

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

ZONING CASE: Chris James is seeking to rezone from Transitional Commercial (C-4) to General Commercial (C-2) a tract of land (parcel 12-257-02-020) containing a total of 0.16 acres located at 923 S. Hamilton St. The tract currently contains a single-family detached dwelling. The rezoning request to C-2 is sought to for the petitioner to expand their adjacent automobile body shop onto the subject property:

The surrounding uses and zoning are C-2 to the north and south with C-4 to the east and west. All adjacent tracts of land are zoned and developed for commercial or industrial 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 is adjacent to the C-2 zone district to the north and to the south. The adjacent properties zoned C-4 appear to have a general commercial or light industrial use. The proposed C-2 rezoning would reflect both the existing zoning and development character of the surrounding area.

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

All adjacent zoning and development is intensive commercial or light industrial in character, which would be similar to the proposed development. There is no concern for a negative impact to the values of any adjacent property.

(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.

Currently, the adjacent automobile body shop is not a permitted use in the C-4 zone district, so a C-2 rezoning would have to occur for the expansion of said adjacent automobile body shop.

(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.

The change in zoning of the subject property will have little to no impact on public infrastructure or utilities due to the limited size of the subject property and existing commercial 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's future development map shows this property to be within the industrial character area. This character area is intended to provide area for manufacturing and industrial development. The proposed expansion of the automobile body shop would be an excellent fit 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.

The proposed rezoning would shrink the C-4 zone district and enlarge the existing C-2 zone district in 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 C-2 rezoning of the subject property based on the following factors:

1. The requested C-2 zone district does not pose a zoning or land use conflict, neither does it constitute a "spot zone" at the proposed location based on the existing zoning and development in the area.
2. Adverse economic impact in regard to the nearby or adjacent properties is not expected if the request is approved based on the existing commercial and industrial character throughout this area.

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3. The requested C-2 zone district is good fit for this location based on the Comprehensive Plan's future development map and narrative based on the established development character of this area.