

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: Melanie Honig is seeking to rezone from Low-Density Single-Family Residential (R-2) to Medium-Density Single-Family Residential (R-3) a tract of land (parcel 12-200-01-025) containing a total of 0.21-acres located at NE corner of Tyler St. and Chattanooga Ave. The tract is currently undeveloped. The rezoning request to R-3 is sought to for the petitioner to develop the subject property with a single-family detached dwelling of comparable size and character to those in this area:

The surrounding uses and zoning are as follows: 1) to the north, is a 0.26-acre tract of land zoned R-2 that contains a single-family detached dwelling; 2) to the east, are two tracts of land zoned R-2 that each total approximately 0.18-acres and each contain a single-family detached dwelling; 3) to the south, is a 0.27-acre tract of land zoned R-6 that contains a small church; 4) To the west, is 1.1-acre tract of land zoned R-3 that contains a large historic home and museum. A review of the zoning map and existing development indicates that this area is a convergence of multiple residential zone districts as well as commercial.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council within the historic Crown Mill historic neighborhood.

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 is one of historical significance to the City of Dalton with the historic Crown Cotton Mill village, historic Hamilton House, and other historic properties formerly associated with the former Crown Cotton Mill. Many of the historic mill village homes remain intact throughout this community. Dwellings throughout the Crown Mill Village tend to be single-family cottage style on small sub-acre tracts of land. There are, however a number of multi-family dwellings throughout the mill village of which several date back to the mill's operational era. The subject property may have formerly had a historic mill village dwelling, but the subject property has now been vacant for some time. The petitioner's request is simply to develop the subject property as a conforming R-3 property with a single-family detached dwelling. While the subject property is within a consistent R-2 block, the R-3 and R-6 zone districts are adjacent to the subject property on two sides. The introduction of the R-3 zone district at this location would likely have no effect in terms of the overall character of this area.

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

There is no expectation for any negative impact if the subject property is rezoned R-3 at this location. The R-2 and R-3 zone districts are each limited to single-family detached development. This rezoning, if approved, would allow for infill development to take place

on this vacant tract of land with a similar density to the majority of adjacent tracts within the historic Crown Mill Village.

(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 currently too small to be a conforming R-2 property which would make it impossible to obtain a building permit without a rezoning. The requested R-3 rezoning would allow for the subject property to be developed similarly to the majority of adjacent and nearby tracts within the historic Crown Mill Village.

(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-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.

No issues identified based on the limited size of the subject property and limitations of the R-3 zone district. This R-3 rezoning would result in the ability to construct one single-family detached dwelling.

(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 Town Neighborhood Revitalization character area. This character area is intended to promote investment in aging residential neighborhoods. Infill development similar to the established pattern of development is the recommended development pattern for this character area. The proposed rezoning and development would be an excellent implementation measure for this character area.

(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.

This rezoning would simply enlarge the adjacent R-3 zone district and shrink the R-2 zone district in this area. As previously stated, a number of the R-2 zoned tracts are non-conforming based on their lot size, so the R-3 zone district will likely result in no change in the established lot size or single-family character of this area.

(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-3 rezoning of the subject property based on the following factors:

1. The requested R-3 rezoning would allow for a zone district and land use that is similar to the majority of adjacent and nearby tracts.
2. Adverse economic impact in regard to the nearby or adjacent properties is not expected if the request is approved based on the existing pattern of development throughout this area.
3. The requested R-3 zone district is a great fit for this location based on the Comprehensive Plan's future development map and narrative based on the established development pattern of this area.