DALTON-WHITFIELD COUNTY PLANNING COMMISSION 503 West Waugh Street DALTON, GEORGIA 30720

MEMORANDUM

TO: DALTON-WHITFIELD COUNTY PLANNING COMMISSION

WHITFIELD COUNTY BOARD OF COMMISSIONERS

KIM WITHEROW ROBERT SIVICK

FROM: JIM LIDDERDALE

CHAIRMAN

DATE: February 19, 2024

SUBJECT: FEBRUARY 2024 - DVW COUNTY PLANNING COMMISSION MEETING

The monthly meeting of the Dalton-Varnell-Whitfield County Planning Commission will be held on Monday, February 26, 2024 at 6:00 p.m. at the Whitfield County Courthouse Meeting Room located at 205 N. Selvidge Street, Dalton, Georgia. The minutes of the January 22, 2024 meeting are enclosed and the tentative agenda for the February 26, 2024 meeting is listed below.

-TENTATIVE AGENDA-

I. General

- A. Meeting Called to Order; Quorum confirmed.
- B. Approval/Correction of January 22, 2024 Minutes

II. Public Hearing/Zoning Business (Zoning Procedures Explained)

- A. To hear the request of Uriel Sollis to rezone from General Commercial (C-2) to Low Density Single Family (R-2) a tract of land totaling 0.23 acres located at 200 Quillian Road, Dalton, Georgia. Parcel (12-103-02-081) (County)
- B. To hear the request of Glen Voyles to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 5.0 acres located at 233 Quinn Drive, Rocky Face, Georgia. Parcel (13-034-03-000) (County)
- C. To hear the request of Bryan Spence to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 1.97 acres located at Cleo Way, Dalton, Georgia. Parcels (12-161-01-014 and 12-161-01-062) (County)
- D. To hear the request of Luis de Santiago Vasquez to rezone from Low Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling .57 acres located at Cleo Way, Dalton, Georgia. Parcel (12-161-01-013) (County)

MINUTES DALTON-WHITFIELD COUNTY PLANNING COMMISSION January 22, 2024

MEMBERS PRESENT

Jim Lidderdale, Chairman Chris Shiflett, Vice Chairman Octavio Perez Jody McClurg David Pennington

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Jevin Jensen *Chairman*Barry Robbins *Vice-Chairman*Robby Staten
John Thomas

VISITORS PRESENT VIA VIDEO CONFERENCE

Tom Minor, Tangela Johnson, Darrell Dempsey, Dan Combs Jr., Todd Pangle, Tracy Wadford, Jeff and Carrie Raymond, and others.

STAFF PRESENT

Ethan Calhoun
Dan Strain
Jean Garland

I. GENERAL

- A. <u>Call to Order</u>: Chairman Jensen called the meeting to order at 6:00 p.m. and confirmed a quorum of commissioners was present with Greg Jones absent, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with Eric Barr absent.
- B. <u>Minutes</u>: Chairman Lidderdale sought a motion to approve or correct the December 18, 2023, meeting minutes. David Pennington made the motion to accept the minutes as written and his motion was seconded by Octavio Perez which then passed unanimously 4-0.

Mr. Calhoun summarized the public hearing procedures and clarified that final action regarding the rezoning matters would likely occur during the February meetings of the Whitfield County Board of Commissioners and the Mayor and Council of the City of Dalton.

II. REZONING PUBLIC HEARINGS

A. Heard the request of Hardnett and Peck, LLC for a special use request in a General Agricultural (GA) district a tract of land totaling 60.00 acres located on Coley Cliff, Rocky Face, Georgia. Parcel (12-302-03-000)

Mr. Calhoun summarized the staff analysis which recommended approval of the special use permit. There were no further questions for Calhoun.

Tom Minor represented the petitioner as their attorney. Minor agreed with the content of the staff analysis. Octavio Perez asked Minor if the current request for a special use permit would replace the plans for the previous special use permit granted on the adjacent property. Minor stated that the current request would replace the plans for the adjacent property.

Tracy Wadford, a neighbor, stated his concern with traffic on Coley Cliff Drive. Wadford listed his concerns which included: maintenance of Coley Cliff Drive due to increased use, inability for cars to pass along Coley Cliff Dr., and damage to Coley Cliff Drive resulting from heavy equipment accessing the subject property. Wadford went on to state his concerns with the potential for trespassers on his property due to unmarked property

Chairman Lidderdale sought a motion on the requested Special Use Permit for an event center. Octavio Perez then made a motion to recommend approval of the special use permit for the event center on the condition that the affected section of Coley Cliff Dr. be widened enough for two vehicles to safely pass in opposing directions. Jody McClurg then seconded the motion and a unanimous recommendation to approve the special use permit for an event center with a condition followed, 4-0.

B. Recommendation regarding the request of Darrell Dempsey to rezone from General Commercial (C-2) to Limited Commercial (C-1A) a tract of land totaling 6.95 acres located on Georgia Hwy 2, Varnell, Georgia. Parcel (11-229-01-003)

Chairman Lidderdale sought a motion on the requested C-1A rezoning. Chris Shiflett then made a motion to recommend approval of the C-1A rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the C-1A rezoning followed, 4-0.

C. Recommendation regarding the request of the Joint Development Authority to rezone from Transitional Commercial (C-4) to Urban Planned Unit Development (U-PUD) tracts of land totaling 3.19 acres located along South Hamilton Street, Nichols Street, and Cherokee Street, Dalton, Georgia. Parcels (12-257-07-055, 12-257-07-057, 12-257-07-065, 12-257-07-064)

Chairman Lidderdale sought a motion on the requested U-PUD rezoning. David Pennington then made a motion to recommend the U-PUD rezoning be approved subject to a condition requiring a minimum of two off-street parking spaces per dwelling. Octavio Perez then seconded the motion and a unanimous recommendation to approve the U-PUD rezoning and condition followed, 4-0.

D. Final Plat Review- John Suttles

Ms. Price-Garland oriented the Planning Commission to the subject property and noted that the petitioner had corrected the issues since the previous plat proposal had been denied. Garland then noted that the petitioner provided two plats for the subject property that each met the subdivision regulations and had received department head signatures. Garland stated that the plats could be approved such that the petitioner could choose one of the two for recording. Chairman Lidderdale asked for a motion on the proposed plat. Octavio Perez made a motion to approve the plat for either option since they met the criteria, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 4-0. This approval allows Suttles to choose either of the two proposals to record with the Clerk of the Superior Court.

E. Flag Lot Review- Segura, Excobedo

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Maple Grove Road. Garland stated that there are currently two single-family detached dwellings on the subject property. Garland went on to note the only way to divide the subject property's two dwellings would be by the creation of a flag lot. Garland pointed out that the proposed lots were in excess of the minimum required lot size as well as minimum road frontage. Garland then stated that all the required department head signatures had been obtained. Chairman Lidderdale asked for a motion on the proposed plat. Octavio Perez made a motion to approve the plat, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 4-0.

F. Final Plat Review- Glenndale Subdivision

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Acme Ave proposing the creation of one new vacant lot. Garland stated there were no issues after staff review, and Garland noted that all required department head signatures had been obtained. Garland pointed out that this is within the City of Dalton and would therefore require Planning Commission approval. Chairman Lidderdale asked for a motion on the proposed plat. David Pennington made a motion to approve the plat, and his motion was seconded by Chris Shiflett. The motion passed unanimously, 4-0.

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 7:03 p.m.

Respectfully submitted, Ethan Calhoun Secretary

ZONING CASE: Uriel Solis is seeking to rezone from General Commercial (C-2) to Low-Density Single-Family Residential (R-2) a tract of land (parcel 12-103-02-081) containing a total of 0.23 acres located at 200 Quillian Road. The subject property contains a single-family detached dwelling built in 1950 according to County tax records: The petitioner's request to rezone was made in order to remodel the existing singe-family detached dwelling on the subject property.

The surrounding uses and zoning are as follows: A small tract of land to the north is zoned R-2 and contains a single-family detached dwelling. A larger tract of land to the east is zoned C-2 which contains a large church. Two tracts are adjacent to the south of the subject property each containing a small single-family detached dwelling and zoned R-2. A tract of land to the west is a continuation of one of the southern adjacent tracts of land.

The subject property is within the jurisdiction of the Whitfield County Board of Commissioners.

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 subject property lies at the point of convergence of the R-2 and C-2 zone districts. These zone districts are significantly different in character and permitted uses. The subject property is the only tract of land in this area zoned C-2 that is along the west R/W of 1st Street. All adjacent properties to the north, south, and west are both zoned and developed for single-family detached residential use.

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

There is absolutely no concern for adverse impact to the adjacent property values based on the proposed R-2 rezoning when considering the existing zoning and development of this area.

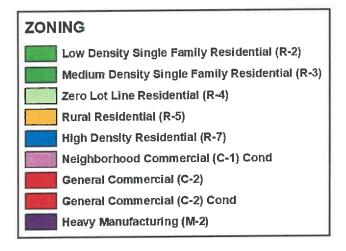
(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The subject property is in non-conforming status, and the petitioner wishes to remodel the aging dwelling. Without the requested R-2 rezoning, the subject property would only be viable for commercial use.

(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.

- 2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the established zoning and development pattern of this area.
- 3. The requested R-2 zone district would allow for the existing single-family detached dwelling to be remodeled in a manner that would reflect the majority of existing properties in this area. The Suburban Neighborhood character area would support this rezoning.





Solis Rezoning Request C-2, General Commercial to R-2, Low Density Single Family Residential





Solis Rezoning Request C-2, General Commercial to R-2, Low Density Single Family Residential



ZONING CASE: Glen Voyles is seeking to rezone from Rural Residential (R-5) to General Agriculture (GA) a tract of land (parcel 13-034-03-000) containing a total of 5 acres located at 233 Quinn Drive. The subject property currently contains a single manufactured home: The petitioner's request to rezone was made in order to add one additional single-family dwelling to the subject property for an immediate family member.

The surrounding uses and zoning are as follows: All adjacent tracts of land are zoned R-5. All adjacent tracts of land are of a lesser acreage than the subject property. All but one of the 6 adjacent tracts contain manufactured homes with the exception of one undeveloped tract of land.

The subject property is within the jurisdiction of the Whitfield County Board of Commissioners.

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 subject property is near the convergence of two large R-5 and GA zone districts. This area can be described as large-lot low-density single-family. The most common dwelling type in this area is that of the manufactured home. Given the larger size of the subject property than the majority of adjacent tracts of land, the proposed unit/acre density would be comparable to that which has been established. The GA and R-5 zone districts share some similarities in character and are often seen converging throughout the county.

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

The GA and R-5 zone districts share several similarities in character and are often seen converging throughout the county. The limited size of the subject property prevents concern for the introduction of intensive agricultural uses that would conflict with the established residential development of the 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 meets the minimum requirements for the GA zone district.

(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.

development pattern of this area.

3. The requested GA zone district would allow for the addition of a single-family detached dwelling to the subject property. The units/acre of the subject property would be comparable to the majority of adjacent properties. The GA zone district is an excellent fit based on the Rural Residential character area in the Comprehensive Plan.





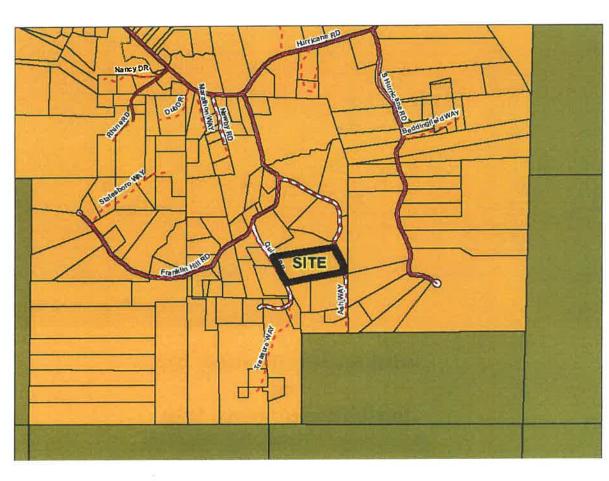
General Agriculture (GA)



Rural Residential (R-5)

FEET 750

Voyles Rezoning Request R-5, Rural Residential to GA, General Agriculture





Voyles Rezoning Request R-5, Rural Residential to GA, General Agriculture



ZONING CASE: Bryan Spence is seeking to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land (parcels 12-161-01-014, 062) containing a total of 1.97 acres located along the east R/W of Cleo Way. The subject property is undeveloped: The petitioner's request to rezone was made in order to develop the subject property with up to two duplex structures.

The surrounding uses and zoning are as follows: Two small tracts of land to the north are zoned R-2 of which one tract contains a single-family detached dwelling while the other contains a County-operated EMS service. There are four adjacent tracts to the east of which three tracts are zoned R-2 each containing a single-family detached dwelling and one tract zoned R-6 containing a church. One undeveloped tract of land to the south is zoned R-2. A larger tract of land to the west is undeveloped and zoned C-2.

The subject property is within the jurisdiction of the Whitfield County Board of Commissioners.

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 subject property lies at the point of convergence of three different zone districts ranging from R-2, R-6, and C-2. These zone districts differ in character a great deal. The R-2 zoning of the subject property could be described as more conservative than the majority of adjacent zoning and development based on the established development pattern of this area. The proposed rezoning would allow for reasonable use of the subject property based on the majority of adjacent zoning and established development.

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

Adjacent properties are either zoned for more intensive residential or commercial use. The proposed rezoning would likely have no negative impact on the values of adjacent properties based on the established development pattern of 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 has been given a more conservative zone district than is reflected on the majority of adjacent properties. In fact, the majority of properties in the R-2 zone district in this area are in non-conforming status due to their lesser dwelling size or setback encroachments. The proposed rezoning would grant the opportunity for new development that would be more reflective of that which has been established in the area.

The staff can provide a recommendation to approve the requested R-5 rezoning of the subject property based on the following factors:

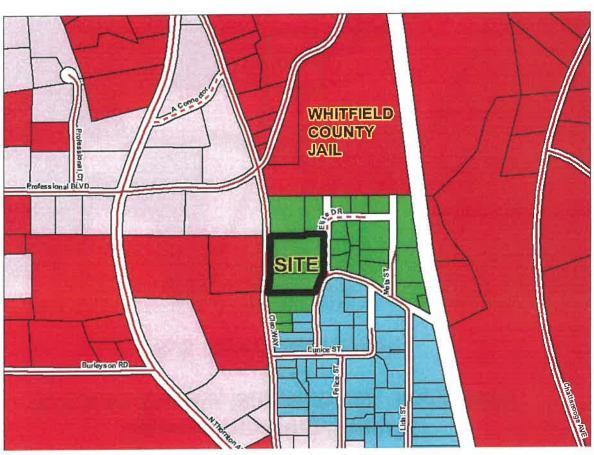
- 1. The requested R-5 zone district would allow for the use of the subject property in a manner that would not conflict with the established pattern of development in this area.
- 2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the established zoning and development pattern of this area.
- 3. The requested R-5 zone district would allow for the development of up to two duplex structures on the subject property. The established zoning and development in this area would not conflict with the proposed rezoning and development. The proposed infill development of the subject property would create much-needed workforce housing.



Spence Rezoning Request R-2, Low Density Single Family Residential to R-5, Rural Residential



FEET 350





Spence Rezoning Request R-2, Low Density Single Family Residential to R-5, Rural Residential

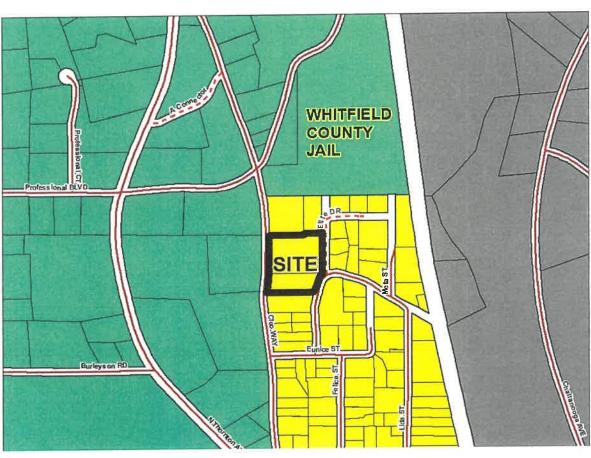




Spence Rezoning Request R-2, Low Density Single Family Residential to R-5, Rural Residential



FEET 350



ZONING CASE: Luis Vasquez is seeking to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land (parcel 12-161-01-013) containing a total of 0.57 acres located along the east R/W of Cleo Way. The subject property is undeveloped: The petitioner's request to rezone was made in order to develop the subject property with up to two duplex structures.

The surrounding uses and zoning are as follows: A small vacant tract of land to the north zoned R-2. A larger tract of land to the east is zoned R-6 which contains a small church. Two small tracts are adjacent to the south of the subject property each containing a small single-family detached dwelling. A larger tract of land to the west is undeveloped and zoned C-2.

The subject property is within the jurisdiction of the Whitfield County Board of Commissioners.

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 subject property lies at the point of convergence of three different zone districts ranging from R-2, R-6, and C-2. These zone districts differ in character a great deal. The R-2 zoning of the subject property could be described as more conservative than the majority of adjacent zoning and development based on the established development pattern of this area. The proposed rezoning would allow for reasonable use of the subject property based on the majority of adjacent zoning and established development.

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

Adjacent properties are either zoned for more intensive residential or commercial use. The proposed rezoning would likely have no negative impact on the values of adjacent properties based on the established development pattern of 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.

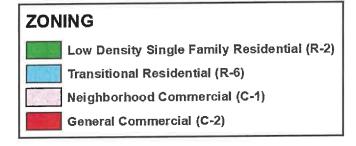
The subject property has been given a more conservative zone district than is reflected on the majority of adjacent properties. In fact, the majority of properties in the R-2 zone district in this area are in non-conforming status due to their lesser dwelling size or setback encroachments. The proposed rezoning would grant the opportunity for new development that would be more reflective of that which has been established in the area.

subject property based on the following factors:

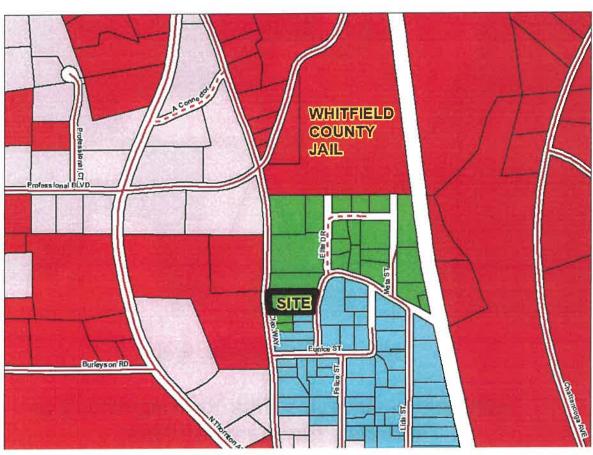
- 1. The requested R-5 zone district would allow for the use of the subject property in a manner that would not conflict with the established pattern of development in this area.
- 2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the established zoning and development pattern of this area.
- 3. The requested R-5 zone district would allow for the development of up to two duplex structures on the subject property. The established zoning and development in this area would not conflict with the proposed rezoning and development. The proposed infill development of the subject property would create much-needed workforce housing.



Vazquez Rezoning Request R-2, Low Density Single Family Residential to R-5, Rural Residential



FEET 350





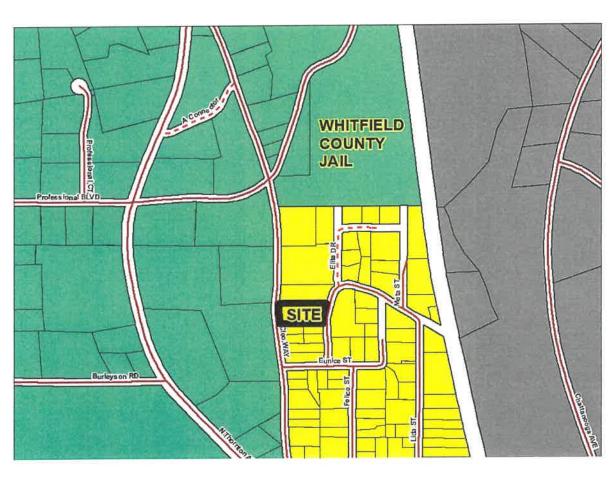
Vazquez Rezoning Request R-2, Low Density Single Family Residential to R-5, Rural Residential







Vazquez Rezoning Request R-2, Low Density Single Family Residential to R-5, Rural Residential



ZONING CASE: Shazman Ali is seeking to rezone from Heavy Manufacturing (M-2) to General Commercial (C-2) two tracts of land (parcels 12-159-01-059, and 065) containing a total of 4.05 acres located at 1028 Willowdale Road. The subject property has been developed with a 20,100 sq ft warehouse building since 1982 according to the County tax records.: The petitioner's request was made to remodel the former manufacturing building to be used as an indoor recreation center with affiliated food service.

The surrounding uses and zoning areas follows: A 30 acre undeveloped tract of land to the north zoned R-2. A larger undeveloped tract of land to the east is zoned R-2. A tract of land to the south that contains an apartment complex zoned R-7. A large tract of land to the west contains a single-family detached dwelling and is zoned M-2.

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 subject property lies at the convergence of the R-2 and M-2 zone districts. These zone districts share no similarities in character. The subject property has been developed with a warehouse-type building since the early 1980's. The petitioner's proposal to remodel the existing structure for an indoor recreation center would reduce the overall intensity of the subject property when compared to the current M-2 zone district. The proposed C-2 rezoning could serve as a more gradual transition of land use intensity between the established R-2 and M-2 zone districts in this area.

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

The subject property has been developed for industrial and manufacturing use since the early 1980s with no observed negative impact on any adjacent properties. The proposed C-2 rezoning would require similar buffers where the subject property abuts residential zoning along its northern, eastern, and southern boundaries. The overall land use intensity of the C-2 zone district will be lesser than that of the current M-2 zone district.

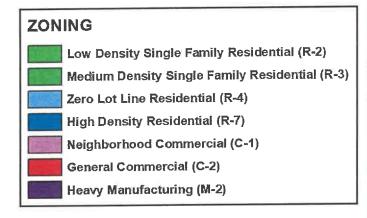
(C) Whether the subject property has a reasonable economic use as currently zoned, considering the suitability of the subject property for the proposed zoned uses.

The subject property could be utilized for manufacturing or warehousing purposes as currently zoned. The proposed rezoning would create more opportunities for commercial use of the subject property as compared to that of industrial and manufacturing.

The staff can provide a recommendation to approve the requested C-2 rezoning of the subject property based on the following factors:

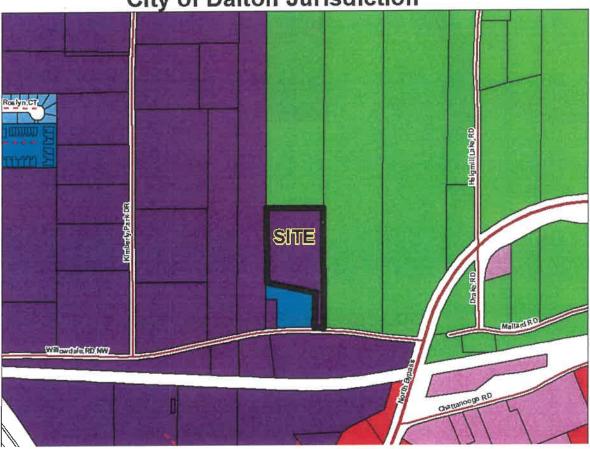
- 1. The requested C-2 zone district would allow for the use of the subject property in a manner that would not conflict with the established pattern of development in this area.
- 2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the reduction in proposed land use intensity.
- 3. The requested C-2 zone district would allow for the remodeling of the existing warehouse building in order to be used for commercial purposes rather than industrial. The Industrial character area in the Comprehensive Plan indicates the subject property is already appropriately zoned, but the C-2 rezoning would help to create a more gradual transition between the R-2 and M-2 zone districts.





Ali Rezoning Request
M-2, Heavy Manufacturing
to

C-2, General Commercial City of Dalton Jurisdiction



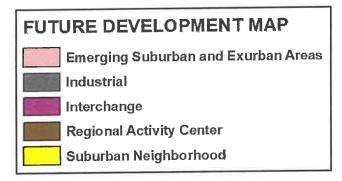


Ali Rezoning Request M-2, Heavy Manufacturing to

C-2, General Commercial City of Dalton Jurisdiction

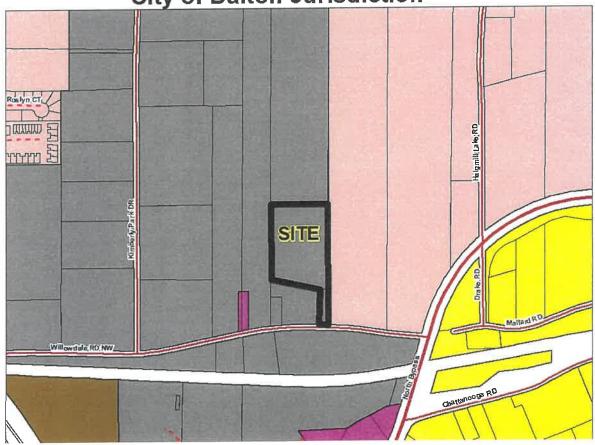






Ali Rezoning Request M-2, Heavy Manufacturing to

C-2, General Commercial City of Dalton Jurisdiction



ZONING CASE: Juan Figuroa is seeking to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land (parcel 12-255-03-029) containing a total of 0.25 acres located at 911 Riverbend Rd. The subject property has contained the current single-family detached dwelling since 1958 according to Whitfield County Tax records: The petitioner's request was made to restore electric service to the dwelling for re-occupation.

The surrounding uses and zoning are a small vacant tract of land to the north zoned M-2. A larger tract of land to the east is zoned M-2 which contains a small commercial/industrial building. A comparably sized tract of land to the south that contains a single-family detached dwelling that is also zoned M-2. A larger tract of land to the west contains two single-family detached dwellings and is zoned M-2. Also to the west is a tract of land that contains a large manufacturing building.

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 subject property, along with other adjacent properties, has been developed for single-family detached use for over 50 years. The City's former pyramid-style zoning ordinance would have permitted residential uses in the M-2 zone district, which may explain the existence of the M-2 zone at this location despite the long-standing residential development pattern. This area is host to a number of varying developments from single-family detached, commercial, and industrial with the subject property appearing to be within a small "pocket neighborhood."

- (B) Whether the proposed amendment would adversely affect the economic value or the uses of adjacent and nearby properties.
- The proposed rezoning would likely have no negative impacts on any of the surrounding adjacent properties.
- (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 M-2 zone district of the UZO is intended solely for high-intensity industrial and manufacturing developments.

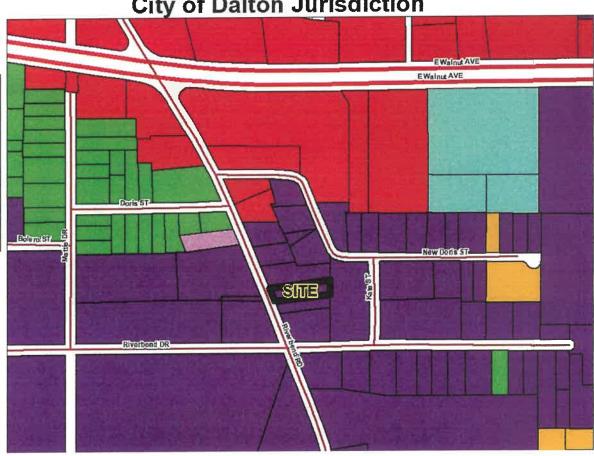
(D) Whether there is relative gain to the health, safety, morals, or general welfare of the public as compared to any hardship imposed upon the individual owner under the existing zoning.

- 2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the reduction in proposed land use intensity.
- 3. The requested R-5 zone district would allow for re-occupation of the subject property that would not conflict with the intent of the Town Neighborhood Revitalization character area based on the established development pattern and zoning of this area.





Figueroa Rezoning Request M-2, Heavy Manufacturing to





Figueroa Rezoning Request M-2, Heavy Manufacturing to



ZONING CASE: Danielle Putnam is seeking to rezone from Medium-Density Single-Family Residential (R-3) to Rural Residential (R-5) a tract of land (parcel 12-241-02-009) containing a total of 0.32 acres located at 405 Mosedale Drive. The subject property is vacant: The petitioner's request to rezone was made in order to construct a single duplex structure on the subject property.

The surrounding uses and zoning are as follows: Two adjacent tracts of land are found to the north. One of the northern tracts contains a single-family detached dwelling while the other contains an aging commercial building. The eastern adjacent tract of land contains a small commercial building and is zoned C-2. A single tract of land is adjacent to the south side of the subject property zoned R-3 and contains a single-family detached dwelling. There are two tracts of land to the west across Mosedale Drive zoned R-3 and each contains a single-family detached dwelling.

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 subject property lies at the convergence of the R-3 and C-2 zone districts. This area has seen a diverse blend of land uses and zoning through the years. The subject property was likely occupied by a single-family dwelling in the past, but the former dwelling has since been demolished and the lot is now vacant. The proposed rezoning would allow for the development of a single duplex dwelling on the subject property. Within a short distance from the subject property, multiple multi-family dwellings as well as high-density single-family dwellings can be found. The proposed rezoning and duplex would not introduce a character to the area that does not already exist.

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

While there are no adjacent duplexes or other multi-family structures, the adjacent commercial zone district and development throughout this area give grounds for more residential density than is currently permitted in the R-3 zone district. It is unlikely that the addition of a duplex dwelling would have a negative impact to the values of adjacent properties.

(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.

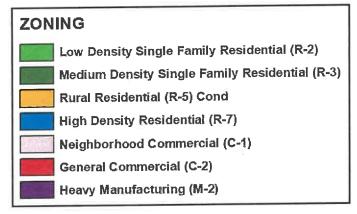
The subject property could be developed as it is currently zoned with a single-family detached dwelling. The petitioner is proposing the construction of a duplex dwelling that

CONCLUSION:

The staff can provide a recommendation to approve the requested R-5 rezoning of the subject property based on the following factors:

- 1. The requested R-5 zone district would allow for the use of the subject property in a manner that would not conflict with the established pattern of development in this area.
- 2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given the established zoning and development pattern of this area.
- 3. The requested R-5 zone district would allow for the subject property to be developed with a duplex dwelling. Multi-family development is a recommended land use in the Regional Activity Center character area in the Comprehensive Plan.





Putnam Rezoning Request R-3, Low Density Single Family Residential to

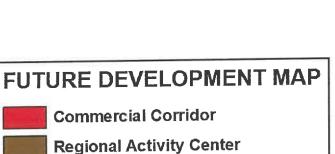




Putnam Rezoning Request R-2, Low Density Single Family Residential to







Town Neighborhood Revitalization

Suburban Neighborhood

Putnam Rezoning Request R-2, Low Density Single Family Residential to

