

STAFF ANALYSIS
MAP & TEXT AMENDMENTS FOR
UNIFIED ZONING ORDINANCE

November 2024

The Unified Zoning Ordinance was adopted by Dalton, Varnell, and Whitfield County in July and August of 2015. Since that time the staff, who works to administer the Ordinance on a daily basis, have made a list of errors, identified needed corrections or clarifications, and identified oversights, all for the purpose of improving the context and readability of the zoning text

Proposed Text Amendments: The proposed amendment would only effect Section III of the Unified Zoning Ordinance in Chart 3-7 Area, *Floor, Setback, Yard and Height Requirements*. The proposed amendment would amend the Max Building Height for the C-2 zone district by lowering the maximum building height from 140' to 50'. This amendment would only apply to the City of Varnell and would be reflected on the chart as "Varnell Only"

Just as a note, the advertisement and the availability of the proposed amendments for public review is part of the process. Simultaneously, consideration of additions all the way through the public hearing is possible. If a citizen presents a proposed change at the public hearing, then consideration of that proposal, yea or nay, is part of the process. Any such additions will be highlighted and the paperwork following the public hearing will be thorough in identifying the proposed amendments in their final form in readiness for final action by each government participating in the Unified Zoning Ordinance.

Staff Recommendation: The proposed text amendments are recommended for adoption to better reflect Varnell's small-town charm.