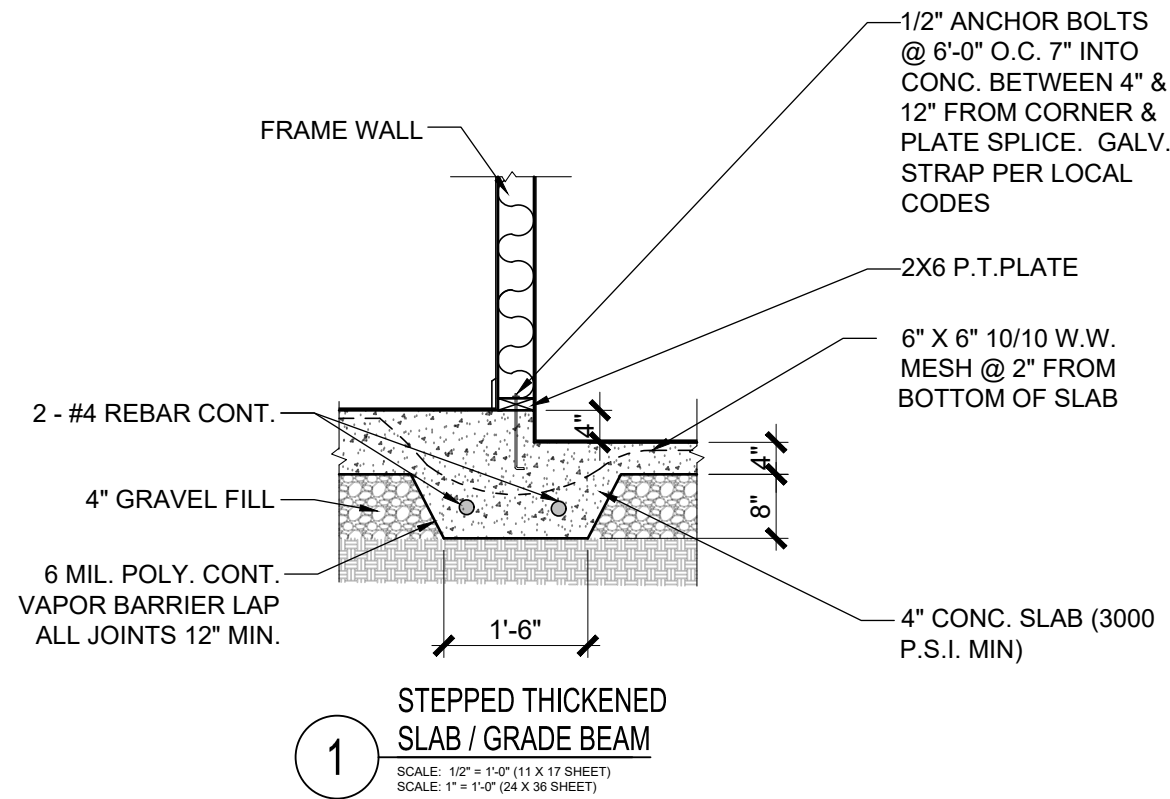
Item 8.



PLAN REVISIONS	
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #
D-2

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



The Atlanta at Merchant's Park

SLAB DETAILS

Item 8.

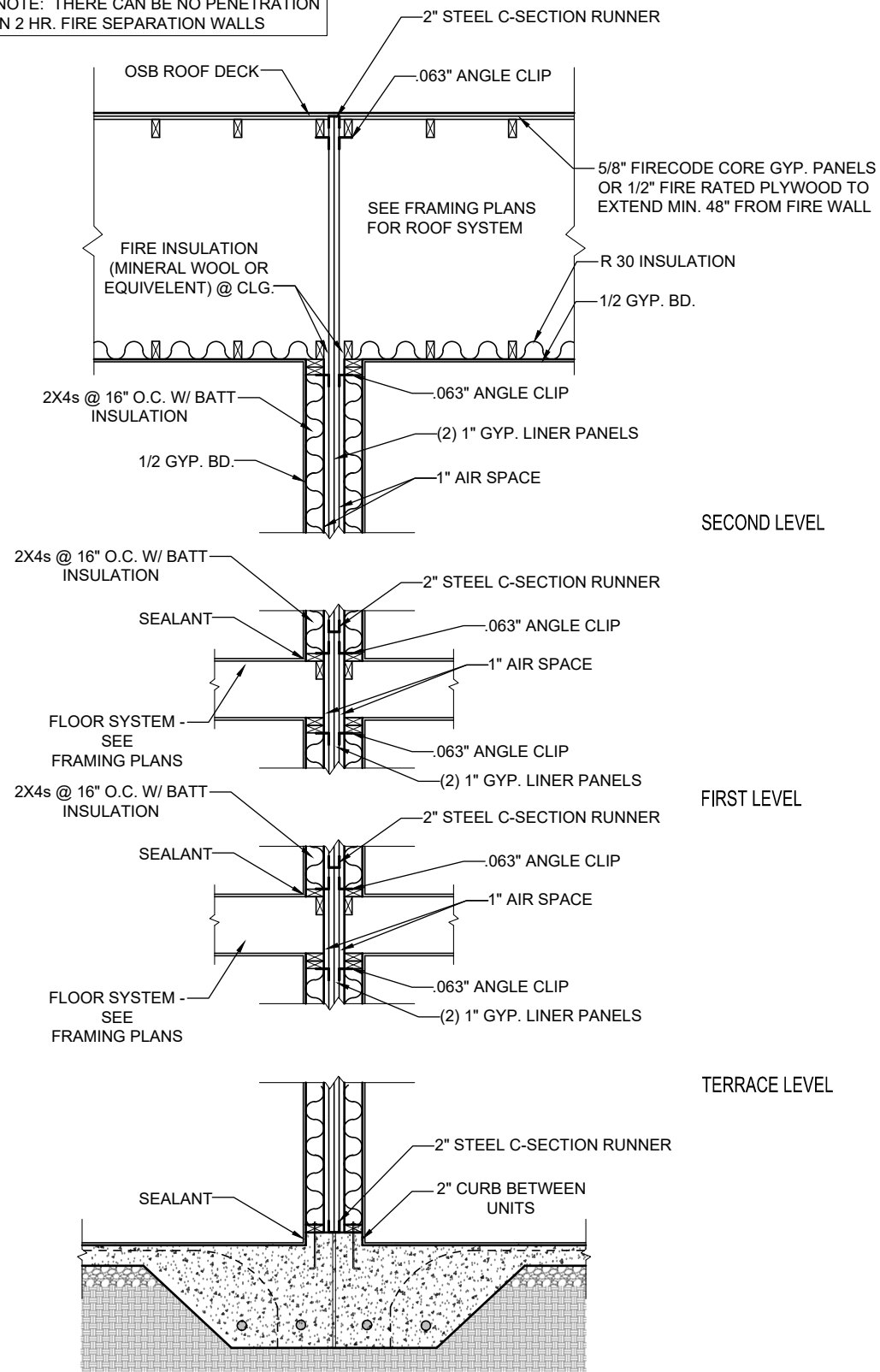


PLAN REVISIONS	
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D-3

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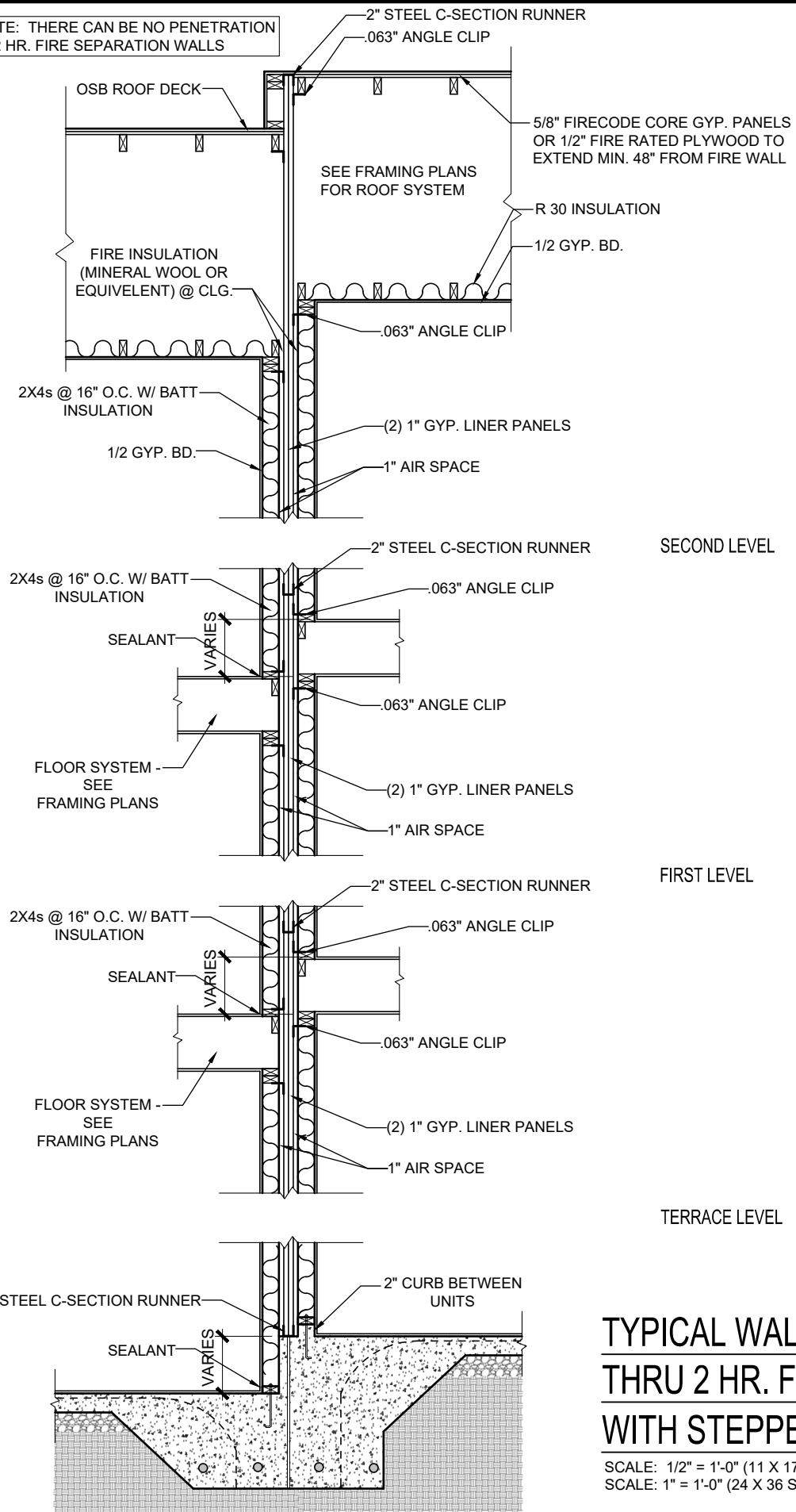
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL WITH STEPPED SLAB

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

The Atlanta at Merchant's Park

SECTION THROUGH 2 HOUR FIREWALL

Item 8.



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Austin

Master Plan for Merchant's Park

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CABO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED ADDITIONS.
- CONTRACTOR AND OR SUB-TRADES SHALL, PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GENERAL CONTRACTOR AND OR SUB-TRADESSHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/SHE WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.
- ALL DRAWINGS, DETAILS, SECTIONS ETC. SHALL NEVER BE SCALED.
- STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOIL OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECT'S SITE CONDITIONS AND LOCAL CODES.
- ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.
- ALL FOUNDATIONS, WALLS FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.
- TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING, THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.
- ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED AS/FOR COLUMNS, BEAMS AND FRAMING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATION/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.
- ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL/NATIONAL BUILDING CODE.

CODE INFORMATION

- INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS. (2020)
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS. (2020)
- NATIONAL ELECTRIC CODE: 2020 EDITION.

AUSTIN SQUARE FOOTAGE

First Floor AA & BB	869
First Floor CC	857
Second Floor	790
Total AA & BB	1659
Total CC	1647
Rear Deck	144
Garage	434
Optional Bonus Room	+327

SHEET LIST

C-1	COVER SHEET
A-1	FRONT & RIGHT ELEVATIONS AA
A-1a	LEFT & REAR ELEVATIONS AA
A-2	FRONT & RIGHT ELEVATIONS BB
A-2a	LEFT & REAR ELEVATIONS BB
A-3	FRONT & RIGHT ELEVATIONS CC
A-3a	LEFT & REAR ELEVATIONS CC
A-4	SLAB FOUNDATION & TERRACE LEVEL PLANS
A-5	FIRST & SECOND FLOOR PLANS
A-6	ROOF PLANS
E-1	ELECTRICAL PLANS
O-1	OPTIONAL COVERED DECK
D-1	EAVE SECTION - GARAGE PORTAL BRACING
D-2	SLAB - HANDRAIL DETAILS
D-3	SLAB DETAILS
D-4	SECTION THROUGH 2-HOUR FIREWALL

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The Austin at Merchant's Park

COVER SHEET



PLAN REVISIONS

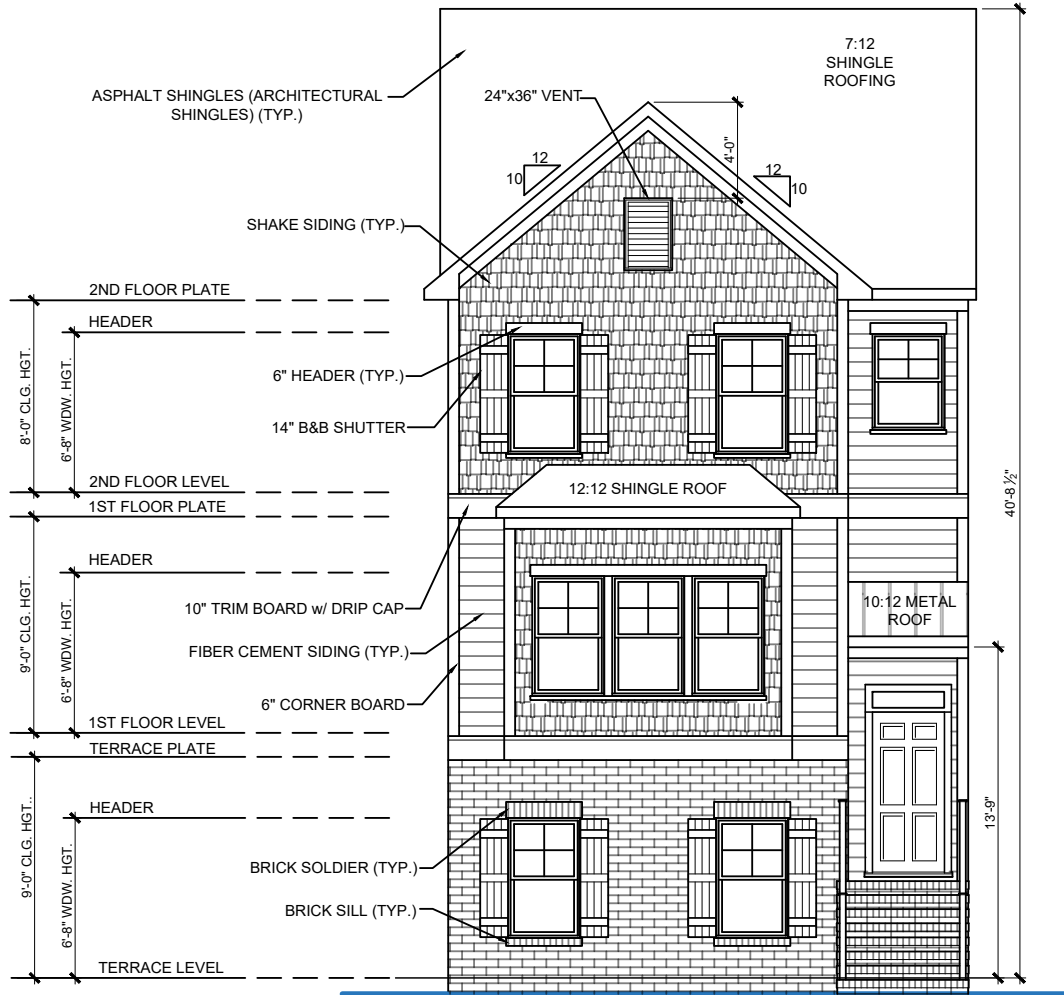
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

C-1

Item 8.

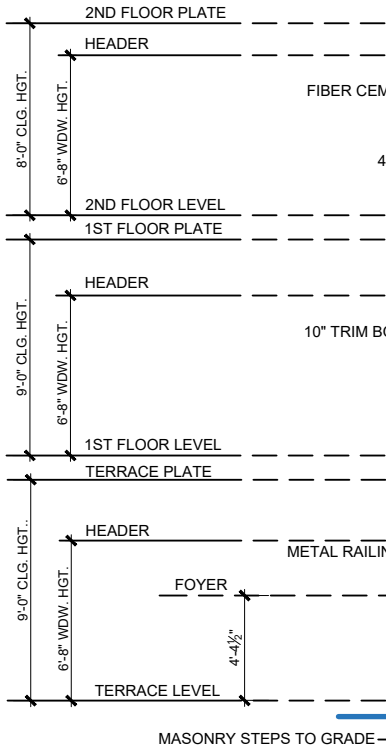
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FRONT ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)

SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS AA

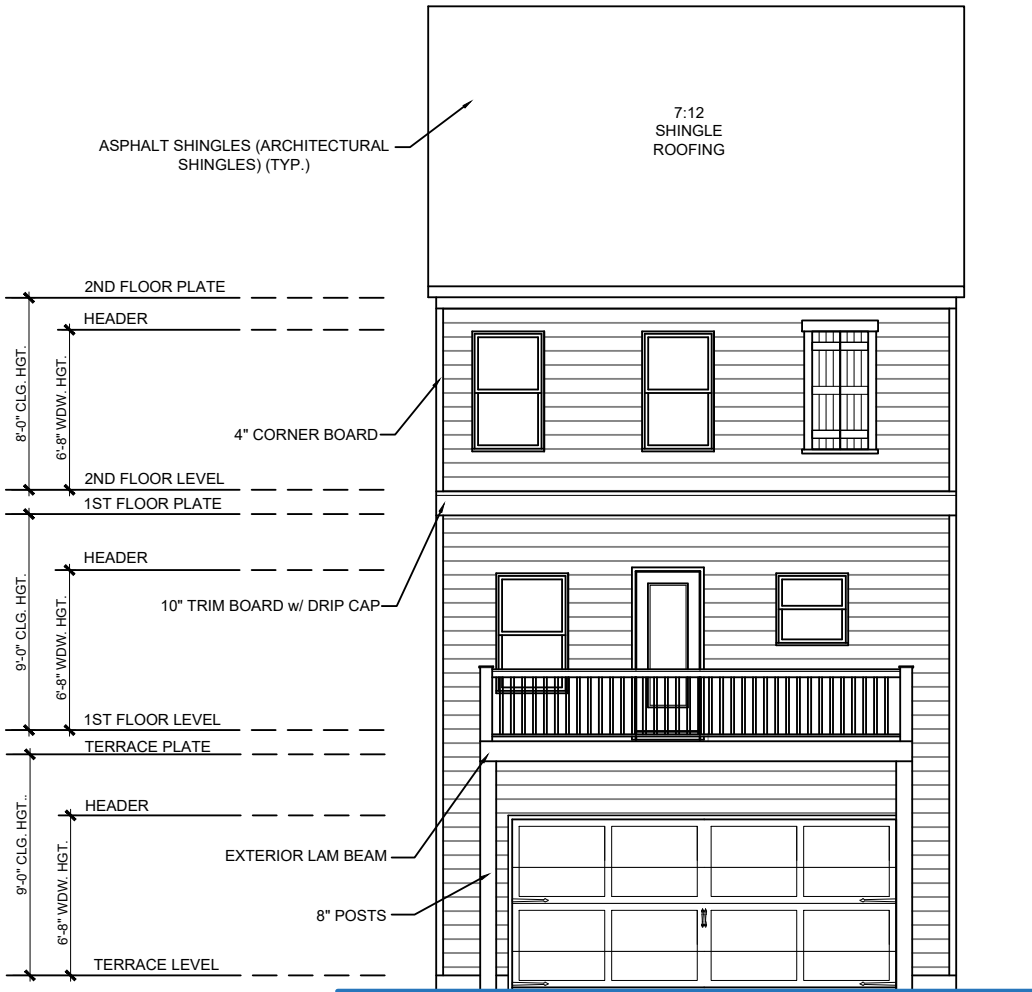


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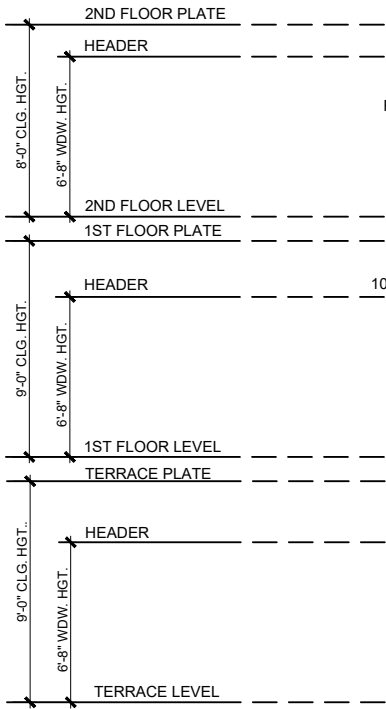
sheet #

A-1

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REAR ELEVATION AA, BB & CC
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

LEFT SIDE ELEVATION AA
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

LEFT & REAR ELEVATIONS AA

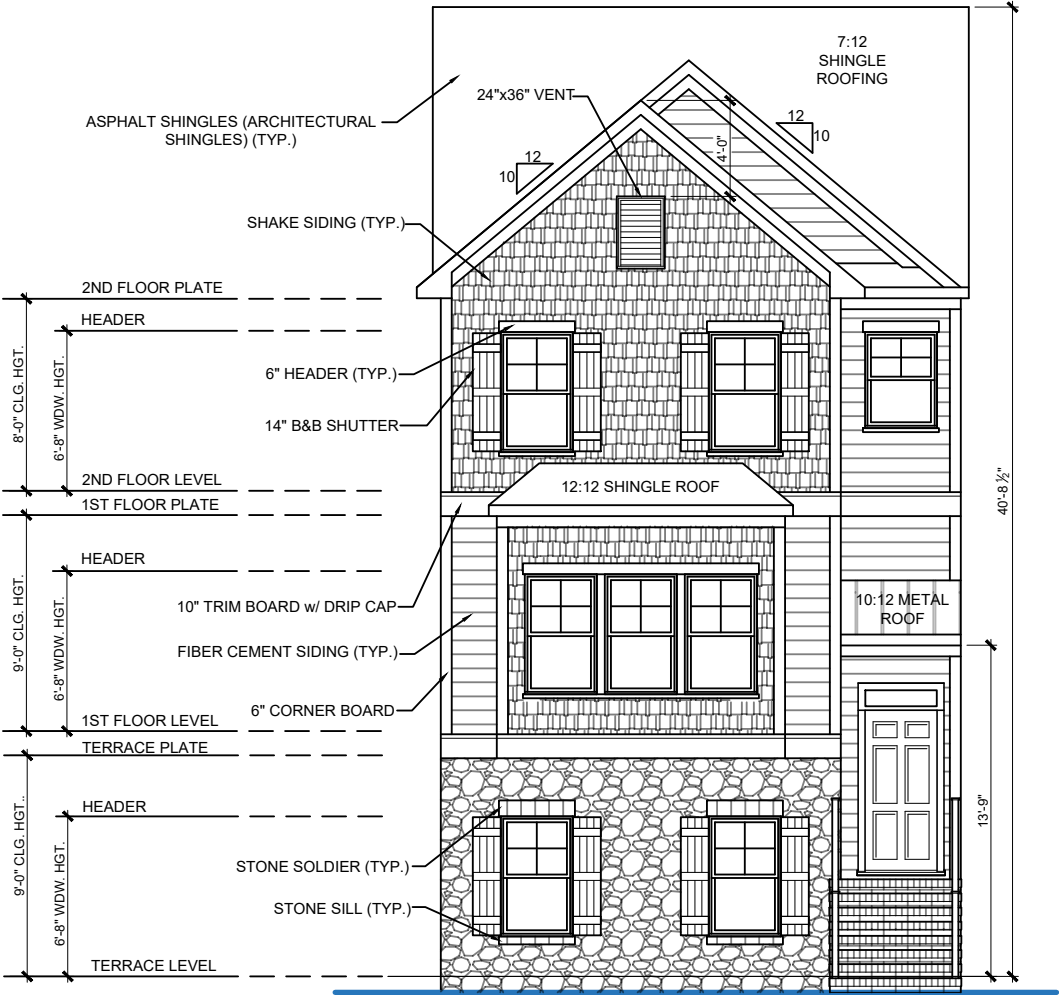


PLAN REVISIONS	
DATE	DESCRIPTION
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sheet #

A-1a

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FRONT ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS BB

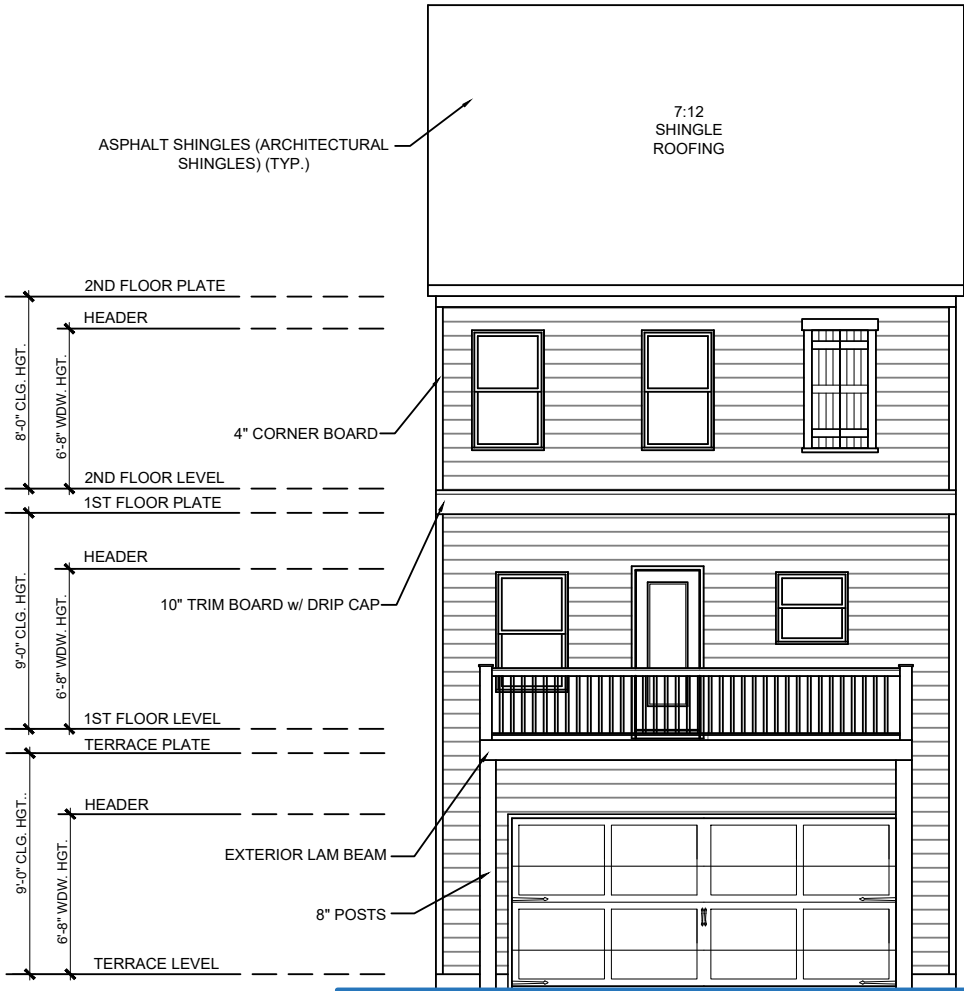


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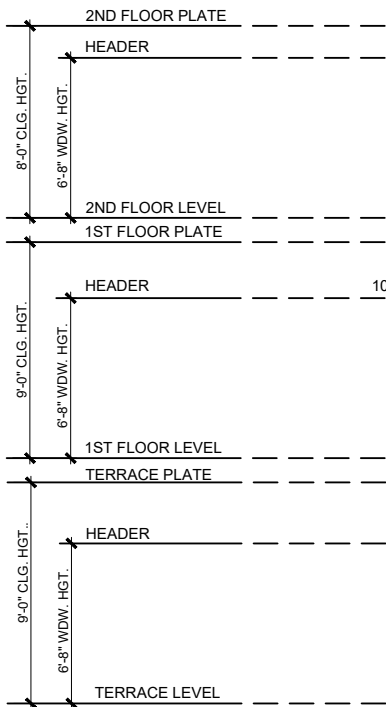
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A-2

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REAR ELEVATION AA, BB & CC
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY



LEFT SIDE ELEVATION BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

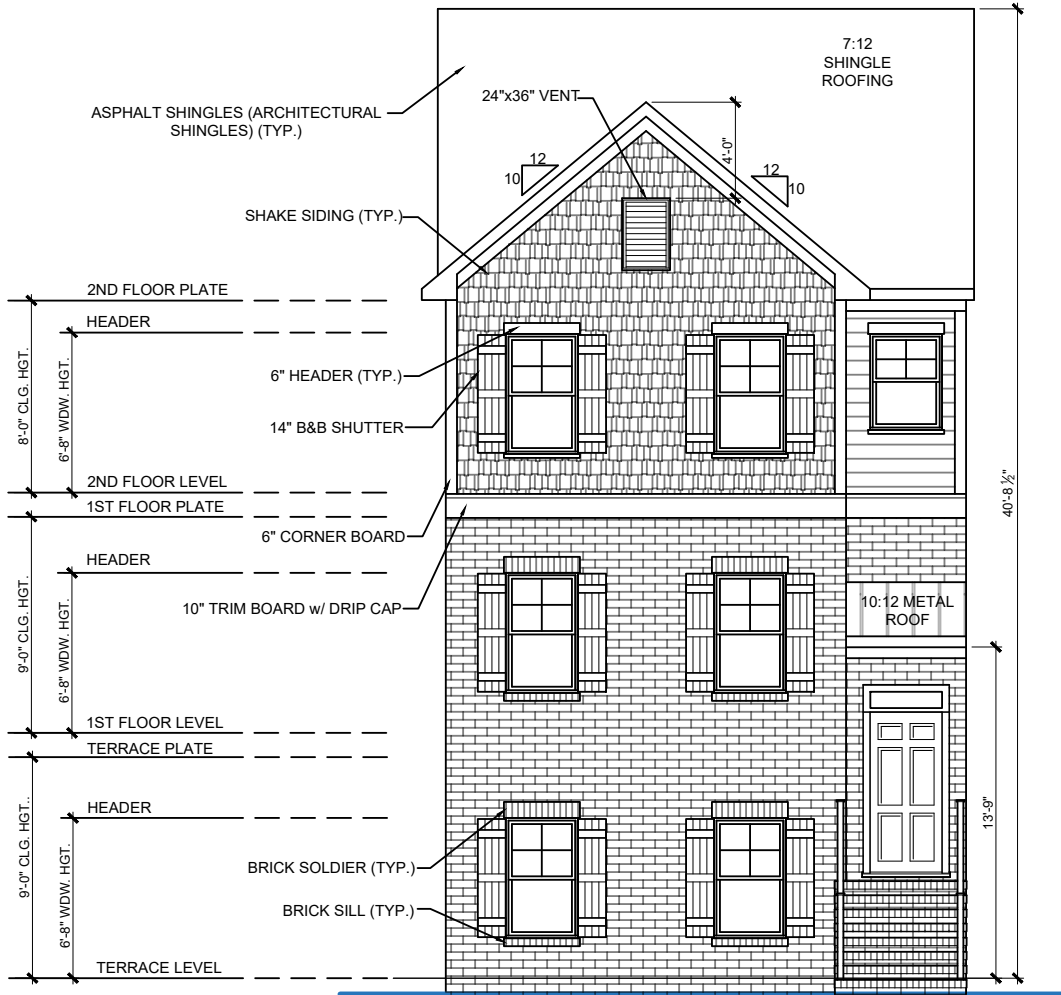
LEFT & REAR ELEVATIONS BB



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sheet #
A-2a

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FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Austin at Merchant's Park

FRONT & RIGHT ELEVATIONS CC



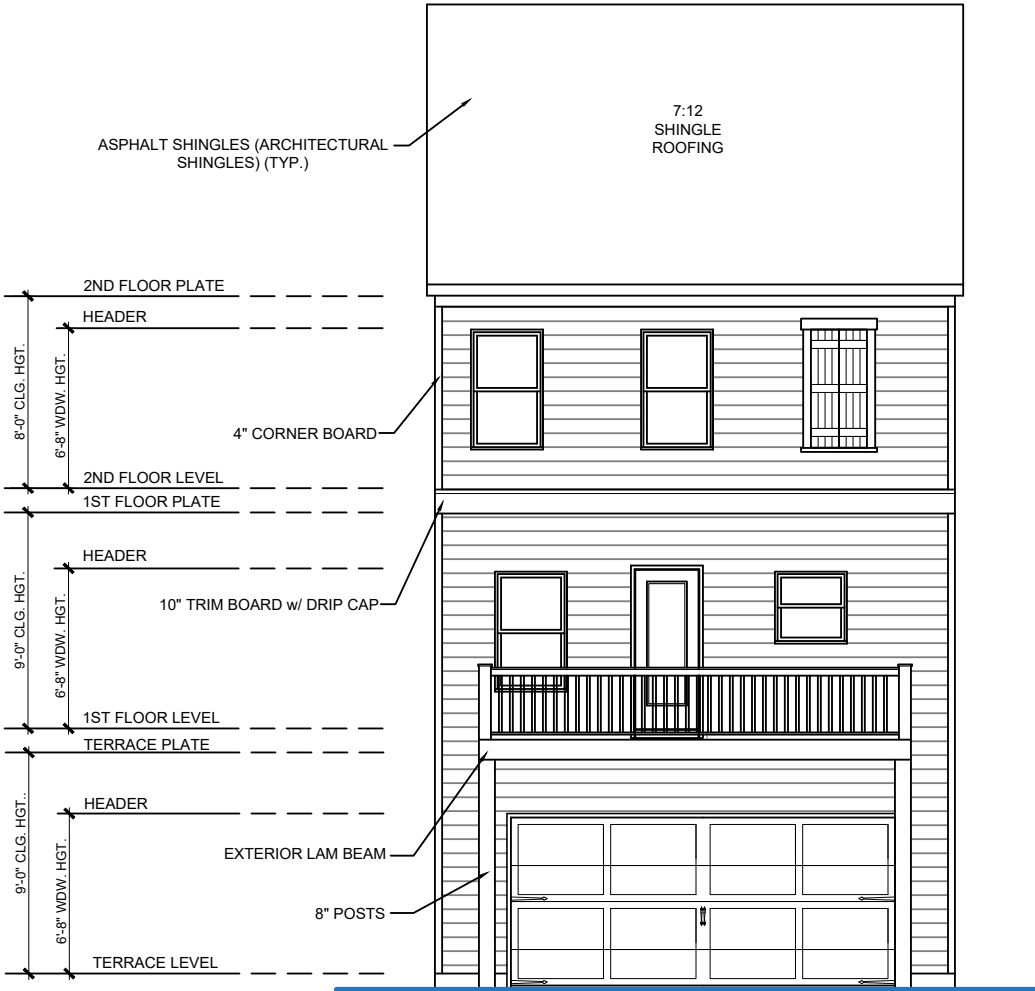
PLAN REVISIONS

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09/04/2024	Revised Master

sheet #

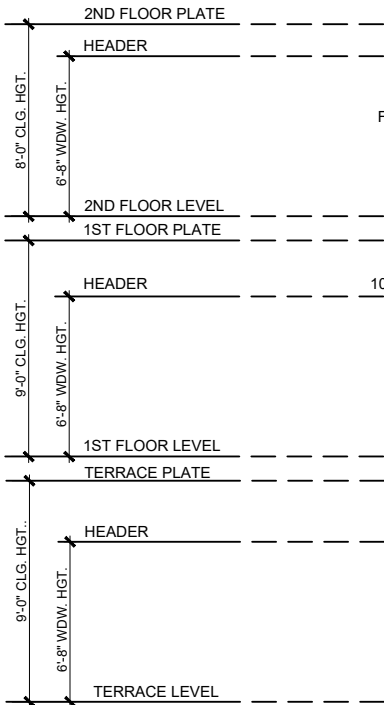
A-3

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REAR ELEVATION AA, BB & CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



*NOTE: TERRACE LEVEL WINDOWS & PAIRED SHUTTERS ON STREET FACING SIDE ELEVATIONS ONLY

LEFT SIDE ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

LEFT & REAR ELEVATIONS CC

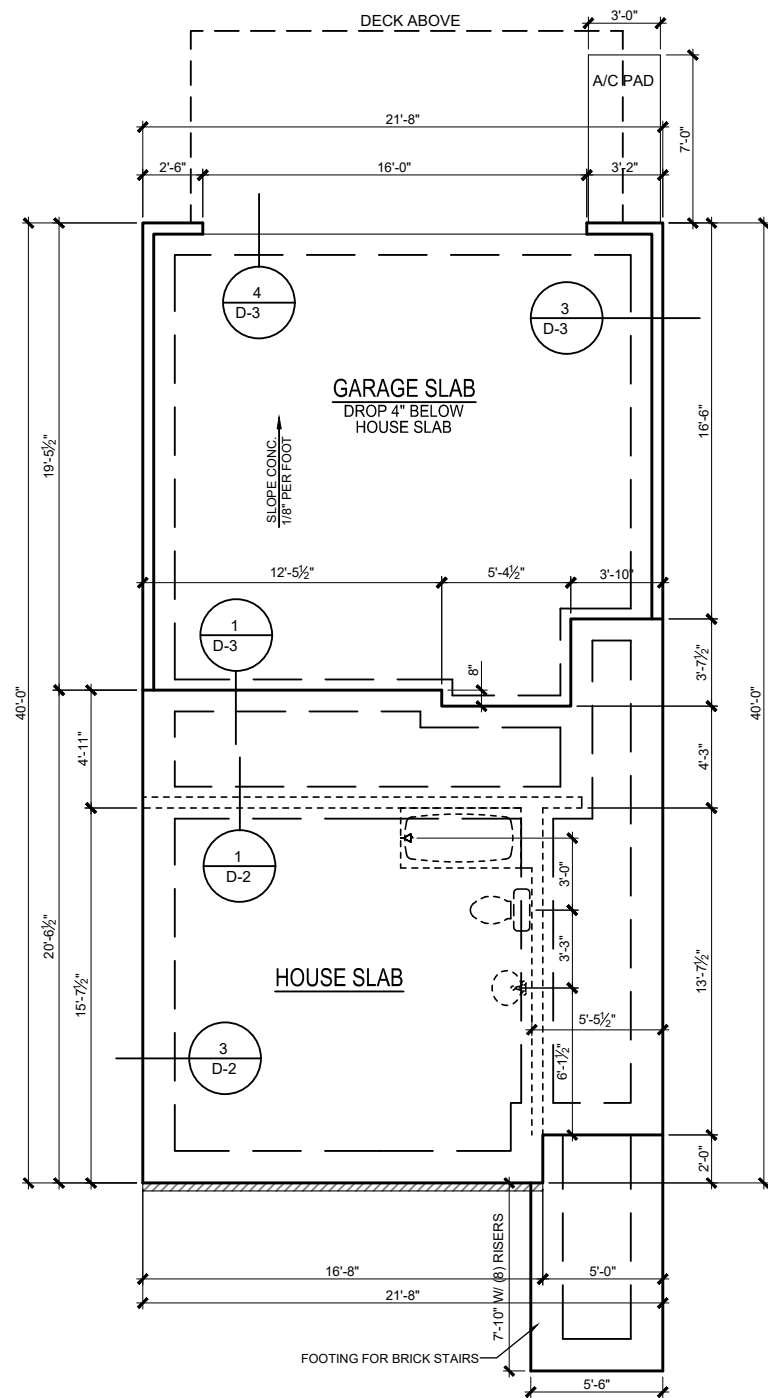


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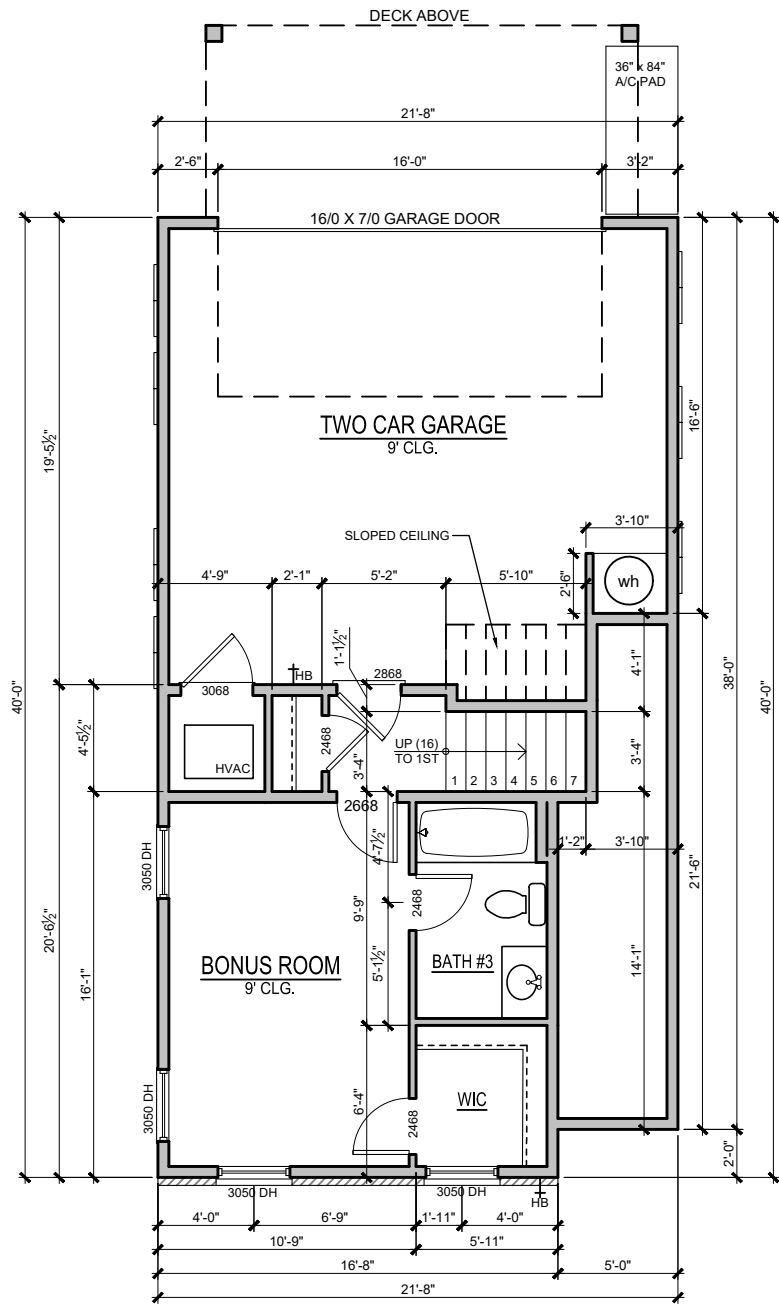
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A-3a



SLAB FOUNDATION PLAN AA, BB & CC

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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

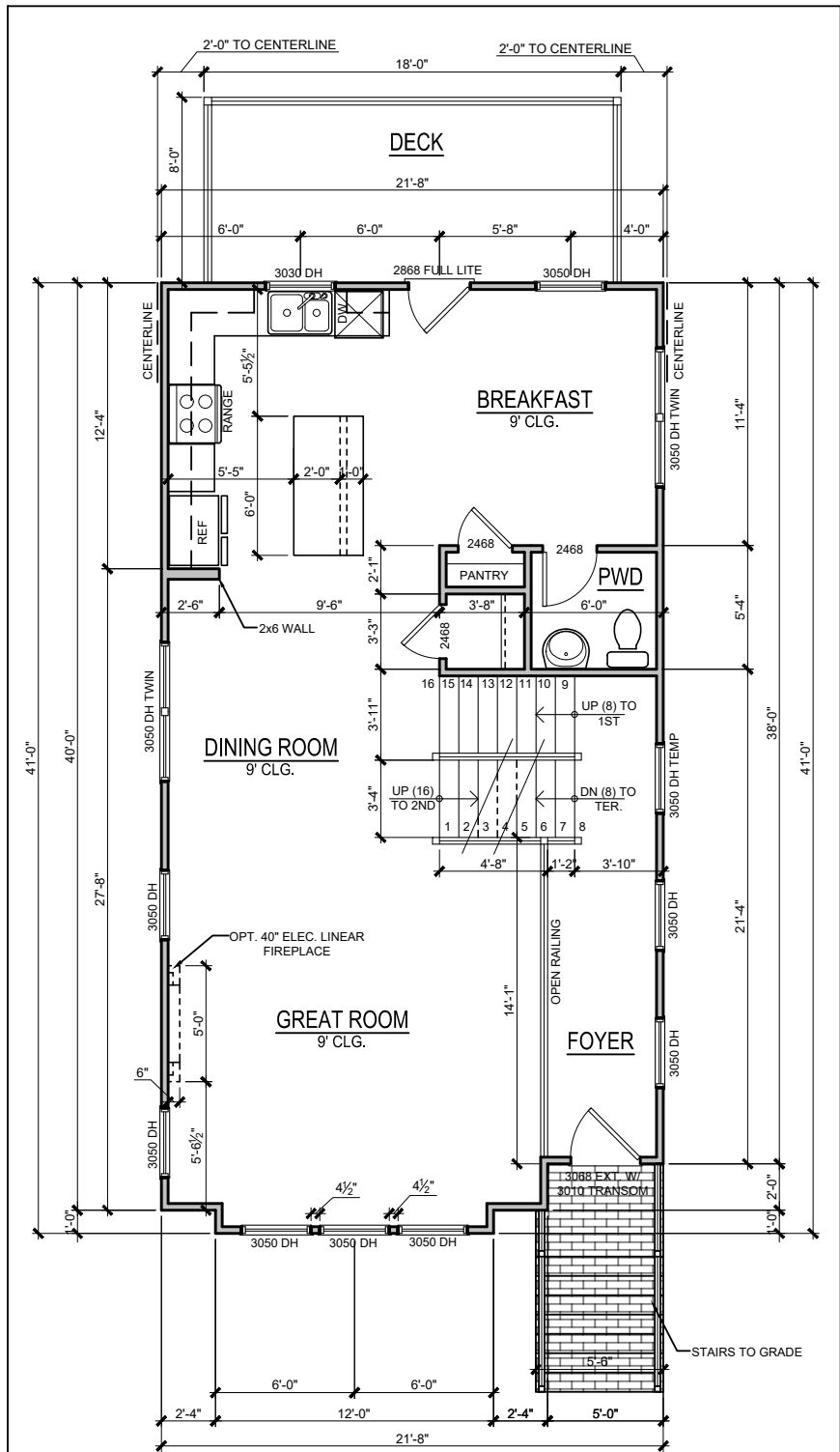


TERRACE FLOOR PLAN AA, BB & CC

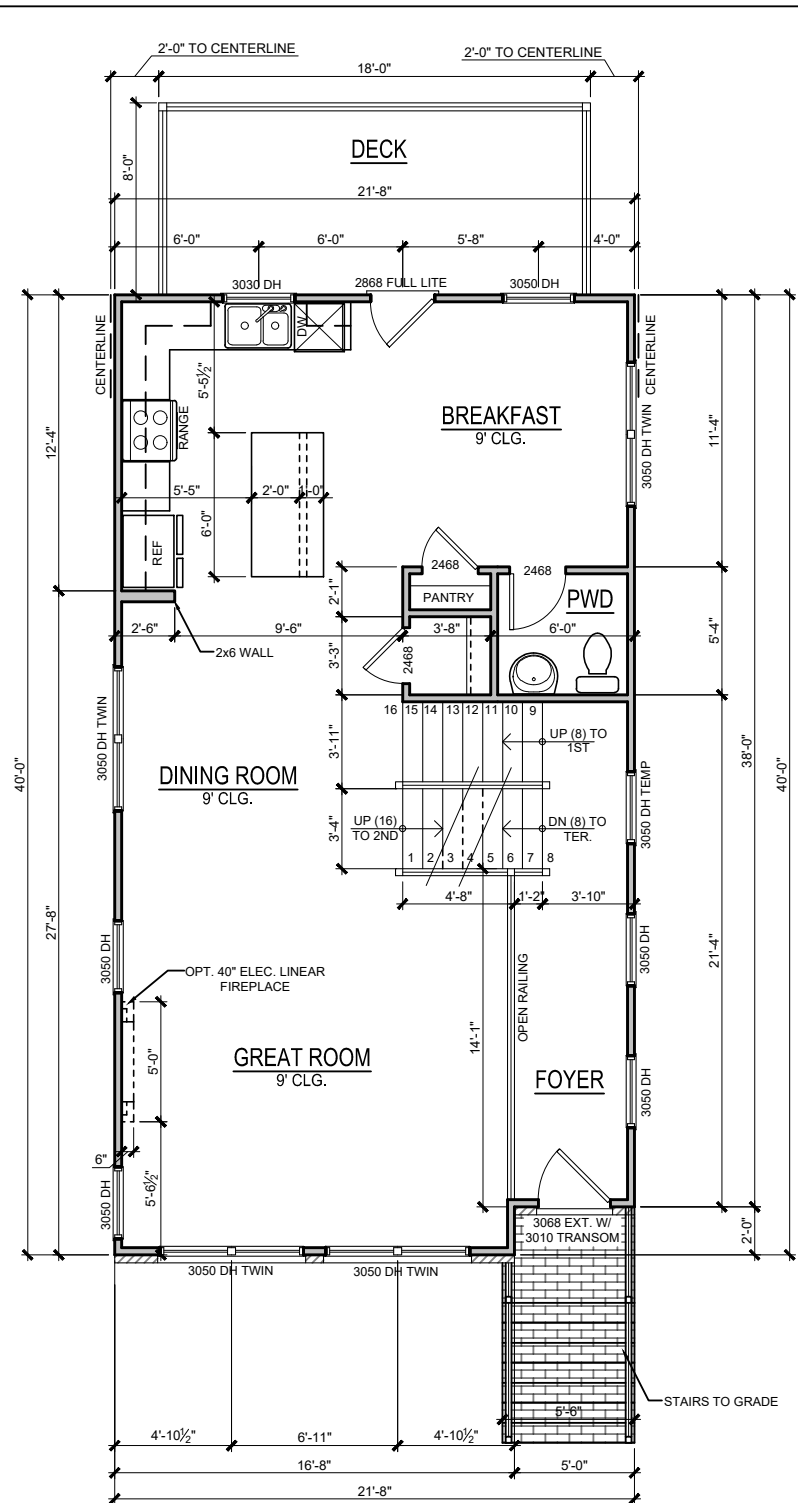
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SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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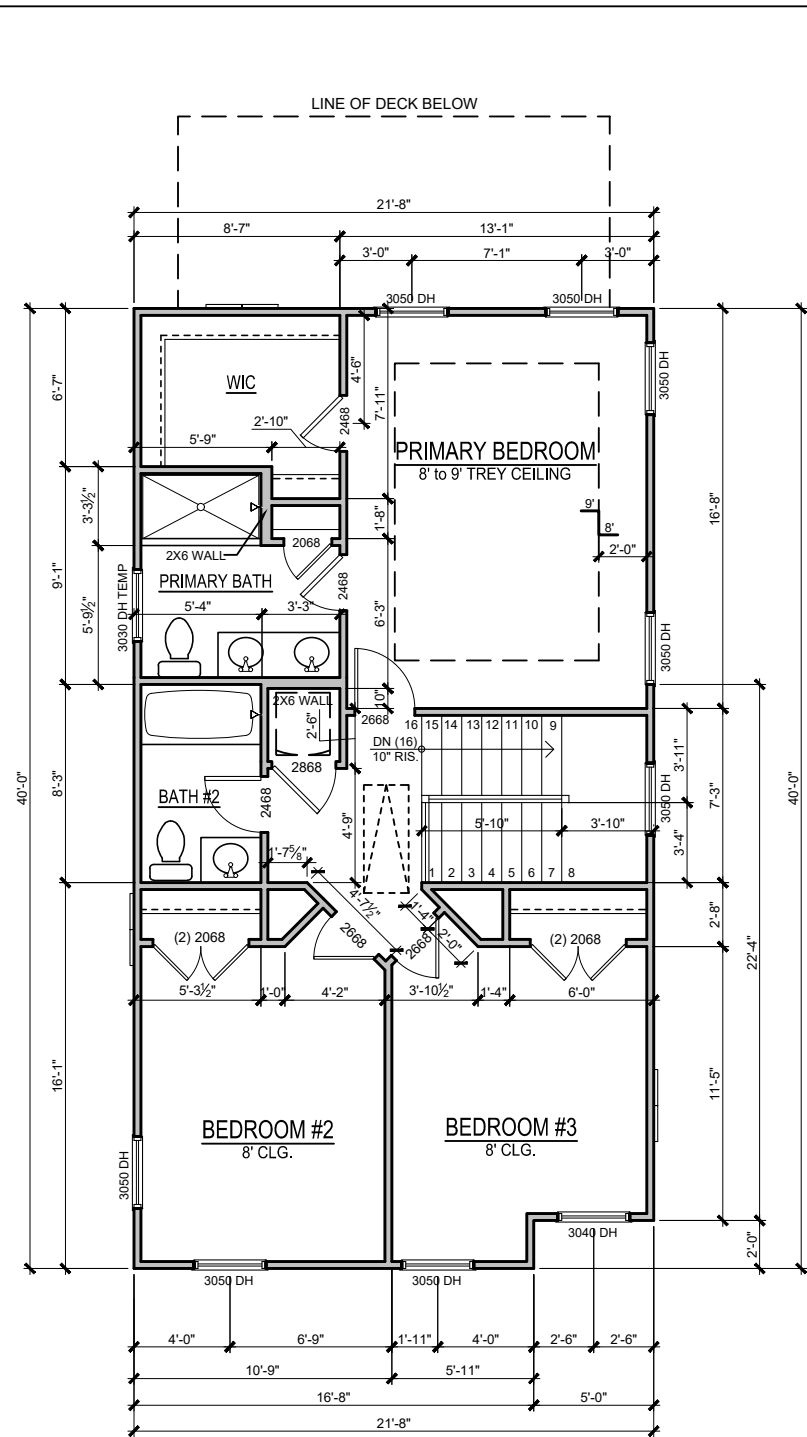
DATE	DESCRIPTION
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FIRST FLOOR PLAN AA & BB
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FIRST FLOOR PLAN CC
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



SECOND FLOOR PLAN AA, BB & CC
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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The Austin at Merchant's Park

FIRST & SECOND FLOOR PLANS



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DATE	DESCRIPTION
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The Austin at Merchant's Park

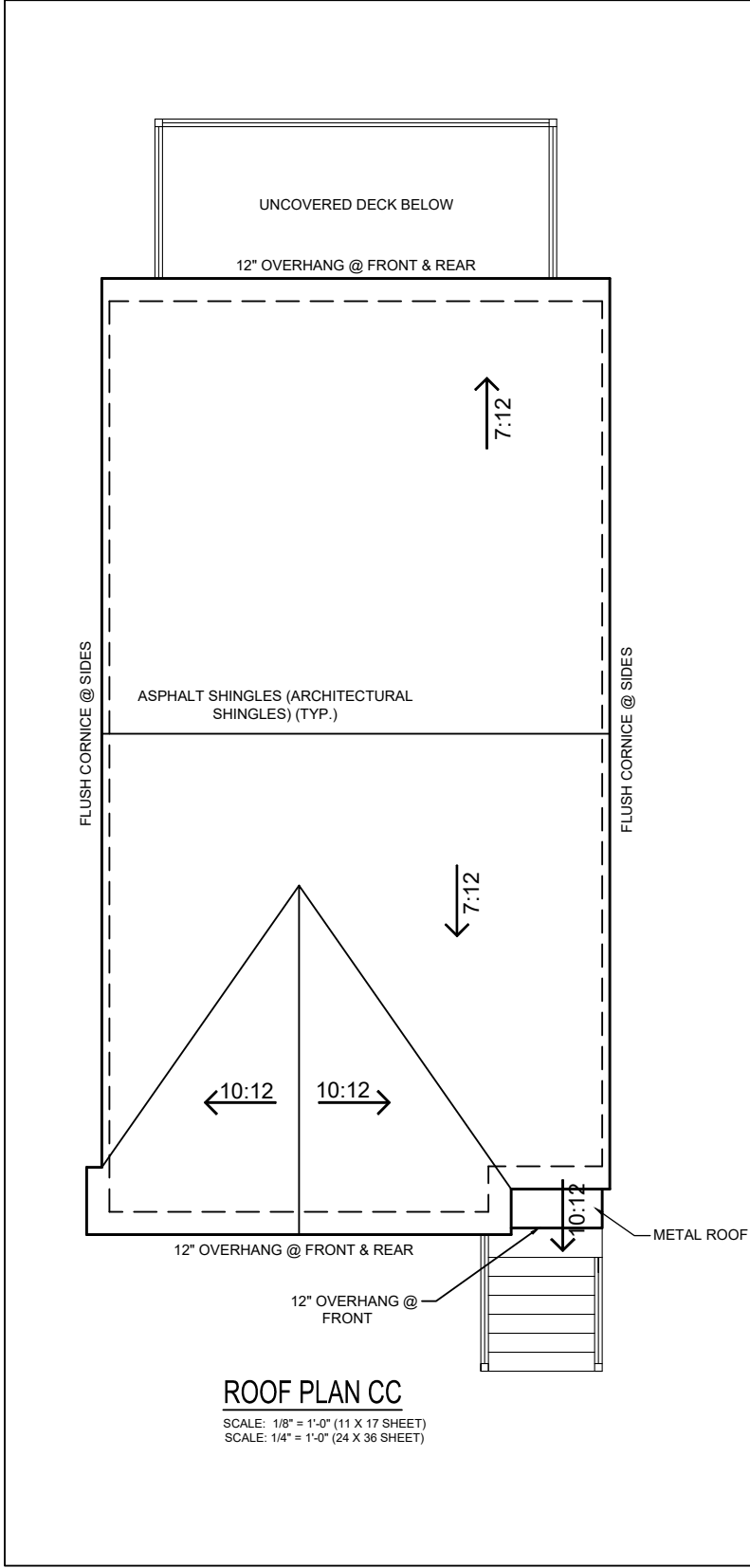
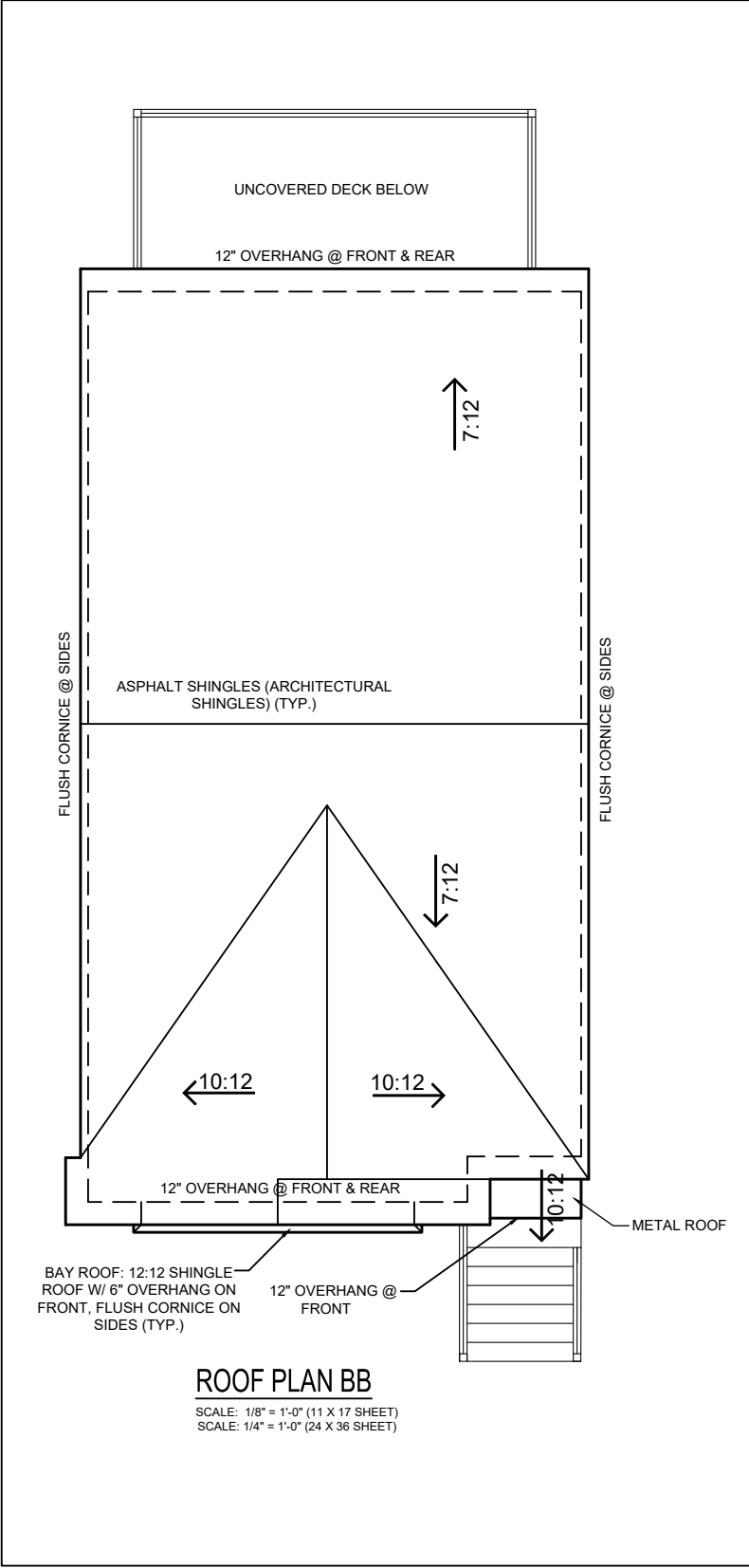
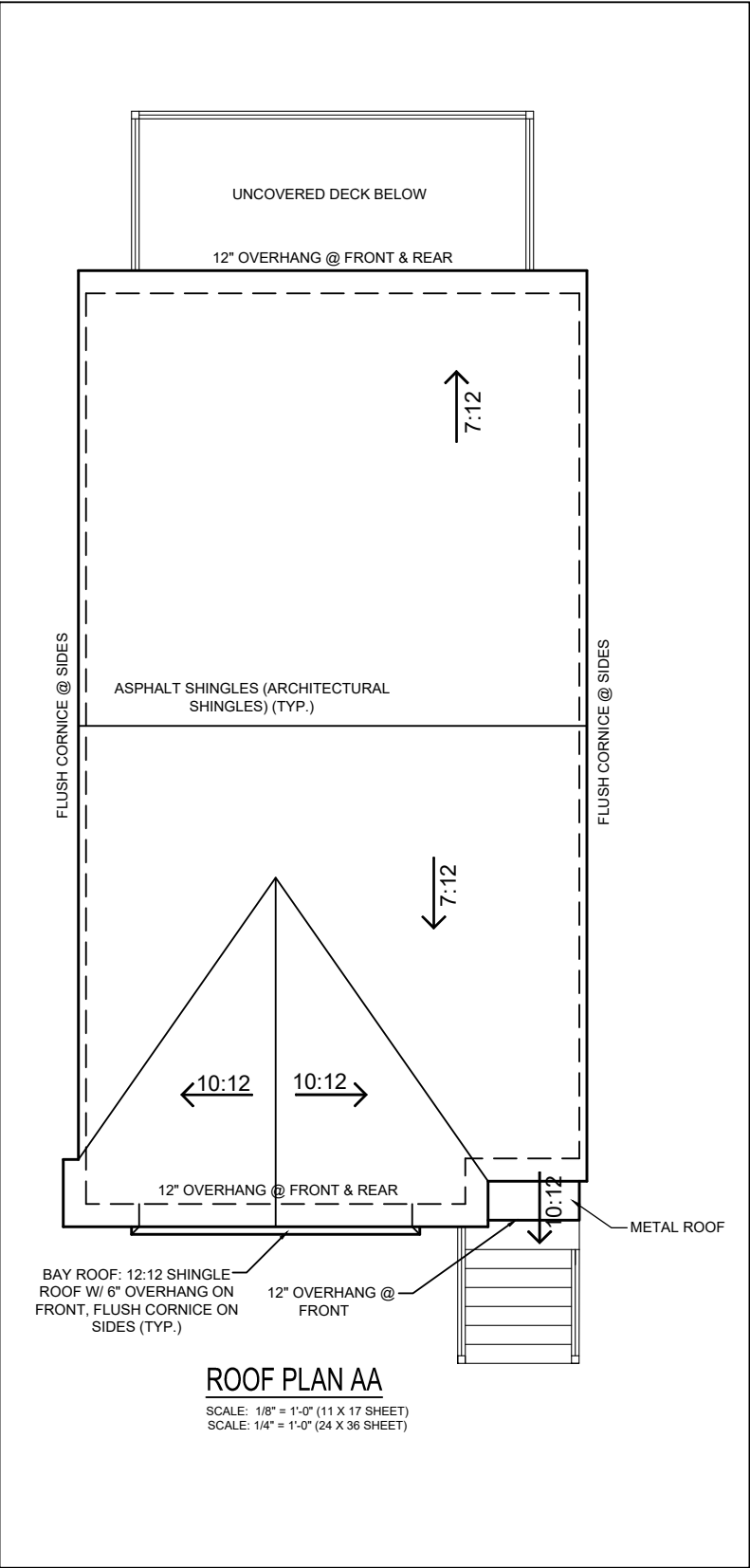
ROOF PLANS



PLAN REVISIONS	
DATE	DESCRIPTION
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sheet #

A-6

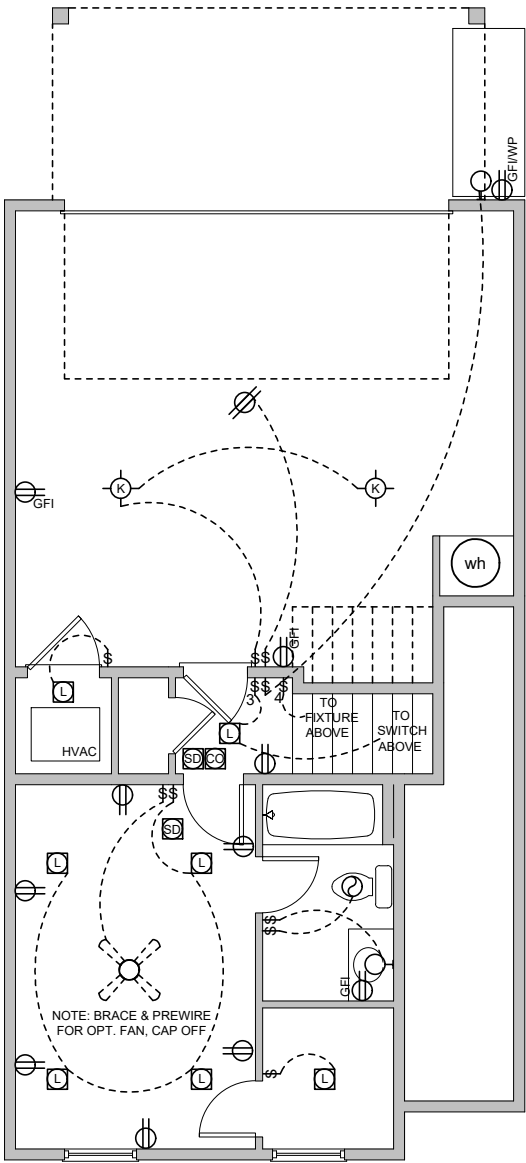


NOTE:
ALL OVERHANGS TO BE 1'-0"
UNLESS OTHERWISE NOTED.

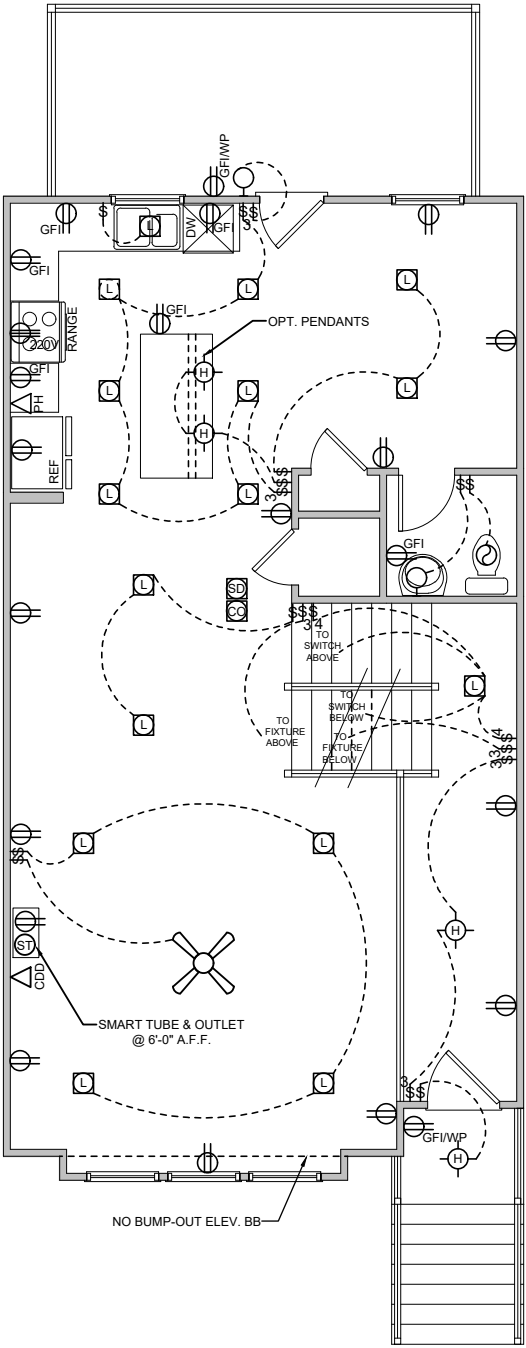
NOTE:
PROVIDE ROOF VENTILATION AS
REQUIRED PER ALL LOCAL CODES.

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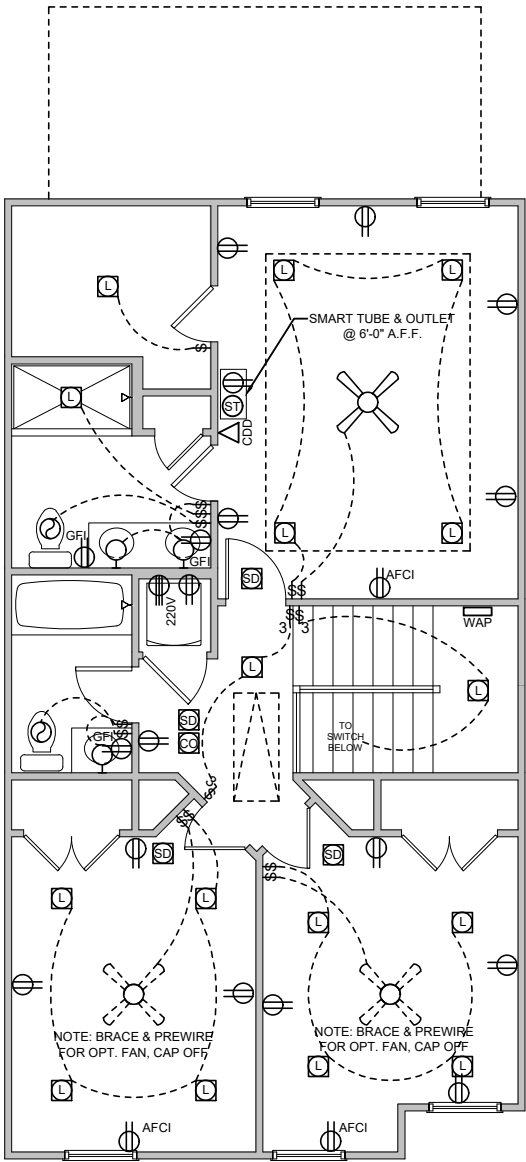
ELECTRICAL LEGEND	
	CEILING RECEP
	DUPLEX RECEP
	GROUND FAULT RECEP
	ARCH FAULT CIRCUIT INTERRUPTER
	SWITCHED RECEP
	WEATHER PROOF RECEP
	220V RECEP
	EXHAUST FAN
	VAPOR PROTECTED LIGHT
	LED LIGHT
	CEILING LIGHT
	HANGING CEILING LIGHT
	KEYLESS FIXTURE
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CABLE DATA DROP
	PHONE JACK
	CABLE JACK
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SMART TUBE
	FLOOD LIGHT
	WIRELESS ACCESS POINT
	CEILING FAN
	CEILING FAN W/ LIGHT



TERRACE ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



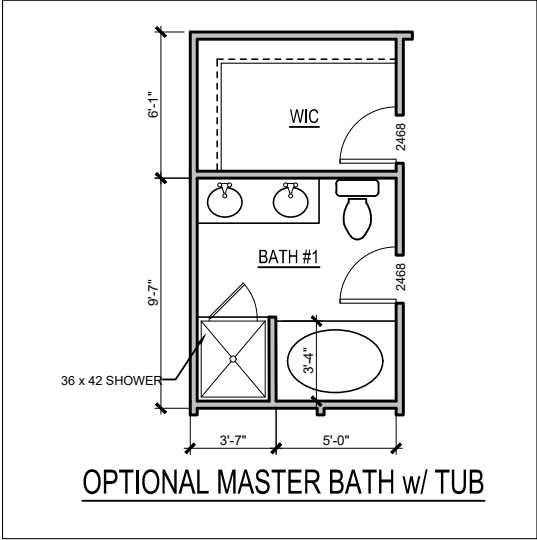
FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



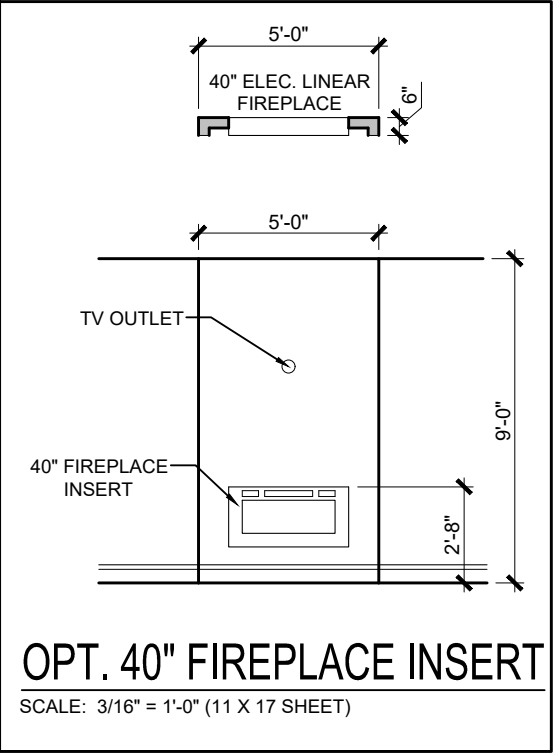
SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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DATE	DESCRIPTION
09/04/2024	Revised Master

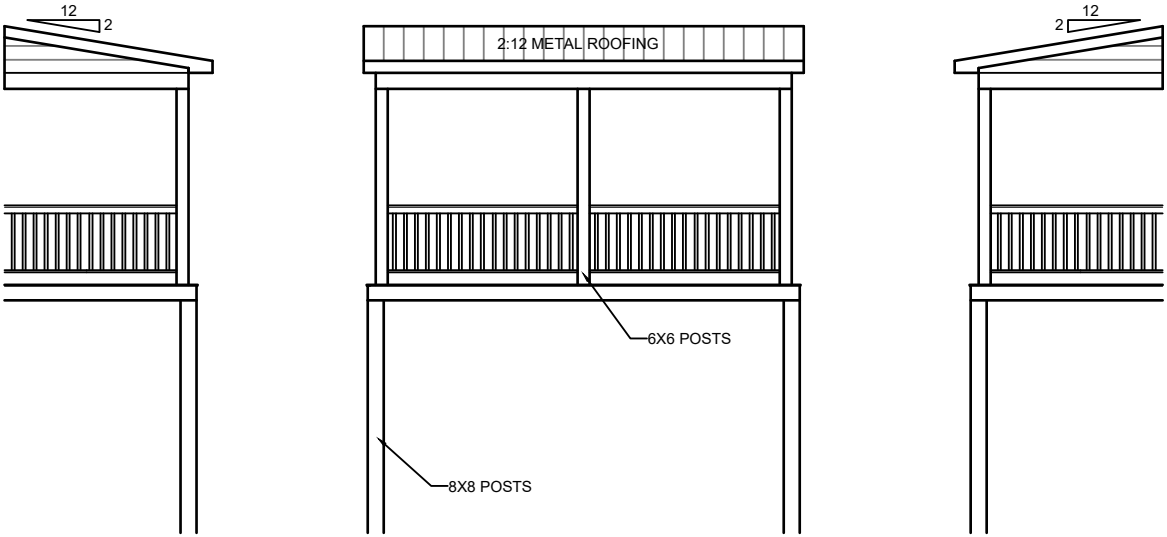


OPTIONAL MASTER BATH w/ TUB



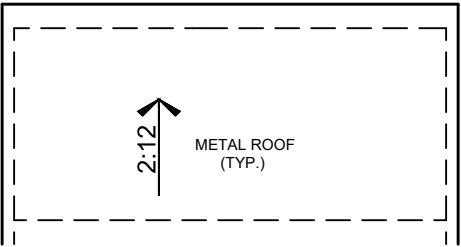
OPT. 40" FIREPLACE INSERT

SCALE: 3/16" = 1'-0" (11 X 17 SHEET)



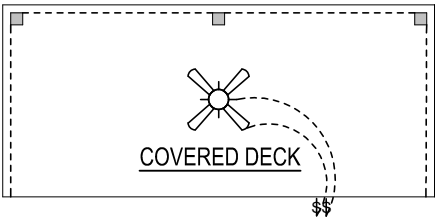
OPT. COVERED DECK ELEVATIONS

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



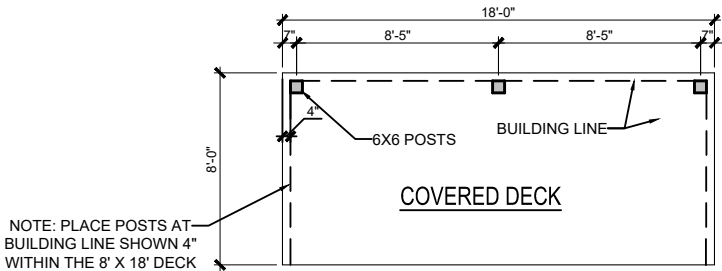
OPT. COVERED DECK ROOF PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



OPT. COVERED DECK ELEC. PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



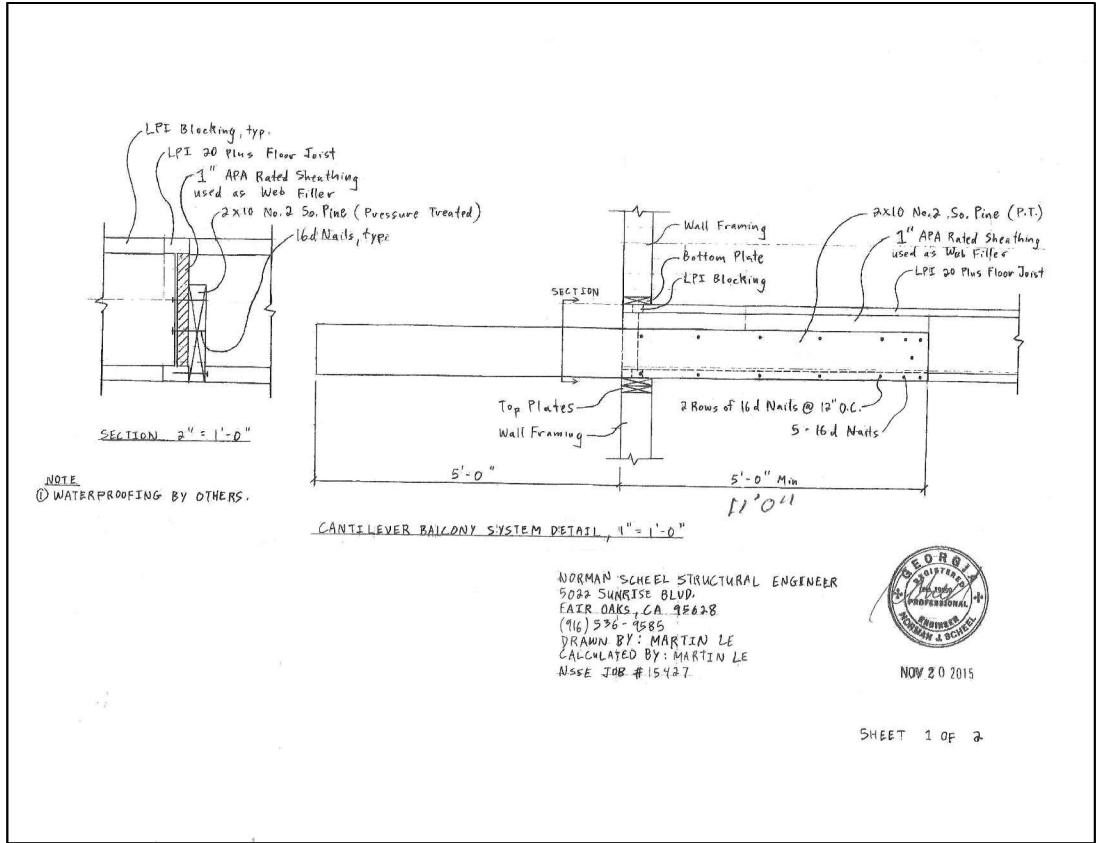
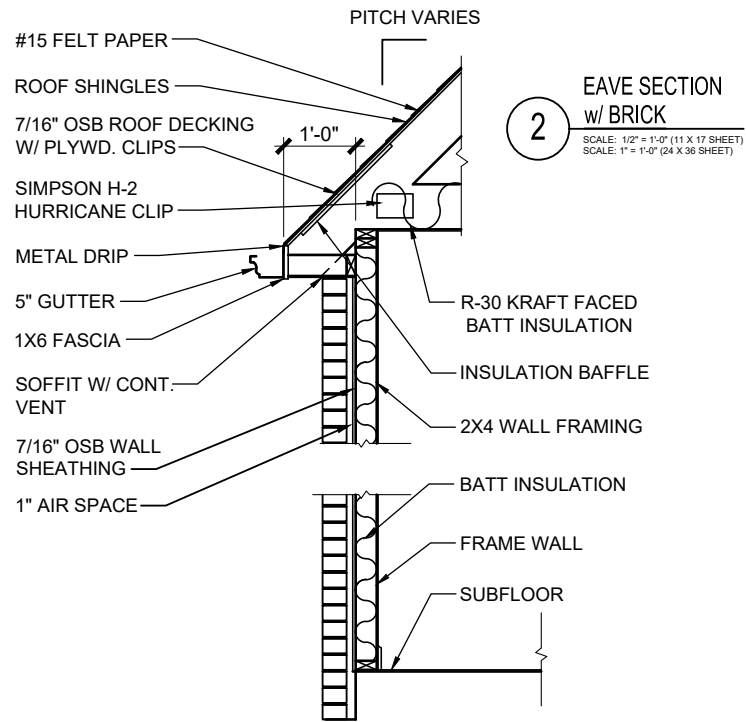
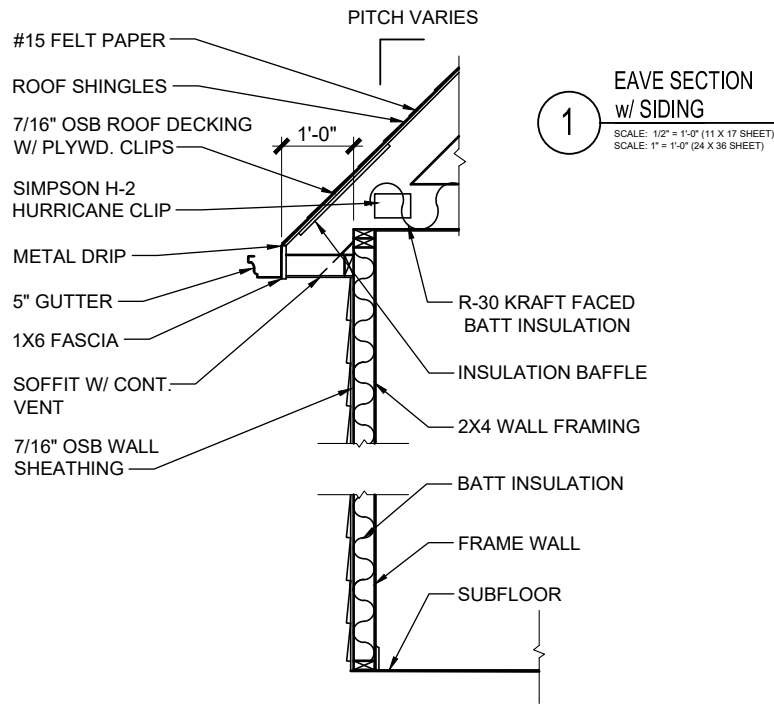
OPT. COVERED DECK PLAN

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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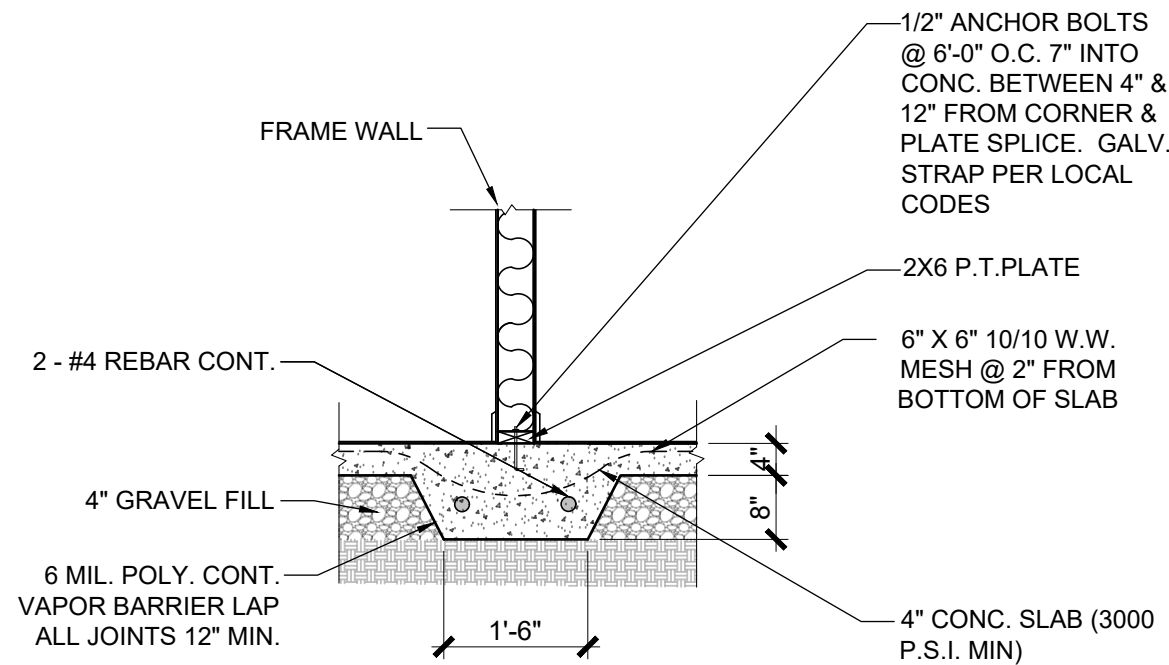
PLAN REVISIONS	
DATE	DESCRIPTION
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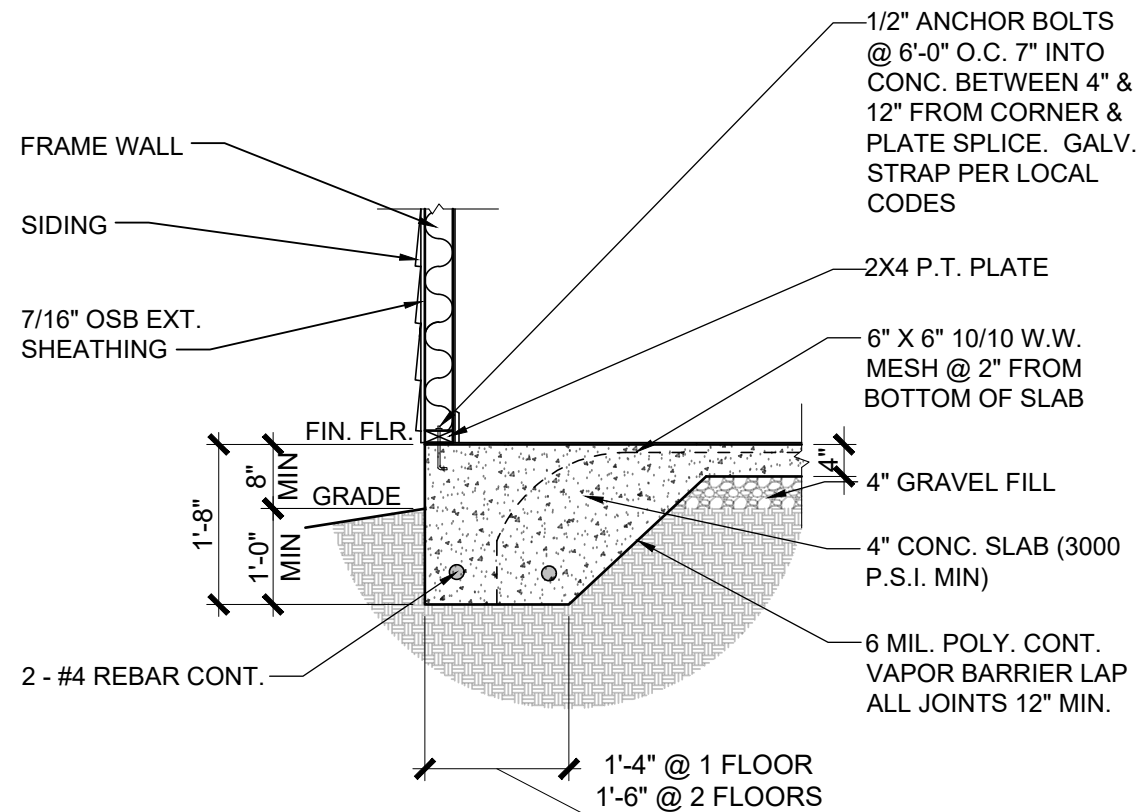


DATE	DESCRIPTION
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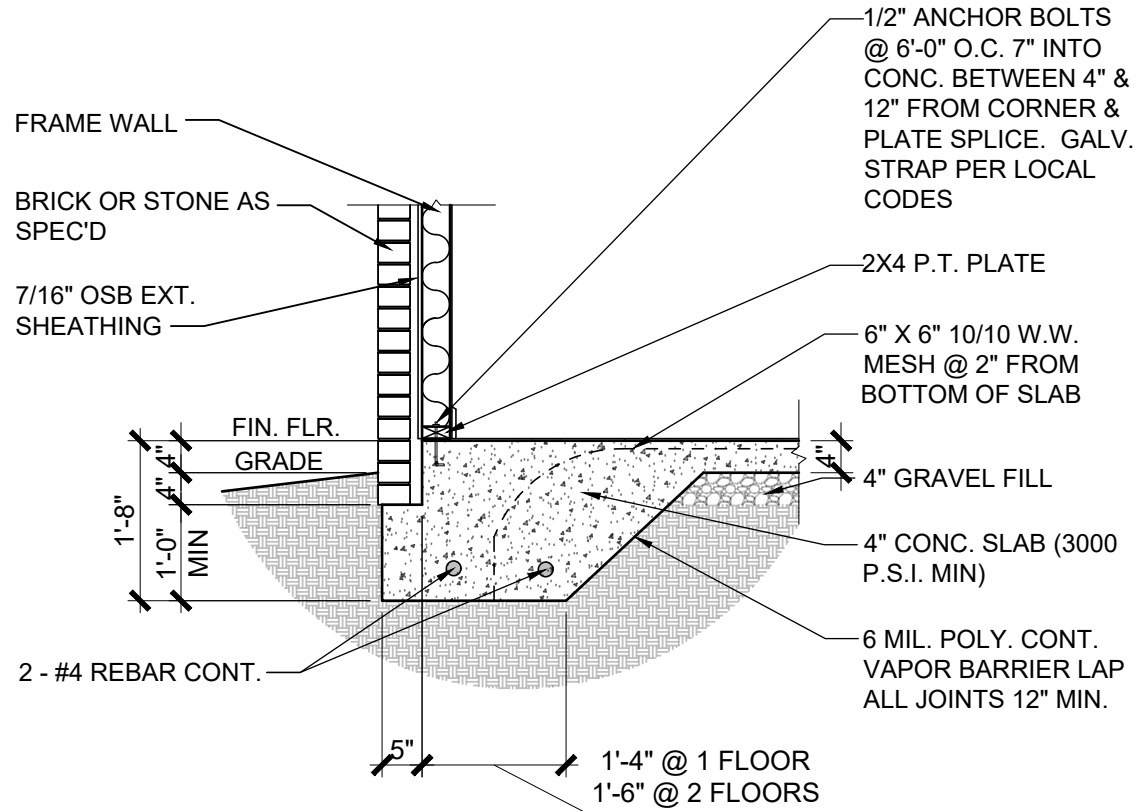
NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



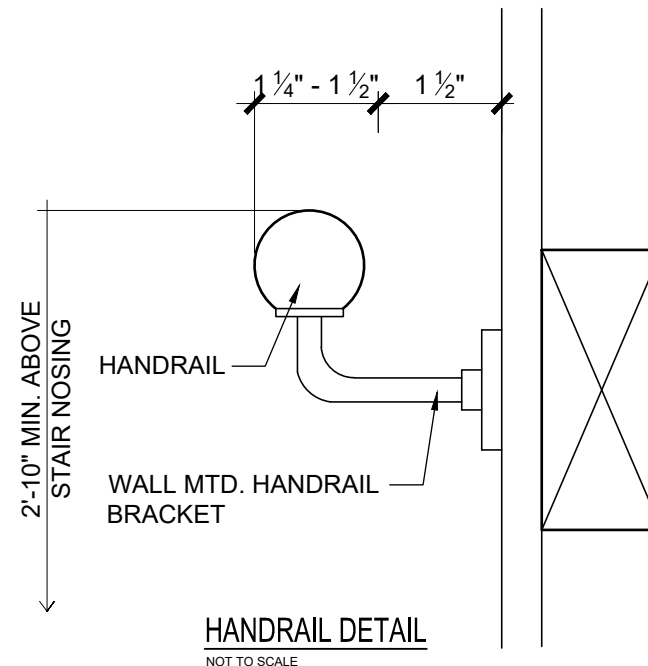
1 THICKENED SLAB / GRADE BEAM
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



3 TURN DOWN SLAB w/ SIDING
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



2 TURN DOWN SLAB w/ BRICK
SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)



The Austin at Merchant's Park

SLAB - HANDRAIL DETAILS

Item 8.



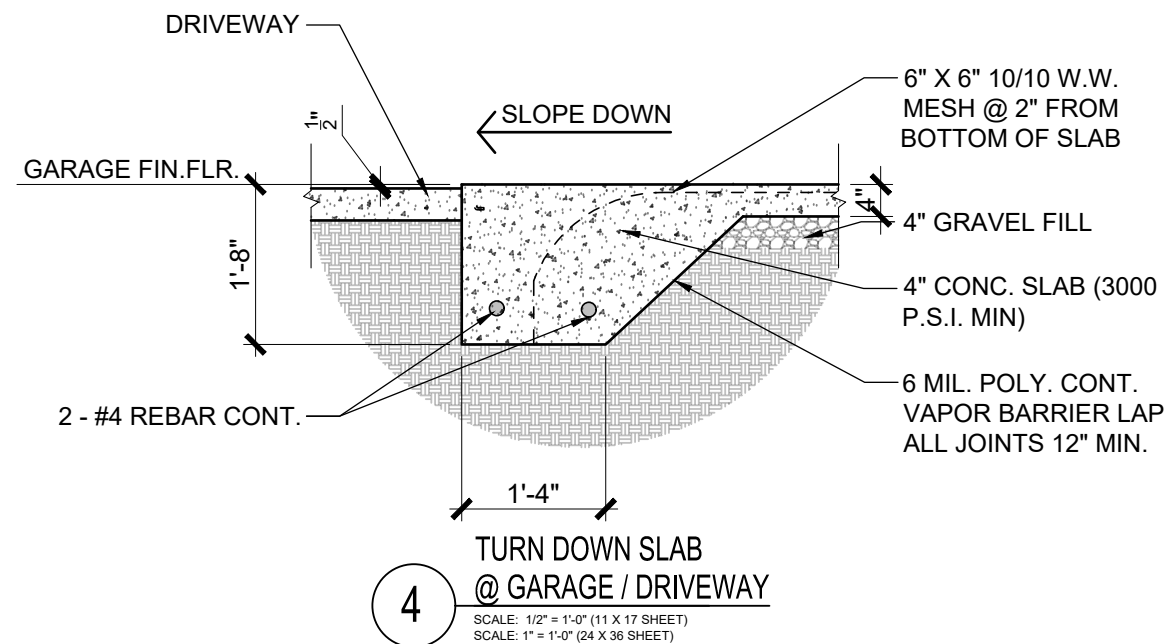
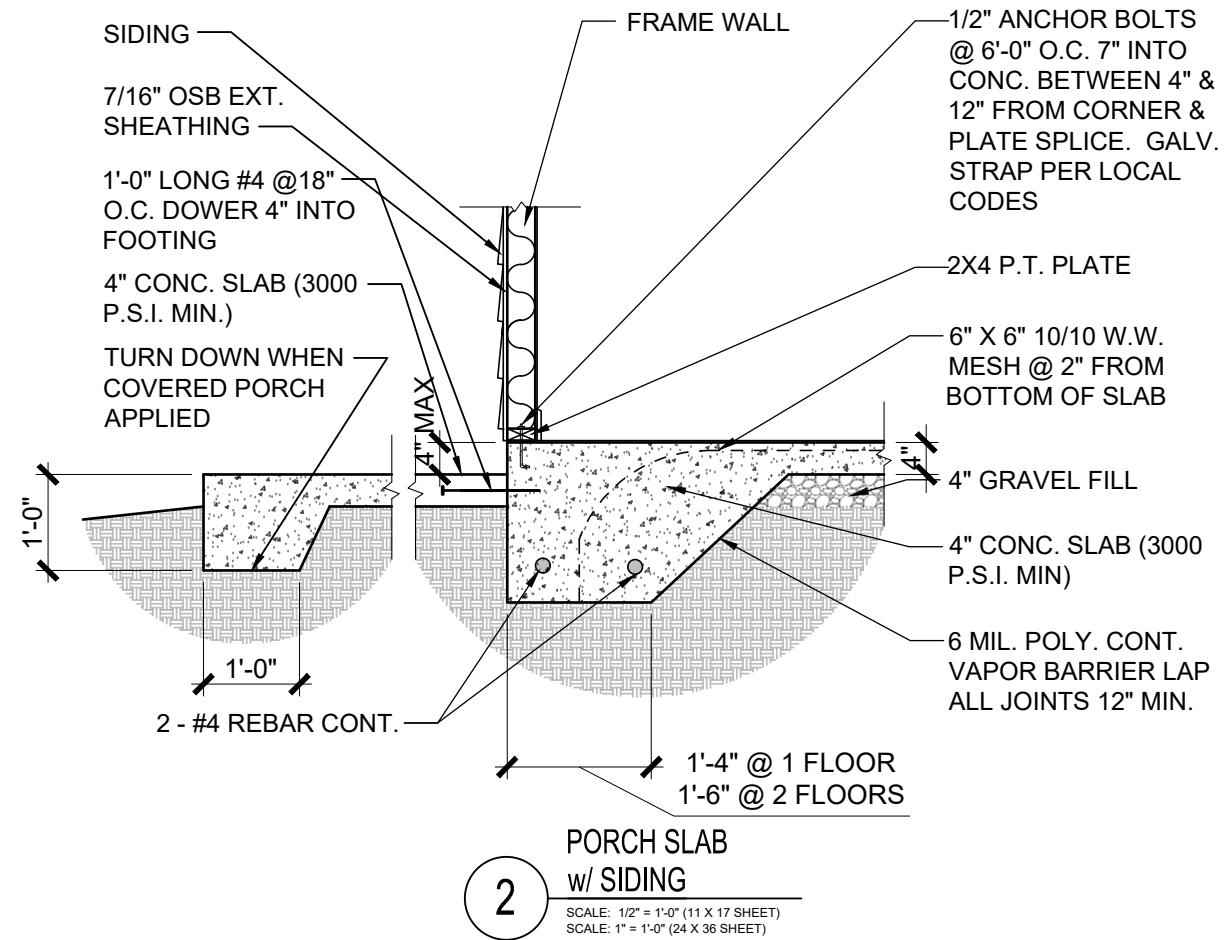
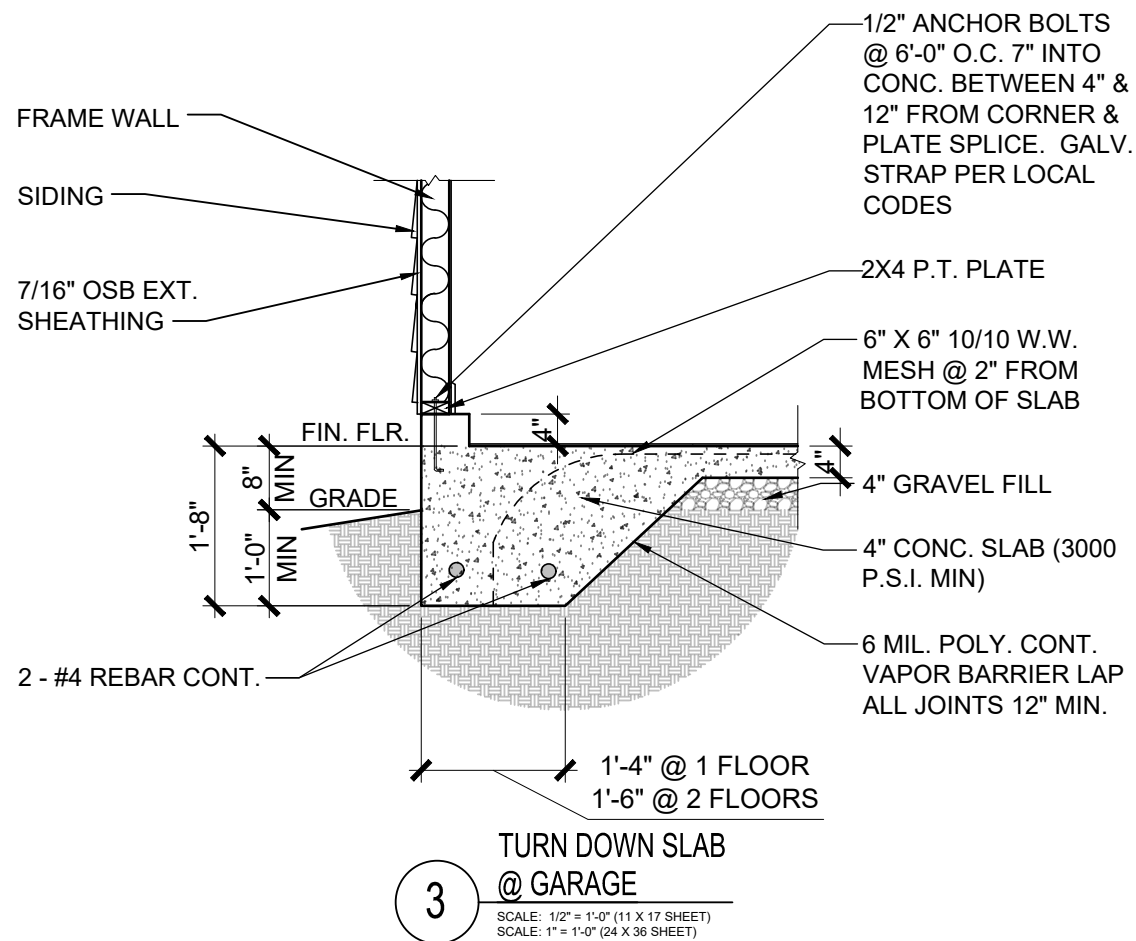
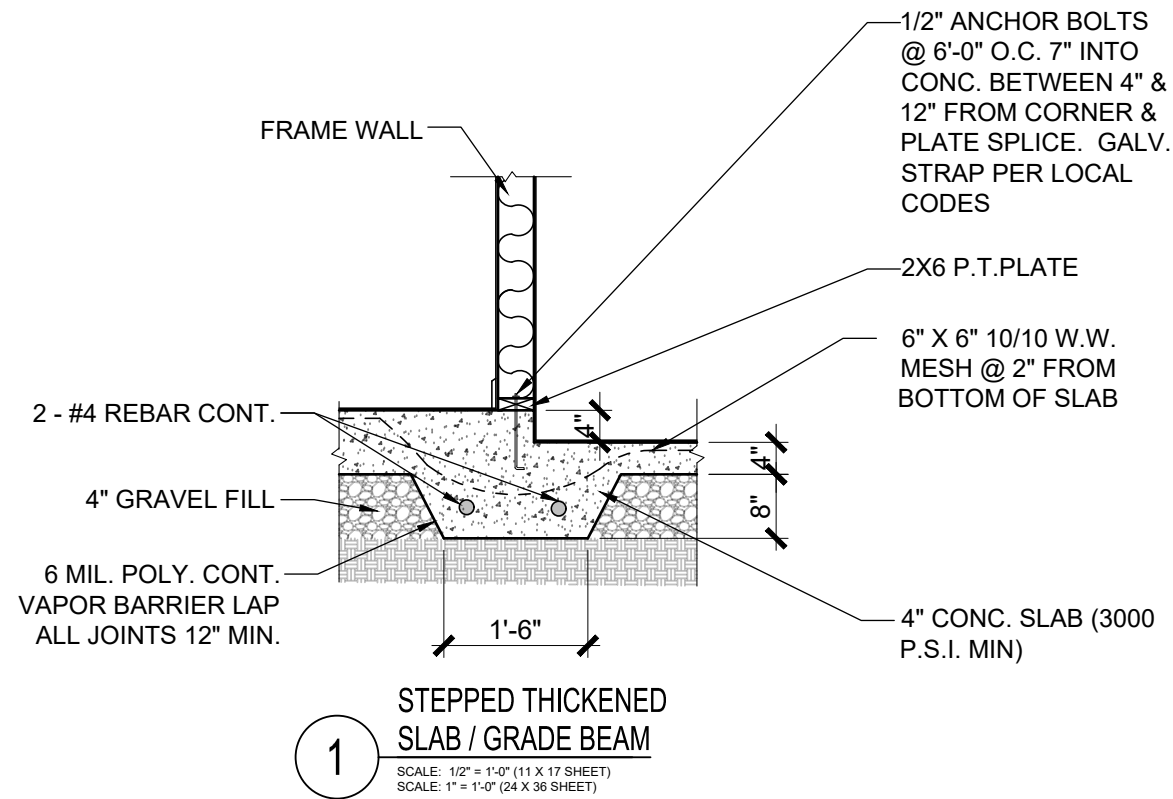
PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-2

NOTE: ALL IDEAS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF KERLEY FAMILY HOMES. THEY ARE PROTECTED BY THE CURRENT ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION, FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF KERLEY FAMILY HOMES. THESE DRAWING ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY KERLEY FAMILY HOMES FOR CONSTRUCTION ONLY.



The Austin at Merchant's Park

SLAB DETAILS

Item 8.



PLAN REVISIONS

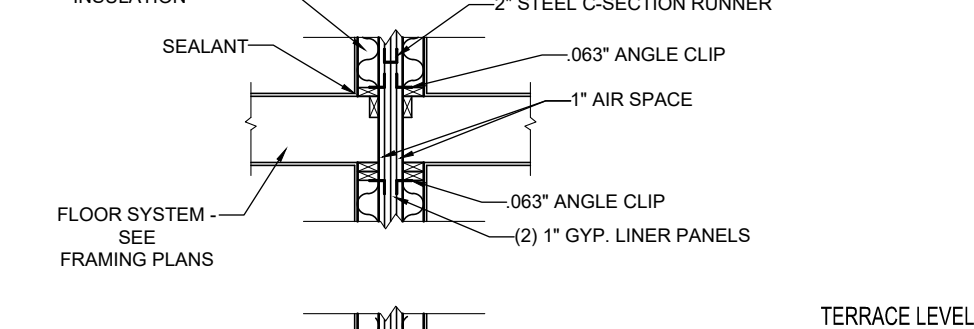
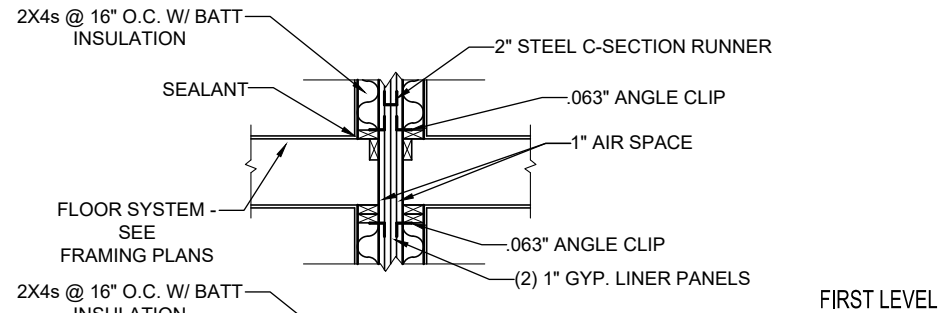
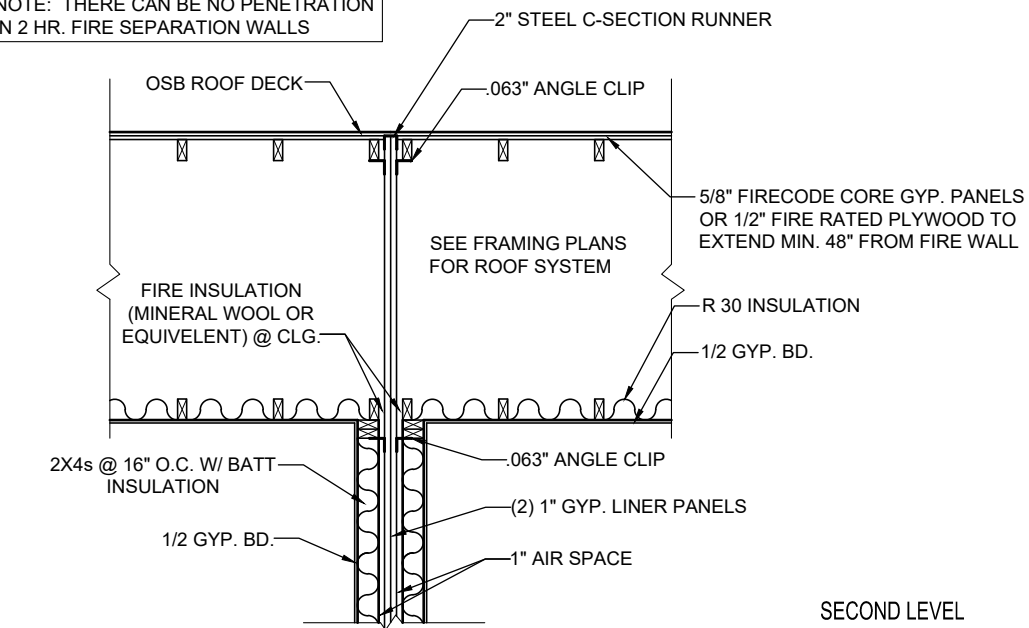
DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-3

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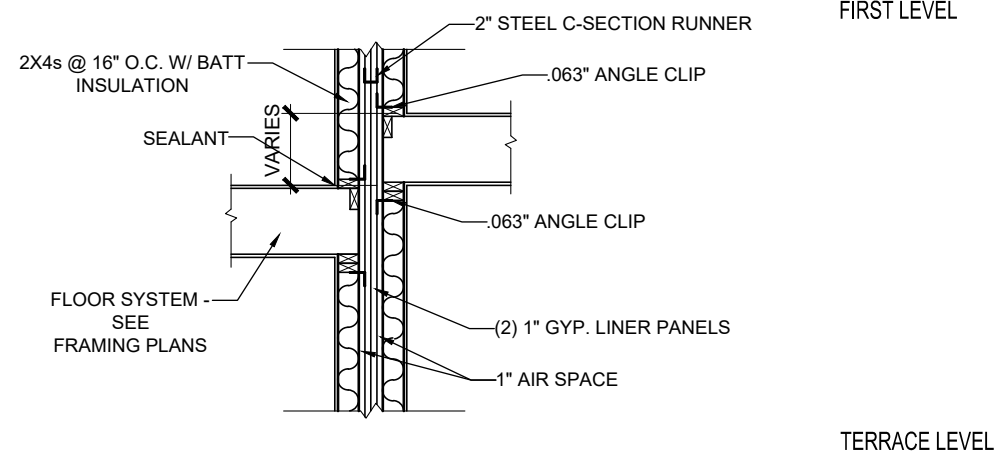
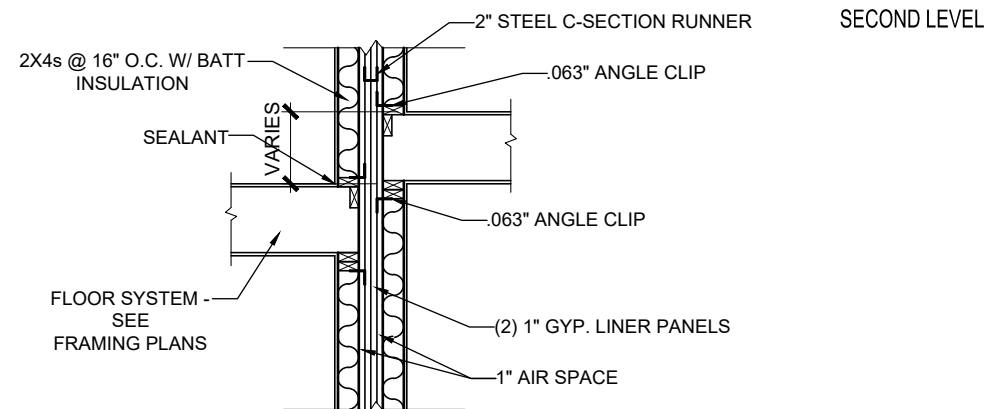
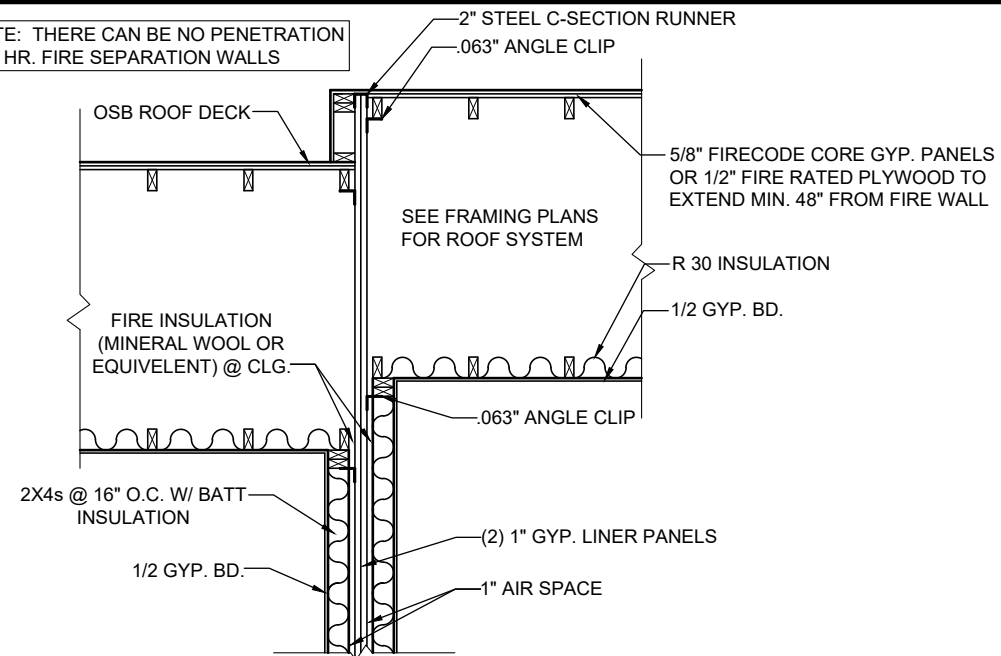
NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

NOTE: THERE CAN BE NO PENETRATION IN 2 HR. FIRE SEPARATION WALLS



TYPICAL WALL SECTION THRU 2 HR. FIRE WALL WITH STEPPED SLAB

SCALE: 1/2" = 1'-0" (11 X 17 SHEET)
SCALE: 1" = 1'-0" (24 X 36 SHEET)

The Austin at Merchant's Park

SECTION THROUGH 2 HOUR FIREWALL

Item 8.



PLAN REVISIONS

DATE	DESCRIPTION
09/04/2024	Revised Master

sheet #

D-4



Dallas Planning Commission

Thursday, November 02, 2023

6:00 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

MINUTES

CALL TO ORDER

PRESENT

David Holt
Debbie Ewing
Ryan Ayers

ABSENT

Terry Johnson
Andrew Nesbit

MINUTES APPROVAL

1. Consideration for the approval of the Minutes from 8/3/2023.

Motion to approve the Minutes from 8/3/2023 with changes.

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers

RECOGNITION OF VISITORS

2. None

REPORTS

3. None

OLD BUSINESS

4. None

NEW BUSINESS

5. Zoning Application Z-2023-08 Kerley Family Homes, LLC have applied to zone/rezone a portion of Land Lot(s) 273 in the 2nd District, 3rd Section of Paulding County, located at 260 Merchants Drive, within City of Dallas, Georgia, from a Zoning District of C-2 Commercial to a Zoning District of R-4 Residential and C-2 Commercial, in the City of Dallas.

Kevin Moore spoke in favor of the application. Sam Braly spoke in favor of the application with concern.

Motion to approve recommendation of Zoning Application Z-2023-08 with the following stipulations:

1. Developer is responsible for off-site downstream sewer infrastructure improvements that are required. Improvements must be installed and accepted by City prior to final plat approval.
2. Development shall be constructed in substantial conformity with the site plan provided in the zoning application.
3. Developer shall provide a minimum 20-foot planted or natural (where possible) buffer adjacent to the property boundaries as shown on the zoning site plan.
4. Developer shall provide a 5-6 foot high earthen berm with two rows of evergreen trees staggered six feet on center where the development borders single family residential properties. Berm with evergreen trees shall be located on the development side of the 20-foot planted or natural buffer.
5. Developer shall provide a 6-foot high chain link fence along development side of 20-foot buffer along north and east sides of development down to the stormwater management facility and tie into the private alley.
6. Developer shall provide a 10-foot concrete multi-use trail along the entire length of the property frontage along Merchants Drive for connection to City of Dallas Battlefield Trail.
7. Developer shall provide curb and gutter along entire length of property frontage along Merchants Drive.
8. Developer is responsible for providing required all development entrance improvements as required by Georgia DOT.
9. Developer is responsible for providing and installing license plate reader camera at development entrance compatible with City of Dallas Police Department system.
10. Home Owners Association with mandatory membership required for preservation and maintenance of common areas.
11. Developer shall submit detailed architectural, site, and landscaping plans to the City of Dallas for design review approval.
12. Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

Motion made by Ewing, Seconded by Ayers.
Voting Yea: Ewing, Ayers

6. Zoning Application Z-2023-09 Kerley Family Homes, LLC have applied to zone/rezone a portion of Land Lot(s) 273 in the 2nd District, 3rd Section of Paulding County, located at 200 Clay Drive, within City of Dallas, Georgia, from a zoning of R-1 Residential District to a Zoning District of R-4 Residential and C-2 Commercial, in the City of Dallas.

Kevin Moore spoke in favor of the application. Sam Braly spoke in favor of the application with concern.

Motion to approve Zoning Application Z-2023-09 with the following stipulations:

1. Developer is responsible for off-site downstream sewer infrastructure improvements that are required. Improvements must be installed and accepted by City prior to final plat approval.
2. Development shall be constructed in substantial conformity with the site plan provided in the zoning application.
3. Developer shall provide a minimum 20-foot planted or natural (where possible) buffer adjacent to the property boundaries as shown on the zoning site plan.
4. Developer shall provide a 5-6 foot high earthen berm with two rows of evergreen trees staggered six feet on center where the development borders single family residential properties. Berm with evergreen trees shall be located on the development side of the 20-foot planted or natural buffer.
5. Developer shall provide a 6-foot high chain link fence along development side of 20-foot buffer along north and east sides of development down to the stormwater management facility and tie into the private alley.
6. Developer shall provide a 10-foot concrete multi-use trail along the entire length of the property frontage along Merchants Drive for connection to City of Dallas Battlefield Trail.
7. Developer shall provide curb and gutter along entire length of property frontage along Merchants Drive.
8. Developer is responsible for providing required all development entrance improvements as required by Georgia DOT.
9. Developer is responsible for providing and installing license plate reader camera at development entrance compatible with City of Dallas Police Department system.
10. Home Owners Association with mandatory membership required for preservation and maintenance of common areas.
11. Developer shall submit detailed architectural, site, and landscaping plans to the City of Dallas for design review approval.
12. Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

Motion made by Ewing, Seconded by Ayers.
Voting Yea: Ewing, Ayers

7. First National Community Bank has submitted development plans for property that is located within the Corridor Overlay District. The property is 0.93 acres located at 104 Village Walk, Dallas, GA 30132.

Jerry Johnson and Jonathan Colvin spoke in favor of the application.

Motion to approve DEV-2023-02.

Motion made by Ewing, Seconded by Ayers.

Voting Yea: Ewing, Ayers

8. The City of Dallas has proposed text amendments to the Zoning Ordinance.

Public hearing was held for proposed chapter 44 zoning amendments as presented.

9. Consideration for the 2024 meeting schedule.

No action was taken.

ADJOURNMENT

Motion to adjourn

Motion made by Ayers, Seconded by Ewing.

Voting Yea: Ewing, Ayers

Board Secretary

Date



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Zoning: Design Review for Merchants Drive Townhomes (Z-2023-08)

PRESENTED BY: Ronald Johnson, AICP, Community Development Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration of a design review for Merchants Park Townhomes (Z-2023-08), located at 200 Clay Drive/260 Merchants Drive, as presented.

HISTORY/PAST ACTION:

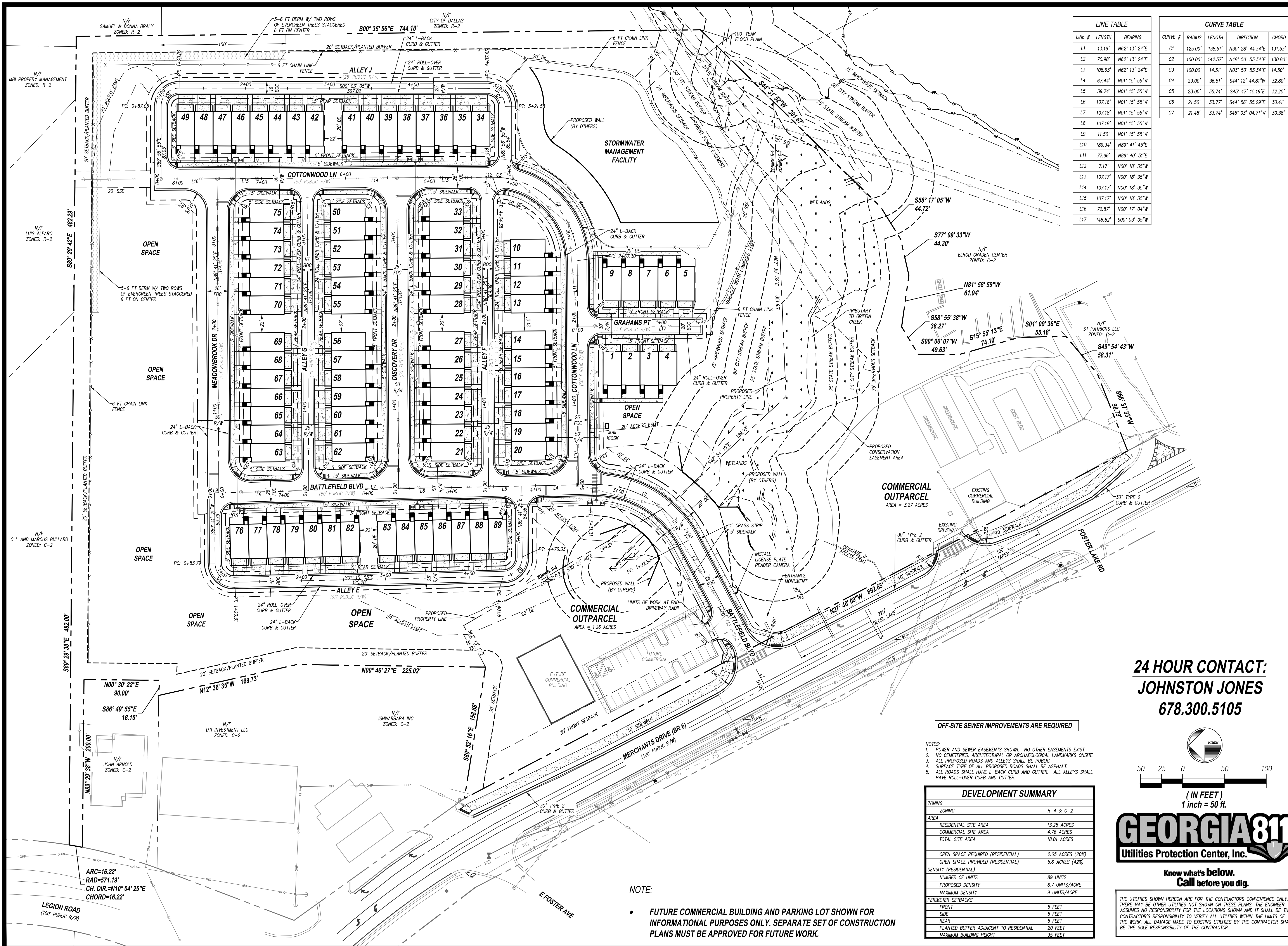
N/A

FINANCIAL IMPACT:

No financial impact is anticipated

INFORMATION:

Kerley Family Homes is requesting design review approval in accordance with the rules and regulations of the Corridor Overlay Zone, and as required by conditions recommended by the Planning Commission and adopted by the City Council as a part of the 2023 rezoning. The townhome architectural elevations (attached) have met all requirements of the Corridor Overlay Zone and is recommended for approval by staff.



DIVISION 5. CORRIDOR OVERLAY DISTRICT

Sec. 44-212. C-O corridor overlay district.

(1) *Purpose, intent, and authority.*

- (a) *Purpose.* It is the purpose of this district to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public and affect the physical development of land within the Georgia State Routes 6, 6 Business and 61 corridors which shall be designated as corridor overlay district.

The following standards shall be considered in evaluating projects proposed within the corridor overlay district:

1. All structures will be evaluated on the overall appearance of the project and shall be based on the quality of its design and its relationship to the surrounding area.
 2. The quality of design goes beyond the materials of constructions to included scale, mass, color, proportion and compatibility with adjoining developments.
 3. Colors shall be harmonious and only the use of compatible accents shall be permitted.
 4. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
 5. Any design in which the structure frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
 6. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.
- (b) *Statement of intent.* These standards are intended to promote high quality creative development that will combine imagination, innovation, and variety in the appearance of buildings and sites in the overlay corridors. These standards are further intended to preserve and enhance property values and to promote the public health, safety and welfare by providing for consistent and coordinated treatment of the property encompassed by the Georgia State Route 6, 6 Business and 61 Corridors.
- (c) *Title.* This portion of the zoning ordinance shall be known as the corridor overlay district of the City of Dallas, Georgia.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-213. Boundaries.

- (a) *State Route 6 (Jimmy Campbell Parkway).* The boundaries of the State Route 6 corridor overlay district are located on either side of the centerline of State Route 6 and incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.
- (b) *State Route 6 Business (Merchants Drive, East Memorial Drive, West Memorial Drive and Buchanan Highway).* The boundaries of the State Route 6 business corridor overlay district are located on either side of

the centerline of State Route 6 business beginning at the east city limits of the City of Dallas, Georgia and ending at the west city limits. This corridor shall incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.

- (c) *State Route 61 (Nathan Dean Boulevard, Merchants Drive, East Memorial Drive and Confederate Avenue).* The boundaries of the State Route 61 business corridor overlay district are located on either side of the centerline of State Route 61 beginning at the south city limits of the City of Dallas, Georgia and ending at the north city limits. This corridor shall incorporate any parcel of land with right-of-way frontage on or that is visible from the highway corridor.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-214. Planning commission approval.

Approval by the City of Dallas Planning Commission or such agency designated by the mayor and council of the City of Dallas, Georgia shall be required for any proposed or revised development plan or NEW structure in the corridor overlay district. Prior approval of the architectural design, landscaping, sewerage, drainage, parking, signage, lighting and access to the property shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the construction of any building(s) in the corridor overlay districts or (4) modification or revision of any site development plan. Any alteration to, or replacement of existing signage within the corridor overlay district shall conform to section 5 of this section [section 44-215].

The City of Dallas Planning Commission, in reviewing applications, shall examine factors concerning the site, site plan, and the surrounding area, which include but are not limited to the following items:

- (1) Topography;
- (2) Zoning on site;
- (3) Surrounding zoning and existing land use;
- (4) Streets, curbs, gutters, and sidewalks;
- (5) Access to public streets;
- (6) Driveway and curb cut locations in relation to other sites;
- (7) General vehicular and pedestrian traffic;
- (8) Internal site circulation including connectivity with adjoining parcels and developments;
- (9) Special and general easements for public or private use;
- (10) On-site and off-site surface and subsurface storm and water drainage;
- (11) On-site and off-site utilities;
- (12) The means and impact of sanitary sewage disposal and water supply technique;
- (13) Dedication of City of Dallas approved streets and rights-of-way;
- (14) Protective restrictions or covenants and/or recorded commitments;
- (15) Outdoor storage areas;
- (16) Provisions for adequate and acceptable setbacks, lighting, signage, screening, landscaping, and compatibility with existing platted residential use; and
- (17) Effects the proposed projects may have on the entire Corridor Overlay District.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-215. Building design standards.

(a) *Architectural design requirements/non-residential.*

- (1) Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired, or used in the overlay district, which abut, are adjacent to, or are visible to State Routes 6, 6 Business or 61.
- (2) Building facades may be constructed from masonry or glass, as defined below, or other materials or products which provide the same desired stability and quality. Products other than those listed below must be approved by the city.
 - a. *Masonry construction:* Which shall include all masonry construction that is composed of solid, faced, or veneered-wall construction with standard brick size (excluding masonry boards and cinder blocks, unless otherwise approved by the city).
 - i. Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard or durable all-weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.
 - ii. Brick material used for masonry construction shall be composed of hard fired (Kiln-fired) all-weather standard brick or other all-weather facing brick.
 - b. *Glass walls:* Which shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing materials supported in a metal framework.
 - c. *Wood construction.*
- (3) The materials and finishes of exposed roofs shall complement those used for the exterior walls. Exposed roofs shall be defined as that portion of a roof visible from ground level of the corridor or any adjacent public thoroughfare or residentially zoned or used area.
- (4) Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (5) All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- (6) The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition; free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished, repainted or replaced.
- (7) Refuse and waste removal areas, loading berths, service yards, storage yards, and exterior work areas shall be screened from view from public ways.

(b) *Relationships of buildings to site.*

- (1) The site shall be planned to accomplish a desirable transition with the streetscape and provide for adequate planting, safe pedestrian movement and parking area.
- (2) Site planning in which setbacks and yards are in excess of zoning restrictions is encourage[d] to provide an interesting relationship between buildings.
- (3) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to attractively landscape and/or screen parking areas from view public ways.

- (4) Without redistricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - (5) Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
 - (c) *Minimum building height.* All uses within the corridor overlay districts shall have minimum building heights of 14 feet with a minimum of 12 feet to the lowest eaves for a building with a gable, hip or gambrel roof.
- (Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-216. Signage standards.

- (a) *Residential subdivisions and multi-family complexes:* These residential uses shall be permitted one freestanding sign (ground mounted) per main entrance, not to exceed two signs per development. Signs shall be monument in construction and limited to a maximum of 100 square feet per sign. Maximum sign height should not exceed 15 feet.
- (b) *Commercial and industrial uses:* Each parcel shall be permitted one freestanding sign, provided all other standards are met. In addition, each structure shall be permitted one on-structure sign. For the purposes of this section, a shopping center or similar use shall be permitted one main freestanding sign; no freestanding signs shall be permitted for individual establishments in shopping centers or similar uses. Signs shall be monument construction and limited to a maximum of 100 square feet. Maximum sign height should not exceed 25 feet. Out-parcels located within an overall shopping center complex are allowed one monument sign not to exceed 50 square feet with a maximum height not to exceed 15 feet.
- (c) *Location:* Signs shall be located ten feet off a street right-of-way and not obstruct sight distances nor shall signs impede pedestrian access.
- (d) *On-structure signs (wall signs):* Signs (wall signs) shall not project above the eaves line for buildings with pitched roofs or above the roofline for buildings with flat roofs. In addition, the top of the wall sign shall be placed no higher than 20 feet above the ground nor extended from the wall more than 12 inches.
- (e) *Construction:* Freestanding signs shall be ground mounted, monument type structures constructed of the same material as the principal building designed to complement the principal building architecture. Signs shall not have reflective backgrounds or reflective lettering. Digital or electronic controlled message components shall comprise no more than 50 percent of sign area. No flashing or scrolling text shall be permitted and with the exception of the date, time and temperature, no message shall be displayed for an interval of less than 30 seconds. Signs may be illuminated only by an externally located stationary light source, shielded and directed solely at the sign (one source per sign face). Colored lamps are not permitted.
- (f) *Landscaping:* Landscaping shall be integrated with installation of freestanding signs, provided sight distances and pedestrian access can be maintained.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-217. Landscaping plan.

- (a) A landscaping plan shall be submitted to the city for approval at the same time other plans (i.e., architectural design, lighting, parking, signage and site plans) are submitted to the city for review. This plan shall be drawn to scale, including dimensions and distance, shall delineate all existing and proposed structures, private parking areas, walks, ramps for handicapped, terraces, driveways, signs, lighting standards, steps and other similar structures; and shall delineate the location, size and description of all landscape materials. Landscape treatment for plazas, roads, paths, service and private parking areas shall be designed as an integral and

coordinated part of the landscape plan for the entire lot. Additional information may be requested by the city for the filing of landscaping plans.

(b) *Areas to be landscaped:*

(1) *Greenbelt.*

- a. *(Non-Residential).* The greenbelt (located on the front-side of buildings) shall be suitably landscaped and shall be otherwise unoccupied except for steps, walks, terraces, driveways, lighting standards, and other similar structures, but excluding private parking areas. The greenbelt shall be a minimum of ten feet wide. Mounding and other innovative treatments are to be especially encouraged in this area.
- b. *(Residential).* The greenbelt shall include a 20-foot landscaped strip along the site's frontage along the corridor and other public roads excluding curb-cut right-of-way(s). Landscaping shall include evergreen trees, other acceptable vegetative material, berms or a combination thereof.

(2) *Peripheral planting.* There shall be peripheral landscaping strip, four feet in depth, located along the side of any private parking area which abuts any side or rear property line.

(3) *Planting within parking lots.* All parking lot landscaping shall be a quality to improve and enhance the site and its surrounding area. Effective use of mounding and existing topography is encourage[d]. Landscaping and planning areas shall be reasonably dispersed throughout the parking area and not less than five percent of a private parking lot shall be landscaped. (For purposes of this computation, landscaping in: 1) the greenbelt; 2) adjacent to buildings; and 3) on the periphery of the lot shall not be included.) Landscaping shall be specifically provided at the ends of parking rows and as a means of separating parking from major circulation isles within lots.

(c) *Landscaping standards.*

- (1) The interior dimensions, specifications and design of any planting area or planting medium proposed to be constructed shall be sufficient to protect the landscaping materials planted therein and to provide for proper growth.
- (2) Primary landscaping materials used in the greenbelt and adjacent to buildings shall consist of one of a combination of the following: shade trees, ornamental trees, shrubs, ground covers, grass, mulches, etc.
- (3) The primary landscaping materials used in and around private parking areas shall be trees, which provide shade at maturity. Shrubbery, hedges, and other planting material may be used to complement tree landscaping, but shall not be the sole contribution to the landscaping.
- (4) All shade trees proposed to be used in accordance with any landscaping plan shall be a minimum of eight feet in overall height and have a minimum trunk diameter, 12 inches above the ground of two inches upon planting. They should be of a variety which will attain an average mature spread greater than 20 feet. The types of trees shall be approved by the city prior to installation.
- (5) Landscaping materials selected should be appropriate to local growing and climatic conditions. Wherever appropriate, existing trees should be conserved and integrated into the landscaping plan. Plant material shall be selected for interest in its structure, texture, color and for its ultimate growth. Indigenous and other hardy plants that are harmonious to the design, and of good appearance shall be used.
- (6) The landscaping plan shall ensure that sight distances are not obstructed for drivers of motor vehicles.
- (7) Where natural or existing topography patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted where it contributes to good appearance.

- (8) Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
- (9) Landscape treatment shall be provided to enhance architectural features, strengthening vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.
- (10) Unity of designs shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- (11) In locations where plants will be susceptible to injury by pedestrians or motor traffic, they shall be protected by appropriate curbs, tree guards or other devices.
- (12) Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- (13) Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- (14) In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
- (15) Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings and proportions shall be attractive.
- (16) Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings and signs.

(d) *Landscaping installation and maintenance.*

- (1) *Installation.* All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building certificate of occupancy permit if said permit is issued during a planting season, or within six months of the date an occupancy permit is issued during a non-planting season. If not planted, a bond shall be required for plantings for a period of one year (12 months) from the date of certificate of occupancy.
- (2) *Maintenance.* It shall be the responsibility of the owners and their agencies to ensure proper maintenance of the landscaping, in accordance with the standards set by this [chapter] and as indicated on the landscaping plan, which has been approved by the city. This is to include, but not limited to, replaced dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.
- (3) *Changes after approval.* No landscaping which has been approved by the city may later be altered, eliminated or sacrificed, without first obtaining further approval from the city.
- (4) *Inspection.* The city shall have the authority to visit any lot within the corridor overlay district to inspect the landscaping and check it against the approved plan on file.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-218. Parking requirements.

Parking is to be discouraged between the required greenbelt and the building(s) when other suitable areas for parking exist on the property; however, a maximum of 20 percent private parking may be permitted in the area between the greenbelt and the planting on the periphery of the property. Efforts to break up large expanses of pavement are to be encourage[d] by the interspersing of appropriate planting areas wherever possible. The

number of parking spaces required is established in the City of Dallas Zoning Ordinance, depending upon the zoning and the intended land use. Alternatives to the established parking requirements may be granted to developments which have a mixture of uses whose peak parking requirements do no[t] coincide in time and thereby may share parking spaces. The applicant shall provide expertly prepared justification for seeking such exception (i.e., a reference such as "share parking," Urban Land Institute). There shall be an appropriate number of parking spaces, accessible to the building(s) and identification as reserved for use by handicapped individuals, and these spaces shall be of sufficient width to accommodate their needs. All parking standards shall comply with the zoning ordinance.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-219. Lighting requirements.

In reviewing the lighting plan for a lot proposed to be developed in the corridor overlay district, factors to be considered by the city shall include but are not limited to:

- (1) Safety provided by the lighting;
- (2) Security provided by the lighting;
- (3) Possible light spillage or glare onto adjoining properties or streets. (Down-shielding is encouraged and spillage or glare onto adjoining properties is prohibited.);
- (4) Attractiveness of the lighting standards and their compatibility with the overall treatment of the property;
- (5) Height amid placement of lighting standards considering the use (maximum height of 30 feet); and
- (6) Exterior lighting, when used, shall enhance the building and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-220. Access to individual sites.

The corridor streets by their functional nature as primary thoroughfares, must have reasonable restrictions as to the number and location of access points within the overlay districts.

State Road 6 (Jimmy Campbell Parkway) represents a major thoroughfare, which must be controlled as to the number of access points ("curb cuts") permitted.

Therefore, in order to provide safe and sufficient traffic movement to and from adjacent lands and to protect the functional integrity of the corridor's primary thoroughfares, in many cases frontage roads, access roads and distributors roads, will have to be built. Such roads shall be coordinated with those of continuous lots and designed to preserve the aesthetic benefits provided by the greenbelt areas. Access at the side or rear of buildings is encouraged. New access points onto the primary thoroughfares in the corridor shall be coordinated with existing access points whenever possible. The following curb cut policy shall apply throughout all corridors:

Access to proposed developments shall be provided per Georgia Department of Transportation and the City of Dallas access management standards, policies, guidelines, and regulation.

(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-221. State route access to potential development sites.

Stub streets shall be built in all cases where adjacent lots have reasonable potential for development. Reasonable potential shall include any adjacent parcel of adequate size for commercial or residential development or any adjacent parcel so determined by the city.

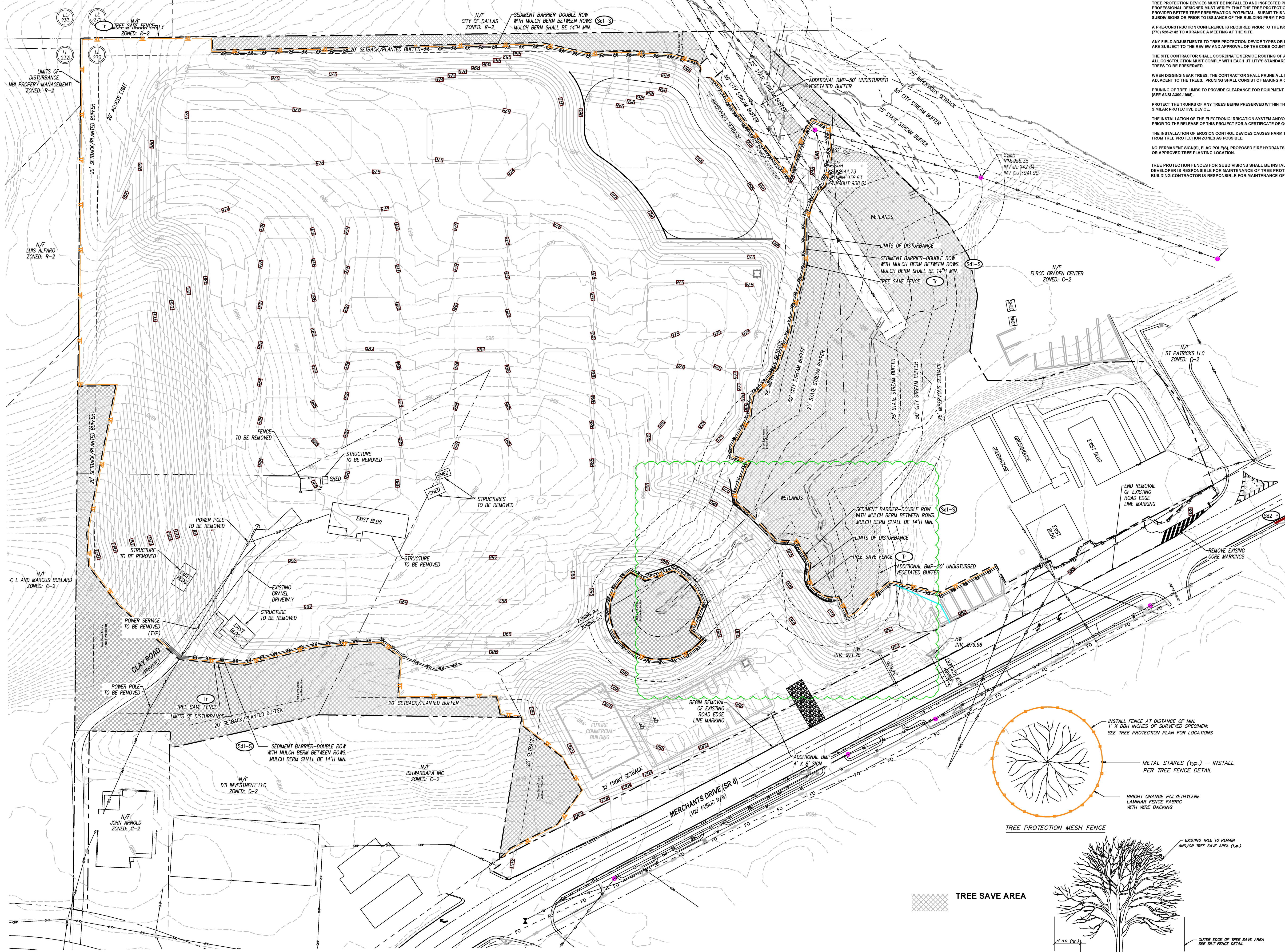
(Ord. No. OA-2023-04, 7-10-2023)

Sec. 44-222. Other standards.

- (a) *Outside storage.* Outside display of merchandise will be limited to where the primary business is retail sales of outdoor merchandise including but not limited to power mowers, ATV's, landscape material and products, trees, plants, shrubs, decorative rock, pavers, etc. Excludes thrift stores, secondhand stores and any other businesses whose merchandise is primarily for indoor use.
- (b) *Loading berth requirements.* Loading berth requirements shall be a[s] specified in the underlying zone district(s) except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.
- (c) *Accessory buildings and uses.* All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted within the corridor overlay districts, except that any detached accessory building on any lot shall be designed to be architecturally designed and constructed with the same material as the principal building and to be compatible with the principal building in which it is associated. All accessory buildings shall have a roof.
- (d) *Paving requirements.* All parking areas shall be finished with a hard surface such as asphalt, concrete or other materials approved by the city.
- (e) *Utility requirements.* All utilities including but not limited to electric, cable and phone services shall be underground unless otherwise approved by the city after written submittal providing justification for overhead utility services.
- (f) *Truck and trailer parking.* Overnight parking of tractor trailers, semi-trucks, commercial trucks, semi-trailers, boats, campers, or recreational vehicles is strictly prohibited within the corridor overlay district.

(Ord. No. OA-2023-04, 7-10-2023)

Secs. 44-223—44-237. Reserved.



NOTES:

TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. FOR PROJECTS OVER TWO (2) ACRES, A PROFESSIONAL DESIGNER MUST VERIFY THAT THE TREE PROTECTION FENCES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDED BETTER TREE PRESERVATION POTENTIAL. SUBMIT THIS VERIFICATION PRIOR TO THE APPROVAL OF THE FINAL PLAN FOR RESIDENTIAL SUBDIVISIONS OR PRIOR TO ISSUANCE OF THE BUILDING PERMIT FOR COMMERCIAL PROJECTS.

A PRE-CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE ISSUANCE OF THE ON-SITE CONSTRUCTION PERMIT. CALL THE SITE INSPECTIONS SECTION AT (770) 528-2142 TO ARRANGE A MEETING AT THE SITE.

ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE COBB COUNTY ARBORIST OR CITY OF DALLAS.

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE-PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (REF: ANSI A308-1995).

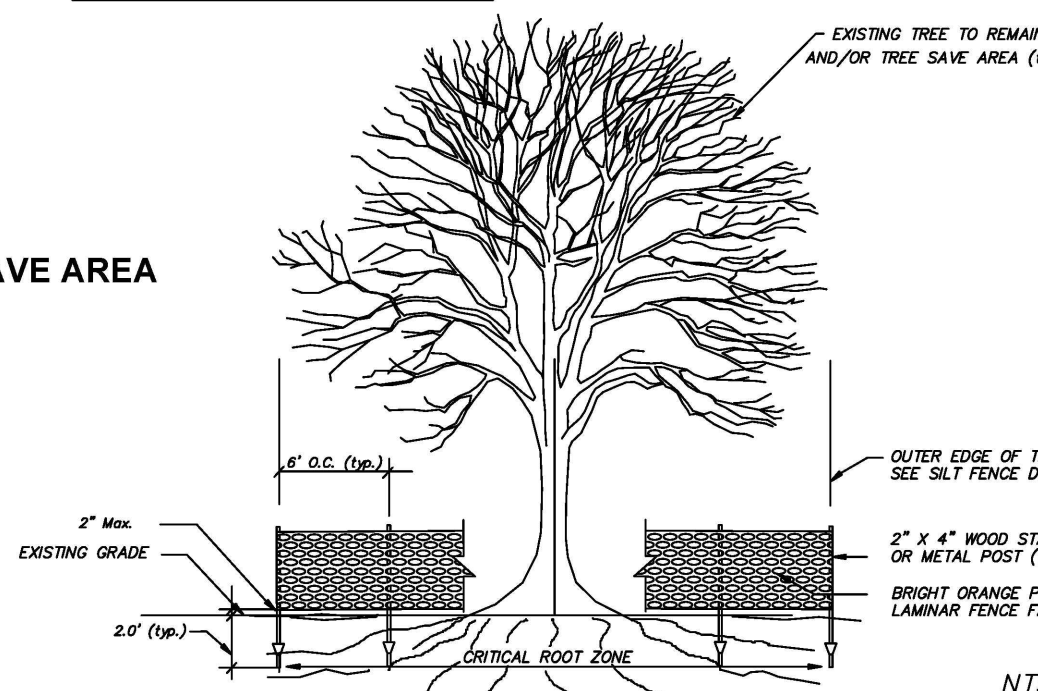
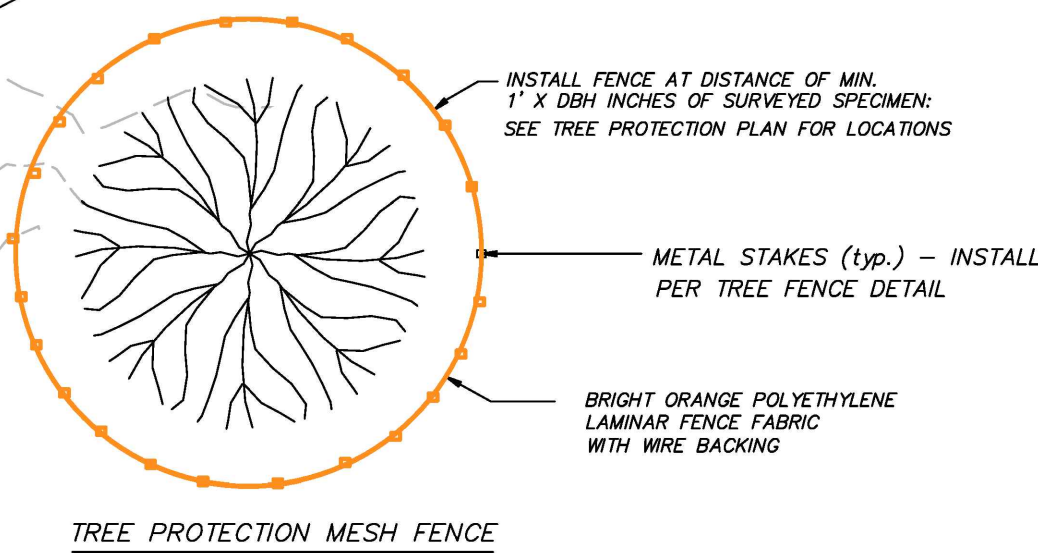
PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKING OR SIMILAR PROTECTIVE DEVICE.

THE INSTALLATION OF THE ELECTRONIC IRRIGATION SYSTEM AND/OR HOSE BIBS (AS SPECIFIED ON THIS PLAN) WILL BE VERIFIED BY THE COUNTY ARBORIST PRIOR TO THE RELEASE OF THIS PROJECT FOR A CERTIFICATE OF OCCUPANCY.

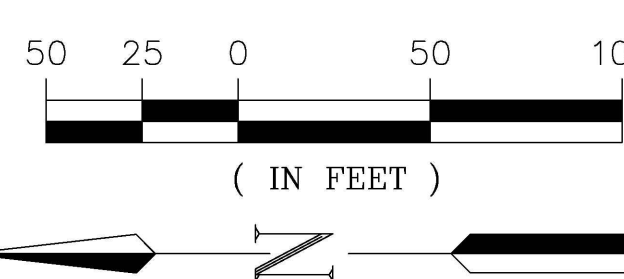
THE INSTALLATION OF EROSION CONTROL DEVICES CAUSES HARM TO TREES. ON INDIVIDUAL LOTS, USE SILT FENCE ONLY AS NEEDED AND LOCATE IT AS FAR FROM TREE PROTECTION ZONES AS POSSIBLE.

NO PERMANENT SIGNS, FLAG POLES, PROPOSED FIRE HYDRANTS, OR POWER TRANSFORMERS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.

TREE PROTECTION FENCES FOR SUBDIVISIONS SHALL BE INSTALLED BY THE DEVELOPER AT THE SAME TIME AS EROSION CONTROL DEVICES. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF TREE PROTECTION FENCES UNTIL BUILDING COMMENCES ON A LOT. AT THE TIME THE BUILDING CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE FENCE ON THE LOT.



IF YOU DIG GEORGIA...
CALL US FIRST!
GEORGIA811
Digging Protection Center, Inc.
DIAL 811
OR 1-800-282-7411
IT'S THE LAW



REVISIONS

DATE	DESCRIP	Item 8.
4.17.24	Comments/Site	
6.24.24	Comment	
7.23.24	Comment	
9.19.24	Site	

CLIENT / OWNER

KERLEY FAMILY HOMES
3957 SOUTH MAIN STREET
ACWORTH, GEORGIA 30101
24 HR CONTACT: JEFF SMITH 404-328-6280

mondo

LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.866.334.0203

GEORGIA

REGISTERED
LANDSCAPE ARCHITECT
9.19.24
MELISSA REA CASTELL

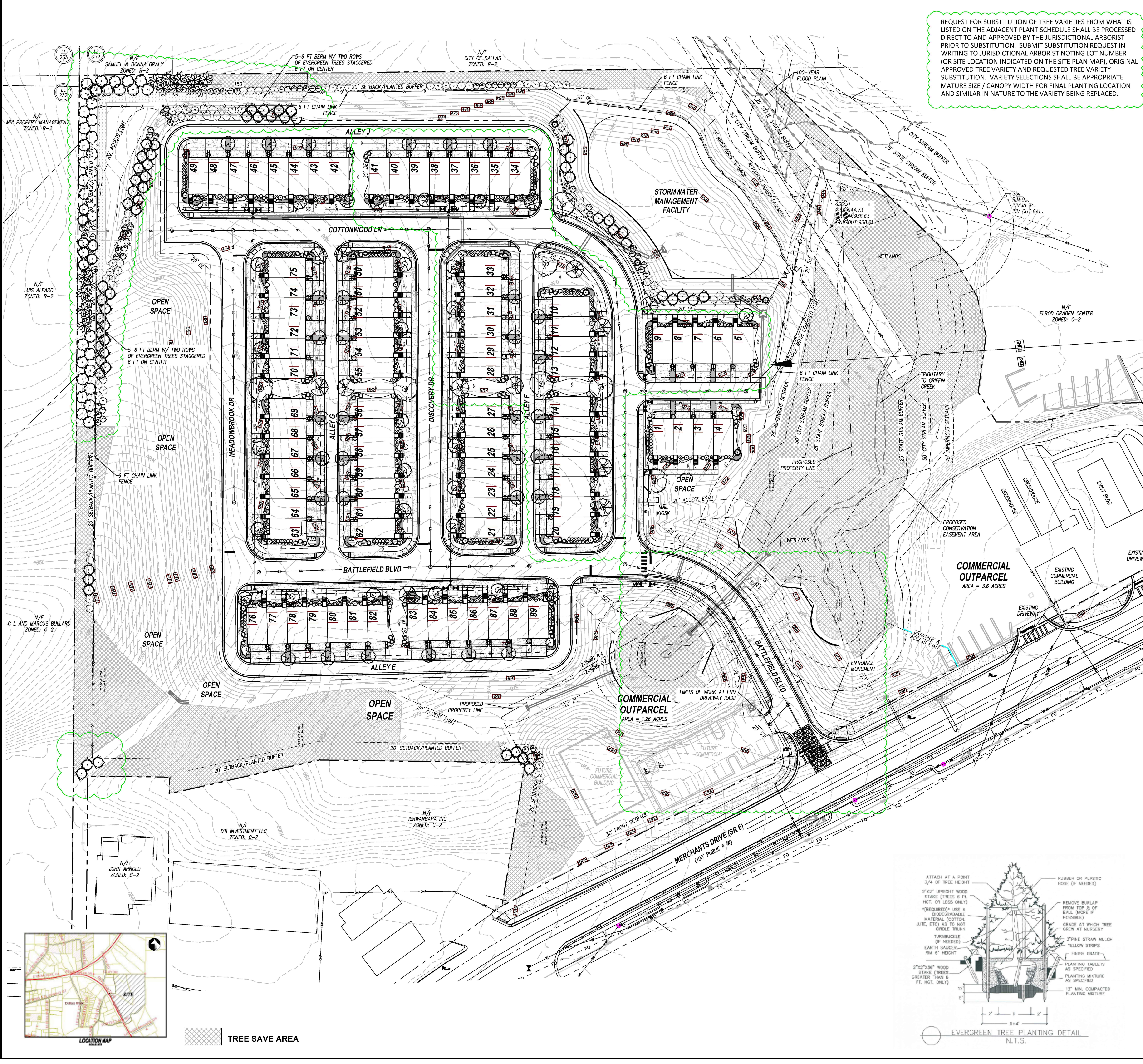
NOTED FOR CONSTRUCTION

UNLESS SCALED AND SIGNED IN THIS BOX

TREE PROTECTION PLAN
FOR
MERCHANTS PARK

LL 273, 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, GEORGIA

DATE	3.7.24
JOB NO.	MOTP2411
DRAWN	MRC
CHECKED	ETC
SCALE	1"=50'
SHEET:	TP1



REQUEST FOR SUBSTITUTION OF TREE VARIETIES FROM WHAT IS LISTED ON THE ADJACENT PLANT SCHEDULE SHALL BE PROCESSED DIRECT TO AND APPROVED BY THE JURISDICTIONAL ARBORIST PRIOR TO SUBSTITUTION. SUBMIT SUBSTITUTION REQUEST IN WRITING TO JURISDICTIONAL ARBORIST NOTING LOT NUMBER (OR SITE LOCATION INDICATED ON THE SITE PLAN MAP), ORIGINAL APPROVED TREE VARIETY AND REQUESTED TREE VARIETY SUBSTITUTION. VARIETY SELECTIONS SHALL BE APPROPRIATE MATURE SIZE / CANOPY WIDTH FOR FINAL PLANTING LOCATION AND SIMILAR IN NATURE TO THE VARIETY BEING REPLACED.

PLANT SCHEDULE - Buffer / Pond Screening ONLY (See TP3 for Building Planting Specifications)				
COMMON NAME	BOTANICAL NAME	NO. OF TREES	HEIGHT	COMMENTS
BRODIE EASTERN RED CEDAR	Juniperus virginiana 'Brodie'	70	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 3' SPREAD
TITAN WESTERN CEDAR	Thuja 'Atropurpurea' PP29,404	78	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 3' SPREAD
VARLEAF LIGUSTRUM	Ligustrum japonicum	73	4'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 30" SPREAD
LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	3	4'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 4' SPREAD
CRYPTOMERIA	Cryptomeria japonica	35	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 4' SPREAD
VIRGINIA PINE	Pinus virginiana	17	6'	FULL TO GROUND; MATCHING; HEALTHY; MINIMUM 4' SPREAD

PER ZONING CASE Z-2023-08 and Z-2023-09

CONDITIONS:

- Developer shall provide a minimum 20-foot planted or natural (where possible) buffer adjacent to the property boundaries as shown on the zoning site plan.
- SEE ADJACENT PLAN FOR BUFFER INFILL PLANTING WHERE DISTURBED. ALL OTHER HATCHED AREAS TO BE PRESERVED.
- Developer shall provide a 5-6' foot high earthen berm with two rows of evergreen trees staggered six feet on center where the development borders single family residential properties. Berm with evergreen trees shall be located on the development side of the 20-foot planted or natural buffer.
- Developer shall submit detailed architectural, site, and landscape plans to the City of Dallas for design review approval.
- Additional 150-foot extension of berm from the Braly property along the City property for a total of 250-feet.

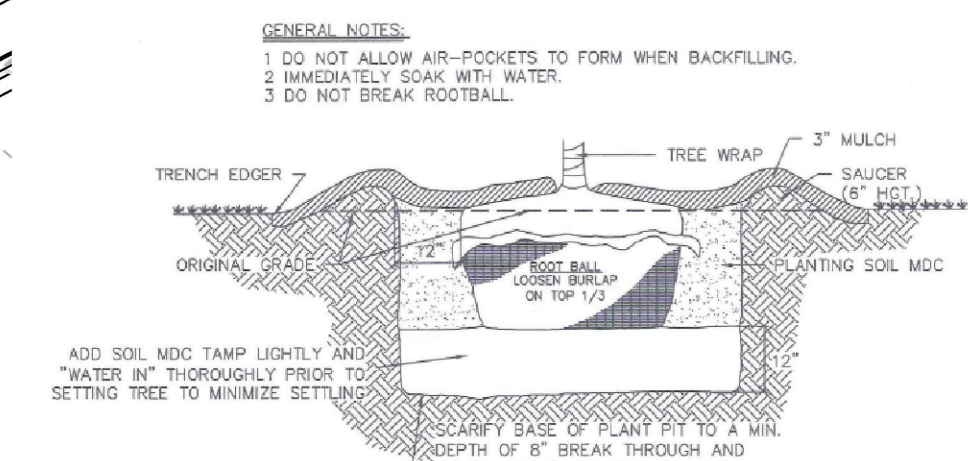
SEE TP3 FOR TYPICAL PLANTING LAYOUTS PER BUILDING TYPE (TYPE DEFINED BY NUMBER OF UNITS.) CLOUDED AREA ON ADJACENT PLAN REPRESENTS EACH BUILDING TYPE.

Installation. All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building certificate of occupancy permit if said permit is issued during a planting season, or within six months of the date an occupancy permit is issued during a non-planting season. If not planted, a bond shall be required for plantings for a period of one year (12 months) from the date of certificate of occupancy.

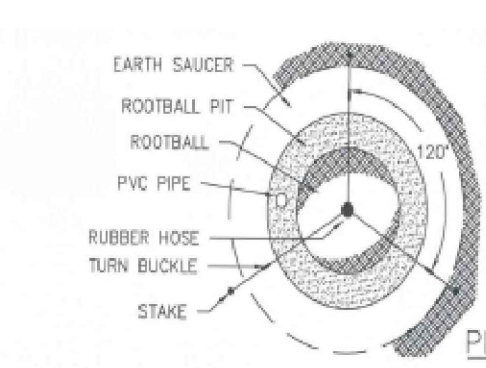
PROVIDE 15' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED BUILDINGS. PROVIDE GREATER SPACING DEPENDANT ON THE FULL MATURE CANOPY EXPECTED FOR THE SELECTED SPECIES WHERE NECESSARY.

DO NOT INSTALL OVER-STORY TREES IN LOCATIONS WHERE FUTURE CONFLICTS WITH EXISTING OVERHEAD UTILITY LINES WILL BE INEVITABLE. CONTACT THE CITY OF DALLAS IF ANY POTENTIAL CONFLICTS ARE IDENTIFIED DURING THE INSTALLATION PROCESS FOR INSPECTION AND DETERMINATION OF ALTERNATE PLANTING LOCATIONS OR SPECIES.

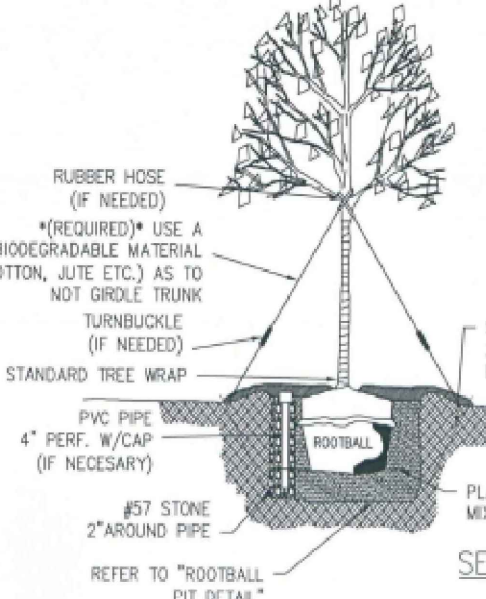
ALL ELECTRONIC IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2006 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.



TYPICAL TREE PIT



PLAN

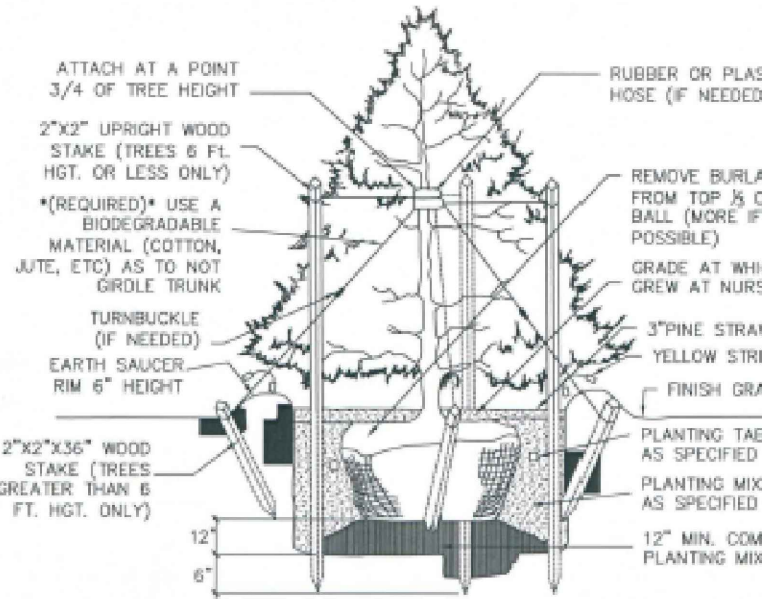


SECTION

TREE PLANTING/STAKING

N.T.S.

Note: Smaller Trees (Below 2' cal) may be staked with one diagonal 2"x2" P.T. wood stake.



EVERGREEN TREE PLANTING DETAIL

N.T.S.



IF YOU DIG GEORGIA... CALL US FIRST! DIAL 811 OR 1-800-282-7411 IT'S THE LAW

50 25 0 50 100

(IN FEET)



REVISIONS

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REGISTERED
LANDSCAPE ARCHITECT
9.19.24
MELISSA REA CASTELL

TREE REPLACEMENT PLAN
FOR
MERCHANTS PARK
LL 273, 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, GEORGIA

DATE

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JOB NO.

MOTP2411

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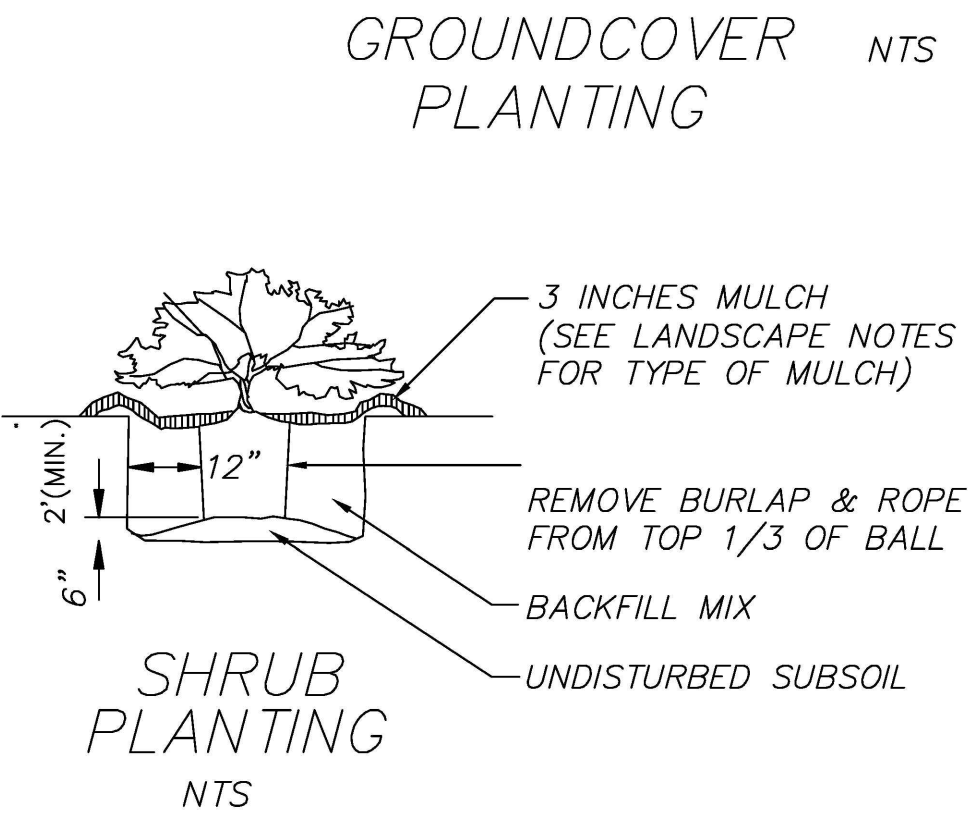
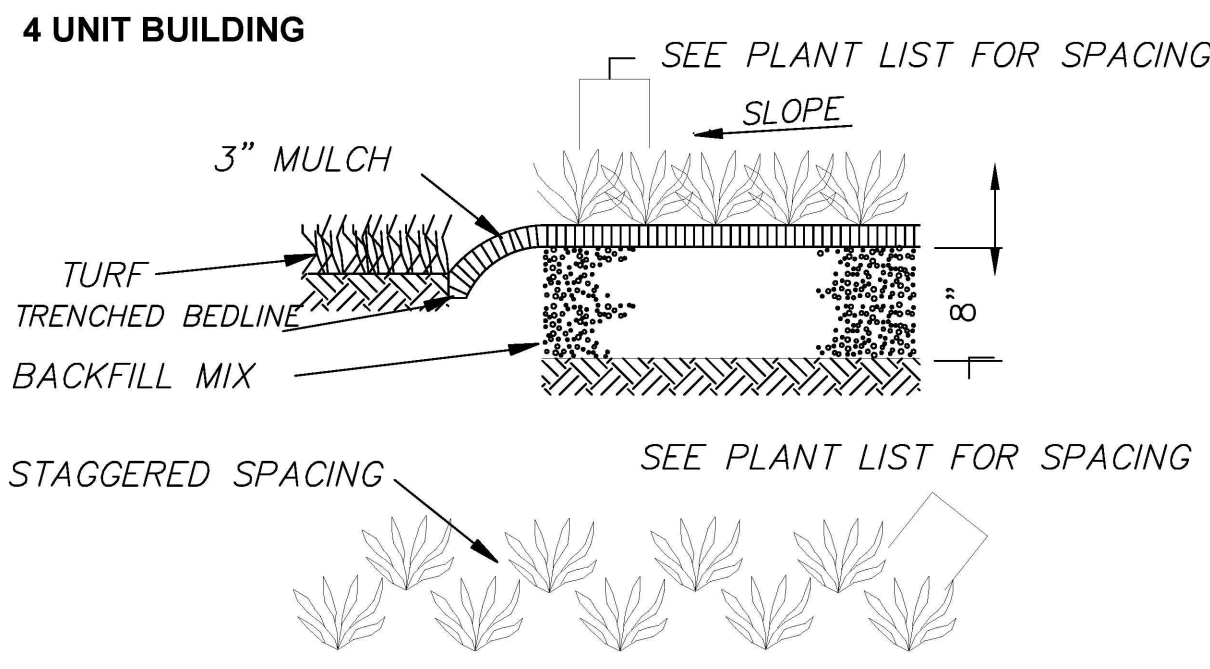
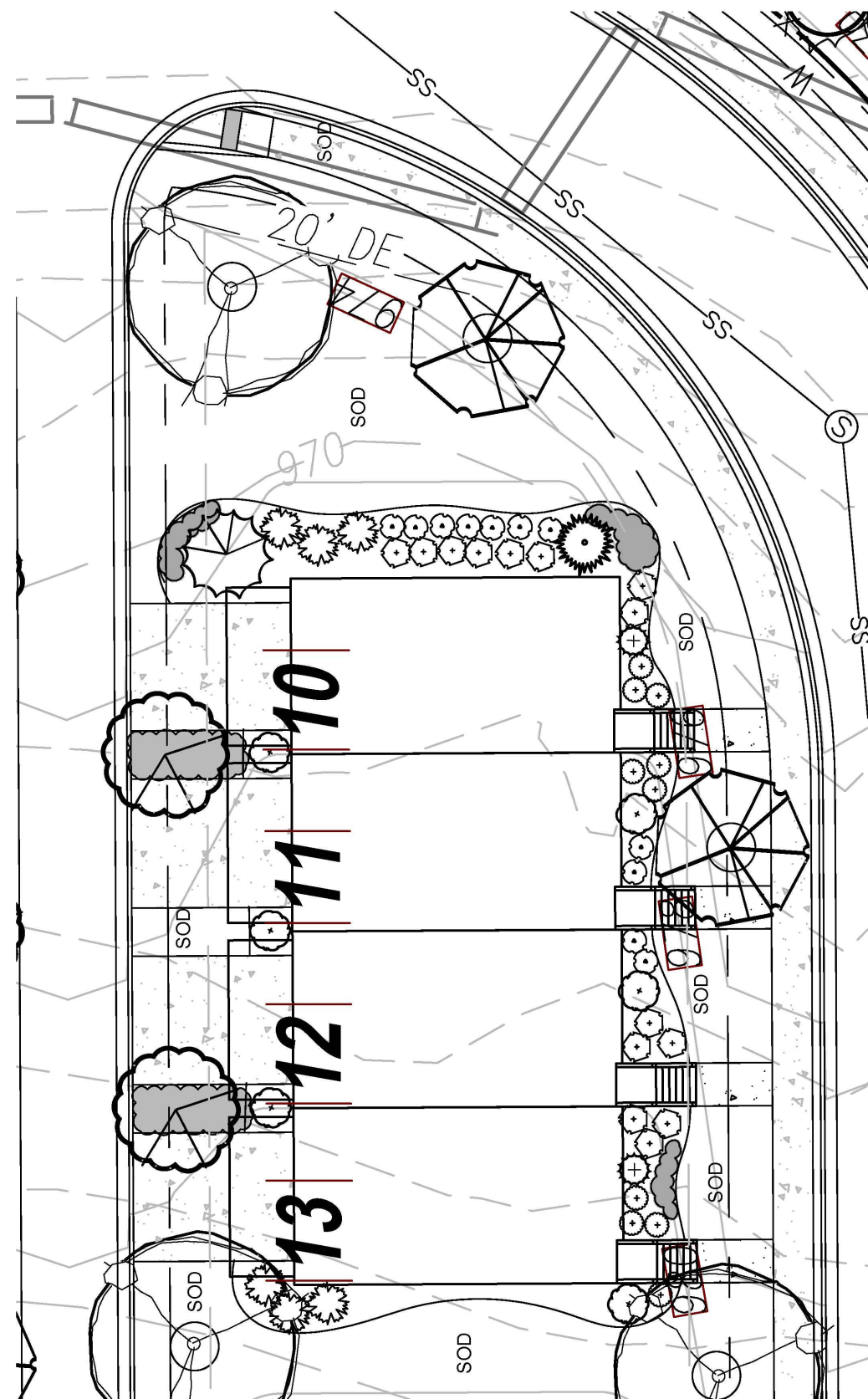
ETC

SCALE

1"=50'

SHEET:

TP2



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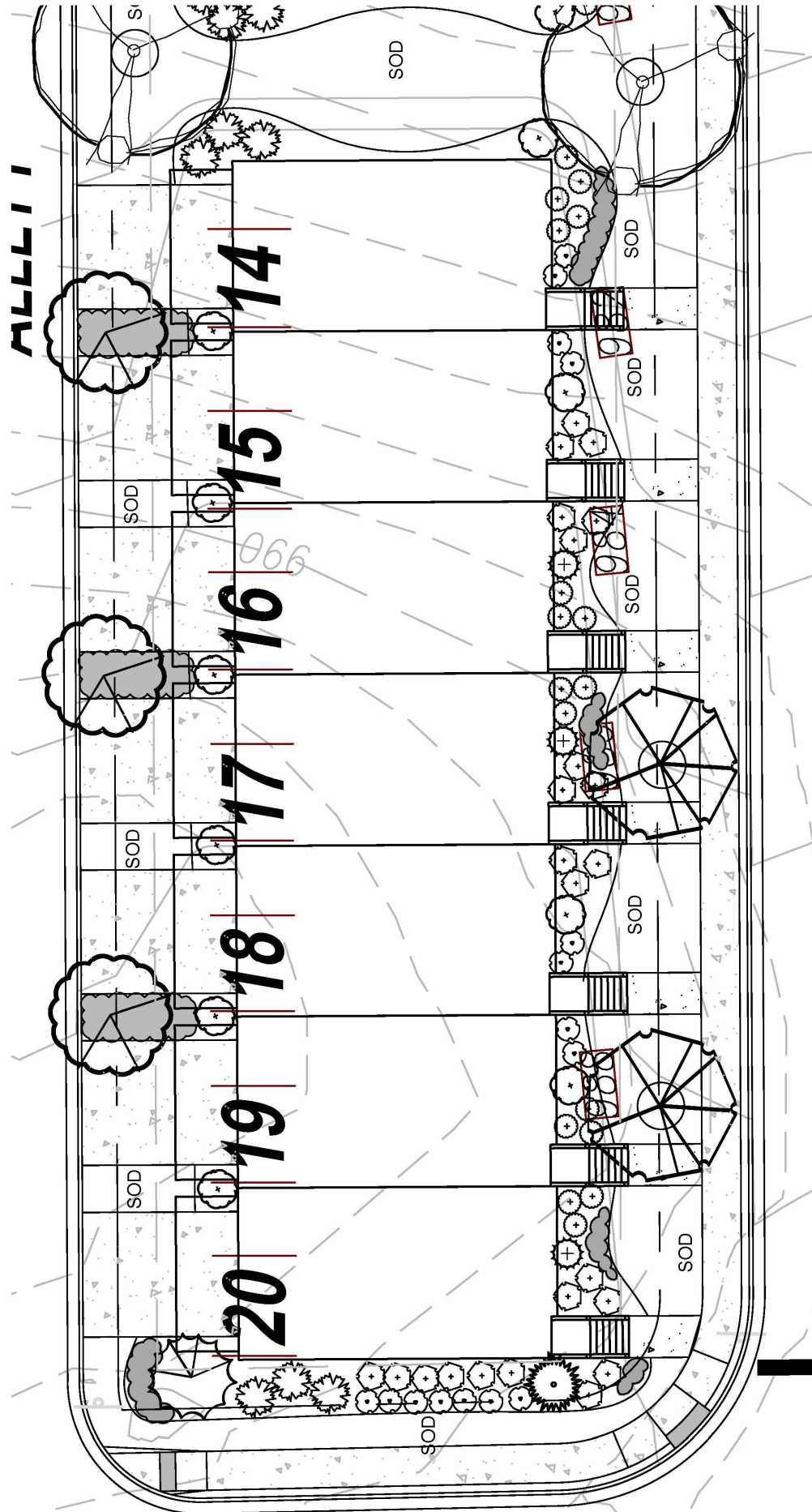
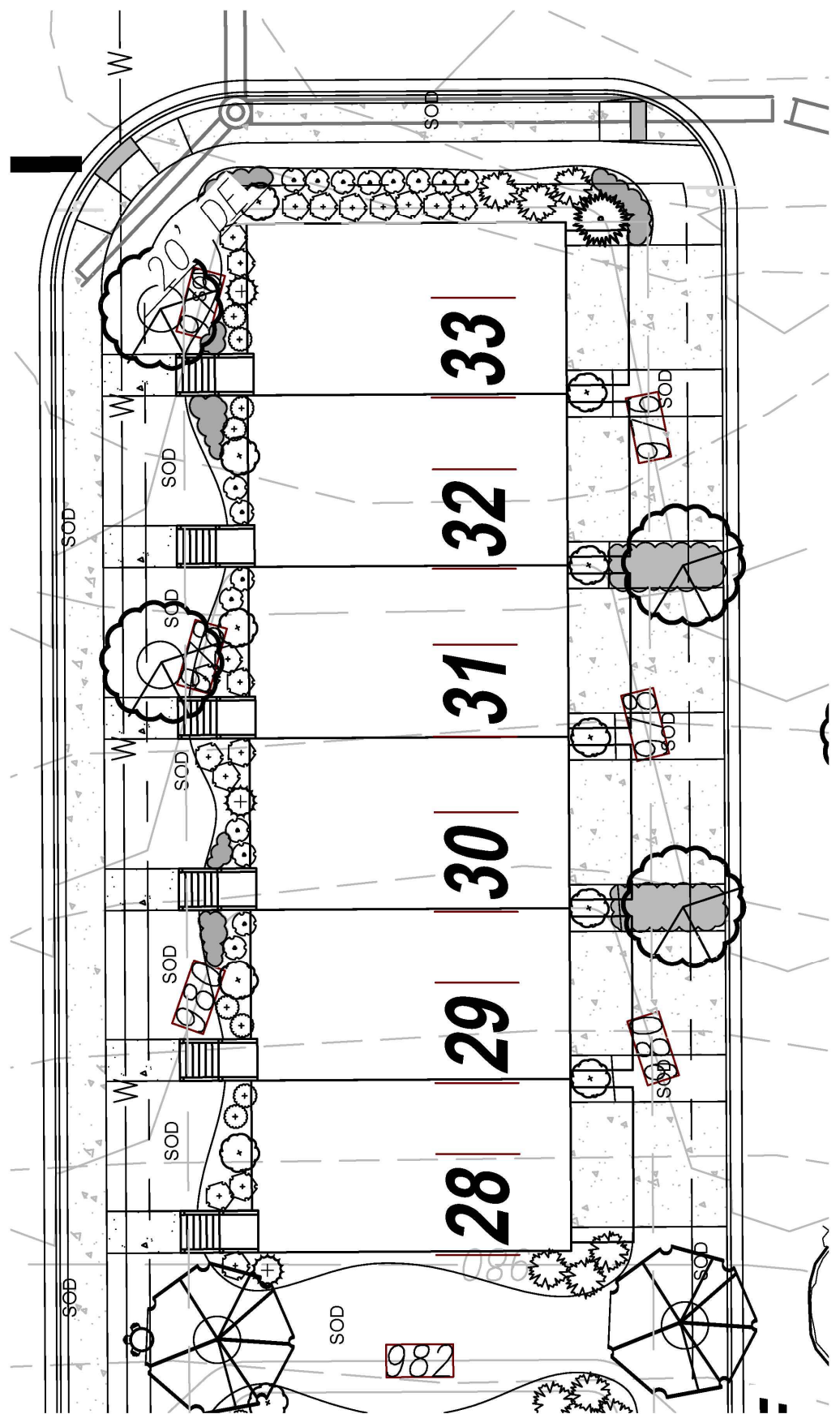
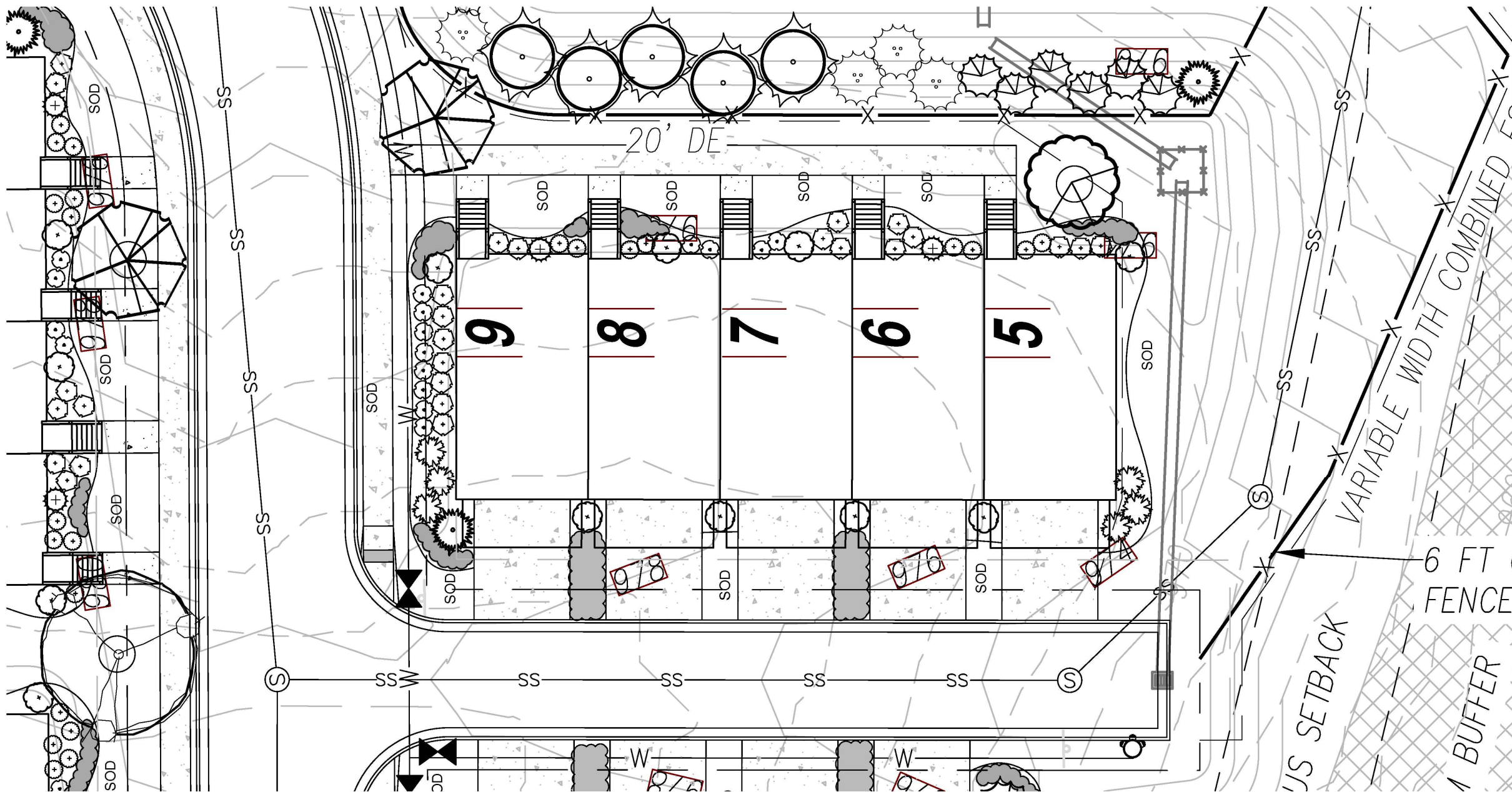
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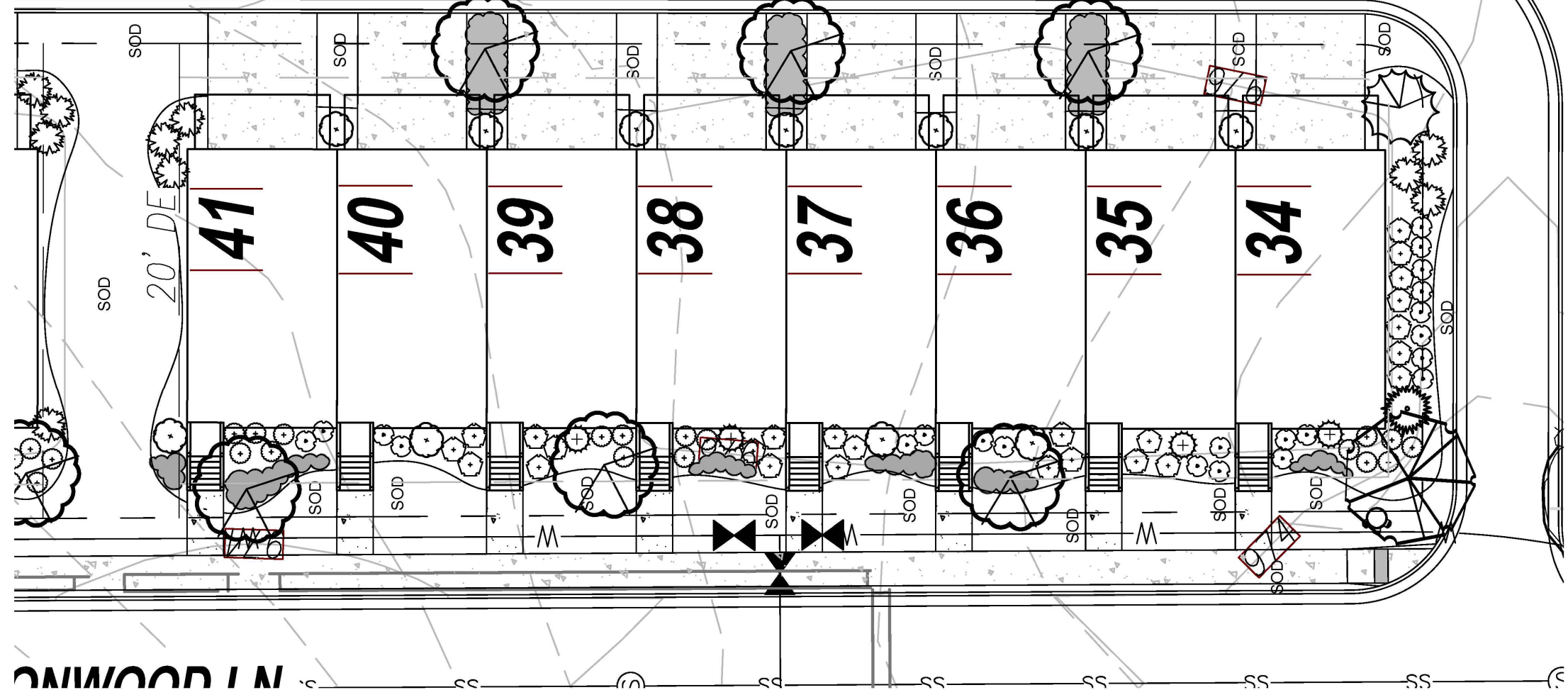
ALL ELECTRONIC IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2005 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.



TREE SAVE AREA



ALLEY J



PLANT SCHEDULE - TYPICAL PLANT TYPES				
COMMON NAME	MINIMUM SIZE	HEIGHT	COMMENTS	PLANT SPECIES OPTIONS- CHOOSE ONE PER SYMBOL, PER BUILDING
DECIDUOUS SHADE TREE (MAX. MATURE CANOPY WIDTH 25-30')	3" CAL.	14-16'	B&B Matching Healthy Min. 8-10' Spread Full Canopy	*RED MAPLE/Acer rubrum *EVERGLADE ELM / Ulmus parvifolia or SIMILAR
DECIDUOUS ORNAMENTAL TREE (MAX. MATURE CANOPY WIDTH 15')	2" CAL.	12-14'	B&B Matching Healthy Min. 6-8' Spread Full Canopy	*GRAPE MYRTLE/ Lagerstroemia indica *VITEK/ Vitek agrus-castus or SIMILAR
DECIDUOUS COMPACT CANOPY SHADE TREE (MAX. MATURE CANOPY WIDTH 15-20')	2" CAL.	12-14'	B&B Matching Healthy Min. 6-8' Spread Full Canopy	*ARMSTRONG MAPLE/ Acer rubrum 'JFS-KW78' PP25901 *VANESSA IRONWOOD/ Parrotia persica 'Vanessa' or SIMILAR
EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 8-10')		6'	B&B Matching Healthy Min. 4' Spread Full to Ground	*FOSTER HOLLY/ Ilex attenuata 'Fosteri' *LITTLE GEM MAGNOLIA/ Magnolia grandiflora 'Little Gem' or SIMILAR
EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 8-10')		6'	B&B Matching Healthy Min. 4' Spread Full to Ground	*CHINDI VIBURNUM/ Viburnum awabaki 'Chinda' *DAK LEAF HOLLY/ Ilex x 'Cona' or SIMILAR
SLENDER EVERGREEN TREE (MAX. MATURE CANOPY WIDTH 6')		6'	B&B Matching Healthy Min. 2' Spread Full to Ground	*EMERALD ARBOVITAE/ Thuja 'Emerald Green' *TEA OLIVE/ Osmanthus fragrans or SIMILAR
EVERGREEN ACCENT SHRUB	7 GAL.	24"	Matching Healthy Min. 24" Spread Full to Ground	*CAMELLIA/Camellia japonica spp. *GLDBE CRYPTOMERIA/ Cryptomeria japonica 'Glabosa nana'
EVERGREEN SHRUB	7 GAL.	24"	Matching Healthy Min. 24" Spread Full to Ground	*PURPLE DIAMOND LOROPETALUM/ Loropetalum chinense 'Shang-Hi' *WANSE/ Illicium parviflorum or SIMILAR
ACCENT SHRUB	3 GAL.	24"	Matching Healthy Min. 24" Spread Full to Ground	*HYDRANGEA/ Hydrangea species *MISCANTHUS / Miscanthus sinensis or SIMILAR
MEDIUM SHRUB	3 GAL.	18"	Matching Healthy Min. 24" Spread Full to Ground	*ENCORE AZALEA/ See available list from Grower *CARISSA HOLLY/ Ilex cornuta 'Carissa' or SIMILAR
MEDIUM SHRUB	3 GAL.	18"	Matching Healthy Min. 24" Spread Full to Ground	*ROSE CREEK ABELIA/ Abelia grandiflora 'Rose Creek' *VINTAGE JADE DISTYLUM/ Distylum 'Vintage Jade' or SIMILAR
GROUND COVER / LOW SHRUB	1 GAL.	8"	Matching Healthy Vigorous Roots	*PARSONS' JUNIPER/ Juniperus chinensis 'Parsoni' *DRIFT ROSE/ Rosa 'Meigalpa' PP17877 or SIMILAR

NOTE:

Plant Selection to be Made per Building for Each Plant Type. Choose from the Listed Options per Plant Symbol and Final Site Conditions.

Final Landscape Plan with Plant Type Selections (Per Chart Above) to be Provided with each Building HLP.

LANDSCAPE NOTES:

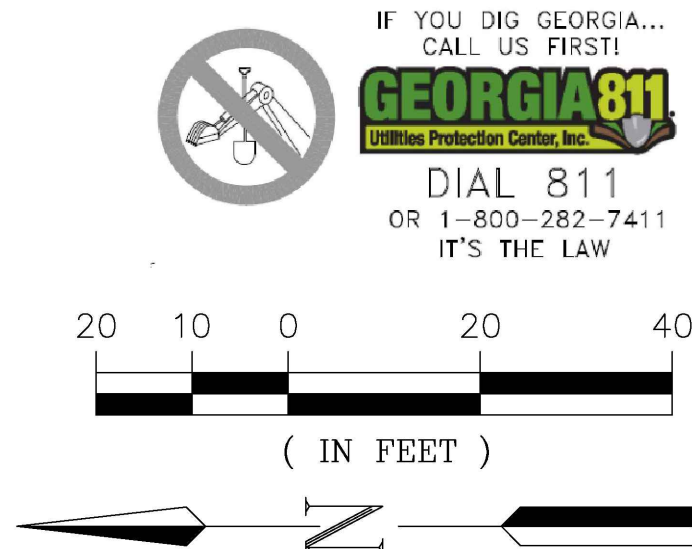
- The Contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked prior to beginning work. Caution shall be executed to avoid interruption of service. See utility and erosion control plans for proposed utility and utility easement locations and procedures for maintenance of erosions and sediment control installations. The Contractor is responsible for repair of all existing utilities damaged during landscape installation.
- Plant Quality: All plants shall be sound, free of disease or pests and shall have a healthy normal root system. All plant material shall conform to the latest edition of "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc (AANS). All plant material shall meet or exceed the specification off the federal, state, and county laws requiring inspection for disease and insect control.
- The Contractor shall remove all dead wood, suckers, and all broken or damaged branches in accordance with the AANS in order to preserve the natural character of the plant.
- Contractor shall take care to transport landscape material covered and protected from desiccating winds.
- No substitutions of plant species or variety shall be made without prior written approval from the Owner's Representative. Botanical names shall take precedence over common names. Contractor to verify quantities.
- Final location of all plant materials shall be subject to the approval of the Owner's Representative. After flagging plant locations and prior to installation, the Contractor shall notify the Owner's Representative for inspection.

7. Contractor shall install plant material in a timely manner and shall maintain unplanted material in a sound state until planting occurs. The Contractor is responsible for fully maintaining all plants until the work is accepted in full in writing by the Owner's Representative. The maintenance shall include, but not necessarily be limited to: watering, spraying, mulching, pruning, mowing, and fertilizing. All plant material shall be properly watered immediately after planting. Water shall be applied at the rate that will completely saturate the entire root ball regardless of weather conditions.

8. Burlap material on any balled and burlaped plants shall be the type which will decay within two years (no non-natural types will be permitted). After setting plants in the pit, all binder twine shall be cut and the burlap removed from the top 1/3rd of the root ball. That remaining shall be completely buried.

9. All bed areas shall be top dressed with a minimum of 3" of compacted pine straw mulch, except where Annual beds are proposed, which shall be top dressed with a minimum of 3" hardwood mulch (natural dark brown color). The mulch shall be free from mold, sticks, cones, weeds and other debris. Compaction of the mulch shall occur naturally over a two week period during which at least one significant rainfall event has occurred. Additional mulch shall be placed in order to maintain the minimum depth until date of final acceptance.

10. Owner is held harmless for instances of vandalism which occur prior to full acceptance of landscape installation in writing.



REVISIONS		Item 8.
DATE	DESCRIP	
4.17.24	Comments/Site	
6.24.24	Comment	
7.23.24	Comment	
9.19.24	Site	

CLIENT / OWNER
KERLEY FAMILY HOMES
3957 SOUTH MAIN STREET
ACWORTH, GEORGIA 30101
24 HR CONTACT: JEFF SMITH 404-328-6280



TYPICAL BUILDING LANDSCAPE PLANS
FOR
MERCHANTS PARK
LL 273, 2ND DISTRICT, 3RD SECTION, CITY OF DALLAS, GEORGIA

DATE	3.7.24
JOB NO.	MOTP2411
DRAWN	MRC
CHECKED	ETC
SCALE	1"=20'
SHEET:	TP3



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Downtown Water System Improvements Project – Phase I; Easement Acquisition Services: Primacq Group

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Downtown Water System Improvements Project – Phase I; Easement Acquisition Services: Primacq Group

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$35,750.00 – Water/Sewer Fund; Capital Project Account

INFORMATION:

Request Council Approval:

Enter into a contract with Primacq Group for the completion of the Downtown Water System Improvements Project – Phase I; Easement Acquisition Services for the sum of \$35,750.00.

Proposal Amendment: (If required by city)

- Title work – 13 Parcels @ \$850.00 per parcel Total: \$11,050.00
- Lender Contacts – as needed basis \$1,000 per parcel



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Pace – UCMR 5 Lab Services

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Pace – UCMR 5 Lab Services

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$7,876.00 – Water/Sewer Fund

INFORMATION:

Request Council Approval:

Enter into a contract with Pace for the completion of the UCMR5 Lab Services for the sum of \$7,876.00.

Lab service schedule:

SW EP-1: Feb, May, Aug, Nov 2025

GW EP-1: Feb and Aug 2025

Quote Provided By
Mason Tractor & Equipment Co., Inc.
Stuart Bentley
1275 Carrollton Villa Rica Hwy
Villa Rica, GA 30180
email: stuartbentley@masontractorco.com
phone: 6788222076

-- Standard Features --

-- Custom Options --



Kubota

M Series

**M7060HD
UTILITY ROPS TRACTOR, 4WD, HYDRAULIC-SHUTTLE
TRANSMISSION**

*** EQUIPMENT IN STANDARD MACHINE ***

DIESEL ENGINE

Model # V3307-CR-TE4
CRS - Common Rail Fuel Injection
Electronic Governor Control
Turbocharged with EGR Valve
4 Cyl - 203 cu. in.
^ 71 Net Eng. HP
^ 64 PTO HP
EPA Tier IV Emission Certified
12V 700 CCA Battery
Charging Output 45 amps (ROPS)

FLUID CAPACITY

Fuel Tank (ROPS) 18.5 gal
Cooling System 6.6 qts
Crankcase 8.5 qts
Transmission and
Hydraulics 10.6 gal
Front Axle (4WD) 8.5 qts

DRIVE TRAIN

Eight Speed Models
Four Speed Fully Synchronized
8F/8R Speeds Hydraulic shuttle
Planetary Final Drives
Rear Diff. Lock (ALL)

HYDRAULICS / HITCH / DRAWBAR

Open Center Gear Type
First Remote (SCD) with Self
Canceling Detents
Eight Speed Models
6.1 gpm Power Steering
11.0 gpm Remotes / 3 Pt. Hitch
@ 2770 psi
17.2 gpm Total
Cat II 3-point Hitch
At lift Point 4200 lbs.
24" Behind 3307 lbs.
Telescoping Lower Links
Stabilizers
Swinging Drawbar

SAFETY EQUIPMENT

Flip-Up PTO Shield
Safety Start Switches
PTO - OPC (Operator Presence
Control, Alarm 10 seconds
Electric Key Shut Off
Mechanical Wet Disc Brakes
Parking Brakes
Turn Signals
SMV Sign

POWER TAKE OFF

Live-Independent Hyd. PTO
SAE 1 3/8" Six Spline
540 rpm @ 2160 Eng. rpm

ROPS MODEL

2-Post Foldable ROPS
Retractable Seat Belt

FRONT AXLE

Hydrostatic Power Steering
4WD Bevel Gear
Cast Iron
55 Degree turning angle
Limited Slip Differential
Adj. (Rim) Tread Spacing
HDC12:
4WD Automatic braking from 2WD with
both brakes applied
Electro/hydraulic engagement of front
wheel drive

LIGHTING

2 Headlights w/sidelights
2 Tail lights
2 Hazard Flasher Lights with Turn
Signals (ROPS)
7 Pin Electrical Trailer Connector

INSTRUMENTS

Tachometer/Hour meter
Oil Pressure
Fuel Gauge
Coolant Temperature

^ Manufacturer estimate.

SELECTED TIRES

sub83
FRONT - 9.5-24 R1 TITAN TRU GRIP LUG
REAR - 16.9-30 R1 DURA TORQ 17MM HOLES

M7060HD Base Price: \$43,275.00

(1) FRONTER LOADER (2 LEVER TYPE QUICK COUPLER)	\$6,526.00
LA1154A-FRONTER LOADER (2 LEVER TYPE QUICK COUPLER)	
(1) STANDARD VALVE KIT /M6060/M7060HD	\$1,244.00
M7995-STANDARD VALVE KIT /M6060/M7060HD	
(1) 72" QA SKID STEER LOADER BUCKET	\$871.00
M1811-72" QA SKID STEER LOADER BUCKET	
(1) 25 Series Rotary Cutter, 12' Width	\$20,451.00
RC2512-2-21-75-82-25 Series Rotary Cutter, 12' Width	
Configured Price:	\$72,367.00
Sourcewell Discount:	(\$16,534.27)
SUBTOTAL:	\$55,832.73
Factory Assembly:	\$325.00
Dealer Assembly:	\$568.33
Freight Cost:	\$806.25
PDI:	\$400.00

Total Unit Price: \$57,932.31

Quantity Ordered: 1

Final Sales Price: \$57,932.31

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Purchase: Kubota M7060HD 4WD Utility Tractor – With Attachments

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Purchase: Kubota M7060HD 4WD Utility Tractor – With Attachments; “Sourcewell Cooperative Purchasing”

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$57,932.31

INFORMATION:

Request Council Approval:

Purchase (1) one Kubota M7060HD 4WD Utility Tractor from Mason Tractor & Equipment Co., Inc. for the sum of \$57,932.31.

Purchase Includes: (1) Fronter Loader Attachment; (1) Standard Valve Kit; (1) 72” QA Loader Bucket; (1) 25 Series Rotary Cutter, 12’ Width RC2512-2-21-75-82-25

Purchase is utilizing Sourcewell Cooperative Purchasing: Quote #2824591



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Purchase: Kubota SVL75-3HFWVC Skid Loader

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Purchase: Kubota SVL75-3HFWVC Skid Loader “Sourcewell Cooperative Purchasing”

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$66,414.40

INFORMATION:

Request Council Approval:

Purchase (1) one Kubota SVL75-3HFWVC Skid Loader from Mason Tractor & Equipment Co., Inc. for the sum of \$66,414.40.

Purchase is utilizing Sourcewell Cooperative Purchasing: Quote #2824586

Quote Provided By
Mason Tractor & Equipment Co., Inc.
Stuart Bentley
1275 Carrollton Villa Rica Hwy
Villa Rica, GA 30180
email: stuartbentley@masontractorco.com
phone: 6788222076

-- Standard Features --

-- Custom Options --



S Series

SVL75-3HFWVC

*** EQUIPMENT IN STANDARD MACHINE ***

FEATURES

Vertical Lift Path Loader Frame
Standard Front Quick Coupler,
Float Standard
Hydraulic Quick Coupler Option
Selector Loader Arm Self-
Leveling
Loader Boom Lock
Open ROPS & Air Conditioned
ROPS/FOPS Cab Models
High Back, Adjustable, Vinyl,
Suspension Seat
2" Retractable Seat Belt and 2-
Piece Seat Bar
12V Electric Outlet
19.2 gpm Auxiliary Hydraulics
standard, 29.8 gpm Option
Direct To Tank Return Line
Rigid Mounted Undercarriage, 4
Lower Track Rollers
Rubber Tracks, 12.6" Standard,
15" Optional
Two Speed Travel System
Automatic Wet Disk Parking
Brake
Kubota 4 Hydraulic Pump Load
Sensing System
2 Gear, 2 Variable
Displacement Pumps
Hydraulic Joystick Controls,
Optional Multi-Functional Grips
ISO Operating Pattern
Hand And Foot Throttle
Controls
Electronic Travel Torque
Management
Automatic Glow Plugs
7" Multifunction Touch Screen
Integrated Rear Camera
Keyless Start
Self Bleed Fuel System
2 Front and 2 Rear Working
Lights
Hour Meter, Engine
Temperature and Fuel
Gauges and Warning Lights
Horn and Backup Alarm
Lockable Fuel Cap
Bolt On Grab Handles to enter
machine
KubotaNOW Telematics

BASIC UNITS

SVL75-3, 15.8" Rubber Tracks,
Open ROPS/FOPS Cab
Hydraulic Quick Coupler
High Flow Hydraulics & MF Grips
14-Pin Coupler
Reversing Fan

ENGINE

V3307 Kubota CR-TE4, Tier 4
Diesel Engine
4 Cylinder, 4 Cycle, Turbo Charged
74.3 Gross HP @ 2400 rpm

DIMENSIONS

Cab Height 81.8"
Width (without attachment) 65.9"
Width with wide track option
(without attachment) 69.1"
Length (without attachment) 112.0"
Length of Track on Ground 56.5"

OPERATIONAL

DIMENSIONS

Operating Weight*, SVL75H, 12.6"
Rubber Tracks, Open
ROPS/FOPS Cab, Mechanical
Quick Coupler 9,190 lbs.
Rated Operating Capacity (@ 35%
of Tipping Load) 2,490 lbs.
Rated Operating Capacity (ROC)
@ 35% of Tipping Load complies
with ISO 14397-1 and SAE J 818
for crawler loaders
Rated Operating Capacity (ROC)
@ 50% of Tipping Load 3,557 lbs.
Tipping Load 7,112 lbs.
Auxiliary Hydraulics Flow 192/
29.8 gpm
Travel Speed (Low / High)
5.6 / 8.6 mph
Reach @ Maximum Height 39.6"
Height to Hinge Pin 122.7"
Ground Pressure (Standard Track)
5.8 psi
Ground Pressure (Wide Track) 4.7
psi
Traction Force 9,678 lbf.

* Includes operator's weight, 175
lbs.

SVL75-3HFWVC Base Price: \$82,784.00

(1) AT&T TELEMATICS MODEM \$449.00
DCU6700-AT&T TELEMATICS MODEM

(1) 74" Heavy Duty Low Profile, Long Floor, Teeth, \$2,515.00
Side Cutter, 19.2 cu-ft heaped capacity
AP-HD74LLT-74" Heavy Duty Low Profile, Long Floor, Teeth,
Side Cutter, 19.2 cu-ft heaped capacity

Configured Price: **\$85,748.00**

Sourcewell Discount: (\$20,579.52)

SUBTOTAL: **\$65,168.48**

Dealer Assembly: \$14.67

Freight Cost: \$831.25

PDI: \$400.00

Total Unit Price: \$66,414.40

Quantity Ordered: 1

Final Sales Price: \$66,414.40

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting
dealer

*Some series of products are sold out for 2022. All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price. All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

**ORDINANCE
AMENDMENT
NO. OA - 2024 - 06**

CHAPTER 4 – ALCOHOLIC BEVERAGES

ARTICLE I. PURPOSE AND LICENSING

**Sec. 4-3. – Qualifications for Licensing
and**

Sec. 4-4. – The application process.

- WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for rules and regulations concerning businesses operating within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia; **AND**
- WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and the City Council, by ordinance, to regulate the licensing and sale of alcoholic beverages in the City of Dallas in compliance with O.C.G.A. §3-2-7.1 and use of the State of Georgia Centralized Alcohol Licensing Portal; **AND**
- WHEREAS,** The Mayor and the City Council of Dallas, Georgia considered the proposed amendment at a duly noticed public meeting on November 4, 2024; **AND**
- WHEREAS,** The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City’s residents and for their safety, health and welfare and the public good; **AND**

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

SECTION I.

That **CHAPTER 4 – ALCOHOLIC BEVERAGES, ARTICLE I. – PURPOSE AND LICENSING, Sec. 4-3. – Qualifications for Licensing.** is hereby amended as follows:

Sec. 4-3. Qualifications for Licensing.

- (a) To qualify for an alcoholic beverage license, an applicant shall meet the following:
- (1) Designate a managing agent that meets the defined qualifications in section 4-2. In the case of a non-profit private club, the managing agent may be an officer of the organization in lieu of a full-time employee if the individual is otherwise qualified.
 - (2) All licensed establishments must have and continuously maintain in Paulding County, Georgia a registered agent upon whom any process, notice or demand required or permitted by law or under this chapter to be served upon the licensee or owner may be served. This person must be a resident of Paulding County, Georgia. The licensee shall file the name of such agent, along with the written, notarized consent of such agent with the City of Dallas, Georgia in such form as may be prescribed.
- (b) Where the application is made on behalf of a corporation, partnership, limited liability corporation, limited liability partnership or sole proprietorship, the license shall be issued jointly to the organization and an individual that meets the qualifications of a managing agent.

AND;

That **CHAPTER 4 – ALCOHOLIC BEVERAGES, ARTICLE I. – PURPOSE AND LICENSING, Sec. 4-4. – The application process.** subsection (b) is hereby amended as follows:

- (b) All applications for licenses to sell alcoholic beverages of any kind shall be made through the State of Georgia Centralized Alcohol Licensing Portal by the applicant, directed to the City of Dallas, Georgia marshal or designee and shall contain but not be restricted to the following statements and information:
- (1) The name, age, address and length of residency of applicant.
 - (2) The name of the corporation, partnership, sole proprietorship, or other organization applying for the license. Said name shall include the legal name as well as the trade name of the business.
 - (3) A statement of whether the applicant or any person with an interest in the application has made application at any previous time for any alcoholic beverage license and the disposition of such application.
 - (4) Whether the applicant or any person with an interest in the application has ever been convicted of a crime, other than for traffic violations.
 - (5) Whether a previous license issued to the applicant or any person with interest in the application has been revoked by any state or subdivision thereof or by the federal government and the reason therefor.
 - (6) The identity of any other person interested directly or indirectly in the profits or losses or both of the proposed business.
 - (7) The physical address and detailed plans of such building and outside premises, and evidence of ownership of the building, or a document that evidences the right of the applicant to use the premises, including but not limited to a deed, lease, sublease, management agreement, concession agreement, shall be attached to the application.
 - (8) Every new application for a package license hereunder shall be accompanied by a drawing to scale, showing the nearest church, school or college or by the affidavit of a registered surveyor that the proposed location of the business complies with the distance requirements as specified in this chapter. Applications for renewal of licenses, or for premises that have been licensed in the preceding 12 months, are exempted from this subsection.

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 approval and passage of this ordinance by the Mayor and City Council, this ordinance shall be effective immediately upon signature.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF _____, 2024.**

L. James Kelly, Mayor

James R. Henson, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Candace Callaway, Councilmember

ATTEST:

Tina Clark, City Clerk
City of Dallas, Georgia

Date



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: RES-2024-10: Revision to Fee Schedule

PRESENTED BY: Ronald Johnson, AICP, Community Development Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Consideration of RES-2024-10: Revision to the city's fee schedule (Zoning Fees), as presented.

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

No financial impact is anticipated

INFORMATION:

The city staff are requesting for the revision of the city's fee schedule, specifically the "Zoning Fees" section to properly align with Chapter 44 *Zoning* as adopted. Several zones under the previous zoning ordinance were discarded in favor of new zoning categories, therefore the fee schedule should appropriately reflect the new zones. This will ensure the department can continue fee collection for the new zoning categories. In addition, the rezoning fees have been recategorized by new groupings of zones that are more appropriately organized. The department has also included a new fee for annexation applications, Planned Unit Development (PUD) applications and PUD alteration requests. For consistency, staff has removed the old list of uses that will need a Special Use Permit in favor of the lists located in each zone of the new Unified Development Code.

**CITY OF DALLAS
ADMINISTRATION FEES**

Item 14.

Description	Fees
Open Records Request	\$0.10 Per Copy + \$10.00 for DVD's + Lowest Hourly Employee's Wage /per hour (1st 15 minutes free)

**CITY OF DALLAS COMMUNITY DEVELOPMENT
BUILDING PERMIT FEES**

RESIDENTIAL & COMMERCIAL PERMIT FEES (BUILDING ONLY)

Item 14.

Total Valuation	Fees
\$0 - \$20,000	\$100.00 Minimum
\$20,001 - \$50,000	\$5.00 per \$1,000.00 or portion thereof
\$50,001 - \$100,000	\$5.00 per \$1,000.00 or portion thereof
\$100,001 - \$200,000	\$5.00 per \$1,000.00 or portion thereof
\$200,001 - \$300,000	\$5.00 per \$1,000.00 or portion thereof
\$300,001 - \$400,000	\$5.00 per \$1,000.00 or portion thereof
\$400,001 - \$500,000	\$5.00 per \$1,000.00 or portion thereof
\$500,001 - \$1,000,000	\$500+\$4.00 per \$1,000.00 or portion thereof
\$1,000,001 - \$2,000,000	\$500 plus \$4.00 per \$1,000.00 or portion thereof
\$2,000,001 - \$5,000,000	\$500 plus \$4.00 per \$1,000.00 or portion thereof
\$5,000,001 - \$10,000,000	\$500 plus \$4.00 per \$1,000.00 or portion thereof
Over \$10,000,000	\$500 plus \$4.00 per \$1,000.00 or portion thereof

Note: Construction cost estimated using International Code Council Square foot construction costs most recent data. Does not include trade permits or fee for fireplace/woodstove.

MASTER PERMITS

Description	Fees
Single Family (Master Building Permit)	Building permit fee from valuation table above plus all trade permit fees plus any applicable miscellaneous permit fees.
Commercial - Tenant Finish (Master Tenant Finish Permit)	Building permit fee from valuation table above plus all trade permit fees.

TRADE PERMITS

HVAC PERMIT SCHEDULE

Description	Fees
HVAC Permit (Residential)	See Fee Schedule attached to HVAC permit application
HVAC Permit (Commercial/Industrial)	See Fee Schedule attached to HVAC permit application
Commercial Vent Hood	\$50.00
Gas Line (Commercial/Residential)	(4) Outlets included in base fee, \$1.00 ea. for Additional Outlets

Minimum HVAC Permit is \$50.00

TRADE PERMITS (CONTINUED)

ELECTRICAL PERMIT SCHEDULE

Item 14.

Description	Fees
Electric Temp. Pole	\$50.00
Electrical Permits (Residential)	See Fee Schedule attached to Electrical Permit Application
Electrical Permits (Commercial)	See Fee Schedule attached to Electrical Permit Application
Electrical Permit (Accessory Bldg.)	See Fee Schedule attached to Electrical Permit Application
Temp to Permanent Utilities	\$50.00
Service disconnected over 1 year Electrical Inspections	\$50.00
Low Voltage System	Included w/Electrical Permit
Security Systems	Included w/Electrical Permit

Minimum Electrical Permit \$50.00

PLUMBING PERMIT SCHEDULE

Description	Fees
Plumbing Permits (Residential)	\$2.50 to \$5/each fixture (\$50 minimum)
Plumbing Permits (Commercial)	\$2.50 to \$5/each fixture (\$50 minimum)
Plumbing Permit (Accessory Bldg.)	\$2.50 to \$5/each fixture (\$50 minimum)
Plumbing Repairs and/or Additions	\$2.50 to \$5/each fixture (\$50 minimum)
Water Heater	\$5.00 (\$50.00 minimum permit fee)
Grease Trap	\$5.00 (\$50.00 minimum permit fee)

Minimum Plumbing Permit \$50.00

SIGN PERMITS

Description	Fees
Sign Permit	\$40.00 per side
Banner Permit (90 Day)	\$30.00
Banner Permit (180 Day)	\$60.00
Banner Inspection Fee	\$10.00
Banner Removal Fee	\$100.00 + Expenses
Promotional Flag Permit	\$60.00
Flag Removal Fee	\$100.00 + Expenses

MISCELLANEOUS PERMITS

Description	Fees
Swimming Pool Permit	\$150.00
F.O.G Application and Permit	\$400.00
F.O.G Annual Renewal	\$400.00
Heated Area (Conditioned Floor Space)	Building permit fee from valuation table above

Fireplace/Woodstove	\$35.00 per fireplace or woodstove	
Finished Basement	\$25.00 per 1,000 sq. ft. (\$100 Minimum)	
Carport or Garage	\$25.00 per 1,000 sq. ft. (\$100 Minimum)	Item 14.
Porches and Decks	\$15.00 per 1,000 sq. ft. (\$50 Minimum)	
Accessory Buildings	\$50.00 Minimum	
Pole Barns	\$50.00 Minimum	
Move-in House	\$400.00	
Surety Bond for Move-in House	\$10,000 Bond or Proof of Insurance	
Manufactured Homes	\$175.00 per 1,000 sq. ft. of conditioned space (Min. \$100.00)	
Modular Housing	\$175.00 per 1,000 sq. ft. of conditioned space (Min. \$100.00)	
Demolition Fee	\$50.00 (Proof of Insurance Required)	
Construction without a Permit	Double Permit Fees	
Certificate of Occupancy	\$50.00	
Change of Occupancy Inspection	\$50.00	
1st Re-Inspection	\$25.00	
2nd Re-Inspection	\$50.00	
3rd Re-Inspection	\$75.00	
4th or More Re-Inspection	\$100.00	
Penalty Fee for Occupancy Prior to Final	\$500.00	
Temporary Certificate of Occupancy- TCO provides an option to begin operation before minor site details are finished. Given the nature of this is elective, the TCO fee is proposed to be double the CO fee.	\$100	
Build-out or Remodeling of Existing Shell- This fee will reduce the cost of fitting out a shell building that already received previous permits.	The permit fee for a shell is reduced by 20% of the calculated fee for commercial/ industrial construction.	
Permit Renewal Fee- When permits expire, there should be a fee accessed for renewal to deter stagnant activity on approved plans.	Residential: \$150.00 and Commercial/ Industrial: \$250.00	
Building Plan Review Fee- The fee is to offset Bureau Veritas' service costs and plan review fees.	50% of the permit fee for commercial/industrial projects or 25% of the permit fee for residential (min. \$200.00)	
Plan Re-submittal Fee The resubmittal fee is for all submitted plans that have been denied and resubmitted. This is to help recoup service costs from Bureau Veritas.	\$120.00 per submittal	
Permit Review Fee (Admin Fee)- The permit review fee is administrative and helps the city recover some of the costs associated with processing building permits.	\$30	

**CITY OF DALLAS
OCCUPATION REGULATORY FEES**

Category	Fees
Adult Entertainment Establishments	\$1,000.00
Bonding Companies	\$100.00
Carnivals	\$500.00
Fortunetellers	\$250.00
Garbage Collectors	\$100.00
Health Clubs, Gyms and Spas	\$100.00
Hotels and Motels	\$100.00
Landfills	\$1,000.00
Locksmiths	\$100.00
Massage Parlors	\$150.00
Pawnbrokers	\$100.00
Pawn Shops	\$500.00
Peddlers	\$100.00
Personal Care Homes	\$100.00
Shooting Ranges	\$100.00
Tattoo Artists	\$100.00
Bondsmen Licensing	Fees
Application Fee	\$100.00
Cash Bond Deposit (New Bonding Companies). As Determined by the Dallas Chief of Police	\$5,000.00

DALLAS CIVIC CENTER

RENTAL RATES

Item 14.

FULL DAY RATES (\$200 REFUNDABLE DAMAGE DEPOSIT DUE AT SIGNING)

Monday- Thursday		
Non-Profit	\$320.00	\$100.00
Private/Corporate	\$500.00	\$200.00
Friday-Sunday		
Non-Profit	\$500.00	\$200.00
Private/Corporate	\$800.00	\$300.00
School Dances	\$650.00	\$250.00

Note: (1) Non-Refundable deposit is applied to final rental fee.(2) Setup/Breakdown Fee of \$70 and Cleaning Fee of \$100 included in all rentals. (3) Rental rates apply to 9 total hours in building (includes set up time, event time and breakdown time. (4) Limited half-day rentals available on Saturdays & Sundays; call for information.

HALF DAY RATES (\$200 REFUNDABLE DAMAGE DEPOSIT DUE AT SIGNING)

Limited Saturdays	\$375.00	*Due in Full
Sundays	\$375.00	*Due in Full

Note: Non-Refundable fee due in FULL when booked.

WEDDING PACKAGE RENTAL INFORMATION (\$200 REFUNDABLE DAMAGE DEPOSIT DUE AT SIGNING)

Package	Rate	Deposit
Wedding & Reception	\$2,860.00	\$860.00
Civic Center Rental (Reception Only)	\$1,430.00	\$430.00
Theater Rental (Wedding Only)	\$1,430.00	\$430.00

PACKAGE INFORMATION:

- (1) Alcohol Policy available upon request
- (2) Includes 5 hours Friday for setup
- (3) Includes 5 hours Friday for setup
- (4) 3 hours of setup Saturday
- (5) 5 hours of event time
- (6) 1 hour of breakdown time
- (7) Friday \$700.00 Rental Fee & Cleaning Fee
- (8) Saturday \$730.00 Rental Fee & Cleaning Fee
- (9) Rehearsal \$200.00 - 2 hours
- (10) Techs \$240.00 (for both rehearsal & wedding)
- (11) \$890.00 Theater Rental
- (12) \$100.00 Cleaning Fee

**CITY OF DALLAS MARSHAL
CODE ENFORCEMENT**

Item 14.

SIGN ORDINANCE VIOLATIONS

Violation Code	Violation Description	Cash Bond Amount
28-3	No Permit - Sign Permit Required	\$200.00
28-9	Prohibited Signs	\$200.00
28-11	Restrictions in Residential Zoning Districts	\$200.00
28-12	Residential Subdivision Entrance Signs	\$200.00
28-13	Height Requirements	\$200.00
28-14	General Size and Location Requirements	\$200.00
28-15	Construction Standards	\$200.00
28-16	Non-Conforming Signs	\$200.00
28-19	Illumination	\$200.00
	Second Offense (Within 12 Month Period)	\$400.00

Note: 10 days will be given to rectify violation before issuing citation

FATS, OIL, & GREASE (F.O.G.) ORDINANCE VIOLATIONS

Violation Code	Violation Description	Cash Bond Amount
40-81	Best Management Practices	\$500.00
40-82	Requirements for Interceptor/Plumbing Connections	\$500.00
40-83	FOG Interceptor Physical Specs/Requirements	\$500.00
40-84	Maintenance Requirements for New & Existing Food Service Establishments	\$500.00
40-86	Notification of Spills by the Food Establishment	\$500.00
40-120	FOG Wastewater Discharge Permit Required	\$500.00
40-122	FOG Wastewater Discharge Permit Conditions	\$500.00
40-85	Permits for New & Existing Facilities, Grandfathering	\$500.00
40-126	Non-transferability of FOG wastewater discharge permits and Fees	\$500.00
40-88	Non-Compliance Fees, Letters, and Schedules	\$500.00
	Second Offense (Within 12 Month Period)	\$1,000.00

ILLCIT DISCHARGE ORDINANCE VIOLATIONS

Violation Code	Violation Description	Cash Bond Amount
16-289(a)	Prohibition of Illicit Discharge	\$500.00
16-289(b)	Prohibition of Illegal Connections	\$500.00
16-290	Industrial or Construction Activity Discharge	\$500.00
16-292	Notification of Accidental Discharge and Spills	\$500.00
22-21	Violations Deemed a Public Nuisance	\$500.00
	Second Offense (Within 12 Month Period)	\$1,000.00

LITTER ORDINANCE VIOLATIONS		
Violation Code	Violation Description	Cash Bond Amount
16-122	Litter on Vacant Lots	\$200 Minimum
16-121	Owners to Maintain Premises Free of Litter	\$200 Minimum
16-120	Litter on Public or Private Property or water	\$200 Minimum
16-129	Depositing Handbills Public Places / Vehicles	\$200 Minimum
16-128	Litter in Lakes / Fountains	\$200 Minimum
16-127	Litter in Parks	\$200 Minimum
16-126	Vehicle Loads Causing Litter	\$200 Minimum
16-125	Litter Thrown from Vehicle	\$200 Minimum
16-124	Merchants Fail to Keep Sidewalks Free of Litter	\$200 Minimum
16-123	Sweeping Litter into Gutters Prohibited	\$200 Minimum
16-120	Litter in Public Places	\$200 Minimum
22-56	Removal of Junk Vehicles	\$200 Minimum
	Second Offense (Within 12 Month Period)	\$1000.00 Maximum
MAINTENANCE CODE VIOLATIONS		
Violation Code	Violation Description	Cash Bond Amount
8-1(a)(15)302.4	Grass Height Violation	\$200.00
	Second Offense (Within 12 Month Period)	\$400.00
Brewery / Brewery Pub		Fees
Brewery License		\$1,000.00
Brewery Pub License		\$1,000.00
Courtyard Market License		\$2,000.00
Growler License		\$600.00
Alcoholic Beverages Licenses		Fees
Alcoholic Beverages License (Beer)		\$500.00
Alcoholic Beverages License (Wine)		\$250.00
Alcoholic Beverages License (Liquor)		\$1,000.00
Alcoholic Beverages License (Beer, Wine & Liquor)		\$1,750.00
Alcoholic Beverages License (Sunday Sales)		\$250.00
Alcoholic Employee Server Permit Fee		\$25.00
Alcoholic Beverage Caterers		Fees
Alcoholic Beverage Caterer License		Ordinary Business License Fee
Event Permit Fee (Resident Caterer w/License)		No Fee
Event Permit Fee (Non-Resident Caterer w/License)		\$50.00
Miscellaneous		Fees
Copies of letters or legal size documents		\$0.25
Solicitors Permit		\$25.00
Massage Therapist Permit		\$25.00
Golf Cart Permit		\$12.00

Item 14.

CITY OF DALLAS

OCCUPATION TAX RATE TABLE

Item 14.

CLASS 1		Middle of Gross Receipts Range	Occupational Tax Rate
Gross Receipts	# of Employees	Range X .0005	
\$0 - \$249,999	\$0.00	Base Fee	\$125.00
\$250,000 - \$499,999	\$0.00	\$375,000	\$187.50
\$500,000 - \$749,000	\$0.00	\$625,000	\$312.50
\$750,000 - \$999,999	\$0.00	\$875,000	\$437.50
\$1,000,000 - \$1,999,999	\$0.00	\$1,500,000	\$750.00
\$2,000,000 - \$2,999,999	\$0.00	\$2,500,000	\$1,250.00
\$3,000,000 - \$3,999,999	\$0.00	\$3,500,000	\$1,750.00
\$4,000,000 - \$4,999,999	\$0.00	\$4,500,000	\$2,250.00
\$5,000,000 - \$5,999,999	\$0.00	\$5,500,000	\$2,750.00
\$6,000,000 - \$6,999,999	\$0.00	\$6,500,000	\$3,250.00
\$7,000,000 - \$7,999,999	\$0.00	\$7,500,000	\$3,750.00
\$8,000,000 - \$8,999,999	\$0.00	\$8,500,000	\$4,250.00
\$9,000,000 - \$9,999,999	\$0.00	\$9,500,000	\$4,750.00
\$10,000,000 - \$14,999,999	\$0.00	\$12,500,000	\$6,250.00
\$15,000,000 - \$19,999,999	\$0.00	\$17,500,000	\$8,750.00
\$20,000,000 - \$29,999,999	\$0.00	\$25,000,000	\$12,500.00
\$30,000,000 - \$39,999,999	\$0.00	\$35,000,000	\$17,500.00
\$40,000,000 - \$59,999,999	\$0.00	\$50,000,000	\$25,000.00
\$60,000,000 - \$79,999,999	\$0.00	\$70,000,000	\$35,000.00
\$80,000,000 and above	\$0.00	\$80,000,000	\$40,000.00
Plus \$600 per million or portion thereof			
CLASS 2		Middle of Gross Receipts Range	Occupational Tax Rate
Gross Receipts	# of Employees	Range X .0005	
\$0 - \$249,999	\$0.00	Base Fee	\$125.00
\$250,000 - \$499,999	\$0.00	\$375,000	\$187.50
\$500,000 - \$749,000	\$0.00	\$625,000	\$312.50
\$750,000 - \$999,999	\$0.00	\$875,000	\$437.50
\$1,000,000 - \$1,999,999	\$0.00	\$1,500,000	\$750.00
\$2,000,000 - \$2,999,999	\$0.00	\$2,500,000	\$1,250.00
\$3,000,000 - \$3,999,999	\$0.00	\$3,500,000	\$1,750.00
\$4,000,000 - \$4,999,999	\$0.00	\$4,500,000	\$2,250.00
\$5,000,000 - \$5,999,999	\$0.00	\$5,500,000	\$2,750.00

\$6,000,000- \$6,999,999	\$0.00	\$6,500,000	\$3,250.00
\$7,000,000- \$7,999,999	\$0.00	\$7,500,000	\$3,750.00
\$8,000,000- \$8,999,999	\$0.00	\$8,500,000	\$4,250.00
\$9,000,000- \$9,999,999	\$0.00	\$9,500,000	\$4,750.00
\$10,000,000-\$14,999,999	\$0.00	\$12,500,000	\$6,250.00
\$15,000,000-\$19,999,999	\$0.00	\$17,500,000	\$8,750.00
\$20,000,000-\$29,999,999	\$0.00	\$25,000,000	\$12,500.00
\$30,000,000-\$39,999,999	\$0.00	\$35,000,000	\$17,500.00
\$40,000,000-\$59,999,999	\$0.00	\$50,000,000	\$25,000.00
\$60,000,000-\$79,999,999	\$0.00	\$70,000,000	\$35,000.00
\$80,000,000 and above	\$0.00	\$80,000,000	\$40,000.00
Plus \$600 per million or portion thereof			

Item 14.

CITY OF DALLAS
PARKS & RECREATION DEPARTMENT

Item 14.

CLASSES & CAMPS

Description	Fees
Baseball Registration	\$115.00
Baseball Registration- Tiny Tots	\$75.00
Red Cross Class Registration	\$70.00
Summer Day Camp Registration	\$115.00 weekly
Winter Camp Registration	\$110.00 weekly
RENTALS	
Baseball Field Rental	\$60.00

**CITY OF DALLAS COMMUNITY DEVELOPMENT
SITE PLAN REVIEW AND INSPECTION FEES**

Item 14.

Description	Fees
Preliminary Plat - Residential (1 Lot - 50 Lots)	\$500.00
Preliminary Plat - Residential (51 Lots - 100 Lots)	\$625.00
Preliminary Plat - Residential (101 Lots - 200 Lots)	\$875.00
Preliminary Plat - Residential (201 Lots or more)	\$1,075.00
Preliminary Plat - Commercial or Industrial (0.1 - 20.0 Acres)	\$500.00
Preliminary Plat - Commercial or Industrial (20.1 - 50.0 Acres)	\$750.00
Preliminary Plat - Commercial or Industrial (50.1 - 100.0 Acres)	\$875.00
Preliminary Plat - Commercial or Industrial (100.1 Acres or more)	\$1,125.00
Final Plat - Residential (1 Lot - 50 Lots)	\$500.00
Final Plat - Residential (51 Lots - 100 Lots)	\$625.00
Final Plat - Residential (101 Lots - 200 Lots)	\$875.00
Final Plat - Residential (201 Lots or more)	\$1,075.00
Final Plat - Commercial or Industrial (0.1 - 20.0 Acres)	\$500.00
Final Plat - Commercial or Industrial (20.1 - 50.0 Acres)	\$750.00
Final Plat - Commercial or Industrial (50.1 - 100.0 Acres)	\$875.00
Final Plat - Commercial or Industrial (100.1 Acres or more)	\$1,125.00
RESIDENTIAL CONSTRUCTION DEVELOPMENT PLANS	
First Submission with Second Submission included	\$750.00 Minimum
Residential (1 Lot - 5 Lots)	\$750.00 + \$50.00 per Lot
Residential (6 Lots - 20 Lots)	\$900.00 + \$25.00 per Lot
Residential (21 Lots - 50 Lots)	\$1,000.00 + \$20.00 per Lot
Residential (51 Lots - 100 Lots)	\$1,250.00 + \$15.00 per Lot
Residential (101 Lots - 200 Lots)	\$1,750.00 + \$10.00 per Lot
Residential (201 Lots or more)	\$2,150.00 + \$8.00 per Lot
Third Submission	
Residential (1 Lot - 5 Lots)	\$750.00 + \$50.00 per Lot
Residential (6 Lots - 20 Lots)	\$900.00 + \$25.00 per Lot
Residential (21 Lots - 50 Lots)	\$1,000.00 + \$20.00 per Lot
Residential (51 Lots - 100 Lots)	\$1,250.00 + \$15.00 per Lot
Residential (101 Lots - 200 Lots)	\$1,750.00 + \$10.00 per Lot
Residential (201 Lots or more)	\$2,150.00 + \$8.00 per Lot
Fourth Submission and Each Additional Submission	
Residential (1 Lot - 5 Lots)	\$1,500.00 + \$100.00 per Lot
Residential (6 Lots - 20 Lots)	\$1,800.00 + \$50.00 per Lot

**CITY OF DALLAS COMMUNITY DEVELOPMENT
SITE PLAN REVIEW AND INSPECTION FEES**

Item 14.

Description	Fees
Residential (21 Lots - 50 Lots)	\$2,000.00 + \$40.00 per Lot
Residential (51 Lots - 100 Lots)	\$2,500.00 + \$30.00 per Lot
Residential (101 Lots - 200 Lots)	\$3,500.00 + \$20.00 per Lot
Residential (201 Lots or more)	\$4,300.00 + \$16.00 per Lot
COMMERCIAL OR INDUSTRIAL CONSTRUCTION DEVELOPMENT PLANS	
First Submission with Second Submission included	\$750.00 Minimum
Commercial or Industrial (0.1 Acres - 5.0 Acres)	\$750.00 + \$100.00 per Acre
Commercial or Industrial (5.1 Acres - 20.0 Acres)	\$1,000.00 + \$50.00 per Acre
Commercial or Industrial (20.1 Acres - 50.0 Acres)	\$1,500.00 + \$25.00 per Acre
Commercial or Industrial (50.1 Acres - 100.0 Acres)	\$1,750.00 + \$20.00 per Acre
Commercial or Industrial (100.1 Acres or more)	\$2,250.00 + \$15.00 per Acre
Third Submission	
Commercial or Industrial (0.1 Acres - 5.0 Acres)	\$750.00 + \$100.00 per Acre
Commercial or Industrial (5.1 Acres - 20.0 Acres)	\$1,000.00 + \$50.00 per Acre
Commercial or Industrial (20.1 Acres - 50.0 Acres)	\$1,500.00 + \$25.00 per Acre
Commercial or Industrial (50.1 Acres - 100.0 Acres)	\$1,750.00 + \$20.00 per Acre
Commercial or Industrial (100.1 Acres or more)	\$2,250.00 + \$15.00 per Acre
Fourth Submission and Each Additional Submission	
Commercial or Industrial (0.1 Acres - 5.0 Acres)	\$1,500.00 + \$200.00 per Acre
Commercial or Industrial (5.1 Acres - 20.0 Acres)	\$2,000.00 + \$100.00 per Acre
Commercial or Industrial (20.1 Acres - 50.0 Acres)	\$3,000.00 + \$50.00 per Acre
Commercial or Industrial (50.1 Acres - 100.0 Acres)	\$3,500.00 + \$40.00 per Acre
Commercial or Industrial (100.1 Acres or more)	\$4,500.00 + \$30.00 per Acre
Historical District Plan Review	\$50.00
Septic Tank Plan Review - Health Dept.	Fees paid to Environmental Health Dept.
GA EPD Erosion and Sediment Control Fee (Payment made with Notice of Intent Application)	\$80.00 per disturbed Acre Payable to EPD (Mountain District Office)
Land Disturbance Permit Fee - (Clearing and Grubbing Only)	\$100.00 + \$25.00 per Acre
Land Disturbance Permit Fee (Residential Subdivision)	\$250.00 + \$25.00 per Lot
Land Disturbance Permit Fee (Commercial Development)	\$250.00 + \$75.00 per Acre
Land Disturbance Permit Fee (Industrial Development)	\$250.00 + \$75.00 per Acre
Stormwater Management Fee	<i>See Ponds Below</i>
Other Development Fees:	

**CITY OF DALLAS COMMUNITY DEVELOPMENT
SITE PLAN REVIEW AND INSPECTION FEES**

Item 14.

Description	Fees
Subdivision Inspection Fees - Dev. Division	\$30.00 per Lot
Subdivision Inspection Fees - Public Works	\$18.00 per lot (water), \$8.00 per Lot (sewer)
Commercial Inspection Fees - Dev. Division	\$300.00 + \$100.00 per Acre
Commercial Inspection Fees - Public Works	\$300.00 + \$100.00 per Acre
Re-inspection Fee	\$100.00 per hour
Ponds	\$500.00 per pond + Signed Maintenance Agreement
Maintenance/Warranty Bond (Cash Bond)	15% of Actual Construction Costs
Performance Bond (Cash Bond)	135% of Actual Construction Costs
Land Disturbance Performance Bond (Guaranty BMP's)	\$3,000.00 per disturbed acre Cash Bond
Fire Protection (Submit Plan to Local Fire Marshal for Review)	\$50.00 Administrative Fee (Paid to Paulding County)

**CITY OF DALLAS
POLICE DEPARTMENT FEES**

Item 14.

Description	Fees
Open Records Request	\$0.10 Per Copy + \$10.00 for DVD's + Lowest Hourly Employee's Wage /per hour (1st 15 minutes free)
Probation Fees (Person on probation with City of Dallas)	\$49.00 Monthly
Bench Warrants (Person who fails to appear for scheduled court date)	\$200.00
Criminal History Check	\$10.00 for Paulding County Residents \$20.00 for Non-Residents of Paulding County
Copy of Accident Reports	\$5.00
Credit / Debit Card Fees (Traffic Fines)	3.5%
TRAFFIC VIOLATIONS	
Standard Fee Basic Violation	\$150.00
<i>Note: The Dallas Police Department is not authorized to run a driver's history except for pre-employment for law enforcement. ~</i>	

CITY OF DALLAS PUBLIC WORKS RATE SCHEDULE

DEPOSIT FEES

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

MONTHLY SOLID WASTE (GARBAGE) SERVICE

Note: Bagged Household Trash and/or Cardboard Boxes ONLY

Description	Fees (Effective 11/08/2022)
Commercial Garbage Rate (Per Can)	\$27.00
Residential Garbage Rate (Per Can)	\$18.00
Residential Backyard Garbage Service (Per Can)	\$25.00
Commercial Backyard Garbage Service (Per Can)	\$34.00
Disabled Garbage Service (Per Can)	\$15.00
Garbage ONLY - Includes One Can w/ Weekly Pick Up	\$65.00
Additional Garbage Can Deposit	\$65.00
Transfer-of-Service	\$25.00
Extra Garbage Pick-up Fee (One-Time Pick-Up) 1- 12 Items	\$25.00
Extra Garbage Pick-up Fee (One-Time Pick-Up) 13 - 25 Items	\$50.00

WATER TAP FEES

Description	Fees
Water Tap Service Fee (Residential Inside City)	\$150.00
Water Tap Service Fee (Residential Outside City)	\$250.00
Water Tap Service Fee (Commercial Inside City)	\$175.00
Water Tap Service Fee (Commercial Outside City)	\$400.00
Water Tap Installation (Commercial Inside City)	\$1,500.00
Water Tap Installation (Commercial Outside City)	\$2,500.00
Water Tap Installation (5/8" Residential Inside City)	\$1,000.00
Water Tap (Larger than 5/8")	Actual Costs of Installation
Meter & MXU Fee (5/8" Meter)	\$390.00
Meter & MXU Fee (1" Meter)	\$490.00

CITY OF DALLAS PUBLIC WORKS

Item 14.

SEWER TAP FEES

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

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

PUMPING TRUCK INSPECTIONS

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

SEPTAGE RECEIVING

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

RATES FOR SERVICE

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

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

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

**CITY OF DALLAS
PROPERTY TAX FEES**

Item 14.

Description	Fees
Execution Fee (tax lien filing)	\$25.00
Interest	Interest rate of 3% plus prime is assessed on 12/21 on any unpaid taxes until paid in full
Additional Penalty	5% of taxes & penalties due (assessed 120 days after 12/20 and every 120 days thereafter until a total of 20% has been added)

**CITY OF DALLAS BUSINESS DEVELOPMENT
SERVICE EVENTS PERMIT APPLICATION FEES**

Item 14.

*Note: *The Application Processing Fee is Non-Refundable. Fees may also be assessed for additional city services including, but not limited to cleanup, maintenance, streets, police and traffic control, electricity, etc..*

	Fee Structure	Amount
	*Application Processing Fee	\$100.00
1 Day	User Fee	\$400.00
2 Days	User Fee	\$750.00
3 Days	User Fee	\$1,000.00
4 Days	User Fee	\$1,200.00
Deposit	Security Deposit	\$150.00
Police	*Per Officer, Per Hour	\$50.00
	*Minimum 2 Officers / 4 hours	\$400.00
501 (C) 3 NON- PROFIT (MUST PROVIDE PROOF)		
	Fee Structure	Amount
	*Application Processing Fee	\$50.00
1 Day	User Fee	\$200.00
2 Days	User Fee	\$375.00
3 Days	User Fee	\$500.00
4 Days	User Fee	\$600.00
Deposit	Security Deposit	\$150.00
Police	*Per Officer, Per Hour	\$50.00
	*Minimum 2 Officers / 4 hours	\$400.00
INSURANCE REQUIRED		
Type	For	Limits
General	Each Occurrence	\$1,00,000.00
	Damage to Rented Premises-each occurrence	\$50,000.00
	Medical Expense -any one person	\$5,000.00
	Personal & Adv. Injury	\$1,000,000.00
	*Products	\$1,000,000.00
	*Completed Operations / Aggregate Products	

CITY OF DALLAS THEATER

RENTAL RATES

Item 14.

Note: (1) Rates refer to the time the doors open (1 hour prior to show start), to the end of the show. Ticketed events must be booked six months in advance.(3) Non-Profit Rate is only given when proof of 501c3 status is provided (form must be submitted).

(\$200 REFUNDABLE DAMAGE DEPOSIT DUE AT SIGNING)

Rates	Non-Profit Rate	Regular Rate
3-hour rental	\$425.00	\$560.00
5-hour rental	\$700.00	\$925.00
10-hour rental	\$1,000.00	\$1,500.00
Rehearsal	\$300 for first 3 hours and \$75 each additional hour	\$300 for first 3 hours and \$75 each additional hour

ADDITIONAL RATES

Cleaning fee:	\$100.00 (applies to all theater rentals)
Technician fee:	\$18.00 per hour per tech (4-hr minimum)
Load-in/Load-out fee:	\$50.00 per hour (for setup time prior to event start and breakdown after the show ends).

Note: Call for additional rental, deposit, cancellation and wedding package information.

MOVIE NIGHT RENTALS

Pricing includes cleaning and tech fees.

Marquee rental is additional \$50 and rental of the Green Room (up to 25 people only) for cake/presents is additional \$75.

Guest Count	Monday- Thursday	Friday- Sunday
Up to 25 people	\$150.00	\$200.00
26-50 people	\$200.00	\$250.00
51-75 people	\$250.00	\$300.00

SUMMER DRAMA & MUSICAL THEATRE CAMPS

Drama Camp	\$60.00 non-refundable deposit	\$175.00 weekly
Musical Theatre Camp	\$60.00 non-refundable deposit	\$200.00 weekly

CITY OF DALLAS UTILITIES

RATE SCHEDULE

Item 14.

WATER RATES

Note: The First Tier resets the usage count to 0 and eliminates the base.

Online credit card fee: \$1.25 | Online eCheck fee: \$1.95

Total Gallons	Residential (Inside City)	Residential (Outside City)	Commercial (Inside City)	Commercial (Outside City)
First 2,000 Gallons	\$10.31	\$16.28	\$16.28	\$20.94
Per 1,000 for 0 to 6,000 if over 2,000	\$8.71	\$10.53	\$10.53	\$12.93
Per 1,000 for next 4,000	\$10.82	\$13.09	\$13.09	\$16.13
Per 1,000 for next 4,000	\$12.93	\$15.68	\$15.68	\$19.32
Per 1,000 for over 14,000	\$17.19	\$20.82	\$20.82	\$25.68

IRRIGATION METER PRICING = 200% OF FIRST TIER

Gallons	Residential (Inside City)	Residential (Outside City)	Commercial (Inside City)	Commercial (Outside City)
First 2,000 Gallons	\$20.62	\$32.56	\$32.56	\$41.88
Per 1,000 for 0 to 6,000 if over 2,000	\$17.42	\$21.06	\$21.06	\$25.86
Per 1,000 for next 4,000	\$21.64	\$26.18	\$26.18	\$32.26
Per 1,000 for next 4,000	\$25.86	\$31.36	\$31.36	\$38.64
Per 1,000 for over 14,000	\$34.38	\$41.64	\$41.64	\$51.36

APARTMENT WATER RATES

Gallons	Billed By City (Inside City)	Billed By City (Outside City)
Base	\$125.00	\$125.00
Per 1,000	\$9.50	\$9.50

APARTMENT SEWER RATES

Gallons	Billed By City (Inside City)	Billed By City (Outside City)	Billed By Paulding (Inside City)	Billed By Paulding (Outside City)
Base	\$65.00	\$65.00	\$100.00	\$100.00
Per 1,000	\$11.00	\$11.00	\$12.50	\$12.50

SEWER RATES BILLED BY CITY OF DALLAS

Note: The First Tier resets the usage count to 0 and eliminates the base.

Gallons	Residential (Inside City)	Residential (Outside City)	Commercial (Inside City)	Commercial (Outside City)
First 2,000 Gallons	\$10.31	\$16.28	\$16.28	\$20.94
Per 1,000 for 0 to 6,000 if over 2,000	\$8.71	\$10.53	\$10.53	\$12.93
Per 1,000 for next 4,000	\$10.82	\$13.09	\$13.09	\$16.13
Per 1,000 for next 4,000	\$12.93	\$15.68	\$15.68	\$19.32
Per 1,000 for over 14,000	\$17.19	\$20.82	\$20.82	\$25.68

Item 14.

SEWER RATES BILLED BY PAULDING COUNTY

Note: The First Tier resets the usage count to 0 and eliminates the base.

Gallons	Residential (Inside City)	Residential (Outside City)	Commercial (Inside City)	Commercial (Outside City)
First 2,000 Gallons	\$8.50	\$15.00	\$21.00	\$25.50
Per 1,000 for 0 to 6,000 if over 2,000	\$11.00	\$12.50	\$13.00	\$13.00
Per 1,000 for next 4,000	\$13.50	\$16.00	\$16.00	\$16.00
Per 1,000 for next 4,000	\$15.50	\$19.00	\$18.00	\$19.00
Per 1,000 for over 14,000	\$17.50	\$23.00	\$20.00	\$23.00

**CITY OF DALLAS COMMUNITY DEVELOPMENT
ZONING FEES**

Item 14.

Acreage	Proposed Zoning District	Fees
0 - 1	R-1, R-2 & R-3	\$400.00
1 > 5	R-1, R-2 & R-3	\$600.00
More than 5	R-1, R-2 & R-3	\$600.00 + \$100.00 per additional Acre
0 - 1	TH, MF-1, MF-2, MXU & CBD	\$600.00
1 > 5	TH, MF-1, MF-2, MXU & CBD	\$750.00
More than 5	TH, MF-1, MF-2, MXU & CBD	\$750.00 + \$100.00 per additional Acre
0 - 1	C-1 & C-2, OMI Commercial	\$400.00
1 > 5	C-1 & C-2, OMI Commercial	\$600.00
More than 5	C-1 & C-2, OMI Commercial	\$600.00 + \$100.00 per additional Acre
0 - 1	I-1 & I-2 Industrial	\$600.00
1 > 5	I-1 & I-2 Industrial	\$750.00
More than 5	I-1 & I-2 Industrial	\$750.00 + \$100.00 per additional Acre
5-acre minimum	PUD Planned Unit Development	\$1,000 + \$50.00 per additional Acre
Description		Fees
Annexation		\$700.00 per parcel
PUD Alteration		\$350
Special Use Permit		\$400.00
Administrative Variance		\$250.00
Certificate of Appropriateness (Historic District)		\$25.00 Application \$25.00 Review (\$50.00 Total)
Medical Hardship Variance		\$25.00
Variance Permit		\$400.00
Communication Tower/Co-locators Permits		\$200.00
Non-Conforming Permits		\$150.00
Rezoning Sign		\$50.00
Zoning Verification Letter		\$50.00
Compatibility Review (moved-in houses and mobile homes)		\$100.00
Copy of Zoning Map		8 1/2 x 11 \$0.25 per page / \$25.00 CD / Online
Copy of Zoning Ordinance		Zoning Ordinance Online
Copy of Landscape Ordinance		Landscape Ordinance Online
Copy of Sign Ordinance		Sign Ordinance Online
Future Land Use Map		Chris Robinson @ Paulding County Planning & Zoning

CITY OF DALLAS COMMUNITY DEVELOPMENT

ZONING FEES

Item 14.

Acreage	Proposed Zoning District	Fees
0 - 1	R-1, R-2, & R-2C Residential <u>R-1, R-2 & R-3</u>	\$400.00
1 > 5	R-1, R-2, & R-2C Residential <u>R-1, R-2 & R-3</u>	\$600.00
More than 5	R-1, R-2, & R-2C Residential <u>R-1, R-2 & R-3</u>	\$600.00 + \$100.00 per additional Acre
0 - 1	R-3 & R-4 Residential <u>TH, MF-1, MF-2, MXU & CBD</u>	\$600.00
1 > 5	R-3 & R-4 Residential <u>TH, MF-1, MF-2, MXU & CBD</u>	\$750.00
More than 5	R-3 & R-4 Residential <u>TH, MF-1, MF-2, MXU & CBD</u>	\$750.00 + \$100.00 per additional Acre
0 - 1	C-1, C-2, & C-N Commercial <u>C-1, C-2 & OMI Commercial</u>	\$400.00
1 > 5	C-1, C-2, & C-N Commercial <u>C-1, C-2 & OMI Commercial</u>	\$600.00
More than 5	C-1, C-2, & C-N Commercial <u>C-1, C-2 & OMI Commercial</u>	\$600.00 + \$100.00 per additional Acre
0 - 1	O-I, G, & H-1 <u>I-1 & I-2 Industrial</u>	\$600.00
1 > 5	O-I, G, & H-1 <u>I-1 & I-2 Industrial</u>	\$750.00
More than 5	O-I, G, & H-1 <u>I-1 & I-2 Industrial</u>	\$750.00 + \$100.00 per additional Acre
<u>5-acre minimum</u>	<u>PUD Planned Unit Development</u>	<u>\$1,000 + \$50.00 per additional Acre</u>
Description		Fees
<u>Annexation</u>		<u>\$700.00 per parcel</u>
<u>PUD Alteration</u>		<u>\$350</u>
Special Use Permit		\$400.00
Administrative Variance		\$250.00
Certificate of Appropriateness (Historic District)		\$25.00 Application \$25.00 Review (\$50.00 Total)
Medical Hardship Variance		\$25.00

Variance Permit	\$400.00	Item 14.
Communication Tower/Co-locators Permits	\$200.00	
Non-Conforming Permits	\$150.00	
Rezoning Sign	\$50.00	
Zoning Verification Letter	\$50.00	
Compatibility Review (moved-in houses and mobile homes)	\$100.00	
Copy of Zoning Map	8 1/2 x 11 \$0.25 per page / \$25.00 CD / Online	
Copy of Zoning Ordinance	Zoning Ordinance Online	
Copy of Landscape Ordinance	Landscape Ordinance Online	
Copy of Sign Ordinance	Sign Ordinance Online	
Future Land Use Map	Chris Robinson @ Paulding County Planning & Zoning	
<u>-SPECIAL USE PERMIT NEEDED FOR THE FOLLOWING USES:</u>		
1) Acid manufacture or storage;		
2) Airports or landing fields;		
3) Asphalt manufacture, refining or storage or asphalt plants;		
4) Brick, tile or terracotta manufacture;		
5) Butane or propane storage;		
6) Cement, lime, gypsum, or plaster of Paris manufacture;		
7) Chemical manufacture;		
8) Production or bulk storage of chlorine or other noxious gas;		
9) Commercial or large scale slaughter of animals;		
10) Manufacture of concrete, cement or clay products;		
11) Cotton gins;		
12) Creosote manufacture or treatment;		
13) Distillation of bones, coal, petroleum, animal refuse, grain, tar or wood;		
14) Storage or manufacture of explosives or fireworks;		
15) Fat rendering, production of fats and oils from animals or vegetable products by boiling or distillation;		
16) Fertilizer manufacture;		
17) Dumping or reduction of garbage, offal or dead animals;		
18) Gas manufacture or bulk storage;		
19) Grain elevators or commercial feed mills;		
20) Incinerators;		
21) Manufacture or bulk storage of petroleum or petroleum products;		
22) Quarrying or stone crushing;		
23) Excavating, crushing, storage or distribution of rock, sand or gravel;		
24) Stockyards;		
25) Racetracks or drag strips for automobiles or other motorized vehicles;		

26) Automobile or equipment salvage or parts yard;	Item 14.
27) Building material or equipment salvage or storage yards;	
28) Junkyard or salvage yard of any kind;	
29) Used metal storage yard;	
30) Metal processing;	
31) Steel mill or foundry.	

RESOLUTION 2024-10

A RESOLUTION TO UPDATE THE CITY OF DALLAS
SCHEDULE OF FEES: ZONING FEES

WHEREAS, The Code of Ordinances of the City of Dallas at times refers to a “Schedule of Fees” to be kept by the City Clerk and available for the public to view upon request; and

WHEREAS, A portion of the Schedule of Fees is entitled “Zoning Fees.”; and

WHEREAS, the Code of Ordinances was updated and amended to include a new Unified Development Code and that new Code required a revision in names and amounts of fees; and

WHEREAS, the Mayor and Council find this revision and update of the Zoning Fees is necessary and in the best interests of the City of Dallas and the citizens who reside therein.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dallas, Georgia, that the current Zoning Fees contained in the Schedule of Fees be updated and replaced as indicated in Appendix A.

Resolved this _____ day of December, 2024

L. James Kelly, Mayor

James Henson, Councilmember

Christopher B. Carter, Councilmember

Nancy R. Arnold, Councilmember

Leah Alls, Councilmember

Cooper Cochran, Councilmember

Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk



STAFF REPORT

MEETING DATE: 12/2/2024

PRESENTED BY:

LeAnn Adams-Court Services

AGENDA ITEM DESCRIPTION :

December-2024-Ordinance Amendment-OA-2024-08

REPORT/INFORMATION:

Ordinance Amendment-OA-2024-08-Updated Judge term for clarification.

**ORDINANCE AMENDMENT
NO. OA – 2024 - 08**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES,
CITY OF DALLAS, GEORGIA TO PROVIDE FOR A TERM OF
OFFICE FOR THE MUNICIPAL COURT JUDGE; TO PROVIDE
FOR REMOVAL OF JUDGE; TO PROVIDE AN EFFECTIVE
DATE; TO REPEAL ALL ORDINANCES AND PARTS OF
ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.**

- WHEREAS,** The Charter of the City of Dallas, Georgia does allow the Mayor and Council to adopt Ordinances to provide for a Municipal Court within the City of Dallas, Georgia and for the safety, health, and welfare of the citizens of the City of Dallas, Georgia; **AND**
- WHEREAS,** O.C.G.A. §36-32-2 provides that any Judge appointed to a Municipal Court position shall serve for a minimum term of two years and shall only be removed subject to the procedure in O.C.G.A. §36-32-2.1; **AND**
- WHEREAS,** The Mayor and the City Council of Dallas, Georgia have determined that a two-year term is desirable for the position of Dallas Municipal Court Judge; **AND**
- WHEREAS,** The Mayor and the City Council of Dallas, Georgia have determined that this amendment is in the best interest of the City’s residents and for their safety, health and welfare and the public good; **AND**
- THEREFORE,** be it ordained by the Mayor and the City Council of Dallas, Georgia:

SECTION ONE

That **Chapter 2 – ADMINISTRATION; ARTICLE III. – OFFICERS AND EMPLOYEES; Sec. 2-71 Selection of chief judge and associate court judges.**, of the Code of Ordinances be amended as follows:

Sec. 2-71. – Selection of chief judge and associate court judges.

- (a) The Mayor of the City shall recommend and the Council of the City shall confirm and approve by majority vote, a qualified person to serve as the chief judge of the Municipal Court of the City. ~~who shall serve until his resignation, death, disability or removal under section 4.11(d) of the Charter of the city.~~
1. No person shall be qualified or eligible to serve as a judge of the Municipal Court unless he or she shall be in compliance with the requirements of state law on qualifications to serve in such office.
 2. All judges of the municipal court for the Municipal Court of Dallas shall be appointed by resolution of the City Council and shall serve a term of two years. The compensation of the judge shall be fixed by the City Council by adoption of a resolution. The position of judge created in this article shall not be a full-time position, and the person serving in said position may engage in the private practice of law; provided, however, a judge may not appear and represent a client before the court.
 3. A judge of the Municipal Court shall serve for the designated term but may be removed from the position by resignation, by a two-thirds vote of the entire membership of the City Council or upon action taken by the State Judicial Qualifications Commission. All removal proceedings by the City shall be governed by O.C.G.A. §36-22-2.1.

(b) Any necessary associate judges shall be nominated by the chief judge and then approved by majority vote of the City Council of the City. Any associate judges shall serve at the pleasure of the chief judge and may be removed at any time with or without cause by the chief judge.

1. Compensation of associate judges shall be set by resolution of the Mayor and Council of the City.

~~(c) Compensation of associate judges shall be set by resolution of the mayor and council of the city.~~

SECTION TWO

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION THREE

This Ordinance shall become effective immediately upon passage.

**SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE
CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF
_____, 2024.**

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 of the City of Dallas, GA

Date

Flock Safety + GA - Dallas PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Alysha Stanton
alysha.stanton@flocksafety.com
6782949804

flock safety



EXHIBIT A ORDER FORM

Customer: GA - Dallas PD
 Legal Entity Name: GA - Dallas PD
 Accounts Payable Email: lpickett@dallas-ga.gov
 Address: 120 Main Street Dallas, Georgia 30132

Initial Term: 60 Months
 Renewal Term: 24 Months
 Payment Terms: Net 30
 Billing Frequency: Annual
 Retention Period: 30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$54,000.00
Flock Safety Flock OS			
FlockOS™	Included	1	Included
FlockOS™	Included	1	Included
Flock Safety LPR Products			
Flock Safety Falcon®	Included	18	Included
Flock Safety Video Products			
Flock Safety Condor™ PTZ w/ LTE Service	Included	3	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	\$650.00	4	\$2,600.00
Condor Professional Services - Standard Implementation Fee	\$750.00	3	\$2,250.00

Subtotal Year 1: \$58,850.00
Annual Recurring Subtotal: \$54,000.00
Discounts: \$45,000.00
Estimated Tax: \$0.00
Contract Total: \$274,850.00

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

Special Terms:

• This Agreement supersedes any and all previously executed agreement between the Parties, relating to the provision of services by Flock to Customer and any exhibits attached thereto or incorporated therein by reference. Upon execution of this Agreement, all previously executed agreements pertaining to the Services provided shall run coterminous with the Term of this Agreement. In the event of any overlap in subscription terms and prior invoices, payments will be provided in pro rata credit. Any estimates provided on credits are subject to change based on execution of new contract.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$58,850.00
Annual Recurring after Year 1	\$54,000.00
Contract Total	\$274,850.00

*Tax not included

Discounts

Discounts Applied	Amount (USD)
Flock Safety Platform	\$45,000.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$0.00

Product and Services Description

Item 16.

Flock Safety Platform Items	Product Description
-----------------------------	---------------------

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the Master Services Agreement attached.
The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.

Customer: GA - Dallas PD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

PO Number: _____



GT Distributors - Austin
1124 New Meister Ln., Ste 100
Pflugerville TX 78660
(512) 451-8298 Ext. 0000

Quote	QTE0200	Item 17.
Date	11/21/2024	
Page:	1	

Bill To:

Dallas City of (GA)
Attn: Accounts Payable
120 Main Street
Dallas GA 30132

Ship To:

Dallas City of (GA)
120 Main Street
Dallas GA 30132

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
HOLSTERS	001493GA	BR		NET 15	0/0/0000	2,992,475
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
17	SAF-7360RDS-8325-48	Safariland 7360RDS 7TS Holster w/Light G17 M	EA	\$147.50	\$2,507.50	
17	SAF-7360RDS-28325-41	SAF 7TS ALS/SLS Hlstr;G45 MOS;Optic;Light;I	EA	\$147.50	\$2,507.50	

QUOTE IS GOOD FOR 30 DAYS. IN ORDER TO RECEIVE QUOTED PRICE
PLEASE PRESENT A COPY OF QUOTE AT POINT OF SALE IN STORES OR
REFERENCE QUOTE NUMBER ON PO OR REQUISITION

Thank you for your business. Bruce Robins

Subtotal	\$5,015.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Total	\$5,015.00



GT Distributors - Austin
1124 New Meister Ln., Ste 100
Pflugerville TX 78660
(512) 451-8298 Ext. 0000

Quote	QTE0200	Item 17.
Date	11/21/2021	
Page:	1	

Bill To:

Dallas City of (GA)
Attn: Accounts Payable
120 Main Street
Dallas GA 30132

Ship To:

Dallas Police Department
120 Main Street
Dallas GA 30132

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
GLOCK TRADE QUOT	001493GA	BR	FACTORY DIRECT	NET 15	0/0/0000	2,992,473
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
17	GLOCK-PA475S302MO	Glock 47MOS6 Holosun 509T AG	EA	\$786.32	\$13,367.44	
17	GLOCK-PA455S302MO	G45MOS6 - Holosun 509T RD - AG BOTF/NTR	EA	\$786.32	\$13,367.44	
2	UG-GLOCK21G4	Used Glock 21 Gen 4 .45ACP Pistol	EA	(\$259.00)	(\$518.00)	
1	UG-GLOCK34G4	Used Glock 34 Gen 4 Pistol 9mm	EA	(\$270.00)	(\$270.00)	
1	UG-GLOCK34MOSG5	Used Glock 34 Gen 5 MOS	EA	(\$275.00)	(\$275.00)	
2	UG-GLOCK45G5	Used Gun Glock 45 9mm Gen 5 FS Fixed Sigh	EA	(\$300.00)	(\$600.00)	
2	UG-GLOCK19G5	Used Glock 19 Generation 5 9mm Pistol	EA	(\$275.00)	(\$550.00)	
25	UG-GLOCK17G5	Used Glock 17 Generation 5 9mm Pistol	EA	(\$270.00)	(\$6,750.00)	
2	UG-SWM&P45	Used Smith and Wesson M&P45 Pistol .45	EA	(\$225.00)	(\$450.00)	
1	NOTES:	Notes: Trade assumes box and 3 magazines. *Subtract \$5.00 for missing gun box *Subtract \$18.00 per missing magazine	EA	\$0.00	\$0.00	
1	NOTES:	Notes: All guns must be fully functional to receive full trade value.	EA	\$0.00	\$0.00	
1	NOTES:	Notes: The agency is responsible for packaging and all freight charges on trades to G T Distributors.	EA	\$0.00	\$0.00	
1	NOTES:	Notes: Trade ins must be received within 60 days	EA	\$0.00	\$0.00	

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Pro w/ Green Laser Sight LED Flashlight, Cool White, 1350 Lumens, Black, FL-OL-BALDRPRO-BK
Beam Color: Cool White Light Output: 1350 lumens Bulb Type: LED Quantity: 1
e: CR123A Lithium Package Type: Box Condition: New
BSM6-FL-OL-BALDRPRO-BK

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Item 17.

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STAFF ACTION ITEM

MEETING DATE: 12.02.2024

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Approval for the purchase of Glock Firearms to replace current firearms, lights, and holsters for the Police Department and the Marshall's Office.

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

Thirty-four Firearms (\$17,321.88) + Thirty-five lights (\$3673.60) + thirty-four holsters (\$5015.00)

Total Amount (\$26,010.48)

INFORMATION:

Current firearms, holsters, and lights are approximately seven years old and are starting to have issues such as magazine failure.



December 2, 2024

Michelle Collings
Finance Director
City of Dallas
129 E. Memorial Drive
Dallas, GA 30132

Re: Sewer Only
Warranty Bond Release
Bond No. 2022-11
Creekside Landing Phase 1

Dear Michelle,

The City of Dallas is in possession of a Warranty Bond No. 2022-11 for Sewer Only Development Improvements for the Creekside Landing Phase 1 subdivision. The Final Plat was recorded October 27, 2022. The Bond was provided to the City by Piedmont Residential, LLC., in the amount of \$33,572.94. Attached is a copy of Bond No. 2022-11 and a copy of the check.

The Public Works Department has inspected the work and has confirmed that the improvements are acceptable. The Public Works Director has requested at the December 2, 2024 council meeting that the City Council approve release of the bond amount back to Piedmont Residential, LLC. The City Council has approved the release of the bond.

Please hold the check at City Hall for pick up. Please let the Public Works Director know when the check is ready.

Please let me know if you need anything else from me to facilitate the release of the bond or if you have any questions.

Sincerely,

Kendall Smith
City Manager



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Intergovernmental Agreement – Paulding County: Bridge Maintenance Assessment Contract; Pond & Company

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Intergovernmental Agreement – Paulding County: Bridge Maintenance Assessment Contract; Pond & Company

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$4,287.52 – General Fund; Street Department

INFORMATION:

Request Council Approval:

Enter into an Intergovernmental Agreement with Paulding County for third party bridge engineering services. County has lawfully contracted with a third party, Pond & Company, pursuant to State statutes.

Structures located within the city limits identified on the latest GDOT Bridge Assessment report:

- (1) 223-0023-0 EAST MEMORIAL DRIVE at GRIFFIN CREEK
- (2) 223-0024-0 EAST MEMORIAL DRIVE at LAWRENCE CREEK

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DALLAS,
GEORGIA AND PAULDING COUNTY, GEORGIA REGARDING BRIDGE
MAINTENANCE ASSESSMENT CONTRACT**

This INTERGOVERNMENTAL AGREEMENT (“IGA”) is made and entered into as of the _____ day of _____, 2024, by and between the CITY OF DALLAS, GEORGIA, a Georgia municipal corporation in the State of Georgia (the “City”), and PAULDING COUNTY, GEORGIA (the “County”), a political subdivision of the State of Georgia (collectively the “Parties”).

WITNESSETH

WHEREAS, pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia and O.C.G.A. § 32-4-112(b)(1), a municipality may contract with any county abutting the corporate limits of such municipality for the construction and maintenance of a bridge within the limits of both such municipality and such county; and,

WHEREAS, the County has lawfully contracted with a third party, Pond & Company (hereinafter “Pond”), pursuant to State statutes, to provide engineering services on bridges located within Paulding County; and,

WHEREAS, two structures identified on the latest GDOT Bridge Assessment report are located within the City limits. Those structures are: 223-0023-0 EAST MEMORIAL DRIVE at GRIFFIN CREEK and 223-0024-0 EAST MEMORIAL DRIVE at LAWRENCE CREEK; and,

WHEREAS, the City and the County, in an effort to avoid a duplication of service at unnecessary cost for the City of Dallas, are desirous to allow the City to provide funding to allow Pond to service those structures located in the City limits under the County contract; and,

WHEREAS, Pond is agreeable to said arrangement and has estimated the cost to service those structures at an estimated combined total of approximately \$4,287.52.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants set forth herein, the amounts set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the County do hereby agree as follows:

1. The County shall direct Pond to include the two structures located within the City limits in the awarded engineering services contract. Those structures are identified as: 223-0023-0 EAST MEMORIAL DRIVE at GRIFFIN CREEK and 223-0024-0 EAST MEMORIAL DRIVE at LAWRENCE CREEK.
2. The County will direct Pond to notify and bill the City for the precise cost for services on the identified structures, with a copy to the County.
3. The City will remit the amount directly to Pond and provide proof of payment to the County within 14 days of receipt of cost. The City shall be responsible for paying said cost to Pond and shall indemnify, hold harmless, and defend the County in any attempt by Pond to collect money owed by the City for said services.
4. This IGA is only for the specific purpose stated herein and nothing in this Agreement shall be construed to make one party an agent of the other Party nor shall either Party have any authority to bind the other in any respect, unless expressly authorized by the other Party in writing.
5. This IGA and the rights and obligations of the parties hereto shall be governed, construed and interpreted according to the laws of the State of Georgia.
6. This IGA expresses the entire understanding and agreement between the parties hereto and shall terminate upon the completion of the County's contract for bridge engineering services.
7. The invalidity of any one or more phrases, sentences, clauses or sections contained in this IGA shall not affect the remaining portions of this IGA or any part thereof.

8. This IGA may be executed in several counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.
9. No waiver, amendment, release, modification of this IGA shall be effective unless made in writing and executed by both parties hereto, and properly approved in accordance with the provisions of Georgia law.

SO AGREED by the undersigned on the date herein above written:

CITY OF DALLAS, GEORGIA

By:

L. James Kelly, Mayor

Attest:

City Clerk

Date _____

(City Seal)

PAULDING COUNTY, GEORGIA

By:

David L. Carmichael, Chairman

Attest

County Clerk

Date _____

(County Seal)



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: Ordinance Amendment #OA2024-07; Chapter 16 Environment, Article VI. Stormwater Management and Create a New Article VII of Chapter 16 – Environment (1st Read)

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Ordinance Amendment #OA 2024-07; Chapter 16 Environment, Article VI. Stormwater Management and Create a New Article VII of Chapter 16 – Environment (1st Read)

HISTORY/PAST ACTION:

This is a 1st read request

FINANCIAL IMPACT:

N/A

INFORMATION:

Request Council Approval:

Amendment to the City of Dallas, Georgia, Code of Ordinances; To Repeal and Replace Part II - The Code of Ordinances, Chapter 16 Environment, Article VI. Stormwater Management; To Create a New Article VII of Chapter 16 - Environment, To Repeal Conflicting Ordinances; and for Other Purposes.

The proposed amendment is a mandate from the Environmental Protection Division of the State of Georgia and contains language for compliance with NPDES Municipal Separate Storm Sewer Systems (MS4) permit.

ORDINANCE AMENDMENT #OA 2024-07

AMENDMENT TO THE CITY OF DALLAS, GEORGIA, CODE OF ORDINANCES; TO REPEAL AND REPLACE PART II - THE CODE OF ORDINANCES, CHAPTER 16 ENVIRONMENT, ARTICLE VI. STORMWATER MANAGEMENT; TO CREATE A NEW ARTICLE VII OF CHAPTER 16 - ENVIRONMENT, TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

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

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

WHEREAS, The proposed amendment is a mandate from the Environmental Protection Division of the State of Georgia and contains language for compliance with NPDES Municipal Separate Storm Sewer Systems (MS4 permit), AND

WHEREAS, The Mayor and Council desire to amend Chapter 16, Environment, Article VI Stormwater Management and redesignate Sec. 16-287 through Sec. 16-292 of Code of Ordinances of the City of Dallas, Georgia, NOW

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

SECTION I.

That Dallas Code of Ordinances Chapter 16 - Environment, Article VI Stormwater Management, is hereby repealed in its entirety and replaced as follows:

Chapter 16 - Environment

Article VI. Post-Construction Stormwater Management for New Development and Redevelopment.

Sec. 16-199. Purpose and Intent.

The purpose of this article is to protect, maintain and enhance the public health, safety, environment, and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased post-construction stormwater runoff and nonpoint source pollution associated with new development and redevelopment. Proper management of post-construction stormwater runoff will minimize damage to public and private property and infrastructure, safeguard the public health, safety, environment, and general welfare of the public, and protect water and aquatic resources. Additionally, the City of Dallas, Georgia is required to comply with several State and Federal laws, regulations and permits and the requirements of the Metropolitan North Georgia Water Planning District's regional water plan related to managing the water quantity, velocity, and quality of post-construction stormwater runoff.

Sec. 16-200. Definitions.

For this Article, the terms below shall have the following meanings:

“administrator” means the person appointed to administer and implement this Article on Post-Construction Stormwater Management for New Development and Redevelopment in accordance with Sec. 16-202.

“applicant” means a person submitting a land development application for approval.

“BMP” or “best management practice” means both structural devices to store or treat stormwater runoff and non-structural programs or practices which are designed to prevent or reduce the pollution of the waters of the State of Georgia.

“BMP landscaping plan” means a design for vegetation and landscaping that is critical to the performance and function of the BMP including how the BMP will be stabilized and established with vegetation. It shall include a layout of plants and plant names (local and scientific).

“channel” means a natural or artificial watercourse with a definite bed and banks that conveys continuously or periodically flowing water.

“detention” means the temporary storage of stormwater runoff in a stormwater detention facility for the purpose of controlling the peak discharge.

“detention facility” means a structure designed for the storage and gradual release of stormwater runoff at controlled rates.

“development” means new development or redevelopment.

“extended detention” means the storage of stormwater runoff for an extended period of time.

“extreme flood protection” means measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

“flooding” means a volume of surface water that exceeds the banks or walls of a BMP, or channel; and overflows onto adjacent lands.

“GSMM” means the latest edition of the Georgia Stormwater Management Manual, Volume 2: Technical Handbook, and its Appendices.

“hotspot” means a land use or activity on a site that has the potential to produce higher than normally found levels of pollutants in stormwater runoff. As defined by the administrator, hotspot land use may include gasoline stations, vehicle service and maintenance areas, industrial facilities (both permitted under the Industrial Stormwater General Permit and others), material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.

“impervious surface” means a surface composed of any material that significantly impedes or prevents the natural infiltration of water into the soil.

“Industrial Stormwater General Permit” means the National Pollutant Discharge Elimination System (NPDES) permit issued by Georgia Environmental Protection Division to an industry for stormwater discharges associated with industrial activity. The permit regulates pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies based on Standard Industrial Classification (SIC) Code.

“infiltration” means the process of percolating stormwater runoff into the subsoil.

“inspection and maintenance agreement” means a written agreement providing for the long-term inspection, operation, and maintenance of the stormwater management system and its components on a site.

“land development application” means the application for a land development permit on a form provided by the City of Dallas, Georgia along with the supporting documentation required in Sec. 16-208(a).

“land development permit” means the authorization necessary to begin construction-related, land-disturbing activity.

“land disturbing activity” means any activity which may result in soil erosion from water or wind and the movement of sediments into state water or onto lands within the state, including but not limited to clearing, dredging, grading, excavating, and filling of land. Land disturbing activity does not include agricultural practices as described O.C.G.A. 12-7-17(5) or silvicultural land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities.

“linear feasibility program” means a feasibility program developed by the City of Dallas, Georgia and submitted to the Georgia Environmental Protection Division, which sets reasonable criteria for determining when implementation of stormwater management standards for linear transportation projects being constructed by City of Dallas, Georgia is infeasible.

“linear transportation projects” means construction projects on traveled ways including but not limited to roads, sidewalks, multi-use paths and trails, and airport runways and taxiways.

“MS4 Permit” means the NPDES permit issued by Georgia Environmental Protection Division for discharges from the City of Dallas, Georgia’s municipal separate storm sewer system.

“new development” means land disturbing activities, structural development (construction, installation, or expansion of a building or other structure), and/or creation of impervious surfaces on a previously undeveloped site.

“nonpoint source pollution” means a form of water pollution that does not originate from a discrete point such as a wastewater treatment facility or industrial discharge, but involves the transport of pollutants such as sediment, fertilizers, pesticides, heavy metals, oil, grease, bacteria, organic materials, and other contaminants from land to surface water or groundwater via mechanisms such as precipitation, stormwater runoff, and leaching. Nonpoint source pollution is a by-product of land use practices such as agricultural, silvicultural, mining, construction, subsurface disposal, and urban runoff sources.

“overbank flood protection” means measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain).

“owner” means the legal or beneficial owner of a site, including but not limited to, a mortgagee or vendee in possession, receiver, executor, trustee, lessee or other person, firm, or corporation in control of the site.

“person” means any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the State, any interstate body, or any other legal entity.

“post-construction stormwater management” means stormwater best management practices that are used on a permanent basis to control and treat runoff once construction has been completed in accordance with a stormwater management plan.

“post-development” means the conditions anticipated to exist on site immediately after completion of the proposed development.

“practicability policy” means the latest edition of the Metropolitan North Georgia Water Planning District’s Policy on Practicability Analysis for Runoff Reduction.

“pre-development” means the conditions that exist on a site immediately before the implementation of the proposed development. Where phased development or plan approval occurs (preliminary grading, roads, and utilities, etc.), the existing conditions at the time before the first item being approved or permitted shall establish pre-development conditions.

“pre-development hydrology” means (a) for new development, the runoff curve number determined using natural conditions hydrologic analysis based on the natural, undisturbed condition of the site immediately before implementation of the proposed development; and (b) for redevelopment, the existing conditions hydrograph may take into account the existing development when defining the runoff curve number and calculating existing runoff, unless the existing development causes a negative impact on downstream property.

“previously developed site” means a site that has been altered by paving, construction, and/or land disturbing activity.

“redevelopment” means structural development (construction, installation, or expansion of a building or other structure), creation or addition of impervious surfaces, replacement of impervious surfaces not as part of routine maintenance, and land disturbing activities associated with structural or impervious development on a previously developed site. Redevelopment does not include such activities as exterior remodeling.

“routine maintenance” means activities to keep an impervious surface as near as possible to its constructed condition. This includes ordinary maintenance activities, resurfacing paved areas, and exterior building changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional nonpoint source pollution.

“runoff” means stormwater runoff.

“site” means an area of land where development is planned, which may include all or portions of one or more parcels of land. For subdivisions and other common plans of development, the site includes all areas of land covered under an applicable land development permit.

“stormwater concept plan” means an initial plan for post-construction stormwater management at the site that provides the groundwork for the stormwater management plan including the natural resources inventory, site layout concept, initial runoff characterization, and first round stormwater management system design.

“stormwater management plan” means a plan for post-construction stormwater management at the site that meets the requirements of Sec. 16-206(d) and is included as part of the land development application.

“stormwater management standards” means those standards set forth in Sec. 16-205.

“stormwater management system” means the entire set of non-structural site design features and structural BMPs for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater runoff in a manner designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety, and general welfare.

“stormwater runoff” means flow on the surface of the ground, resulting from precipitation.

“subdivision” means the division of a tract or parcel of land resulting in one or more new lots or building sites for the purpose, whether immediately or in the future, of sale, other transfer of ownership or land development, and includes divisions of land resulting from or made in connection with the layout or development of a new street or roadway or a change in an existing street or roadway.

Other terms used but not defined in this Article shall be interpreted based on how such terms are defined and used in the GSMM and the City of Dallas, Georgia’s MS4 permit.

Sec. 16-201. Adoption and Implementation of the GSMM; Conflicts and Inconsistencies.

- (a) In implementing this Article, the City of Dallas, Georgia shall use and require compliance with all relevant design standards, calculations, formulas, methods, and other guidance from the GSMM as well as all related appendices.
- (b) This Article is not intended to modify or repeal any other Article, ordinance, rule, regulation, or other provision of law, including but not limited to any applicable stream buffers under state and local laws, and the Georgia Safe Dams Act and Rules for Dam Safety. In the event of any conflict or inconsistency between any provision in the City of Dallas, Georgia’s MS4 permit and this Article, the provision from the MS4 permit shall control. In the event of any conflict or inconsistency between any provision of this Article and the GSMM, the provision from this Article shall control. In the event of any other conflict or inconsistency between any provision of this Article and any other ordinance, rule, regulation or other provision of law, the provision that is more restrictive or imposes higher protective standards for human health or the environment shall control.
- (c) If any provision of this Article is invalidated by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Article.

Sec. 16-202. Designation of Administrator.

The City Manager may from time to time appoint someone to administer and implement this Article.

Sec. 16-203. Applicability Criteria for Stormwater Management Standards.

This Article applies to the following activities:

- (a) New development that creates or adds 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre of land or greater;
- (b) Redevelopment (excluding routine maintenance and exterior remodeling) that creates, adds, or replaces 5,000 square feet or greater of new impervious surface area or that involves land disturbing activity of 1 acre or more;
- (c) New development and redevelopment if
 - (i) such new development or redevelopment is part of a subdivision or other common plan of development, and
 - (ii) the sum of all associated impervious surface area or land disturbing activities that are being developed as part of such

subdivision or other common plan of development meets or exceeds the threshold in (a) and (b) above;

- (d) Any commercial or industrial new development or redevelopment, regardless of size, that is a hotspot land use as defined in this Article; and
- (e) Linear transportation projects that exceed the threshold in (a) or (b) above.

Sec. 16-204. Exemptions from Stormwater Management Standards.

This Article does not apply to the following activities:

- (a) Land disturbing activity conducted by local, state, authority, or federal agencies, solely to respond to an emergency need to protect life, limb, or property or conduct emergency repairs;
- (b) Land disturbing activity that consists solely of cutting a trench for utility work and related pavement replacement;
- (c) Land disturbing activity conducted by local, state, authority, or federal agencies, whose sole purpose is to implement stormwater management or environmental restoration;
- (d) Repairs to any stormwater management system deemed necessary by the administrator;
- (e) Agricultural practices as described O.C.G.A. 12-7-17(5) within areas zoned for these activities except for buildings or permanent structures that exceed the threshold in Sec. 16-203(a) or (b);
- (f) Silvicultural land management activities as described O.C.G.A. 12-7-17(6) within areas zoned for these activities except for buildings or permanent structures that exceed the threshold in Sec. 16-203(a) or (b);
- (g) Installations or modifications to existing structures solely to implement Americans with Disabilities Act (ADA) requirements, including but not limited to elevator shafts, handicapped access ramps and parking, and enlarged entrances or exits; and
- (h) Linear transportation projects being constructed by City of Dallas, Georgia to the extent the administrator determines that the stormwater management standards may be infeasible to apply, all or in part, for any portion of the linear transportation project. For this exemption to apply, an infeasibility report that is compliant with the City of Dallas, Georgia linear feasibility program shall first be submitted to the administrator that contains adequate documentation to support the evaluation for the applicable portion(s) and any resulting infeasibility determination, if any, by the administrator.

Sec. 16-205. Stormwater Management Standards.

Subject to the applicability criteria in Sec. 16-203 and exemptions in Sec. 16-204, the following stormwater management standards apply. Additional details for each standard can be found in the GSMM Sec. 2.2.2.2:

- (a) Design of Stormwater Management System: The design of the stormwater management system shall be in accordance with the applicable sections of the GSMM as directed by the administrator. Any design which proposes a dam shall comply with the Georgia Safe Dams Act and Rules for Dam Safety as applicable.

- (b) Natural Resources Inventory: Site reconnaissance and surveying techniques shall be used to complete a thorough assessment of existing natural resources, both terrestrial and aquatic, found on the site. Resources to be identified, mapped, and shown on the Stormwater Management Plan, shall include, at a minimum (as applicable):
- (i) Topography (minimum of 2-foot contours) and Steep Slopes (i.e., Areas with Slopes Greater Than 15%),
 - (ii) Natural Drainage Divides and Patterns,
 - (iii) Natural Drainage Features (e.g., swales, basins, depressional areas),
 - (iv) Natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers, drinking water wellhead protection areas and river corridors,
 - (v) Predominant soils (including erodible soils and karst areas), and
 - (vi) Existing predominant vegetation including trees, high quality habitat and other existing vegetation.
- (c) Better Site Design Practices for Stormwater Management: Stormwater management plans shall preserve the natural drainage and natural treatment systems and reduce the generation of additional stormwater runoff and pollutants to the maximum extent practicable. Additional details can be found in the GSMM Sec. 2.3.
- (d) Stormwater Runoff Quality/Reduction: Stormwater Runoff Quality/Reduction shall be provided by using the following:
- (i) For development with a stormwater management plan submitted before December 6, 2020, the applicant may choose either (A) Runoff Reduction or (B) Water Quality.
 - (ii) For development with a stormwater management plan submitted on or after December 6, 2020, the applicant shall choose (A) Runoff Reduction and additional water quality shall not be required. To the extent (A) Runoff Reduction has been determined to be infeasible for all or a portion of the site using the Practicability Policy, then (B) Water Quality shall apply for the remaining runoff from a 1.2 inch rainfall event and must be treated to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM.
 - (A) Runoff Reduction - The stormwater management system shall be designed to retain the first 1.0 inch of rainfall on the site using runoff reduction methods, to the maximum extent practicable.
 - (B) Water Quality – The stormwater management system shall be designed to remove at least 80% of the calculated average annual post-development total suspended solids (TSS) load or equivalent as defined in the GSMM for runoff from a 1.2-inch rainfall event.

- (iii) If a site is determined to be a hotspot as detailed in Sec. 16-203, the City of Dallas, Georgia may require the use of specific or additional components for the stormwater management system to address pollutants of concern generated by that site.
- (e) Stream Channel Protection: Stream channel protection shall be provided by using all the following three approaches:
 - (i) 24-hour extended detention storage of the 1-year, 24-hour return frequency storm event;
 - (ii) Erosion prevention measures, such as energy dissipation and velocity control; and
 - (iii) Preservation of any applicable stream buffer.
- (f) Overbank Flood Protection: Downstream overbank flood protection shall be provided by controlling the post-development peak discharge rate to the pre-development rate for the 25-year, 24-hour storm event.
- (g) Extreme Flood Protection: Extreme flood protection shall be provided by controlling the 100-year, 24-hour storm event such that flooding is not exacerbated.
- (h) Downstream Analysis: Due to peak flow timing and runoff volume effects, some structural components of the stormwater management system fail to reduce discharge peaks to pre-development levels downstream from the site. A downstream peak flow analysis shall be provided to the point in the watershed downstream of the site or the stormwater management system where the area of the site comprises 10% of the total drainage area in accordance with Sec. 3.1.9 of the GSMM. This is to help ensure that there are minimal downstream impacts from development on the site. The downstream analysis may result in the need to resize structural components of the stormwater management system.
- (i) Stormwater Management System Inspection and Maintenance: The components of the stormwater management system that will not be dedicated to and accepted by the City of Dallas, Georgia, including all drainage facilities, best management practices, credited conservation spaces, and conveyance systems, shall have an inspection and maintenance agreement to ensure that they continue to function as designed. All new development and redevelopment sites are to prepare a comprehensive inspection and maintenance agreement for the on-site stormwater management system. This plan shall be written in accordance with the requirements in Sec. 16-214.

Sec. 16-206. Pre-Submittal Meeting, Stormwater Concept Plan, and Stormwater Management Plan Requirements.

- (a) Before a land development permit application is submitted, an applicant may request a pre-submittal meeting with the City of Dallas, Georgia. The pre-submittal meeting should take place based on an early step in the development process such as before site analysis and inventory (GSMM Sec. 2.4.2.4) or the stormwater concept plan (GSMM Sec. 2.4.2.5). The purpose of the pre-submittal meeting is to discuss opportunities, constraints, and ideas for the stormwater management system before formal site design engineering. To the extent applicable, local and regional watershed plans, greenspace plans, trails and

greenway plans, and other resource protection plans should be consulted in the pre-submittal meeting. Applicants must request a pre-submittal meeting with the City of Dallas, Georgia when applying for a Determination of Infeasibility through the Practicability Policy.

- (b) The stormwater concept plan shall be prepared using the minimum following steps:
 - (i) Develop the site layout using better site design techniques, as applicable (GSMM Sec. 2.3).
 - (ii) Calculate preliminary estimates of the unified stormwater sizing criteria requirements for stormwater runoff quality/reduction, channel protection, overbank flooding protection and extreme flood protection (GSMM Sec. 2.2).
 - (iii) Perform screening and preliminary selection of appropriate best management practices and identification of potential siting locations (GSMM Sec. 4.1).
- (c) The stormwater concept plan shall contain:
 - (i) Common address and legal description of the site,
 - (ii) Vicinity map, and
 - (iii) Existing conditions and proposed site layout mapping and plans (recommended scale of 1" = 50'), which illustrate at a minimum:
 - (A) Existing and proposed topography (minimum of 2-foot contours),
 - (B) Perennial and intermittent streams,
 - (C) Mapping of predominant soils from USDA soil surveys,
 - (D) Boundaries of existing predominant vegetation and proposed limits of clearing and grading,
 - (E) Location and boundaries of other natural feature protection and conservation areas such as wetlands, lakes, ponds, floodplains, stream buffers and other setbacks (e.g., drinking water well setbacks, septic setbacks, etc.),
 - (F) Location of existing and proposed roads, buildings, parking areas and other impervious surfaces,
 - (G) Existing and proposed utilities (e.g., water, sewer, gas, electric) and easements,
 - (H) Preliminary estimates of unified stormwater sizing criteria requirements,
 - (I) Preliminary selection and location, size, and limits of disturbance of proposed BMPs,
 - (J) Location of existing and proposed conveyance systems such as grass channels, swales, and storm drains,
 - (K) Flow paths,

(L) Location of the boundaries of the base flood floodplain, future-conditions floodplain, and the floodway (as applicable) and relationship of site to upstream and downstream properties and drainage, and

(M) Preliminary location and dimensions of proposed channel modifications, such as bridge or culvert crossings.

(d) The stormwater management plan shall contain the items listed in this part and be prepared under the direct supervisory control of either a registered Professional Engineer or a registered Landscape Architect licensed in the state of Georgia. Items (iii), (iv), (v), and (vi) shall be sealed and signed by a registered Professional Engineer licensed in the state of Georgia. The overall site plan must be stamped by a design professional licensed in the State of Georgia for such purpose. (GSMM Sec. 2.4.2.7)

- (i) Natural Resources Inventory
- (ii) Stormwater Concept Plan
- (iii) Existing Conditions Hydrologic Analysis
- (iv) Post-Development Hydrologic Analysis
- (v) Stormwater Management System
- (vi) Downstream Analysis
- (vii) Erosion and Sedimentation Control Plan
- (viii) BMP Landscaping Plan
- (ix) Inspection and Maintenance Agreement
- (x) Evidence of Acquisition of Applicable Local and Non-Local Permits
- (xi) Determination of Infeasibility (if applicable)

(e) For redevelopment and to the extent existing stormwater management structures are being used to meet stormwater management standards the following must also be included in the stormwater management plan for existing stormwater management structures

- (i) As-built Drawings
- (ii) Hydrology Reports
- (iii) Current inspection of existing stormwater management structures with deficiencies noted
- (iv) BMP Landscaping Plans

Sec. 16-207. Application Fee.

The fee for review of any land development application shall be based on the fee structure established by the City of Dallas, Georgia, and payment shall be made before the issuance of any land disturbance permit or building permit for the development.

Sec. 16-208. Application Procedures.

Land development applications are handled as part of the process to obtain the land disturbance permit pursuant to Sec. 16-147 - Application/permit process and Sec. 34-23 - Procedures for development approval, or building permit Sec. 8-36 - Permits, as applicable. Before any person begins development on a site, the owner of the site shall first obtain approval in accordance with the following procedure:

- (a) File a land development application with the City of Dallas, Georgia on the City of Dallas, Georgia's form of application with the following supporting materials:
 - (i) the stormwater management plan prepared in accordance with Sec. 16-206(d),
 - (ii) a certification that the development will be performed in accordance with the stormwater management plan once approved,
 - (iii) a Preliminary Determination of Infeasibility, as applicable, prepared in accordance with the practicability policy, and
 - (iv) an acknowledgement that applicant has reviewed the City of Dallas, Georgia's form of inspection and maintenance agreement and that applicant agrees to sign and record such inspection and maintenance agreement before the final inspection.
- (b) The administrator shall inform the applicant whether the application and supporting materials are approved or disapproved.
- (c) If the application or supporting materials are disapproved, the administrator shall notify the applicant of such fact in writing. The applicant may then revise any item not meeting the requirements hereof and resubmit the same for the administrator to again consider and either approve or disapprove.
- (d) If the application and supporting materials are approved, the City of Dallas, Georgia may issue the associated land disturbance permit or building permit, provided all other legal requirements for the issuance of such permits have been met. The stormwater management plan included in such applications becomes the approved stormwater management plan.

Sec. 16-209. Compliance with the Approved Stormwater Management Plan.

All development shall be:

- (a) consistent with the approved stormwater management plan and all applicable land disturbance and building permits, and
- (b) conducted only within the area specified in the approved stormwater management plan.

No changes may be made to an approved stormwater management plan without review and advanced written approval by the administrator.

Sec. 16-210. Inspections to Ensure Plan Compliance During Construction.

Periodic inspections of the stormwater management system during construction shall be conducted by the staff of the City of Dallas, Georgia or conducted and certified by a professional engineer who has been approved by the City of Dallas, Georgia. Inspections shall use the approved stormwater management plan for establishing

compliance. All inspections shall be documented with written reports that contain the following information:

- (a) The date and location of the inspection;
- (b) Whether the stormwater management system is in compliance with the approved stormwater management plan;
- (c) Variations from the approved stormwater management plan; and
- (d) Any other variations or violations of the conditions of the approved stormwater management plan.

Sec. 16-211. Final Inspection; As-Built Drawings; Delivery of Inspection and Maintenance Agreement.

Upon completion of the development, the applicant is responsible for:

- (a) Certifying that the stormwater management system is functioning properly and was constructed in conformance with the approved stormwater management plan and associated hydrologic analysis,
- (b) Submitting as-built drawings showing the final design specifications for all components of the stormwater management system as certified by a professional engineer,
- (c) Certifying that the landscaping is established and installed in conformance with the BMP landscaping plan, and
- (d) Delivering to the City of Dallas, Georgia a signed inspection and maintenance agreement that has been recorded by the owner in the property record for all parcel(s) that make up the site.

The required certification under part (a) shall include a certification of volume, or other performance test applicable to the type of stormwater management system component, to ensure each component is functioning as designed and built according to the design specifications in the approved stormwater management plan. This certification and the required performance tests shall be performed by a qualified person and submitted to the City of Dallas, Georgia with the request for a final inspection. The City of Dallas, Georgia shall perform a final inspection with applicant to confirm applicant has fulfilled these responsibilities.

Sec. 16-212. Violations and Enforcement.

Any violation of the approved stormwater management plan during construction, failure to submit as-built drawings, failure to submit a final BMP landscaping plan, or failure of the final inspection shall constitute and be addressed as violations of, or failures to comply with, the underlying land disturbance permit pursuant to Sec. 16-147 - Application/permit process and Sec. 34-23 - Procedures for development approval or the underlying building permit pursuant to Sec. 8-36 - Permits. To address a violation of this Article, the City of Dallas, Georgia shall have all the powers and remedies that are available to it for other violations of building and land disturbance permits, including without limitation the right to issue notices and orders to ensure compliance, stop work orders, and penalties as set forth in the applicable ordinances for such permits.

Sec. 16-213. Maintenance by Owner of Stormwater Management Systems Predating Current GSMM.

For any stormwater management systems approved and built based on requirements predating the current GSMM and that is not otherwise subject to an inspection and

maintenance agreement, such stormwater management systems shall be maintained by the owner so that the stormwater management systems perform as they were originally designed.

Sec. 16-214. Inspection and Maintenance Agreements.

- (a) The owner shall execute an inspection and maintenance agreement with the City of Dallas, Georgia obligating the owner to inspect, clean, maintain, and repair the stormwater management system; including vegetation in the final BMP landscaping plan. The form of the inspection and maintenance agreement shall be the form provided by the City of Dallas, Georgia. After the inspection and maintenance agreement has been signed by the owner and the City of Dallas, Georgia, the owner shall promptly record such agreement at the owner's cost in the property record for all parcel(s) that make up the site.
- (b) The inspection and maintenance agreement shall identify by name or official title the person(s) serving as the point of contact for carrying out the owner's obligations under the inspection and maintenance agreement. The owner shall update the point of contact from time to time as needed and upon request by the City of Dallas, Georgia. Upon any sale or transfer of the site, the new owner shall notify the City of Dallas, Georgia in writing within 30 days of the name or official title of new person(s) serving as the point of contact for the new owner. Any failure of an owner to keep the point of contact up to date shall, following 30 days' notice, constitute a failure to maintain the stormwater management system.
- (c) The inspection and maintenance agreement shall run with the land and bind all future successors-in-title of the site. If there is a future sale or transfer of only a portion of the site, then:
 - (i) The parties to such sale or transfer may enter into and record an assignment agreement designating the owner responsible for each portion of the site and associated obligations under the inspection and maintenance agreement. The parties shall record and provide written notice and a copy of such assignment agreement to the City of Dallas, Georgia.
 - (ii) In the absence of a recorded assignment agreement, all owners of the site shall be jointly and severally liable for all obligations under the inspection and maintenance agreement regardless of what portion of the site they own.

Sec. 16-215. Right of Entry for Maintenance Inspections.

The terms of the inspection and maintenance agreement shall provide for the City of Dallas, Georgia's right of entry for maintenance inspections and other specified purposes. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then the City of Dallas, Georgia shall have the right to enter and make inspections pursuant to the City of Dallas, Georgia's general provisions for property maintenance inspections pursuant to (Right to entry) Sec. 8-35(b) and (Property Maintenance Code) Sec. 8-11(a)(9) and Sec. 8-33(a)(3).

Sec. 16-216. Owner's Failure to Maintain the Stormwater Management System.

The terms of the inspection and maintenance agreement shall provide for what constitutes a failure to maintain a stormwater management system and the enforcement options available to City of Dallas, Georgia. If a site was developed before the requirement to have an inspection and maintenance agreement or an inspection and maintenance agreement was for any reason not entered into, recorded, or has otherwise been invalidated or deemed insufficient, then:

- (a) An owner's failure to maintain the stormwater management system so that it performs as it was originally designed shall constitute and be addressed as a violation of, or failure to comply with, owner's property maintenance obligations pursuant to Sec. 8-11(a)(9) and Sec. 8-33(a)(3).
- (b) To address such a failure to maintain the stormwater management system, the City of Dallas, Georgia shall have all the powers and remedies that are available to it for other violations of an owner's property maintenance obligations, including without limitation prosecution, penalties, abatement, and emergency measures.

Secs. 16-217—16-285. Reserved.

AND;

THAT Chapter 16 – Environment be amended to add the following Article VII:

ARTICLE VII. ILLICIT DISCHARGE AND ILLEGAL CONNECTION

Sec. 16-286. Introduction.

It is hereby determined that:

Discharges to the city separate storm sewer system that are not composed entirely of stormwater runoff contribute to increased nonpoint source pollution and degradation of receiving waters;

These non-stormwater discharges occur due to spills, dumping and improper connections to the city separate storm sewer system from residential, industrial, commercial, or institutional establishments.

These non-stormwater discharges not only impact waterways individually, but geographically dispersed, small volume non-stormwater discharges can have cumulative impacts on receiving waters.

The impacts of these discharges adversely affect public health and safety, drinking water supplies, recreation, fish and other aquatic life, property values and other uses of lands and waters;

These impacts can be minimized through the regulation of spills, dumping and discharges into the city separate storm sewer system;

Localities in the State of Georgia are required to comply with a number of state and federal laws, regulations and permits which require a locality to address the impacts of stormwater runoff quality and nonpoint source pollution due to improper non-stormwater discharges to the city separate storm sewer system;

Therefore, the city adopts this Article to prohibit such non-stormwater discharges to the city separate storm sewer system. It is determined that the regulation of spills, improper dumping and discharges to the city separate storm sewer system is in the

public interest and will prevent threats to public health and safety, and the environment.

(Ord. of July 10, 2006, (Intro); Ord. of Oct. 2, 2006, (Intro))

Sec. 16-287. General provisions.

- (a) *Purpose and intent.* The purpose of this Article is to protect the public health, safety, environment, and general welfare through the regulation of non-stormwater discharges to the city separate storm sewer system to the maximum extent practicable as required by federal law. This Article establishes methods for controlling the introduction of pollutants into the city separate storm sewer system in order to comply with requirements of the National Pollutant Discharge Elimination System (NPDES) permit process. The objectives of this Article are to:
 - (1) Regulate the contribution of pollutants to the city separate storm sewer system by any person;
 - (2) Prohibit illicit discharges and illegal connections to the city separate storm sewer system;
 - (3) Prevent non-stormwater discharges, generated as a result of spills, inappropriate dumping, or disposal, to the city separate storm sewer system; and
 - (4) To establish legal authority to carry out all inspection, surveillance, monitoring, and enforcement procedures necessary to ensure compliance with this Article.
- (b) *Applicability.* The provisions of this Article shall apply throughout the incorporated area of the city.
- (c) *Compatibility with other regulations.* This Article is not intended to modify or repeal any other ordinance, rule, regulation, other provision of law. The requirements of this article are in addition to the requirements of any other ordinance, rule, regulation, or other provision of law, and where any provision of this article imposes restrictions different from those imposed by any other ordinance, rule, regulation, or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.
- (d) *Severability.* If the provisions of any section, subsection, paragraph, subdivision or clause of this article shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Article.
- (e) *Responsibility for administration.* The city manager of the city shall administer, implement, and enforce the provisions of this Article.

(Ord. of July 10, 2006, § 1; Ord. of Oct. 2, 2006, § 1)

Sec. 16-288. Definitions.

Accidental discharge means a discharge prohibited by this article which occurs by chance and without planning or thought prior to occurrence.

Clean Water Act means the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), and any subsequent amendments thereto.

Construction activity means activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES General Construction Permits. These include construction projects resulting in land disturbance. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

Illicit discharge means any direct or indirect non-stormwater discharge to the city separate storm sewer system, except as exempted in Sec. 16-289 of this Article.

Illegal connection means either of the following:

- (1) Any pipe, open channel, drain or conveyance, whether on the surface or subsurface, which allows an illicit discharge to enter the storm drain system including but not limited to any conveyances which allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system, regardless of whether such pipe, open channel, drain or conveyance has been previously allowed, permitted, or approved by an authorized enforcement agency; or
- (2) Any pipe, open channel, drain, or conveyance connected to the city separate storm sewer system which has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

Industrial activity means activities subject to NPDES Industrial Permits as defined in 40 CFR, Sec. 122.26 (b)(14).

National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit means a permit issued by the Georgia EPD under authority delegated pursuant to 33 USC § 1342(b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

City of Dallas, Georgia separate storm sewer system means any facility designed or used for collecting and/or conveying stormwater, including but not limited to any roads with drainage systems, highways, city streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, ditches, swales, natural and man-made or altered drainage channels, reservoirs, and other drainage structures, and which is:

- (1) Owned or maintained by the City of Dallas, Georgia;
- (2) Not a combined sewer; and
- (3) Not part of a publicly-owned treatment works.

Non-stormwater discharge means any discharge to the storm drain system that is not composed entirely of stormwater.

Person means, except to the extent exempted from this Article, any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, city, county or other political subdivision of the state, any interstate body, or any other legal entity.

Pollutant means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; petroleum hydrocarbons; automotive fluids; cooking grease; detergents (biodegradable or otherwise); degreasers; cleaning chemicals; non-hazardous liquid and solid wastes

and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; liquid and solid wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure; concrete and cement; and noxious or offensive matter of any kind.

Pollution means the contamination or other alteration of any water's physical, chemical or biological properties by the addition of any constituent and includes but is not limited to, a change in temperature, taste, color, turbidity, or odor of such waters, or the discharge of any liquid, gaseous, solid, radioactive, or other substance into any such waters as will or is likely to create a nuisance or render such waters harmful, detrimental or injurious to the public health, safety, welfare, or environment, or to domestic, commercial, industrial, agricultural, recreational, or other legitimate beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.

Premises means any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

State waters mean any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface and subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State of Georgia which are not entirely confined and retained completely upon the property of a single person.

Stormwater runoff or stormwater means any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation.

Structural stormwater control means a structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow.

(Ord. of July 10, 2006, § 2; Ord. of Oct. 2, 2006, § 2)

Sec. 16-289. Prohibitions.

- (a) *Prohibition of illicit discharges.* No person shall throw, drain, or otherwise discharge, cause, or allow others under its control to throw, drain, or otherwise discharge into the city separate storm sewer system any pollutants or waters containing any pollutants, other than stormwater.

The following discharges are exempt from the prohibition provision above:

- (1) Water line flushing performed by a government agency, other potable water sources, landscape irrigation or lawn watering, diverted stream flows, rising ground water, ground water infiltration to storm drains, uncontaminated pumped ground water, foundation, or footing drains (not including active groundwater dewatering systems), crawl space pumps, air conditioning condensation, springs, natural riparian habitat or wetland flows, and any other water source not containing pollutants;
- (2) Discharges or flows from firefighting, and other discharges specified in writing by the city manager of the city or his/her designee as being necessary to protect public health and safety;
- (3) The prohibition provision above shall not apply to any non-stormwater discharge permitted under an NPDES permit or order

issued to the discharger and administered under the authority of the state and the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the city separate storm sewer system.

(Ord. of July 10, 2006, § 3; Ord. of Oct. 2, 2006, § 3)

- (b) *Prohibition of illegal connections.* The construction, connection, use, maintenance, or continued existence of any illegal connection to the city separate storm sewer system is prohibited.
- (1) This prohibition expressly includes, without limitation, illegal connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.
 - (2) A person violates this article if the person connects a line conveying sewage to the city separate storm sewer system, or allows such a connection to continue.
 - (3) Improper connections in violation of this article must be disconnected and redirected, if necessary, to an approved onsite wastewater management system or the sanitary sewer system upon approval of the city manager of the city or his/her designee.
 - (4) Any drain or conveyance that has not been documented in plans, maps or equivalent, and which may be connected to the storm sewer system, shall be located by the owner or occupant of that property upon receipt of written notice of violation from the city manager of the city or his/her designee requiring that such locating be completed. Such notice will specify a reasonable time period within which the location of the drain or conveyance is to be completed, that the drain or conveyance be identified as storm sewer, sanitary sewer or other, and that the outfall location or point of connection to the storm sewer system, sanitary sewer system or other discharge point be identified. Results of these investigations are to be documented and provided to the city manager of the city or his/her designee.

(Ord. of July 10, 2006, § 3; Ord. of Oct. 2, 2006, § 3)

Sec. 16-290. Industrial or construction activity discharges.

Any person subject to an industrial or construction activity NPDES stormwater discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the city manager of the city or his/her designee prior to allowing discharges to the city separate storm sewer system.

(Ord. of July 10, 2006, § 4; Ord. of Oct. 2, 2006, § 4)

Sec. 16-291. Access and inspection of properties and facilities.

The city manager of the city or his/her designee shall be permitted to enter and inspect properties and facilities at reasonable times as often as may be necessary to determine compliance with this Article.

- (1) If a property or facility has security measures in force which require proper identification and clearance before entry into its premises, the

owner or operator shall make the necessary arrangements to allow access to representatives of the city.

- (2) The owner or operator shall allow the city manager of the city or his/her designee ready access to all parts of the premises for the purposes of inspection, sampling, photography, videotaping, examination and copying of any records that are required under the conditions of an NPDES permit to discharge stormwater.
- (3) The city manager of the city or his/her designee shall have the right to set up on any property or facility such devices as are necessary in the opinion of the city manager of the city or his/her designee to conduct monitoring and/or sampling of flow discharges.
- (4) The city manager of the city or his/her designee may require the owner or operator to install monitoring equipment and perform monitoring as necessary, and make the monitoring data available to the city manager of the city or his/her designee. This sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the owner or operator at his/her own expense. All devices used to measure flow and quality shall be calibrated to ensure their accuracy.
- (5) Any temporary or permanent obstruction to safe and easy access to the property or facility to be inspected and/or sampled shall be promptly removed by the owner or operator at the written or oral request of the city manager of the city or his/her designee and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator.
- (6) Unreasonable delays in allowing the city manager or his/her designee access to a facility is a violation of this article.
- (7) If the city manager of the city or his/her designee has been refused access to any part of the premises from which stormwater is discharged, and the city manager of the city or his/her designee is able to demonstrate probable cause to believe that there may be a violation of this article, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this article or any order issued hereunder, or to protect the overall public health, safety, environment and welfare of the community, then the city manager of the city or his/her designee may seek issuance of a search warrant from any court of competent jurisdiction.

(Ord. of July 10, 2006, § 5; Ord. of Oct. 2, 2006, § 5)

Sec. 16-292. Notification of accidental discharges and spills.

Notwithstanding other requirements of law, as soon as any person responsible for a facility, activity or operation, or responsible for emergency response for a facility, activity or operation has information of any known or suspected release of pollutants or non-stormwater discharges from that facility or operation which are resulting or may result in illicit discharges or pollutants discharging into stormwater, the city separate storm sewer system, state waters, or waters of the U.S., said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release so as to minimize the effects of the discharge.

Said person shall notify the authorized enforcement agency in person or by phone, facsimile or in person no later than 24 hours of the nature, quantity, and time of

occurrence of the discharge. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the city manager of the city or his/her designee within three business days of the phone or in person notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years. Said person shall also take immediate steps to ensure no recurrence of the discharge or spill.

In the event of such a release of hazardous materials, emergency response agencies and/or other appropriate agencies shall be immediately notified.

Failure to provide notification of a release as provided above is a violation of this Article.

(Ord. of July 10, 2006, § 6; Ord. of Oct. 2, 2006, § 6)

Sec. 16-293. Violations, enforcement, and penalties.

- (a) *Violations.* It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Article. Any person who has violated or continues to violate the provisions of this article, may be subject to the enforcement actions outlined in this Sec. or may be restrained by injunction or otherwise abated in a manner provided by law.

In the event the violation constitutes an immediate danger to public health or public safety, the city manager of the city or his/her designee is authorized to enter upon the subject private property, without giving prior notice, to take any and all measures necessary to abate the violation and/or restore the property. The city manager of the city or his/her designee is authorized to seek costs of the abatement as outlined in subsection (e).

- (b) *Notice of violation.* Whenever the city manager of the city or his/her designee finds that a violation of this article has occurred, the city manager of the city or his/her designee may order compliance by written notice of violation.

- (1) The notice of violation shall contain:

- a. The name and address of the alleged violator;
- b. The address when available or a description of the building, structure, or land upon which the violation is occurring, or has occurred;
- c. A statement specifying the nature of the violation;
- d. A description of the remedial measures necessary to restore compliance with this Article and a time schedule for the completion of such remedial action;
- e. A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed; and,
- f. A statement that the determination of violation may be appealed to the mayor and council of the city by filing a written notice of appeal within 30 days of service of notice of violation.

- (2) Such notice may require without limitation:

- a. The performance of monitoring, analyses, and reporting;
- b. The elimination of illicit discharges and illegal connections;

- c. That violating discharges, practices, or operations shall cease and desist;
 - d. The abatement or remediation of stormwater pollution or contamination hazards and the restoration of any affected property;
 - e. Payment of costs to cover administrative and abatement costs; and,
 - f. The implementation of pollution prevention practices.
- (c) *Appeal of notice of violation.* Any person receiving a notice of violation may appeal the determination of the city manager of the city or his/her designee. The notice of appeal must be received within 30 days from the date of the notice of violation. Hearing on the appeal before the mayor and council of the city shall take place within 15 days from the date of receipt of the notice of appeal. The decision of the mayor and council of the city shall be final.
- (d) *Enforcement measures after appeal.* If the violation has not been corrected pursuant to the requirements set forth in the notice of violation, or, in the event of an appeal, within 30 days of the decision of the mayor and council of the city upholding the decision of the city manager of the city, or his/her designee, then the city manager of the city or his/her designee or other representatives of the city may enter upon the subject private property and are authorized to take any and all measures necessary to abate the violation and/or restore the property. It shall be unlawful for any person, owner, agent, or person in possession of any premises to refuse to allow the government agency or designated contractor to enter upon the premises for the purposes set forth above.
- (e) *Costs of abatement of the violation.* Within 30 days after abatement of the violation, the owner of the property will be notified of the cost of abatement, including administrative costs. The property owner may file a written protect to the city manager of the city or his/her designee, objecting to the assessment or to the amount of the assessment within 15 days of such notice. If the property owner objects to the decision by the city manager of the city or his/her designee concerning said written protect within 30 days from such decision by the city manager of the city or his/her designee, the property owner may file a written appeal to the mayor and council of the city. If the amount due is not paid within 30 days after receipt of the notice, or if an appeal is taken, within 30 days after a decision by the mayor and council of the city on said appeal, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment. Any person violating any of the provisions of this article shall become liable to the city by reason of such violation.
- (f) *Civil penalties.* In the event the alleged violator fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days, or such greater period as the city manager of the city or his/her designee shall deem appropriate, after the city manager of the city or his/her designee has taken one or more of the actions described above, the city manager of the city or his/her designee may impose a penalty not to exceed \$1,000.00 (depending on the severity of the violation) for each day the violation remains unremedied after receipt of the notice of violation.
- (g) *Criminal penalties.* For intentional and flagrant violations of this article, the city manager of the city or his/her designee or the city police department may

issue a citation to the alleged violator requiring such person to appear in municipal court to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000.00 or imprisonment for 60 days or both. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.

- (h) *Violations deemed a public nuisance.* In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this article is a threat to public health, safety, welfare, and environment and is declared and deemed a nuisance, and may be abated by injunctive or other equitable relief as provided by law.
- (i) *Remedies not exclusive.* The remedies listed in this article are not exclusive of any other remedies available under any applicable federal, state, or local law and the city manager of the city or his/her designee, may seek cumulative remedies. The city manager of the city or his/her designee, may recover attorney's fees, court costs, and other expenses associated with enforcement of this article, including sampling and monitoring expenses.

(Ord. of July 10, 2006, § 7; Ord. of Oct. 2, 2006, § 7)

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

SO SHALL IT BE ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, THIS THE ____ DAY OF _____, 2024.

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



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: West Dallas Collector Sewer Extension – Phase I: Change Order No. #2; Time Extension Request

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

West Dallas Collector Sewer Extension – Phase I: Change Order No. #2; Time Extension Request

HISTORY/PAST ACTION:

Change Order No.1: Approved 11/06/2023

FINANCIAL IMPACT:

N/A

INFORMATION:

Request Council Approval:

To provide the City Manager authority to execute the change order upon review and approval of the City Attorney.

Change Order No.2: Time Extension Request

- City request to add bypass pump connection at Regional Lift Station site.
 - o Material delivery lead time
 - o Total time allotment, revised substantial completion date, and final completion date shall be per the recommendation of the project Engineer of Record, WK Dickson.



STAFF ACTION ITEM

MEETING DATE: 12/02/2024

TITLE: West Dallas Collector Sewer Extension – Phase I: GEFA Loan CW2021008A; Amendment No.1 Request

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

West Dallas Collector Sewer Extension – Phase I: GEFA Loan CW2021008A; Amendment No.1 Request

HISTORY/PAST ACTION:

Resolution 2023-18: GEFA Loan CW2021008A Approval

FINANCIAL IMPACT:

Amendment No.1: Request to amend construction time

INFORMATION:

Request Council Approval:

To provide the City Manager and Public Works Director authority to contact and begin the amendment request process with GEFA for loan CW2021008A.