

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

**ZONING CASE:** Shazman Ali is seeking to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) two tracts of land (parcels 12-159-01-059, and 065) containing a total of 4.05 acres located at 1028 Willowdale Road. The subject property has been developed with a 20,100 sq ft warehouse building since 1982 according to the County tax records.: The petitioner's request was made to remodel the former manufacturing building to be used as an indoor recreation center with affiliated food service.

The surrounding uses and zoning areas follows: A 30 acre undeveloped tract of land to the north zoned R-2. A larger undeveloped tract of land to the east is zoned R-2. A tract of land to the south that contains an apartment complex zoned R-7. A large tract of land to the west contains a single-family detached dwelling and is zoned M-2.

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 the R-2 and M-2 zone districts. These zone districts share no similarities in character. The subject property has been developed with a warehouse-type building since the early 1980's. The petitioner's proposal to remodel the existing structure for an indoor recreation center would reduce the overall intensity of the subject property when compared to the current M-2 zone district. The proposed C-2 rezoning could serve as a more gradual transition of land use intensity between the established R-2 and M-2 zone districts in this area.

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

The subject property has been developed for industrial and manufacturing use since the early 1980s with no observed negative impact on any adjacent properties. The proposed C-2 rezoning would require similar buffers where the subject property abuts residential zoning along its northern, eastern, and southern boundaries. The overall land use intensity of the C-2 zone district will be lesser than that of the current M-2 zone district.

**(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 be utilized for manufacturing or warehousing purposes as currently zoned. The proposed rezoning would create more opportunities for commercial use of the subject property as compared to that of industrial and manufacturing.

**(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-2) 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 is an area with an abundance of public utility capacity for both water and sewer as well as proximity to one of the county's arterial corridors, so there would be no expectation for a burden in regard to public infrastructure if this rezoning is approved. The potential traffic generation of the proposed development of the subject property would be comparable to that which could occur under the current M-2 zone district.

**(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 Industrial character area. This character area is intended for high-intensity manufacturing and industrial land uses. While the current M-2 zoning is a perfect match for the Industrial character area, the subject property lies at the convergence of the M-2 and R-2 zone districts. The proposed C-2 rezoning would limit the overall land use intensity potential for the subject property and create a more gradual transition between the R-2 and M-2 zone districts in this 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.**

No issues were identified here. The proposed rezoning would establish an island of C-2 zoning. The large adjacent M-2 zone district prevents concern for spot zoning in relation to the adjacent residential properties.

**(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 C-2 rezoning of the subject property based on the following factors:

1. The requested C-2 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 reduction in proposed land use intensity.
3. The requested C-2 zone district would allow for the remodeling of the existing warehouse building in order to be used for commercial purposes rather than industrial. The Industrial character area in the Comprehensive Plan indicates the subject property is already appropriately zoned, but the C-2 rezoning would help to create a more gradual transition between the R-2 and M-2 zone districts.