

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: Oakwood Property group is seeking to rezone from General Commercial (C-2) to Central Business District (C-3) three tracts of land (parcels 12-219-20-002, 003, 004) containing a total of 2.25-acres located at 203 S. Glenwood Avenue. **Two of the tracts comprising the subject property contain historic manufacturing structures:** The petitioner's proposal is to redevelop the subject property for the use of a restaurant and/or concert venue.

The surrounding uses and zoning are General Commercial to the north, east, and south. The subject property's entire western boundary is adjacent to the C-3 zone district across the railroad tracts.

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.

This area was once a thriving manufacturing location in the city. As manufacturing advanced in technology and scale through the years, however, these historic buildings were no longer capable of meeting modern demands. The majority of the subject property has been vacant or underutilized for many years. As Dalton's downtown continues to thrive with new investment and adaptive redevelopment, the proposed rezoning will enable said growth to continue. The C-3 rezoning would not alter the commercial character of the area, but rather create more flexibility regarding mixed-use and lot design. The character of the existing historic buildings blends well with the majority of Dalton's central business district.

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

The underlying commercial character of the subject property will not change if the C-3 rezoning is approved. In some ways, the number of permitted uses will decrease, which will further protect adjacent and surrounding property values in this area.

(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 considered non-conforming due to issues related to the setbacks of the historic manufacturing structures. This rezoning will create the ability to bring the subject property into conformity and allow the petitioner more flexibility regarding future redevelopment of the subject property.

(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 (C-3) 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.

This location is well-served with public utilities and infrastructure. The walkability of this area is well established with a network of interconnected sidewalks including the adjacent Gordon St. Bridge linking the subject property to the heart of Downtown Dalton. The only public infrastructure lacking in this area is that of adjacent public parking. While there are some public parking spaces in this area on the east side of the railroad, additional spaces will be necessary in order to provide parking for the proposed uses. A review of the subject property reveals ample space for additional off-street parking as needed.

(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 Downtown Town Center character area. The Downtown Town Center character area is intended to represent the City's central business district. The C-3 zone district is an excellent fit for this character area. Based on the location of the subject property, this rezoning would help to create a more consistent growth of the central business district.

(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 rezoning would shrink the C-2 zone district and enlarge the adjacent C-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. The subject property has been developed for many years, and the rezoning would enable the petitioner to reinvest and redevelop the subject property.

CONCLUSION:

The staff can provide a recommendation to approve the requested C-3 rezoning of the subject property based on the following factors:

1. The requested C-3 zone district does not pose a zoning or land use conflict based on multiple adjacent C-3 zoned properties.
2. Adverse economic impact in regard to the nearby or adjacent properties is not expected if the request is approved based on the existing C-3 zone district and overall commercial character of this area.
3. The requested C-3 zone district is good fit for this location based on the Comprehensive Plan's future development map and narrative based on the established zoning and development character of this area.

Conditions to consider:

1. Provide off-street parking for the proposed restaurant and concert venue.