

**PSTAFF ANALYSIS  
REZONING REQUEST  
*Unified Zoning Ordinance***

**ZONING CASE:** Edwin Machado of 1232 Frazier Dr. is petitioning the City of Dalton for the annexation of Parcel 12-179-02-059, a 0.17-acre *Medium Density Single Family Residential (R-3)* Parcel.

The surrounding uses and zoning are as follows: 1) To the north, is a 0.17-acre tract of land zoned R-3 in unincorporated Whitfield County that contains a single-family detached dwelling. 2) To the east, is a 4.9-acre tract of land in unincorporated Whitfield County zoned R-3 that is undeveloped and zoned R-3. 3) To the south, is a 0.17-acre tract of land zoned R-3 that contains a single-family detached dwelling and is located in the City of Dalton. 4) To the west, across Frazier Drive is a 0.49-acre tract of land zoned R-3 that contains a single-family detached dwelling. *Land use and zoning is consistent in this area with single-family detached as the dominant development pattern. The subject property lies within a small unincorporated island surrounded by the City of Dalton. The petitioner has requested to annex their property into the City of Dalton.*

**CONSIDERING FACTORS FOR 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 property.**

The proposed annexation would be suitable considering that the parcel is bounded by the City of Dalton along two of its sides. As a change in zoning is not required in this case, there will be no need to consider any impact on the established land use pattern. The proposed annexation would reduce an existing unincorporated county island within the City of Dalton's incorporated boundaries.

**(B) Whether the proposed annexation would adversely affect the economic value of adjacent and nearby property.**

There is no expected impact on the economic values of adjacent and nearby property as the underlying zoning and land use will not change if the subject property is annexed.

**(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property of the proposed zoned uses.**

The annexation will not change the character of the subject property, nor will it influence the character of the area. Annexation of the parcel is more likely to increase its value, as city services will be made available.

**(D) Whether there is relative gain to the health, safety, morals, or general welfare to the public as compared to any hardship imposed upon the individual owner under the existing zoning.**

No impact. Under the Unified Zoning Ordinance, there will not be any change in zoning designation, but the jurisdiction will change. Edwin Machado is applying to annex all of the 0.17-acre parcel into the City of Dalton, so it is by their choice to be included in the jurisdiction of the City of Dalton.

**(E) Whether the proposed 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.**

As there is only the 0.17-acre parcel under consideration, no impact is expected on services are expected. Sewer, water, police, and fire services are already available at the site. There would be no increased burden on City services since multiple residences along Frazier Dr. already receive City services.

**(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 reasoning or annexation request allow uses which are compatible to the existing uses in the vicinity.**

This property's annexation would not conflict with the Comprehensive Plan, or its Future Development Map, based on the existing development of the subject property. The subject property is within the *Town Neighborhood Revitalization* character area, which is a shared character area for both Whitfield County and the City of Dalton. The purpose of this character area is to accommodate a mix of housing including single family residential, keeping with a building's existing architectural style and scale of the neighborhood. There will be no changes in zoning, so the character will not be impacted.

**(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 zoning) as interpreted by current Georgia law.**

An additional consideration of annexation is that the approval will shrink a "County Island" which will create a more consistent boundary for the City of Dalton. The practice of shrinking or eliminating unincorporated county islands should always be given consideration.

**(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, stormwater, or historical issues that influence the development of the subject property under any zoning designation.**  
N/A

**Conclusion:** Staff recommend approval for the annexation of parcel 12-179-02-059.

Reasons for approval:

- 1) The subject property is adjoined by the City of Dalton to the west and south.
- 2) Annexation will reduce an unincorporated county island
- 3) There is no proposed change in current use, including zoning for the parcel due to the Unified Zoning Ordinance.