

RESOLUTION NO. 2023-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALLAS,
GEORGIA ESTABLISHING A MORATORIUM OF NINETY (90) DAYS ON
CHAPTER 44 – ZONING, ARTICLE III. DISTRICT REGULATIONS,
DIVISION 2. RESIDENTIAL DISTRICT, SEC. 44-139. R-2 RESIDENTIAL
DISTRICT
IN THE CITY OF DALLAS, GEORGIA IN ORDER TO ALLOW FOR THE
CONSIDERATION, REVIEW, AND ADOPTION OF REVISIONS TO SAID
PROVISIONS OF THE ZONING ORDINANCE**

WHEREAS, the City of Dallas, Georgia is charged with preserving the health, safety and welfare of the citizens of the City of Dallas, Georgia; and

WHEREAS, the City of Dallas, Georgia has an adopted Zoning Ordinance that provides process for, among others, obtaining re-zoning of land, including a change in conditions that constitutes a zoning decision of the Mayor and Council; and

WHEREAS, the City of Dallas, Georgia is currently undertaking the process of rewriting provisions of the Zoning Ordinance, including provisions for the rezoning of R-2 Residential which would potentially include different substantive and procedural provisions for acquisitions of the same; and

WHEREAS, the Mayor and Council, in order to provide for a future re-zoning, desire to review potential changes and revise same in accordance with the Future Land Use Map, Comprehensive Plan, and Character Map, prior to their implementation and adoption as anticipated; and

WHEREAS, a reasonable amount of time is necessary in order to accomplish the aforesaid actions; and

WHEREAS, the City of Dallas, Georgia Mayor and Council find it necessary to place a moratorium on applications pertaining to R-2 Residential for and issuance of re-zoning or annexations requesting re-zoning until the Mayor and Council can review and adopt the revised provisions; and

WHEREAS, the failure to allow for such review and orderly adoption would create confusion between the currently existing district and the proposed revised district depending on when such application is submitted into the process; and

WHEREAS, the Mayor and Council find that a ninety (90) day period of time to conduct review of said provisions and adoption of the necessary revisions is a reasonable period of time.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Dallas, Georgia hereby adopts Resolution _____, to establish a moratorium of ninety (90) days which will allow time for proposed revisions to the City of Dallas, Georgia R-2 Zoning district. During the period of the within moratorium no applications for a re-zoning of R-2 Residential shall be submitted or accepted by the City of Dallas and no such applications for rezoning that were not already filed at the time of this Resolution's adoption shall be reviewed, discussed or adopted by the Mayor and Council. The within moratorium shall begin upon adoption of the Resolution by the Mayor and City Council of the City of Dallas, Georgia and shall end upon ninety (90) days' expiration therefrom, unless sooner terminated by resolution of the Mayor and Council.

**APPROVED, PASSED AND ADOPTED THIS THE ____ DAY OF _____,
2023.**

MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Dallas this ____ day of _____, 2023

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

Date