

**STAFF ANALYSIS
ANNEXATION REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Think Multifamily Holdings, LLC is seeking annexation of 14.6 acres into the City of Dalton. The parcels, identified as # 12-196-01-000, and 12-196-21-000 are currently part of an undeveloped tract along Tibbs Road zoned R-7 High-Density Residential.

The tract in question is currently an unincorporated county island surrounded by the City of Dalton.

The surrounding land uses and zoning are as follows: To the north, are two tracts that are zoned R-7 and contain an apartment complex. To the east, are two tracts that contain an electrical substation and Civitan Park. To the south, are three single-family detached dwellings zoned R-2. To the west, are two tracts of which one contains a large church campus while the other contains an apartment complex along College Drive.

All in all, high-density residential development is common in this area.

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.

Yes. The R-7 zone district is well-established to the north and west of the subject property.

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

No impact is expected. The annexation will change the property jurisdiction, but the development potential of the land will remain the same under the R-7 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 is zoned R-7 in the County and because of the Unified Zoning Ordinance, the annexation will maintain the same R-7 zoning designation.

(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.

No impact. The zoning will be the same, but the jurisdiction will change. The property owners have completed an application to annex under the 100 percent method, which means it is by their choice.

(E) Whether the proposed 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 impact is expected. The vicinity has all available services - water, sewer, fire, natural gas, and electricity.

(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 prediction for a "suburban" character area is a good match for the subject property's zoning based on the existing development 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.

Compared to some requests, this one is easy. The use and zoning matches other established zoning and land uses in the vicinity. No special conditions or patterns are identified, and "spot zoning" is not an issue.

(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.

Not applicable.

CONCLUSION: The staff recommendation is that the subject property is very much suited for the requested annexation into the City of Dalton. This annexation would eliminate an unincorporated county island within the City of Dalton