

**STAFF ANALYSIS
ANNEXATION REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Dalton Public Schools is seeking annexation of a 62.6 acre tract into the City of Dalton. The property is currently being developed for a new high school campus and is located at the intersection of Pleasant Grove Drive, S. Brooker Drive, and the South Bypass. (Parcel 12-166-06-000) (City). *The current corporate boundary of Dalton abuts the subject property on a portion of its west boundary.*

Since the applicant filed the annexation request they are not required to attend the public hearing under Georgia law. This annexation would have the effect of changing jurisdictions, but maintaining the same zoning district on the subject property.

The surrounding land uses and zoning are as follows: 1) to the north across S. Brooker Dr. are four adjacent tracts of land in common ownership totaling approximately 115 acres zoned General Agriculture GA; 2) to the east is a 54 acre undeveloped tract also owned by the same entity as the northern adjacent tracts zoned GA; 3) to the south is a continuation of the eastern adjacent tract; 4) to the west are three adjacent parcels owned by Dalton Public Schools and the City of Dalton. The other western adjacent tract consists of approximately 36 undeveloped acres across Pleasant Grove Road.

<u>Administrative Matters</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
A. Is an administrative procedure, like a variance, available and preferable to annexation?		<u>X</u>	
B. Have all procedural requirements been met? 1. Legal ad November 9, 2018 (16 days notice) 2. Property posted November 9, 2018 (Yes -- one sign on the lot frontage; 16 days notice.)	<u>X</u>		
C. Has a plat been submitted showing a subdivision of land?		<u>X</u>	
D. The following special requirements have an impact on this request: 100-year flood plain Site Plan (none required) Buffer Zones (none required) Soil Erosion/Sedimentation Plan Storm Water Requirements		<u>X</u> <u>X</u> <u>X</u>	 <u>X</u> <u>X</u>

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.

Yes. The location of a school is allowed in this zone district. There is also an established (C-2) zone district in this area along with other public/institutional uses. Considering the subject property is adjacent to the corporate boundary of the city this annexation request is reasonable.

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

No impact is expected. The annexation will change the property jurisdiction, but the use of the land will remain the same.

(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 zoned C-2 in the County and because of the Unified Zoning Ordinance, the annexation will maintain the same C-2 zoning designation.

(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.

No impact. The zoning will be the same, but the jurisdiction will change. The property owners have completed an application to annex under the 100 percent method, which means it is by their choice. The proposed school will reduce congestion within some of Dalton public schools existing campuses and the proposed annexation will allow the campus to be within the City's corporate boundary.

(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 is expected. The vicinity has all available services - water, sewer, fire, natural gas, and electricity.

(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 prediction for a "Regional Activity Center" character area supports the C-2 zone district the subject property occupies. Although the surrounding tracts of land adjacent or near the subject property are not technically within a county island the City of Dalton's corporate boundary has almost created one. The subject property, if annexed, would help create a more consistent corporate boundary at this location. If some of the other adjacent large undeveloped parcels are annexed in the future the City's corporate boundary will be much more uniform at his location. Also, annexing City owned property into the City of Dalton is a specific need cited in the recently updated 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.

Compared to some requests, this one is easy. The use and zoning proposed is reflective of uses and zoning in the vicinity. No special conditions or patterns are identified.

(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.

The reason this property has remained undeveloped to this point in time is likely related to the fact that prior to the completion of Pleasant Grove Road access was limited to either S. Brooker Drive or direct access to the North Bypass.

CONCLUSION: The staff recommendation is that the subject property is very much suited for the requested annexation.