

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: The City of Dalton Mayor and Council is seeking to annex three tracts of land zoned Low Density Single Family Residential (R-2) (parcels 12-122-17-000, 05-000, and 16-000) containing a combined total of 15.26 acres located along Old Haigmill Lake Road into the City of Dalton. The subject property currently contains the City of Dalton's Haigmill Lake park:

The surrounding uses and zoning are as follows: To the north are several tracts of land zoned R-2 and R-3 that contain single family detached dwellings as well as a large church. To the east is a large tract of land zoned R-2 that contains the Haigmill reservoir. To the south is a continuation of the Haigmill reservoir. To the west are several tracts of land that are either undeveloped or zoned and developed for single-family detached residential land use.

The subject property is petitioning to be within the jurisdiction of the City of Dalton Mayor and Council and currently within the jurisdiction of the Whitfield County Board of Commissioners.

CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS

(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.

The subject property's use will not be affected by the proposed annexation due to the shared zoning classifications as part of the Unified Zoning Ordinance that both Dalton and Whitfield County have adopted. The subject property is adjacent to the City of Dalton's boundary along all of its boundary.

(B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.

No impact is expected based on the fact that the zoning will remain the same under the UZO.

(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The subject property is eligible for annexation based on its adjacency to the City of Dalton along its entire boundary.

(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

N/A

(E) Whether the proposed amendment, if adopted or approved, would result in a use which would or could cause an excessive or burdensome use of existing streets, schools, sewers, water resources, police and fire protection, or other utilities, as contrasted with the impact under the existing zoning.

No impact to utilities or public infrastructure is expected. The City of Dalton already serves multiple adjacent properties in this area as well as owning and serving the subject property.

(F) Whether the property sought to be rezoned (or annexed) is in conformity with the policy and intent of the adopted joint comprehensive plan or equivalent. If not, has the plan already been amended, officially or unofficially, by the development of uses which are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

The proposed annexation would not be in conflict with the Joint Comprehensive Plan.

(G) Whether there are any other conditions or transitional patterns affecting the use and development of the property to be rezoned or annexed, which give grounds for approval or disapproval of the proposed zoning proposal. Whether the proposed zoning change constitutes an “entering wedge” and is a deterrent to the use, improvement, or development of adjacent property within the surrounding zone districts or would create an isolated, unrelated district (spot zone) as interpreted by current Georgia law.

The subject property’s annexation will eliminate an island of City jurisdiction to the contiguous City boundary, thus creating a more consistent municipal boundary.

(H) Whether the subject property, as currently zoned, is vacant and undeveloped for a long period of time, considered in the context of land development in the vicinity or whether there are environmental or cultural factors, like steep slopes, flood plain, storm water, or historical issues that influence the development of the subject property under any zoning designation.

N/A

CONCLUSION:

The staff can provide a recommendation to approve the requested annexation of the subject property into the City of Dalton based on the following factors:

1. The requested annexation would create a more consistent municipal boundary by eliminating an unincorporated island.
2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given there would be no change to the existing zoning or land use.
3. The City of Dalton owns and maintains the subject property, making it logical for the subject property to be within the City’s jurisdiction as a city park.