

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Christian Heritage Schools, Inc. is seeking to annex a tract of land zoned Low Density Single Family Residential (R-2) (parcel 12-216-03-000) containing a combined total of 28.55 acres located at 1600 Martin Luther King Jr. Boulevard into the City of Dalton. The subject property currently contains a portion of the private school's campus and ball fields:

The surrounding uses and zoning are as follows: To the north are several tracts of land zoned R-2 that contain the majority of the CHS campus. To the east are three tracts of land zoned R-2 that each contain a single family detached dwelling. To the south multiple tracts of land all zoned R-2 that are either undeveloped or contain a single family detached dwelling. To the west are three tracts of land that are zoned R-2 and R-7. Two of the adjacent tracts are part of a multi-family residential development while the third tract is undeveloped.

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 its entire northern and western 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 multiple boundaries.

(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.

(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 not create any issues regarding the City’s incorporated boundary or its delivery of services to this area.

(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 not create any issues regarding the City of Dalton’s incorporated boundary.
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 majority of the CHS campus is within the City of Dalton.