

CITY OF DALTON
ORDINANCE
Ordinance No. 21-21

An Ordinance Of The City Of Dalton To Rezone Certain Property Within The City Of Dalton From Transitional Residential (R-6) and Medium-Density Residential (R-3) To High-Density Residential (R-7) Being Tracts of Land Totaling 3.17 Acres Located on Brady Drive-Lots Nos. 39 and 45-50 (Parcel Nos. 12-120-20-013, 12-120-20-014, 12-120-20-015, 12-120-20-016, 12-120-20-017, 12-120-20-018, and 12-120-20-019); To Provide An Effective Date; And For Other Purposes.

WHEREAS, Worldcap Solutions, LLC (Owner) has filed an application with the City to rezone seven (7) unimproved lots located at Brady Drive (Parcel Nos. 12-120-20-013, 12-120-20-014, 12-120-20-015, 12-120-20-016, 12-120-20-017, 12-120-20-018, and 12-120-20-019);

WHEREAS, the Property is currently zoned in part Transitional Residential (R-6) and in part Medium-Density Residential (R-3);

WHEREAS, the Owner is requesting the Property be rezoned to High-Density Residential (R-7);

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 rezoning is in conformity with the City of Dalton Joint Comprehensive Plan;

WHEREAS, the Dalton-Varnell-Whitfield County Planning Commission considered the proposed rezoning of the Property at a duly noticed public hearing held on November 15, 2021 and subsequently forwarded its favorable recommendation to the Mayor and Council for rezoning the property to R-7 with a variance;

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 on Brady Drive and described in Exhibit "A" attached hereto and

being identified as Parcel Nos. 12-120-20-013, 12-120-20-014, 12-120-20-015, 12-120-20-016, 12-120-20-017, 12-120-20-018, and 12-120-20-019 is hereby rezoned from Transitional Residential (R-6) and Medium-Density Residential (R-3) to High-Density Residential (R-7) with such variance and conditions as recommended by the Dalton-Varnell-Whitfield County Planning Commission.

-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.

-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

EXHIBIT "A"

A certain tract or parcel of land lying or being in Land Lot 121, 12th District 3rd Section, Whitfield County, Georgia, and being Lot 39 and Lots 45 thru 50 of Crow Valley Estates Phase Two, as recorded in Plat Cabinet C, Slide 506, Whitfield County records.

Containing 3.17 acres of land, and referenced as Tax Parcel numbers 12-120-13-013 thru 12-120-13-019.