

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

**ZONING CASE:** RW Sales is seeking to rezone from to Heavy Manufacturing (M-2) to High-Density Residential (R-7) a tract of land (parcel 12-238-19-008 containing a total of 0.28-acres located at the corner of S Green St. and Spencer St. The tract is currently undeveloped and was once part of the western adjacent tract of land. The rezoning request to R-7 is sought to for the petitioner to develop the subject property with a quadplex dwelling:

The surrounding uses and zoning are as follows: 1) to the north, is a 1.27-acre tract of land zoned M-2 that contains an industrial building; 2) to the east, is a 27-acre tract of land zoned M-2 that contains a large manufacturing complex; 3) to the south, is a 1.9-acre tract of land that contains a commercial building; 4) To the west, is a 0.64-acre tract of land zoned M-2 that contains two storage mini warehouses. A review of the zoning map and established land use indicates that all adjacent and nearby properties are zoned and developed for either manufacturing or commercial use.

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 has been zoned for manufacturing use for some time now and was formerly a part of the western adjacent tract of land that contains two mini warehouses. The proposed rezoning and development would create an island of R-7 zoning and a residential quadplex with no adjacent residential zoning or development in existence. There are but few tracts of land in this area of the city that have a residential zoning or development. With no adjacent residential development or zoning established in in this area, it would be ill advised to create an island or residential zoning and development for sake of the prospective residents safety and quality of life.

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

While there is no expectation that the proposed rezoning would have an adverse impact on the adjacent commercial and industrial properties in this area, the long-term value of the subject property would likely depreciate at a higher rate than if it were located in a more suitable residential environment.

**(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.**

Given the fact that the subject property was divided from the western adjacent tract of land containing mini warehouses, the subject property could serve as additional space for the existing development. There are a number of additional commercial uses that the

subject property could be developed for without creating an island of residential zoning in this area that is dominated by industrial and commercial development.

**(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 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.**

**(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 future development map shows this property to be within the industrial character area. This character area is intended to depict areas where industrial and manufacturing development should occur due to established development patterns and adequate infrastructure and utilities. Residential uses are not recommended within this character area and there is no adjacent or nearby character area to support the R-7 rezoning or proposed development. While there are areas within the city where residential neighborhoods have been established within industrial areas, there is no adjacent residential development at this location.

**(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.**

**(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 subject property was divided from its parent tract to the west and could potentially be developed for some type of commercial use.

## **CONCLUSION:**

The staff can provide a recommendation to deny the requested R-7 rezoning of the

subject property based on the following issues:

1. The requested R-7 zone district poses a zoning and land use conflict. This rezoning would create an island of R-7 entirely surrounded by intensive manufacturing and commercial use with no adjacent residential development in existence.
2. Adverse economic impact in regard to the nearby or adjacent properties is not expected if the request is approved, but there is concern regarding the long-term value of the subject property and quality of life for the prospective residents due to the adverse impacts of the large manufacturing and commercial district.
3. The requested R-7 rezoning is not consistent with the Industrial character area in the Comprehensive Plan or established development pattern of this area.