

CITY OF DALTON
ORDINANCE
Ordinance No. 23-08

An Ordinance Of The City Of Dalton To Rezone Certain Property Within The City Of Dalton From Medium-Density Single-Family Residential (R-3) To Rural Residential (R-5) Being A Tract of Land Totaling 0.25 Acre Located at 1425 Joan Street, Dalton, Georgia (Parcel No. 12-240-04-036); To Provide An Effective Date; And For Other Purposes

WHEREAS, Marty Land Pratt (Owner) has filed an application with the City to rezone property located at 1425 Joan Street (Parcel No. 12-240-04-036);

WHEREAS, the Property is currently zoned Medium-Density Single-Family Residential (R-3);

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

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

WHEREAS, the Planning Commission staff reports that the rezoning proposed is not incompatible with land uses in the neighborhood and thereby recommends approval of the requested R-5 rezoning; and

WHEREAS, the Dalton-Varnell-Whitfield County Planning Commission considered the proposed rezoning of the Property at a duly noticed public hearing held on April 24, 2023 and subsequently forwarded its favorable recommendation to the Mayor and Council for rezoning the property to R-5 with the following conditions; (1) No manufactured homes; (2) Minimum dwelling size of 1,000 sq. ft. per unit;

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

-1-

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

-2-

The Property located at 1425 Joan Street identified as Parcel No. 12-240-04-036 is hereby

rezoned from Medium-Density Single-Family Residential (R-3) to Rural Residential (R-5) in accordance with the recommendation of the Dalton-Varnell-Whitfield County Planning Commission which incorporates two conditions: 1. No manufactured homes shall be located or situated on the property; and 2. Minimum dwelling unit size shall be 1,000 square feet per unit.

-3-

The Unified Zoning Map of the City of Dalton shall be amended to conform to and reflect the rezoning of the Property as approved herein. City Staff is authorized and directed to take all actions necessary to effectuate the rezoning of the Property as approved herein including recordation in the deed records of Whitfield County, Georgia establishing public notice of the zoning conditions.

-4-

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

-5-

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

-6-

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

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

The foregoing Ordinance received its first reading on _____ and a second reading on _____. Upon second reading a motion for passage of the Ordinance was made by Councilmember _____, second by Councilmember _____

_____ and upon the question the vote is _____
ayes, _____ nays and the Ordinance is adopted.

CITY OF DALTON, GEORGIA

MAYOR

Attest:

CITY CLERK

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

CITY CLERK
CITY OF DALTON