

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

ZONING CASE: Maria De La Luz Calvillo of 1315 Walston Avenue is petitioning the City of Dalton for the annexation of Parcel 12-184-01-044, a 0.52-acre *Low Density Single Family Residential (R-2)* parcel.

The surrounding uses and zoning are as follows: 1) Ms. Calvillo's parcel abuts the southwest intersection of Ross Drive and Walston Avenue. Southwest of the intersection of Ross Drive and Walston Avenue, within the boundaries of Covie Drive from the west and Mack Street to the south, there are a group of parcels forming a county island. Ross Drive, Walston Avenue, Covie Drive, and Mack Street all have been annexed into the City of Dalton; 2) to the north, the parcel is bounded by Ross Drive, which has been annexed into incorporated Dalton. North of Ross Drive, west of the intersection of Ross Drive and Walston Avenue, there are 5 parcels along Ross Drive that remain within unincorporated Whitfield County; 3) to the northeast of the intersection of Ross Drive and Walston Avenue are parcels that are a part of incorporated City of Dalton; 4) to the east of Walston Avenue, from its intersection of Ross Drive, there is a group of parcels forming a County Island

CONSIDERING FACTORS FOR 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 property.

The proposed annexation would be suitable for the area considering that the parcel is bounded by the City of Dalton along Ross Drive to the north and Walston Avenue to the east, while also given that northeast of the intersection of Ross Drive and Walston Avenue is the incorporated City of Dalton.

The annexation of the parcel will have no impact on the current zoning designation, as Whitfield County and the municipalities of Cohutta, Dalton, Tunnel Hill, and Varnell share a unified zoning ordinance.

(B) Whether the proposed annexation would adversely affect the economic value of adjacent and nearby property.

There is no expected impact on the economics of adjacent and nearby property.

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

The annexation will not negatively impact the economics of the subject property, nor will influence the character of the area. Annexation of the parcel is more like to increase its value, as city services will be made available.

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

No impact. Under the Unified Zoning Ordinance, there will not be any change in zoning designation, but the jurisdiction will change. Ms. Calvillo is applying to annex all of the 0.52-acre parcel into the City of Dalton, so it is her choice to be included in the jurisdiction of the City of Dalton

(E) Whether the proposed 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.

As there is only the 0.52-acre parcel under consideration, no impact is expected on services are expected. Sewer, water, police, and fire services are already available at the site. There would be no increased burden on trash services, as trash pick-up is currently nearby.

(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 reasoning or annexation request allow uses which are compatible to the existing uses in the vicinity.

This property's annexation would not conflict with the Comprehensive Plan, or its Future Development Map, based on the existing development of the subject property. The subject property is within the *Suburban* character area, which is a shared character area for both Whitfield County and the City of Dalton.

(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 zoning) as interpreted by current Georgia law.

An additional consideration of annexation is that approval is that the annexation will shrink a “County Island”. As mentioned previously, several parcels remain in unincorporated Whitfield County and are bounded by the incorporated City of Dalton roads of Ross Drive, Walston Avenue, Covie Drive, and Mack Street. In time, all of these parcels should be incorporated into the City of Dalton boundaries

(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, stormwater, or historical issues that influence the development of the subject property under any zoning designation.

N/A

Conclusion:

The staff recommends approval for the annexation of parcel 12-184-01-044.

Reasons for approval:

- 1) The subject property is adjoined by the incorporated City of Dalton to the north and east.
- 2) Annexation will reduce a “County Island”
- 3) There will be no additional burdens to city services.
- 4) There is no proposed change in current use, including zoning for the parcel.