

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

ZONING CASE: TCW Dalton, LLC is seeking to de-annex a tract of land zoned Heavy Manufacturing (M-2) (parcel 12-352-10-000) containing a total of 19.84 acres located at 3035 Parquet Drive into the City of Dalton. The subject property is currently undeveloped.

The surrounding uses and zoning are as follows: To the north, east, and south are three tracts of land zoned and developed for heavy manufacturing use that are all three within the City of Dalton's incorporated boundary. To the west is a single tract of land that is both zoned and developed for heavy manufacturing land use that is in the unincorporated county jurisdiction.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council and requesting to be 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 proposed de-annexation would have no effect on the potential development of the subject property based on the Unified Zoning Ordinance (UZO) shared by both Dalton and unincorporated Whitfield County. The proposed de-annexation would simply transfer the jurisdiction from the City of Dalton to unincorporated Whitfield County.

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

The proposed rezoning would have no negative impacts on any of the surrounding property's values based on the underlying zoning remaining 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.

As stated previously, the de-annexation would not affect zoning of the subject property based on the shared UZO.

(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.

The subject property's development potential would remain the same. The subject property lies on the City's boundary, so there should be no issue regarding service delivery.

(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.

No issues identified.

(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 proposed de-annexation would not create any disruption to the City's incorporated boundary that would result in an issue affecting service delivery or the creation of an unincorporated island.

(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 de-annexation of the subject property from the City of Dalton to unincorporated Whitfield County based on the following factors:

1. The requested de-annexation would have no negative impact to the City's incorporated boundary or delivery of City services.
2. There is no expectation that the proposed de-annexation would harm the values of adjacent or nearby properties given the underlying zoning of the subject property will remain the same under the UZO.
3. The proposed de-annexation would neither create an incorporated or unincorporated island.