

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: Todd Phillips is seeking to rezone from Medium-Density Single-Family Residential (R-3) to High-Density Residential (R-7) four tracts of land (parcels 12-183-08-013, 002, 010, and 011) containing a total of 1.29 acres located along Main Street. **The subject property is currently undeveloped:** The petitioner's request to rezone was made in order to redesign the subject property's lots to create a more conventional lot design.

The surrounding uses and zoning are as follows: The R-3 zone district is adjacent to the north and east boundary of the subject property. The R-7 zone district is adjacent to the east and south of the subject property. The C-1 zone district is adjacent along the west boundary of the subject property. Zoning and land use in this area are largely conforming.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council.

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 lies at the convergence of three different zone districts ranging from R-3, R-7, and C-1. This area is near the Hamilton Medical Center and is home to a mix of residential, commercial, and medical developments. A growing demand for workforce housing has created an increase in infill development throughout this area due to the proximity to several large employers. There are a number of existing single and multi-family developments in the vicinity of the subject property. The proposed R-7 rezoning and development would not at all conflict with the existing zoning or development.

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

The proposed R-7 rezoning and development would reflect the zoning and development pattern of this area. There is no expectation that the R-7 rezoning would harm the adjacent or nearby property values.

(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 could contain at least one single-family detached dwelling. However, the majority of developed residential properties in this area have a smaller lot size. The proposed rezoning and development would allow for a comparable unit/acre density to that of the established R-3 neighborhood.

(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 (R-7) amendment, if adopted or approved, would result in a use which would or could cause 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 limited size of the subject property does not raise concerns regarding excessive use of public utilities or infrastructure. The proposed development would be comparable to the established unit/acre density of the adjacent R-3 neighborhood.

(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 comprehensive plan's future development map shows this property to be within the Suburban and Medical District character areas. The Suburban character area is intended to protect the integrity of the existing single-family neighborhoods. The Medical District character area is intended to encourage medical related development as well as workforce housing for medical related staff. Given the adjacent zoning and development, along with the proposed site plan, the proposed R-7 rezoning and development would be in alignment with the intent of the Comprehensive Plan and Future Development Map.

(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 R-7 rezoning would simply enlarge the existing R-7 zone district and shrink the R-3 zone district.

(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 R-7 rezoning of the subject property based on the following factors:

1. The requested R-7 zone district would allow for the use of the subject property in a manner that would not conflict with the established pattern of development in this

area.

2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the established zoning and development pattern of this area.
3. The requested R-7 zone district would allow for the development of four single-family detached dwellings on the subject property. The units/acre of the subject property would be comparable to the majority of adjacent properties in the R-3 zone district. The R-7 zone district is a good fit for the subject property based on the Suburban and Medical District character areas in the Comprehensive Plan.