

STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: The City of Dalton is seeking to rezone from Transitional Commercial (C-4) to Urban Planned Unit Development (U-PUD) four tracts of land (parcels 12-257-07-055, 065, 064, and 057) containing a total of 3.19-acres located at 902 S. Hamilton St. The subject property is currently undeveloped: The petitioner's request is to redevelop the site for up to 40 new single-family dwellings as well as new public streets. This request is an implementation of the Believe Greater Dalton Housing Strategy, and the Greater Dalton Joint Development Authority recently received a \$1,500,000 grant from GA's Rural Workforce Housing Initiative to construct the new public streets, utilities, and stormwater infrastructure for the proposed development.

The surrounding uses and zoning are C-4 to the east, south, and west with C-2 to the north. All adjacent property is zoned for commercial use, but some non-conforming industrial and residential uses are also adjacent.

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 zoning and development in this area has been diverse for many years due to the proximity to downtown Dalton. This area was formerly the hub for industrial and manufacturing operations due to the proximity to early water and sewer infrastructure as well as the nearby railway. As the manufacturing industry evolved, however, this area of the city has become less desirable for conventional manufacturing development. Currently, all adjacent zoning reflects commercial land use with no residential zone districts in immediate proximity. There are, however, a few single-family detached dwellings adjacent to the subject property. The site plan for the subject property meets all the requirements of the U-PUD zone district, and the proposed development would be a significant reduction in land use intensity for this area as compared to the existing commercial zoning.

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

Given the reduction in the land use intensity for the proposed development as compared to the existing commercial zoning, there is no expectation for negative effects on property values in this area.

(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 developed as it is currently zoned. However, the proposed U-PUD rezoning and neighborhood site plan would allow for a reasonable development of the subject property. The proposed U-PUD development would be in alignment with the needs listed in the 2023 update of Dalton's Joint Comprehensive Plan as well as the Believe Greater Dalton Housing Strategy.

(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.

The proposed U-PUD would create an opportunity for up to 40 new quality single-family dwellings marketed for owner-occupied affordable workforce housing. The proposed U-PUD development would be in alignment with the needs listed in the 2023 update of Dalton's Joint Comprehensive Plan as well as the Believe Greater Dalton Housing Strategy. The subject property is located near downtown Dalton as well as being in proximity to many large employers within the City limits. While this area may not currently be characterized as residential, the proposed U-PUD development would serve as a catalyst for similar redevelopment throughout this area.

(E) Whether the proposed (U-PUD) amendment, if adopted or approved, would result in a use which would or could cause 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 subject property is within one of the City's most well-served areas in regard to public utilities with no concerns for capacity based on the proposed site plan. The proposed site plan also accounts for the creation of new public sidewalks linking the new dwellings to existing city sidewalks.

(F) Whether the property sought to be rezoned (or annexed) conforms 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 that are contrary to the plan recommendation, and if the plan has been amended, does this rezoning or annexation request allow uses that 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 represent areas of the city expected to remain or be developed for industrial purposes. The proposed U-PUD development would, however, create a residential character at this location. While the Future Development Map shows this location to be planned for industrial development, one of the most significant needs cited in the 2024 update to the Joint Comprehensive Plan is the lack of available workforce housing stock. The proposed development would create up to 40 new single-family dwellings at an urban scale within proximity to many large-scale employers as well as Dalton's ever-growing downtown. Unable to foresee any negative impacts to property values or public infrastructure, the proposed U-PUD rezoning should not conflict with the intent of the Comprehensive Plan.

(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 U-PUD is a unique zone district, and the proposed rezoning would create an island labeled U-PUD surrounded by the C-4 and C-2 zone districts. Given the residential character of the proposed U-PUD, there would be an island of residential property surrounded by commercial zoning and development. It is worth noting here that there is no expectation that the residential development would have any negative effect on the adjacent commercially zoned 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 U-PUD rezoning of the subject property based on the following factors:

1. The requested U-PUD rezoning would create a development pattern suitable for the subject property when compared to adjacent development.
2. There is no expectation that the proposed residential U-PUD would have any negative impact on the adjacent property values.
3. The requested U-PUD would not conflict with the intent of the Comprehensive Plan based on the minimal impact of the proposed development on adjacent properties as compared to the considerable need for quality workforce housing noted throughout the Comprehensive Plan as well as the Believe Greater Dalton Housing Strategy.