

12-257-02-016

FOR OFFICE USE ONLY: 6/8/2020
DATE RECEIVED: _____

ACTION BY THE GOVERNING AUTHORITY:
APPROVED: _____ DISAPPROVED: _____

APPLICATION FOR AMENDMENT OF THE
UNIFIED ZONING ORDINANCE/MAP

Dalton: X
Varnell: _____
Whitfield Co: _____

Fee: \$200
Make check payable to: DALTON-WHITFIELD ZONING

Application is hereby made for amendment of the Unified Zoning Ordinance/Map, and if granted, the applicant agrees to conform to all laws, ordinances and resolutions regulating same.

Name of Applicant: Lorenzo Valencia and Gracia Barragan Telephone: 706-459-7474

Mailing Address: 124 Bridlewood Dr, Dalton, GA 30721

Email: giovannivalencia37@yahoo.com

Betsy 100 @
hotmail.com
Betsy
Valencia

Address of Property to be Rezoned: 915 S. Hamilton Street Dalton, GA 30721

Amendment to: Zoning Map ☒

Text Section _____

If an amendment to the Zoning Text, include on separate sheets the proposed amendment.

If an amendment to the Zoning Map, indicate the following:

Size of Property: 0.41 acres; 5,000 BUILDING square feet

Existing Zone Classification: C-4, Transitional Commercial

Proposed Zone Classification: C1, Neighborhood Commercial or C2, General Commercial

Present Use of Property: Previous owner used it as a banquet hall but had building registered as a Zumba place.

Proposed Use of Property: Event Center (weddings, anniversaries, birthdays, showers, reunions, recitals, dances, and ethnic and religious celebrations, etc.)

If multi-family, total number of units: _____
Average size of unit (optional): N/A square feet

Preliminary Site plan is required for Special Use and zoning districts of R-6, R-7, MU, and PUD

Include on separate sheets a legal description of the property and a map of the property showing:

- Actual dimensions of property
- Location and type of existing structures
- Zone and land use of surrounding property

I hereby certify that the above information is true and correct.

Signed: 

Date: 05/22/2020

VERIFICATION

The undersigned is the/an owner of an interest in the lands described in the attached Application for Amendment of the Unified Zoning Ordinance/Map and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

(describe parcel or parcels of interest and percentage of interest)

Parcel # 12-257-02-016

100% owned by Lorenzo Valencia and Gracia Barragan.

Our son, Giovanni Valencia, will be present and
speaking in our behalf at the hearing. We will also
be present.

I appoint my son, Giovanni Valencia
~~my attorney~~ in fact with full authority, my name, place, and stead, to apply for the zoning amendment set forth in the attached application.

Owner



Sworn to and subscribed
before me, this ____ day
of _____,

Notary Public

(SEAL)

1
DISCLOSURE REPORT OF PROPERTY/FINANCIAL INTEREST
2
BY APPLICANT

(Required by Title 36, Chapter 67A, O.C.G.A.)

Date of Rezoning Application: 05/22/2020

Does any member of the Planning Commission or applicable governing authority have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

(yes or no) No

If so, describe the nature and extent of such interest:

Does any member of the Planning Commission or applicable governing authority have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten (10) percent or more) in a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

(yes or no) No

If so, describe the nature and extent of such interest:

1

If the answer to any of the above is "Yes," then the member of the Planning Commission or applicable governing authority must immediately disclose the nature and extent of such interest, in writing, to the applicable governing authority Board or Council. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

2

Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

Does any member of the Planning Commission or applicable governing authority have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

(yes or no) No

If so, describe the relationship and the nature and extent of such interest:

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 22 day of May, 2020.


Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 67A shall be guilty of a misdemeanor.]

**DISCLOSURE REPORT OF CAMPAIGN CONTRIBUTIONS AND GIFTS
BY APPLICANT*
(Required by Title 36, Chapter 67A, O.C.G.A.)**

Date of Rezoning Application: 05/22/2020

Has the applicant* made, within two (2) years immediately preceding the filing date of this application, campaign contributions aggregating two hundred fifty dollars (\$250) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250) or more to a member or members of the Planning Commission or applicable governing authority who will consider this application?

(Yes or No) No

If so, the applicant and the attorney or other person representing the applicant must file a disclosure report with the appropriate governing authority Board or Council within ten (10) days after this application is first filed. The following information will be considered as the required disclosure:

1) List the name and official position of the governing authority member or Planning Commission member; 2) the dollar amount and date of each applicable campaign contribution; and 3) an enumeration and description of each gift having a value of \$250 or more.

I certify that the foregoing information is true and correct to the best of my knowledge and belief, this 22 day of May, 2020.


Applicant's Signature

[Note: Any local government official or any applicant for rezoning action knowingly failing to make any disclosure as required by O.C.G.A. Chapter 36 - 76A shall be guilty of a misdemeanor.]

* Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of the applicant for a rezoning action.

AFTER RECORDING, RETURN TO:
SUSAN W. BISSON
SPONCLER & THARPE, LLC
P. O. BOX 398
DALTON, GA 30722-0398
File No. 2019121192

STATE OF GEORGIA,
WHITFIELD COUNTY.

LIMITED WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made the 15th day of January, 2020, between **ALEJANDRO SALAICES** (hereinafter, whether singly or more than one, the "Grantor"), and **GRACIA BARRAGAN** and **LORENZO VALENCIA** (hereinafter "Grantees").

WITNESSETH: That the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof being hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantees as joint tenants with the right of survivorship, and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

Legal Description.
All that tract or parcel of land lying and being in Land Lot No. 257 in the 12th District and 3rd Section of Whitfield County, Georgia, and being Lot Nos. 23 and 24, Group 1 of the lands of Crown Cotton Mills, and being more particularly described according to a plat of survey prepared for Caryl Henderson by N.B. DeLoach, Georgia Registered Land Surveyor No. 1347, dated March 12, 1997, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the east right-of-way line of South Hamilton Street (60' R/W), said point being located in a northerly direction, as measured along said right-of-way line, a distance of 248.57 feet from the point of intersection of said right-of-way line and the north right-of-way line of Elk Street; thence north 14 degrees 01 minutes 00 seconds west, along the east right-of-way line of South

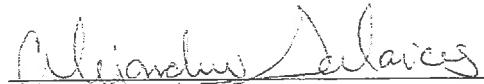
Hamilton Street a distance of 121 feet to an iron pin; thence north 76 degrees 05 minutes 30 seconds east a distance of 149.73 feet to an iron pin; thence south 13 degrees 35 minutes 00 seconds east a distance of 121 feet to a point; thence south 76 degrees 05 minutes 28 seconds west a distance of 148.82 feet to an iron pin to THE POINT OF BEGINNING.

TOGETHER WITH all and singular the hereinabove described premises together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants with the right of survivorship, and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.


AND THE SAID GRANTOR, and the legal representatives, successors and assigns of the Grantor will **WARRANT** and **DEFEND** all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the said Grantees, as hereinabove provided, against all acts and deeds of the said Grantor.

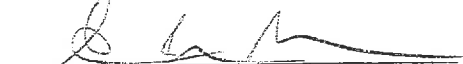
SUBJECT, HOWEVER, to all easements, rights-of-way, covenants and restrictions which may lawfully affect the above-described property.

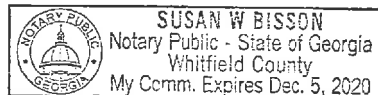
IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed on the day and year first above written.

 (SEAL)
Alejandro Salaires
GADL

Signed, sealed and delivered
in the presence of:


Witness


Notary Public



Whitfield County GIS



Selected Parcels Feature	
Parcel Number	12-257-02-016
Zoning	Transitional Commercial (C-4)
Zoning	
Area as Drawn	
Subdivision Name	
Street Extension	
House Number	915
Street Direction	S
Street Type	ST
Street Name	HAMILTON
Unit	
Legal Description	L23&24 CROWN MILL
Tax District	30
Assessed Acres	0.41
Owner Name	SALACES ALEJANDRO
Owner Address	1410 BURGESS DR
Owner City	DALTON
Owner State	GA
Owner Zip	30721
Residential Improvement	
Commercial Improvement	134176
Accessory Improvement	
Land Value	18967

SKETCH ADDENDUM

Intended User Mr. Lorenzo Valencia

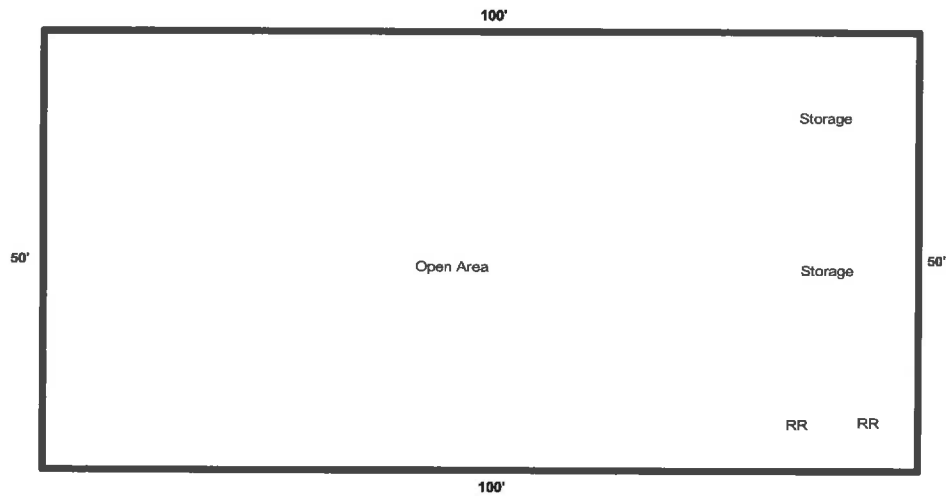
Property Address 915 S Hamilton St

City Dalton County Whitfield

State GA

Zip Code 30720

Client Mr. Lorenzo Valencia



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS	
Building Area			Gross Building Area	
Gross Building Area	5000	300	100.0 X 50.0 =	5000.0

Jean Garland

From: Andrew Parker <AParker@daltonga.gov>
Sent: Friday, June 12, 2020 5:53 PM
To: Jean Garland; Matthew Daniel; Greg L. Williams; Christopher Hester
Cc: Jason Parker
Subject: RE: Rezoning for Event Center

Thanks for the heads up Jean. Let's make sure that they submit a parking plan to ensure compliance with the zoning text.

Have a great weekend.

P. Andrew Parker
Public Works Director
Public Works Department | City of Dalton
PO Box 1205 | 535 Elm Street
Dalton, GA 30722
Email: aparker@daltonga.gov
Office: (706) 278-7077
FAX: (706) 278-1847

From: Jean Garland [<mailto:jgarland@whitfieldcountyga.com>]
Sent: Friday, June 12, 2020 4:00 PM
To: Andrew Parker <AParker@daltonga.gov>; Matthew Daniel <MDaniel@daltonga.gov>; Greg L. Williams <glwilliams@whitfieldcountyga.com>; Christopher Hester <chester@whitfieldcountyga.com>
Subject: Rezoning for Event Center

FYI, this applicant has filed to rezone from C-4, Transitional Commercial to C-2, General Commercial for the purpose of establishing an event center at the site. Recall we had a similar proposal for the Salacies property on N Glenwood and encountered problems with parking. The building is 5000 square feet in size which would require 25 parking spaces. I think they have less than 20 spaces but they said the plan is to create more parking spaces in the rear.

Thanks,

Jean

Jean Price-Garland
Dalton-Whitfield Zoning
Mailing Address: P O Box 248, Dalton, GA 30722
Physical Address: 201 S Hamilton Street, Dalton, GA 30720
Wells Fargo Building, 5th Floor
Office: 706-876-2533
Fax: 706-275-7501
jgarland@whitfieldcountyga.com