

TO: Jim Lidderdale, Chairman
Tom Minor
Jody McClurg
John Thomas
Mitch Sanford

FROM: Charles and Sarah Maret

DATE: November 18, 2019

RE: Rezoning of Kinnier Court property from R1 to C2

We are residents of Dickson Acres subdivision and are concerned with the request for the rezoning of a portion of the neighborhood. Zoning laws are there for a purpose and that is why many choose to live in the city ---to ensure their property values are protected. Zoning should protect existing property values by preventing incompatible uses of a property. When you purchase property in a residential zoned area, you expect your property to be protected from commercial encroachment.

Dickson Acres is a vibrant, desirable neighborhood with families moving into the area, and homeowners maintaining their property. The homes and lawns are well kept and there is an abundance of trees. It is close in to the center of Dalton and is easily accessible to major roads, yet remains a quiet, residential area. Many people use the streets to walk and jog because of the absence of heavy traffic. This neighborhood was established in the early 1950's, remains a beautiful area and does not need a pocket of property rezoned to commercial.

There is a small creek that borders the property in question and there are many environmental concerns about the effect that rezoning will have. Run-off from paved areas could pollute the lakes in the neighborhood, and could also cause flooding in the area. There would be eroded streambanks and sediment could clog waterways and kill aquatic life. No studies have been done to determine what the effect would be on the environment. Also, this area already has stormwater run-off issues and new commercial development would only make this a larger problem.

When the property in question was purchased it was zoned residential and the property owner was well aware of that zoning. When looking at an aerial view of this area, there is a clear dividing line between the commercial and residential areas. This dividing line is to protect residential residents from the Walnut Avenue commercial corridor.

We are opposed to any change in the zoning designation on Kinnier Court.

_____ We hope that
you will vote no
to this rezoning
request. - Sarah