

# Spence Rezoning Request

## R-2 Cond, Low Density Single Family Residential






to

## R-3, Medium Density Single Family Residential

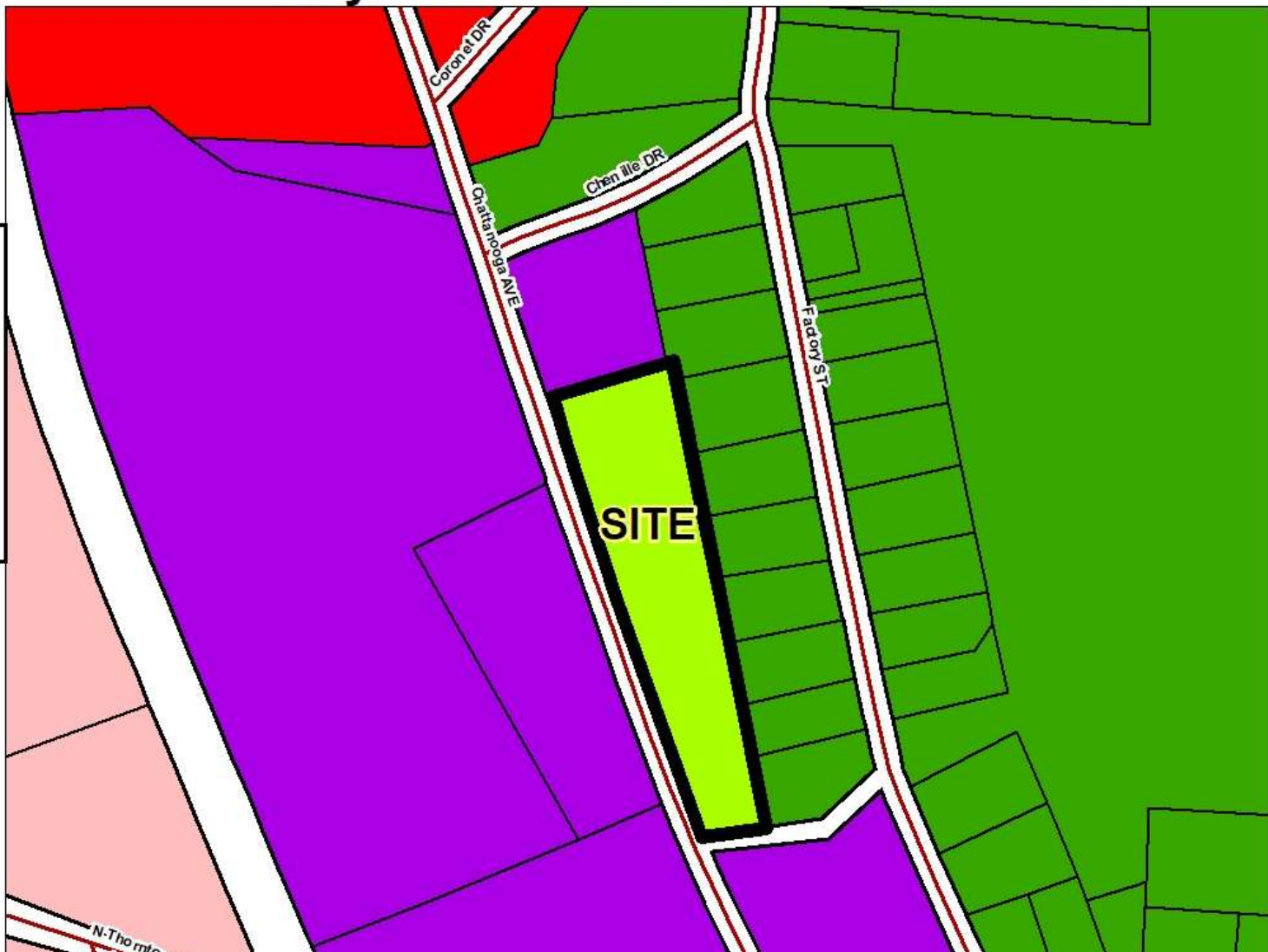
### City of Dalton Jurisdiction



**ZONING**

-  Low Density Single Family Residential (R-2) Cond
-  Medium Density Single Family Residential (R-3)
-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)

**FEET**  
**200**



**Spence Rezoning Request  
R-2 Cond, Low Density Single Family Residential  
to  
R-3, Medium Density Single Family Residential  
City of Dalton Jurisdiction**



**FEET  
300**

A solid black horizontal bar representing a scale of 300 feet.



View from Chattanooga Ave. facing southeast



View from Chattanooga Ave. facing north

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## R-2 Cond, Low Density Single Family Residential






to

## R-3, Medium Density Single Family Residential

### City of Dalton Jurisdiction



**FEMA\_Flood\_Zones**

-  AE, FLOODWAY
-  AE
-  A
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD,
-  X

**FEET**  
**200**



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to

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**FUTURE DEVELOPMENT MAP**

-  Industrial
-  Preserve
-  Suburban
-  Town Neighborhood
-  Town Neighborhood Revitalization

**FEET**  
**300**



**NOTES**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

2. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH, WATER STREET TO THE SOUTH, AND GRANVILLE AVENUE TO THE WEST.

3. THE PROPERTY IS DIVIDED INTO THREE TRACTS: TRACT 1 (0.79 ACRES), TRACT 2 (1.10 ACRES), AND TRACT 3 (1.10 ACRES).

4. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST AND WATER STREET TO THE SOUTH.

5. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

6. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

7. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

8. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

9. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

10. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

11. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

12. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

13. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

14. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

15. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

16. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

17. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

18. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

19. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

20. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

21. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

22. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

23. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

24. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

25. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

26. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

27. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

28. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

29. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

30. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

31. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

32. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

33. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

34. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

35. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

36. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

37. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

38. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

39. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

40. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

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42. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

43. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

44. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

45. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

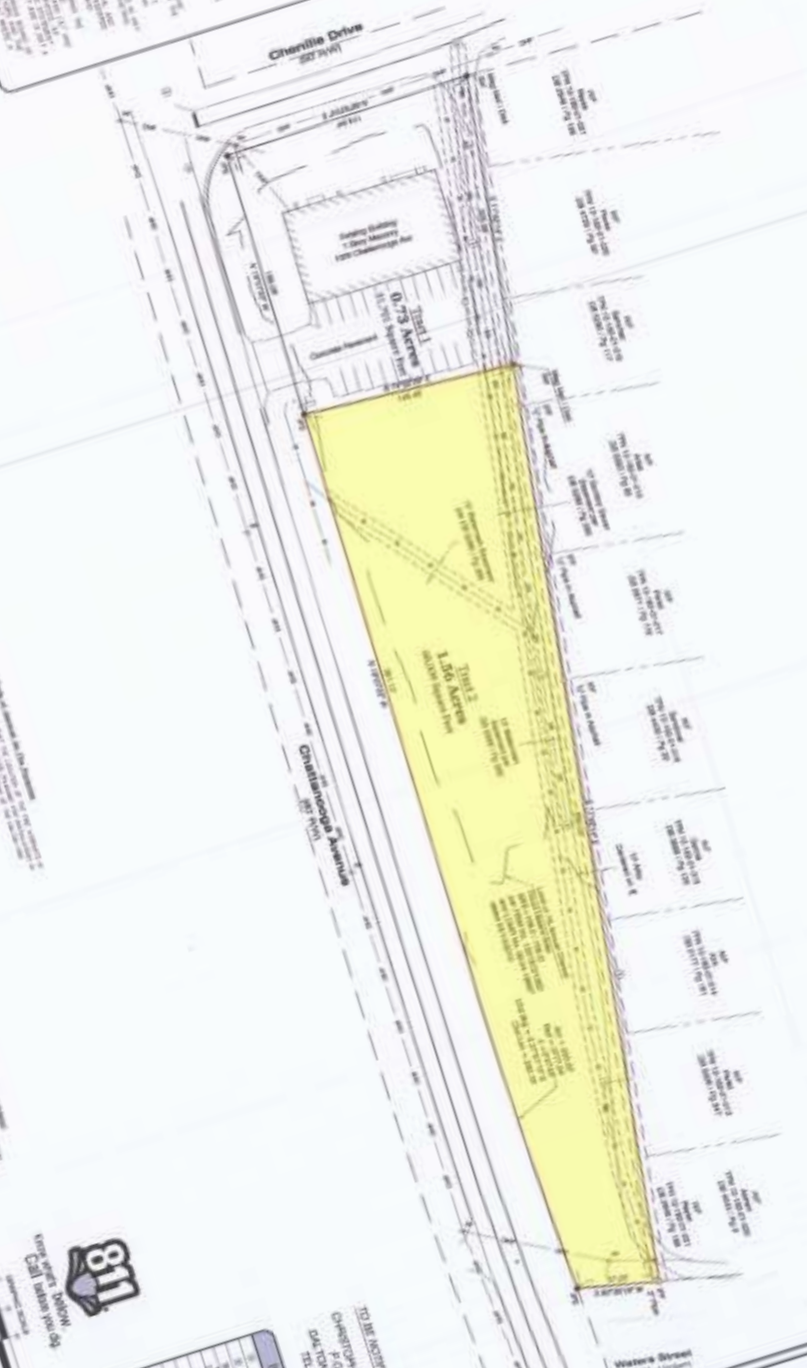
46. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

47. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.

48. THE PROPERTY IS BOUND BY WATER STREET TO THE SOUTH.

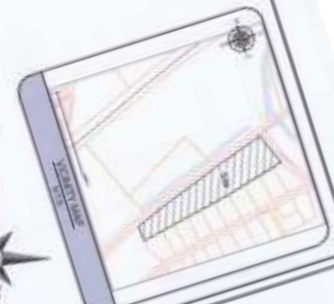
49. THE PROPERTY IS BOUND BY GRANVILLE AVENUE TO THE WEST.

50. THE PROPERTY IS BOUND BY CHARLIE DRIVE TO THE NORTH.



| TRACT   | ACRES | AREA (SQ. FT.) | PERCENTAGE OF TOTAL |
|---------|-------|----------------|---------------------|
| TRACT 1 | 0.79  | 34,000         | 10.0%               |
| TRACT 2 | 1.10  | 47,600         | 14.0%               |
| TRACT 3 | 1.10  | 47,600         | 14.0%               |
| TOTAL   | 2.99  | 129,200        | 100.0%              |

TO BE INCORPORATED BY REFERENCE INTO THE SUBDIVISION PLAN FOR THE PROJECT OF LEWIS & ASSOCIATES, LAND SURVEYING, LLC, P.O. BOX 208, DALTON, GA 30705. TEL: 706.278.0518



**LEWIS & ASSOCIATES**  
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