

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: March 10, 2023

SUBJECT: MARCH 2023 – DVW COUNTY PLANNING COMMISSION MEETING

The monthly meeting of the Dalton-Varnell-Whitfield County Planning Commission will be held on Monday, March 27, 2023 at 6:00 p.m. at the Whitfield County Courthouse Meeting Room located at 205 N. Selvidge Street, Dalton, Georgia. The minutes of the February 27, 2023 meeting are enclosed and the tentative agenda for the March 27, 2023 meeting is listed below.

-TENTATIVE AGENDA-

I. General

- A. Meeting Called to Order; Quorum confirmed.
- B. Approval/Correction of February 27, 2023 Minutes

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

- A. To hear the request of Jorge Ruedas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.9-acres located along Old Grade Rd, Georgia. Parcel (12-244-03-053) (County)
- B. ~~To hear the request of C4 CStore Holdings, LLC to rezone from General Agriculture (GA) to General Commercial (C-2) a tract of land totaling 2.2 acres located along Tilton Rd. Parcel (13-153-05-000) (County)~~ **Withdrawn prior to public hearing**
- C. To hear the request of Joshua and Jessica Atchley to rezone from Rural Residential (R-5) to Light Manufacturing (M-1) a tract of land totaling 1-acre located at 530 Buckley Way Resaca, GA. Parcels (13-206-35-000) (County)
- D. To hear the request of Danny Edwards to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 0.81 acres located at 211 Florence Ave, Dalton, Georgia. Parcel (12-296-02-047) (County)
- E. To hear the request of Mitchel Kyle to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) two tracts of land totaling 2-acres located at 785 Peek Rd, Dalton, Georgia. Parcels (12-354-14-000 and 12-354-15-000) (County)
- F. To hear the request of Jordi Lara to rezone from Low Density Single Family Residential (R-2) to General Commercial (C-2) a tract of land totaling 0.7 acres located at 314 Keith St, Dalton,

Georgia. Parcel (12-216-04-026) (County)

- G. To hear the request of L&C Estates, LLC to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 1.03 acres located at 3170 Chattanooga Rd, Rocky Face, Georgia. Parcel (12-077-01-036) (County)
- H. To hear the request of Tiny Tudors, LLC to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 14.37 acres located along Reed Road. Parcel (12-106-16-000) (County)
- I. ~~To hear the request of The Whitfield County Board of Commissioners to amend the Dalton, Whitfield Varnell Unified Zoning Ordinance text to address Accessory Dwelling Units and Commercial Poultry Farms. (County, Dalton, Varnell) Withdrawn prior to public hearing~~
- J. To hear the request of Omar Awad to rezone from Medium Density Single Family Residential (R-3) to Transitional Residential (R-6) a tract of land totaling 0.44 acres located at 843 McAfee St, Dalton Georgia. Parcel (12-218-27-004) (City)
- K. To hear the request of Jose Arias to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25-acres located 1503 Byron St, Georgia. Parcel (12-241-13-009) (City)

III. Regular Meeting

- A. To hear the recommendation regarding the request of Jorge Ruedas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.9-acres located along Old Grade Rd, Georgia. Parcel (12-244-03-053) (County)
- B. To hear the recommendation regarding the request of Joshua and Jessica Atchley to rezone from Rural Residential (R-5) to Light Manufacturing (M-1) a tract of land totaling 1-acre located at 530 Buckley Way Resaca, GA. Parcels (13-206-35-000) (County)
- C. To hear the recommendation regarding the request of Danny Edwards to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 0.81 acres located at 211 Florence Ave, Dalton, Georgia. Parcel (12-296-02-047) (County)
- D. To hear the recommendation regarding the request of Mitchel Kyle to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) two tracts of land totaling 2-acres located at 785 Peek Rd, Dalton, Georgia. Parcels (12-354-14-000 and 12-354-15-000) (County)
- E. To hear the recommendation regarding the request of Jordi Lara to rezone from Low Density Single Family Residential (R-2) to General Commercial (C-2) a tract of land totaling 0.7 acres located at 314 Keith St, Dalton, Georgia. Parcel (12-216-04-026) (County)
- F. To hear the recommendation regarding the request of L&C Estates, LLC to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land totaling 1.03 acres located at 3170 Chattanooga Rd, Rocky Face, Georgia. Parcel (12-077-01-036) (County)
- G. To hear the recommendation regarding the request of Tiny Tudors, LLC to rezone from Low Density Single Family Residential (R-2) to General Agriculture (GA) a tract of land totaling 14.37 acres located along Reed Road. Parcel (12-106-16-000) (County)

- H. To hear the recommendation regarding the request of Omar Awad to rezone from Medium Density Single Family Residential (R-3) to Transitional Residential (R-6) a tract of land totaling 0.44 acres located at 843 McAfee St, Dalton Georgia. Parcel (12-218-27-004) (City)
- I. To hear the recommendation regarding the request of Jose Arias to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25-acres located 1503 Byron St, Georgia. Parcel (12-241-13-009) (City)
- J. Other

IV. Adjournment

MINUTES
DALTON-WHITFIELD COUNTY PLANNING COMMISSION
February 27, 2023

MEMBERS PRESENT

Jim Lidderdale, *Chairman*
Chris Shiflett, *Vice Chairman*
Octavio Perez
Eric Barr
David Pennington IV
Jody McClurg

WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT

Jevin Jensen, *Chairman*
John Thomas
Robby Staten
Barry Robbins
Greg Jones

VISITORS PRESENT VIA VIDEO CONFERENCE

Jeffrey Williams, Vicky Alt, Darrel Long, Billy Spence, Bryan Spence, Melanie Honig, Leonard Cochran Jr, Jose Garcilazo, Steve Cardin, Sergio Paez, Jose Arias, Tangela Johnson, Roger Jones, Arleen Walrath, and others.

STAFF PRESENT

Ethan Calhoun
Robert Sivick
Robert Smalley
Jacob Bearden

I. GENERAL

A. Call to Order: Chairman Jensen called the meeting to order at 6:00 p.m. and confirmed a quorum of commissioners was present with no absences, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners was present with no absences.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the December 19, 2022 meeting minutes. Octavio Perez made the motion to accept the minutes as written and his motion was seconded by Chris Shiflett which then passed unanimously 5-0.

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

II. REZONING PUBLIC HEARINGS

A. **Heard the request of Jeffrey Williams to rezone from Suburban Agriculture (SA) to General Commercial (C-2) a tract of land totaling 2.92 acres located on Carbondale Road, Dalton, Georgia. Parcel (13-173-31-000) (County)**

Mr. Calhoun summarized the staff analysis which recommended approval of the C-2 rezoning with a condition limiting access of the subject property to Carbondale Road. There were no further questions for Calhoun. Jeffrey Williams gave a brief history of his family's business known as Trinity Waste Management. Williams went into the details of their business noting that they operate dumpster pickup and delivery for businesses, construction, and residential properties. Williams stated that his business needed room to expand and that the subject property and the adjacent tract fit their needs. Williams stated that the dumpsters would be stored on the subject property, and Williams went on to note that he would eventually like to construct a shop for maintenance

and repairs to his equipment. Williams then pointed out that the Minnow Way easement was largely located on the subject property, but he had no intentions of restricting access for the residents nor did he have an issue with the condition restricting commercial access to Minnow Way. Then Williams mentioned that he speculated their stormwater would be on the west side of the subject property. Chairman Lidderdale confirmed with Williams that the subject property would house Trinity's primary location.

Vicky Alt, a resident of the Cohutta area, stated that Chairman Lidderdale and Jody McClurg had not been re-appointed to their seats on the Planning Commission since July of 2021, and that all rezoning decisions made since July of 2021 were null and void. Alt requested that the two members should recuse themselves from the February meeting and allow the vice-chairman to run the meeting. No statements pertaining to the Williams rezoning were raised in Alt's address to the Planning Commission.

Arleen Walrath, a neighbor along Minnow Way, stated her concern for commercial traffic along Minnow Way and confirmed that commercial access would be denied. Walrath then stated her concern for the safety of the children in the adjacent neighborhood along with a concern for light pollution and hours of operation.

Williams rebutted by stating that he plans to use minimal downward facing LED lighting outdoors. Then Williams stated that his hours of operation begin at 2am with trucks going out for their daily routes. Williams did state that he intends to build a fence around the subject property and that no trash will be stored in the dumpsters when they are on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:21 pm.

B. Heard the request of Billy Spence to rezone from Low Density Single Family Residential (R-2) and Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 2.418 acres located on MLK and Dycus Road, Dalton, Georgia. Parcels (12-205-01-032 and 12-205-01-033) (County)

Mr. Calhoun summarized the staff analysis which recommended the R-5 rezoning. There were no further questions for Calhoun.

Billy Spence stated that he plans to construct three duplexes on MLK Jr. Blvd. as well as two single-family detached dwellings. Spence then stated that he intends to construct two duplexes on Dycus Road as well.

With no other comments heard for or against, this hearing closed at approximately 6:32pm.

C. Heard the request of Jose Reyes Garcilazo to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.52 acres located at 308 Shady Drive, Dalton, Georgia. Parcel (12-351-03-004) (County)

Mr. Calhoun summarized the staff analysis which recommended an approval of the R-5 rezoning based on the content of the staff analysis. There were no further questions for Calhoun.

Jose Garcilazo had no additional comments.

With no other comments heard for or against, this hearing closed at approximately 6:35pm.

D. Heard the request of Steve Cardin to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.45-acres located at 1025 Reed Rd. Dalton, Georgia. Parcel (12-085-26-000) (County)

Mr. Calhoun summarized the staff analysis which recommended the R-5 rezoning be approved. There were no further questions for Calhoun.

Steve Cardin stated that he intended to place a manufactured home on the subject property and that the subject property already had water and a septic system. Chairman Lidderdale confirmed with Cardin that he would be okay with a condition that no duplexes be permitted on the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:40pm.

E. Heard the request of Leonard Cochran Jr. from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.49-acres located at 1117 Beaverdale Rd. NE Dalton, Georgia. Parcel (11-307-32-000) (County)

Mr. Calhoun summarized the staff analysis which recommended the C-1 rezoning be denied. There were no further questions for Calhoun.

Leonard Cochran Jr. stated that he built the small structure on the subject property over twenty years ago to match the style of his adjacent home. Cochran stated that he retired a few years ago and rezoned the property for residential use. Cochran then stated that he has decided to use the small building on the subject property as an antique shop that would operate approximately 3-days a week. Chairman Lidderdale confirmed that there would

be adequate parking based on the small size of the subject property.

With no other comments heard for or against, this hearing closed at approximately 6:47pm.

F. Heard the request of Mary Dunn to rezone from Rural Residential (R-5) to General Agriculture (GA) two tracts of land totaling 5-acres located at 1688 LaFayette Rd Rocky Face, Georgia. Parcels (27-264-13-000 and 27-264-04-000) (County)

Mr. Calhoun summarized the staff analysis which recommended a GA rezoning be approved. There were no further questions for Calhoun.

Mary Dunn stated that she has purchased additional land to meet the 5-acre minimum lot size in order to be rezoned GA. Dunn stated that her intention for the rezoning was in order to be able to create a second dwelling on the subject property to house her aging parents. Dunn stated that the proposed additional dwelling would likely be a barndominium style building. Chairman Lidderdale confirmed with Dunn that the proposed additional dwelling would not be attached to the existing dwelling on the subject property. Dunn noted that the proposed new dwelling would have approximately 1,000sqft of heated floor area.

With no other comments heard for or against, this hearing closed at approximately 6:53pm.

G. Heard the request of Hardnett+Peck, LLC to rezone from Estate Residential (R-1) to General Agriculture (GA) with a Special Use permit for an event center a tract of land totaling 38.2-acres located along Dug Gap Mountain Rd, Dalton, Georgia. Parcel (12-244-03-000) (County)

Mr. Calhoun summarized the staff analysis which recommended the GA rezoning. There were no further questions for Calhoun.

Tangela Johnson began by noting telling the story of her professional development training business. Johnson stated that her business had been located in downtown Dalton for a number of years until the building was sold in 2021. Johnson went on to state her intent to develop a small professional development center on the subject property to be able to cater to groups of up to 25 participants. Then Johnson stated that she has been working to secure architects and engineers that are skilled in green infrastructure and buildings in order to minimize the impact to the natural landscape on the subject property. Johnson stated that there would be a central building where the teaching would occur and that the proposed structure would appear as a single-family detached dwelling. Then Johnson went on to note that the proposed cottages would be approximately 400sqft each in floor area. Chairman Jensen confirmed with Johnson that she would not be living on the subject property.

Roger Jones stated that he was representing his son who is an adjacent property owner to the southeast of the subject property. Jones stated that he and his son are opposed to the rezoning and special use permit for an event center. Jones stated that he believed the access easement to the subject property was insufficient for emergency access as well as the maintenance of the shared easement. Then Jones stated that part of the easement was impacted by swampland. Jones went on to state that his son intends to construct a new single-family detached dwelling on his adjacent property. Jones stated concerns with noise from events as well as uncertainty regarding future use of the subject property for other events or development.

Johnson rebutted by stating that her engineer and architect have been to the subject property and that any of the issues noted could be addressed with some investment. Johnson stated her intent to improve the access easement and share maintenance. Chairman Lidderdale confirmed with staff that the special use permit would not give blanket opportunity to develop the subject property and that any deviation from the proposed development would require future zoning action and a new site plan.

With no other comments heard for or against, this hearing closed at approximately 7:18pm.

H. Heard the request of Jorge Ruedas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.9-acres located along Old Grade Rd, Georgia. Parcel (12-244-03-053) (County)

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-5 rezoning. There were no further questions for Calhoun.

The petitioner was absent, so the public hearing is automatically tabled to the March meeting.

With no other comments heard for or against, this hearing closed at approximately 7:56pm.

I. Heard the request of Bryan Spence to rezone from Rural Residential (R-5) and High Density Residential (R-7) to Zero Lot Line Residential (R-4) a tract of land totaling 2.849 acres located on Sheridan Avenue, Dalton, Georgia. Parcels (12-254-45-000 and 12-254-06-001) (County+City)

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-4 rezoning. Calhoun noted that a thorough investigation revealed that only one of the three existing tracts of land is currently within the City of Dalton and the other two tracts are in unincorporated Whitfield County. Calhoun stated that annexation of the entire subject property into the City of Dalton would not be possible due to the fact that it would create an island of unincorporated county land to the north. That is when Calhoun stated that both City and County staff agreed that the development, if approved, would be partially within the city and partly within the county. It was noted by Calhoun that the jurisdictional situation was the only issue noted by staff and that the proposed development was a good fit for the area based on existing zoning and development. There were no further questions for Calhoun.

Bryan Spence confirmed Calhoun's explanation of the county/city boundary issue and stated that he would develop the new roads and tracts within the city to city codes and that he would develop the roads and tracts located in the county to county codes. Spence went on to note his request to R-4 would create the lot density necessary to justify developing a major subdivision with stormwater and new roads. Chairman Lidderdale asked Spence for the average dwelling size within the proposed development to which Spence stated the houses would be around 1,200 square feet. Lidderdale then asked Spence if he had an idea how many lots would be in the city and how many would be in the county to which Spence stated he was unsure at this time. Octavio Perez asked Spence if he knew the number of lots to be created in the proposed subdivision to which Spence stated that he expected up to 21 new lots, but that he stated that he had not invested in a preliminary plat due to the uncertainty of the rezoning approval.

With no other comments heard for or against, this hearing closed at approximately 7:31pm.

J. Heard the request of Melanie Honig to rezone from Low Density Single Family Residential (R-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.21 acres located at NE corner of Tyler Street and Chattanooga Avenue, Dalton, Georgia. Parcel (12-200-01-025) (City)

Mr. Calhoun summarized the staff analysis which recommended approval of the requested R-3 rezoning. There were no further questions for Calhoun.

Melanie Honig stated that she plans to construct a single-family detached dwelling on the subject property. Honig stated that the size and architecture of the proposed dwelling would be reflective of those within the historic Crown Mill village. Honig went on to state that her intent was to construct a house that would appear to have existed on the subject property for many years.

With no other comments heard for or against, this hearing closed at approximately 7:38pm.

K. Heard the request of Sergio Paez to rezone from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.22 acres located at 401 Hawthorne Street, Dalton, Georgia. Parcel (12-200-14-001) (City)

Mr. Calhoun summarized the staff analysis which recommended approval of the requested C-1 rezoning with conditions. There were no further questions for Calhoun.

Sergio Paez requested that Octavio Perez translate English to Spanish due to Paez's limited English vocabulary. Paez stated that his plan is to construct a drive-through only restaurant on the subject property of a very small size.

Chairman Lidderdale confirmed with Paez that he would not have any issue with the 20' buffer along the northern boundary of the subject property.

With no other comments heard for or against, this hearing closed at approximately 7:48pm.

L. Heard the request of Jose Arias to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25-acres located 1503 Byron St, Georgia. Parcel (12-241-13-009) (City)

Mr. Calhoun summarized the staff analysis which recommended approval of the requested C-1A rezoning. There were no further questions for Calhoun.

With no other comments heard for or against, this hearing closed at approximately 7:56pm.

III. REGULAR MEETING

A. Recommendation regarding the request of Jeffrey Williams to rezone from Suburban Agriculture (SA) to General Commercial (C-2) a tract of land totaling 2.92 acres located on Carbondale Road, Dalton, Georgia. Parcel (13-173-31-000) (County)

Chairman Lidderdale sought a motion on the requested C-2 rezoning. Octavio Perez then made a motion to

recommend the C-2 rezoning be approved with the condition noted in the staff analysis. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the C-2 rezoning followed, 5-0.

B. Recommendation regarding the request of Billy Spence to rezone from Low Density Single Family Residential (R-2) and Medium Density Single Family Residential (R-3) to Rural Residential (R-5) a tract of land totaling 2.418 acres located on MLK and Dycus Road, Dalton, Georgia. Parcels (12-205-01-032 and 12-205-01-033) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. Octavio Perez then then made a motion to recommend approval of the R-5 rezoning. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.

C. Recommendation regarding the request of Jose Reyes Garcilazo to rezone from Heaving Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 1.52 acres located at 308 Shady Drive, Dalton, Georgia. Parcel (12-351-03-004) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. David Pennington then made a motion to recommend the R-5 rezoning based on his agreement with the content of the staff analysis. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.

D. Recommendation regarding the request of Steve Cardin to rezone from Low-Density Single-Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.45-acres located at 1025 Reed Rd. Dalton, Georgia. Parcel (12-085-26-000) (County)

Chairman Lidderdale sought a motion on the requested R-5 rezoning. Octavio Perez then made a motion to approve the R-5 rezoning with the condition in the staff analysis limiting the subject property to only single-family detached development on the subject property. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.

E. Recommendation regarding the request of Leonard Cochran Jr. from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.49-acres located at 1117 Beaverdale Rd. NE Dalton, Georgia. Parcel (11-307-32-000) (County)

Chairman Lidderdale sought a motion on the requested C-1 rezoning. David Pennington stated that he saw no issue with the proposed rezoning based on the previous commercial use of the subject property which appeared to have no negative impact to the neighborhood. David Pennington then made a motion to recommend the requested C-1 rezoning. Octavio Perez then seconded the motion and a unanimous recommendation to approve the requested C-1 rezoning followed, 5-0.

F. Recommendation regarding the request of Mary Dunn to rezone from Rural Residential (R-5) to General Agriculture (GA) two tracts of land totaling 5-acres located at 1688 LaFayette Rd Rocky Face, Georgia. Parcels (27-264-13-000 and 27-264-04-000) (County)

Chairman Lidderdale sought a motion on the requested GA rezoning. Chris Shiflett then made a motion to approve the GA rezoning based on his agreement with the content of the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the GA rezoning and followed, 5-0.

G. Recommendation regarding the request of Hardnett+Peck, LLC to rezone from Estate Residential (R-1) to General Agriculture (GA) with a Special Use permit for an event center a tract of land totaling 38.2-acres located along Dug Gap Mountain Rd, Dalton, Georgia. Parcel (12-244-03-000) (County)

Chairman Lidderdale sought a motion on the requested GA rezoning and special use permit for an event center. Jody McClurg then made a motion to approve the GA rezoning and special use permit for an event center. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the GA rezoning and special use permit for an event center followed, 5-0.

H. Recommendation regarding the request of Jorge Ruedas to rezone from General Commercial

(C-2) to Rural Residential (R-5) a tract of land totaling 0.9-acres located along Old Grade Rd, Georgia. Parcel (12-244-03-053) (County)

Chairman Lidderdale stated that, due to the absence of the petitioner, this item would be tabled until the March meeting.

I. Recommendation regarding the request of Bryan Spence to rezone from Rural Residential (R-5) and High Density Residential (R-7) to Zero Lot Line Residential (R-4) a tract of land totaling 2.849 acres located on Sheridan Avenue, Dalton, Georgia. Parcels (12-254-45-000 and 12-254-06-001) (County+City)

Chairman Lidderdale sought a motion on the requested R-4 rezoning. **Jody McClurg then made a motion to approve the R-4 rezoning with no conditions based on her agreement with the content of the staff analysis. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-4 rezoning followed, 5-0.**

J. Recommendation regarding the request of Melanie Honig to rezone from Low Density Single Family Residential (R-2) to Medium Density Single Family Residential (R-3) a tract of land totaling 0.21 acres located at NE corner of Tyler Street and Chattanooga Avenue, Dalton, Georgia. Parcel (12-200-01-025) (City)

Chairman Lidderdale sought a motion on the requested R-3 rezoning. **Octavio Perez then made a motion to approve the R-3 rezoning. Jody McClurg then seconded the motion and a unanimous recommendation to approve the R-3 rezoning followed, 5-0.**

K. Recommendation regarding the request of Sergio Paez to rezone from Rural Residential (R-5) to Neighborhood Commercial (C-1) a tract of land totaling 0.22 acres located at 401 Hawthorne Street, Dalton, Georgia. Parcel (12-200-14-001) (City)

Chairman Lidderdale sought a motion on the requested C-1 rezoning. **Octavio Perez then made a motion to approve the C-1 rezoning with the conditions in the staff analysis. David Pennington then seconded the motion and a unanimous recommendation to approve the C-1 rezoning with conditions followed, 5-0.**

L. Recommendation regarding the request of Jose Arias to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25-acres located 1503 Byron St, Georgia. Parcel (12-241-13-009) (City)

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

M. Final Plat Review-RW Sales

Jacob Bearden oriented the Planning Commission to the subject property that fronts S. Spencer, Emery, and Green St. in the City of Dalton. Bearden noted that the subject property is within the City of Dalton which calls for Planning Commission approval. Bearden stated that the proposed plat met all requirements for a minor subdivision and had been signed by all department heads prior to the Planning Commission meeting.

Chairman Lidderdale sought a motion on the RW Sales, LLC plat. **David Pennington then made a motion to approve the plat. Chris Shiflett then seconded the motion and a unanimous recommendation to approve the plat followed, 5-0.**

N. Flag Lot Ratio Review- Kay Sandra Miller

Jacob Bearden oriented the Planning Commission to the subject property that fronts GA State Hwy. 2. Bearden stated that the proposed division would separate a 1.4-acre tract of land (Tract 2) from its parent tract. The parent tract would be left with 21-acres and noted as Tract 2. Bearden stated that the proposed plat would need Planning Commission approval to move forward as it would be considered a flag lot. Bearden also stated that all the required department head signatures had been obtained for this plat and that the typical issues associated with flag lots did not apply to this plat given the size of Tract 2 and significant separation from the existing dwelling.

Chairman Lidderdale sought a motion on the requested flag lot. **Chris Shiflett then made a motion to approve the plat. Octavio Perez then seconded the motion and a unanimous recommendation to approve the plat followed, 5-0.**

O. Flag Lot Ratio Review- Hibbymo Properties

Jacob Bearden oriented the Planning Commission to the subject property that fronts State Route 201 and Lake Kathy Road. Bearden stated that the proposed division would divide a single tract of land into two new tracts of land. Bearden pointed out that the two tracts of land are zoned C-2 and labeled as Tract 1 which totals 1.8-acres and a 1.4-acre tract of land labeled as tract 2. Bearden stated that the proposed plat would need Planning Commission approval to move forward as it would be considered a flag lot. Bearden also stated that all the required department head signatures had been obtained.

Chairman Lidderdale sought a motion on the requested flag lot. **David Pennington then made a motion to approve the plat. Eric Barr then seconded the motion and a unanimous recommendation to approve the plat followed, 5-0.**

IV. ADJOURNMENT

With no other business scheduled, the meeting adjourned at approximately 8:02 p.m.

Respectfully submitted,
Ethan Calhoun
Secretary

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Joshua and Jessica Atchley are seeking to rezone from Rural Residential (R-5) to Light Manufacturing (M-1) a tract of land (parcel 13-206-35-000) containing a total of 1-acre located at 530 Buckley Way. The tract is currently undeveloped and part of multiple adjacent tracts of land belonging to the petitioner. The rezoning request to M-1 is sought to for the petitioner to develop the subject property with a meat processing business: Since the subject property lacks sufficient acreage to be rezoned General Agricultural, the least intensive zone district that permits meat processing is M-1.

The surrounding uses and zoning are as follows: 1) to the north, is a tract of land zoned R-5 that contains an out building that is approximately 1-acre in size; 2) to the east, is an 8.8-acre tract of land zoned GA that contains a single-family detached dwelling; 3) to the south, is an undeveloped 8.7-acre tract of land zoned GA; 4) To the west, is a 2.3-acre tract of land zoned R-5 that contains the petitioner's single-family detached dwelling. A review of the zoning map and existing development indicates that this area is predominantly large-lot residential and agricultural with the R-5, SA, and GA zone districts being the most common.

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.

This area is predominantly large-lot agricultural and low-density residential in terms of existing development. Zoning throughout this area is General Agriculture, Suburban Agriculture, and Rural Residential. There are a few islands of C-2 and M-2 seen along the South Dixie Highway corridor in this area, but no commercial or manufacturing zone districts or established uses can be seen within a 2,000' radius of the subject property. The proposed meat processing facility could be permitted within the GA zone district via special use permit, but the subject property is too small to meet the 5-acre minimum lot size for GA. The introduction of the M-1 zone district at this location would allow for more intensive uses than anything currently found in the vicinity.

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

The adjacent and surrounding land uses in this area are all of low-intensity character such as agriculture and single-family detached residential. The introduction of the M-1 zone district at this location could create the opportunity for a number of intensive uses that

would not compliment the character of the neighboring 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 current zoning of the subject property is reflective of the existing use of the subject property as well as that of the neighboring properties. The proposed M-1 rezoning would create an island of manufacturing zoning in an agricultural and residential area.

(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.

N/A

(E) Whether the proposed (M-1) 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.

While there would be no notable impact to public utilities or infrastructure resulting from the proposed rezoning, the subject property is accessed only by a shared private drive (Buckley Way). This driveway accesses multiple residential tracts of land through access easements.

(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 comprehensive plan's future development map shows this property to be within the Rural Neighborhood Revitalization character area. This character area is intended to promote redevelopment and infill development for residential and agricultural uses. Low-density and low-intensity uses are recommended for this area. The proposed rezoning would introduce an intensive zone district unlike any in the vicinity of the subject property. Even with strict permitted use restrictions, the proposed M-1 rezoning would still create concern by introducing such an intensive zone district to 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.

The proposed rezoning would create an island of M-1 entirely surrounded by R-5, SA, and GA zoned properties. The requested M-1 rezoning would meet the criteria for a spot

zone with the potential to become an entering wedge for additional intensive rezonings.

(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.

N/A

CONCLUSION:




The staff can provide a recommendation to deny the requested M-1 rezoning of the subject property based on the following factors:

1. The requested M-1 rezoning would create an industrial spot zone within an agricultural and residential area.
2. Adverse economic impact in regard to the nearby or adjacent properties could be expected with such an intensive zone district at this location based on the low-intensity of the neighboring properties.
3. The requested M-1 zone district is not a good fit for the subject property based on the Comprehensive Plan's Rural Neighborhood Revitalization character area. This character area recommends low-density residential and agricultural development which would be in conflict with the character of the proposed M-1 zone district.

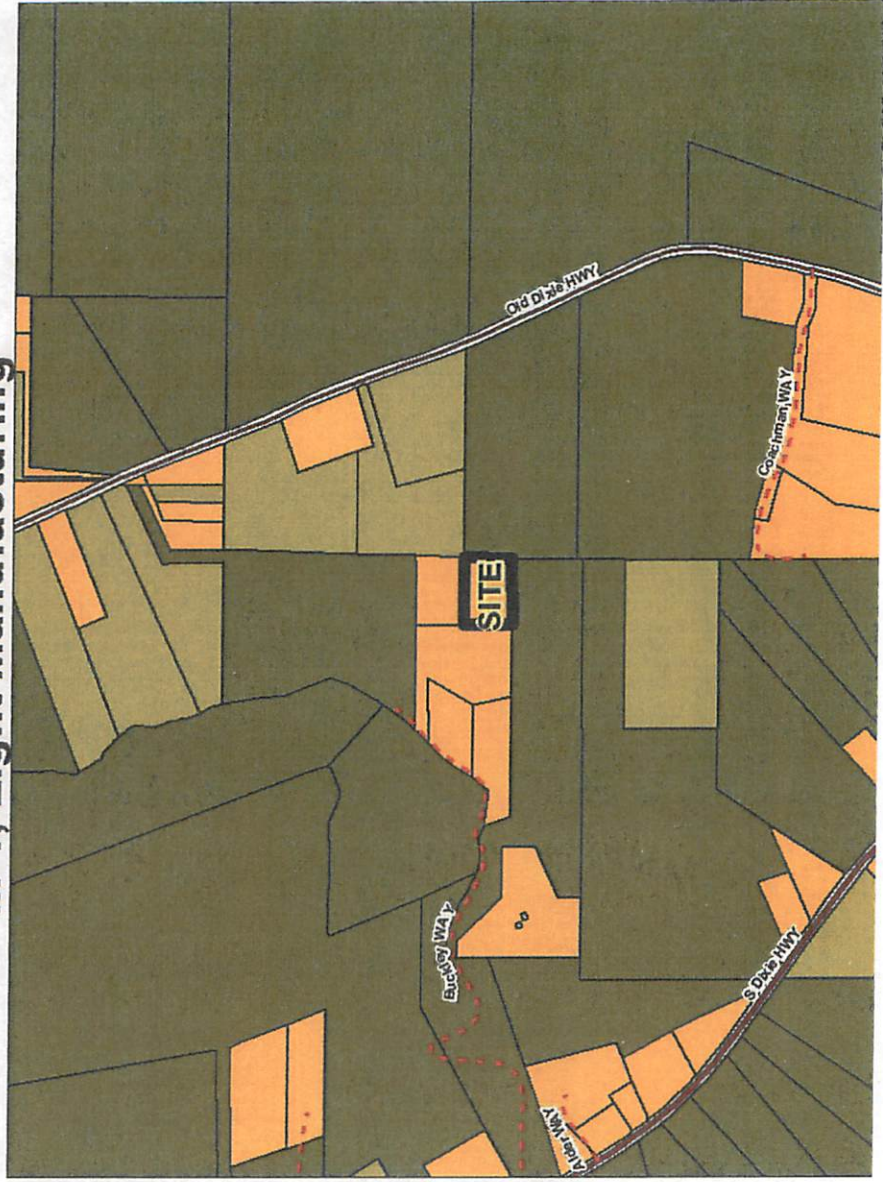
**Atchley Rezoning Request
Special Use for Meat Processing
R-5, Rural Residential
to
M-1, Light Manufacturing**



Unified Zoning

	General Agriculture (GA)
	Suburban Agriculture (SA)
	Rural Residential (R-5)

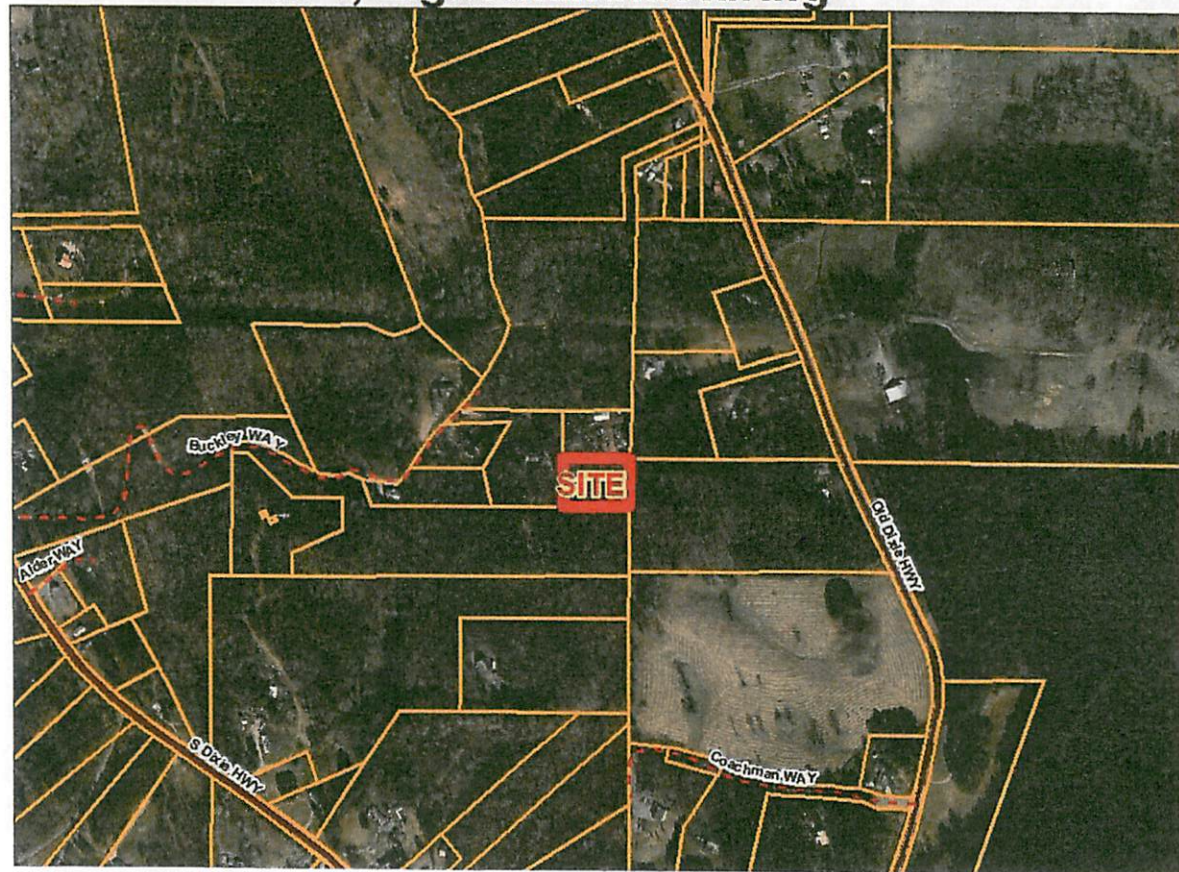
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**Atchley Rezoning Request
Special Use for Meat Processing
R-5, Rural Residential
to
M-1, Light Manufacturing**



**FEET
500**



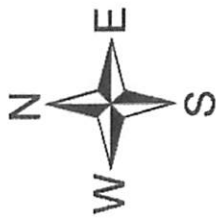
**Atchley Rezoning Request
Special Use for Meat Processing
R-5, Rural Residential
to
M-1, Light Manufacturing**



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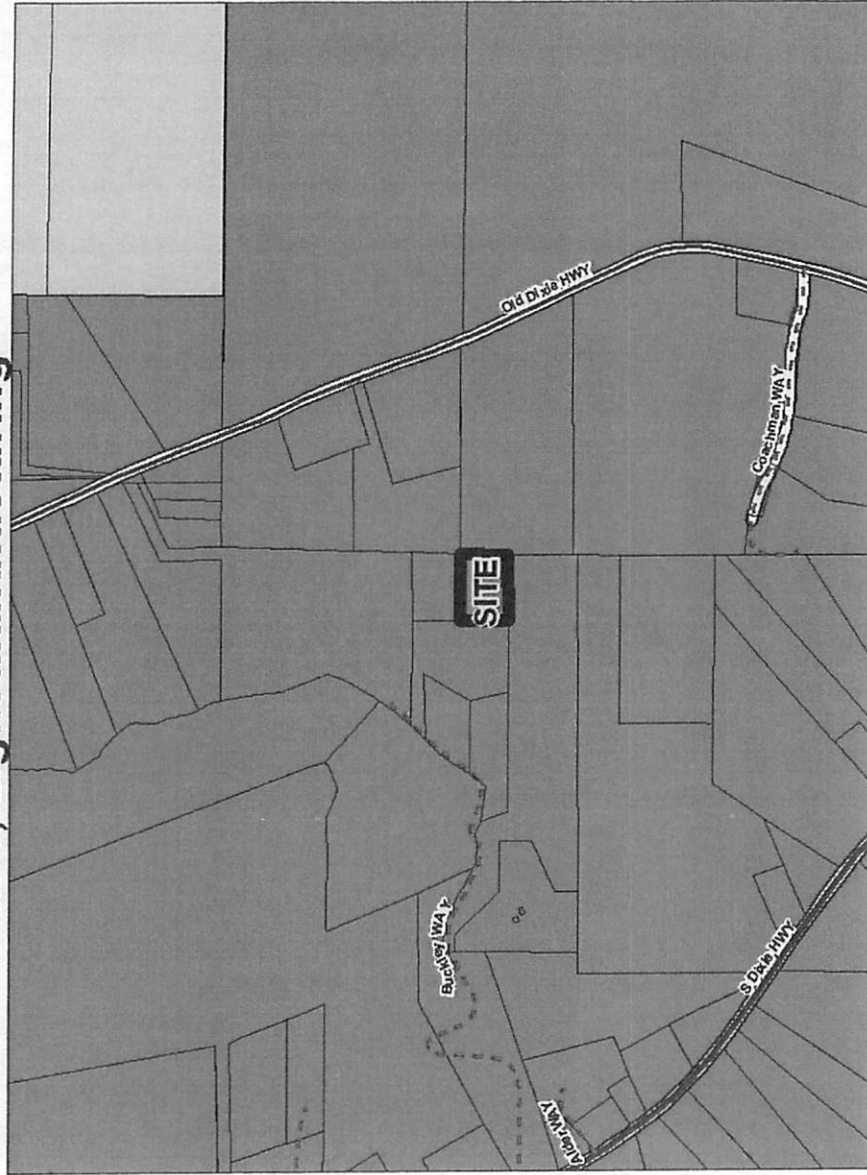
**Atchley Rezoning Request
Special Use for Meat Processing
R-5, Rural Residential
to
M-1, Light Manufacturing**



FUTURE DEVELOPMENT MAP

-  Rural Neighborhood - Revitalization
-  Rural/Agricultural Reserve

**FEET
500**



**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Danny Edwards seeking to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land (parcel 12-296-02-047) containing a total of 0.8-acres located at 211 Florence Ave. The tract is currently developed with a single-family detached dwelling and non-conforming manufactured home. The rezoning request to C-2 is sought for the petitioner to redevelop the subject property as a mini warehouse storage site.

The surrounding uses and zoning are as follows: 1) to the north, is a 13.8-acre tract of land zoned R-5 that contains a large church; 2) to the east, is a 0.3-acre tract of land that contains a small commercial building and is zoned C-2; 3) to the south, are two tracts of land zoned R-5. The larger tract totals 1.8-acres and contains two single-family detached dwellings while the smaller southern adjacent tract totals 0.6-acre and contains a manufactured home; 4) To the west, are two adjacent tracts of land zoned R-5. The larger western tract is undeveloped and totals 2.1-acres while the smaller western tract totals 0.2-acre and contains a single-family detached dwelling. A review of the zoning map and existing development indicates that this area is mostly developed for residential use with some manufacturing and commercial development intermingled.

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 area surrounding the subject property is home to a mix of uses and zoning ranging from commercial, institutional, and residential. Even the residential zoning and development in this area varies in character and density with no consistent pattern. The subject property is adjacent to an island of C-2 to the east as well as a large tract to the north that contains a large church. Industrial development, while not adjacent, can be seen clearly from the subject property in multiple directions.

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

The proposed mini warehouse development would likely have little impact to the values of the adjacent or surrounding residential properties based on their low intensity character. The required 20' buffer would provide separation between the proposed development and the adjacent residential properties. The proposed rezoning would not introduce a zone district that does not already exist throughout 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 could remain zoned R-5 with no perceived issues. The subject property's size will limit commercial development potential given the required buffer, off-street parking, and stormwater requirements. The proposed site plan showing three storage warehouse buildings does not account for buffers, parking, or stormwater. Currently, the site plan shows aisle access along the western and southern sides of the subject property which would be in conflict with the required buffer areas as parking and driveways are not permitted within the buffer area.

(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.

N/A

(E) Whether the proposed (C-2) 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.

The limited size of the subject property does not raise concern for impact to public utilities or infrastructure. Sight visibility is more than adequate along Florence Ave. for safe ingress and egress of the subject property.

(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 comprehensive plan's future development map shows this property to be within the Suburban character area. This character area is intended to protect the integrity of established suburban neighborhoods. Both redevelopment and infill development should be reflective of the established zoning and development pattern in the surrounding area. This area is one where commercial, industrial, and residential uses have intermingled for many years. Ideally, the subject property would remain in residential form, but the proposed mini warehouses could be viewed as a convenience to the surrounding neighborhood. There are a number of multi-family and small scale single-family detached dwelling units where storage may be limited. With the commercial character established adjacent to the subject property and throughout this area, the conservative nature of the Suburban character area may not reflect the actual character of 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.

The requested C-2 rezoning would enlarge an existing island of C-2 and shrink an existing island of R-5. Commercial and industrial land use exist throughout this area in close proximity to the subject property as well.

(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.

N/A

CONCLUSION:

The staff can provide a recommendation to table the proposed C-2 rezoning until a site plan can be provided to address the following issues:

1. Stormwater infrastructure.
2. Buffers along the southern and western boundaries. Aisle access within buffer area is not allowed.
3. Street access and parking spaces.

Reasoning for a more detailed site plan is due to the fact that the petitioner's proposed development may be notably reduced in the number of units. If the proposed mini warehouse development is not feasible after addressing the issues above, the opportunity for other commercial uses may pose a greater threat to the surrounding neighborhood.

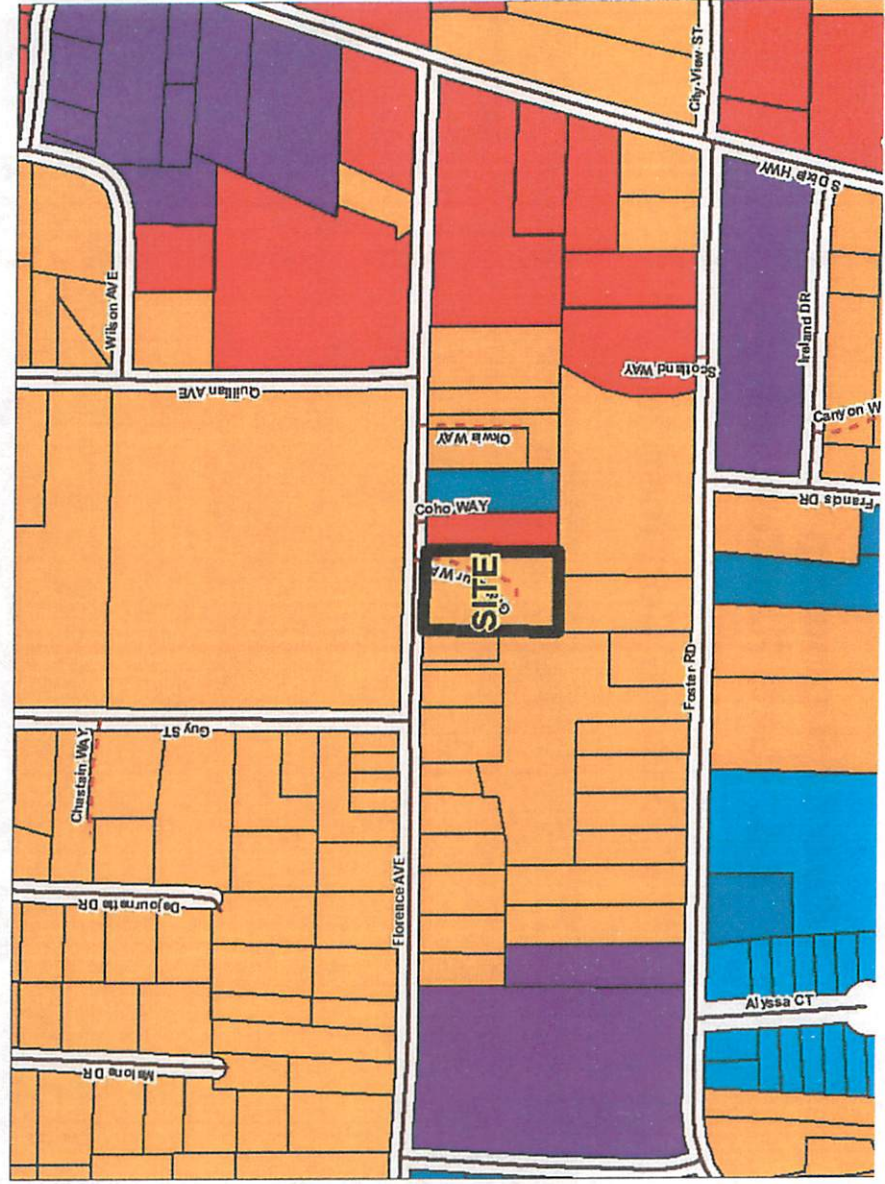
Edwards Rezoning Request R-5, Rural Residential to C-2, General Commercial



Unified Zoning

■	Zero Lot Line Residential (R-4)
■	Rural Residential (R-5)
■	High Density Residential (R-7)
■	General Commercial (C-2)
■	Heavy Manufacturing (M-2)

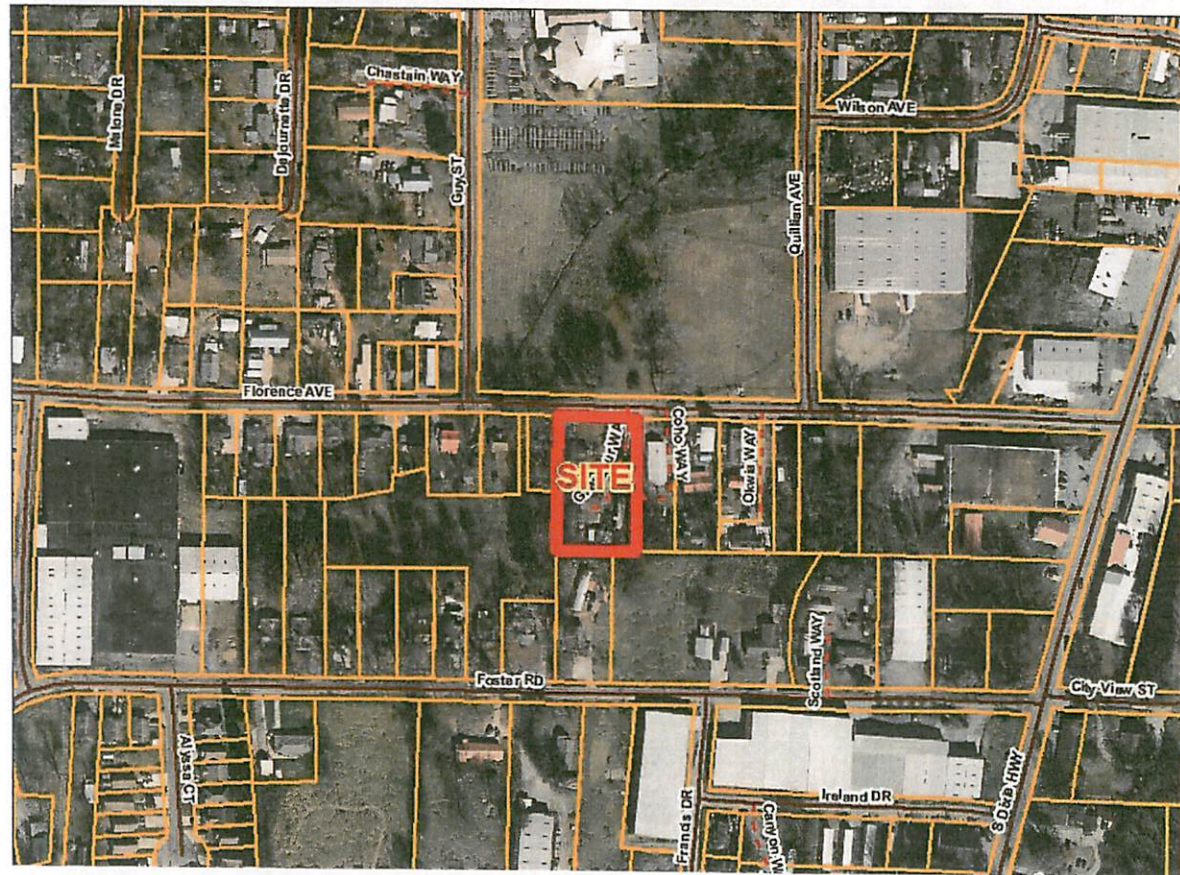
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Edwards Rezoning Request R-5, Rural Residential to C-2, General Commercial



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**Edwards Rezoning Request
R-5, Rural Residential
to
C-2, General Commercial**



**FEET
100**



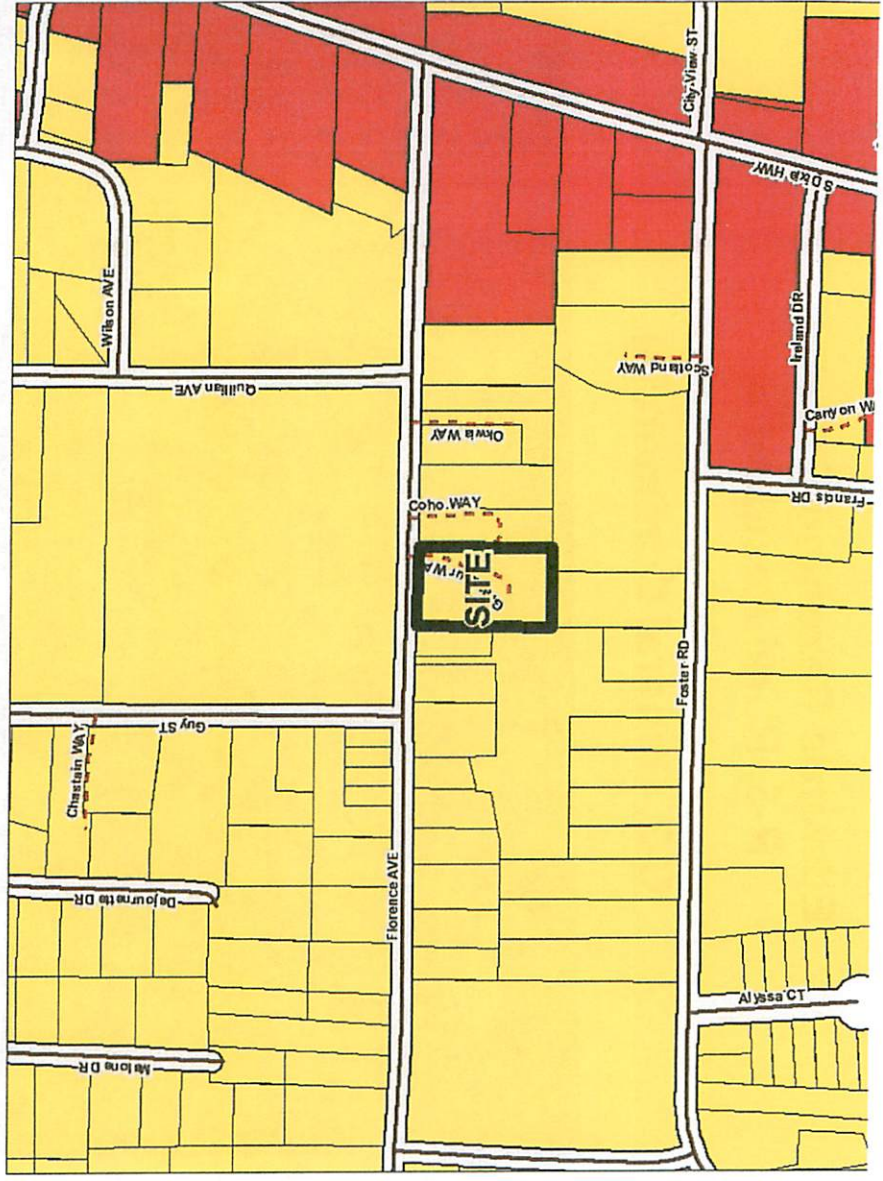
**Edwards Rezoning Request
R-5, Rural Residential
to
C-2, General Commercial**



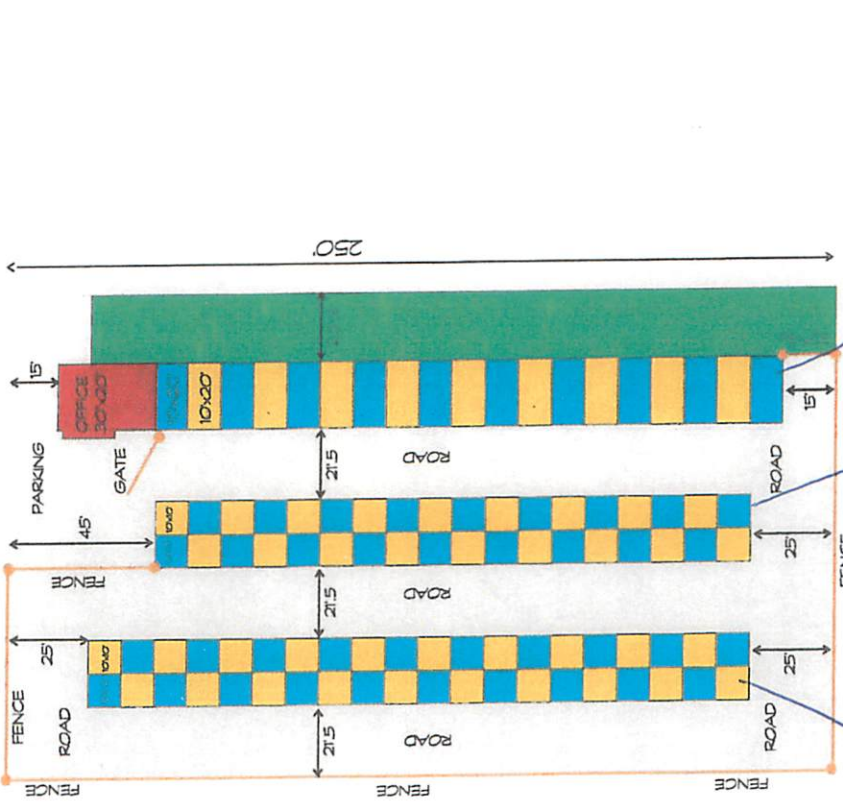
FUTURE DEVELOPMENT MAP

- Commercial Corridor
- Suburban Neighborhood

FEET
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211 Florence Ave., Dalton Ga.



19 10'x20' units

36 10'x20' units

36 10'x20' units

95 units proposed

**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: Mitchell Kyle seeking to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) two tracts of land (parcels 12-354-14-000 and 12-254-15-000) containing a total of 2.02-acres located at 785 Peek Road. One tract is currently developed with a single-family detached dwelling while the other tract is undeveloped. The rezoning request to R-5 is sought for the petitioner to bring the subject property into conforming status with the opportunity to develop the empty lot.

The surrounding uses and zoning are as follows: 1) to the north, is a 1-acre tract of land zoned M-2 that contains a single-family detached dwelling; 2) to the east, is an undeveloped 5.8-acre tract of land zoned M-2; 3) to the south, are two tracts of land across Peek Rd. One of the southern adjacent tracts totals 28-acres in size, is zoned M-2 and contains a non-conforming mobile home park; 4) To the west, is a 6.2-acre tract of land zoned R-5 that contains a single-family detached dwelling. A review of the zoning map and existing development indicates that this area is mostly developed for residential use with some manufacturing development intermingled.

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 within a large pocket neighborhood where manufacturing and industrial development can be found around the periphery of the neighborhood. Zoning in this area is a mix of M-2 and R-5. In the area immediately surrounding the subject property there are a considerable amount of lots zoned M-2 that are undeveloped or developed for residential use. There are no adjacent manufacturing or industrial developments surrounding the subject property.

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

The proposed rezoning of the subject property would permit the same uses as the majority of residential zoning throughout this area. The reduction of the M-2 district at this location would be an improvement for the adjacent and surrounding residential properties in 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 too small for most any type of manufacturing development. The proposed R-5 rezoning would permit a similar residential character to that of the majority of adjacent and nearby properties.

(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.

N/A

(E) Whether the proposed (R-5) 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.

The limited size of the subject property would not give reason for concern regarding public utilities or other public infrastructure in this area.

(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 comprehensive plan's future development map shows this property to be within the Suburban character area. This character area is intended to protect the integrity of established suburban neighborhoods. Both redevelopment and infill development should be reflective of the established zoning and development pattern in the surrounding area. The proposed R-5 rezoning would be an excellent implementation of the Suburban character area based on the established zoning and development of 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.

The requested R-5 rezoning would simply shrink the M-2 zone district and enlarge the existing R-5 zone district.

(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.

N/A

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 rezoning would allow for a similar zone district and use of the subject property based on the surrounding development and zoning.
2. The R-5 rezoning would bring the subject property into a conforming status.
3. The requested R-5 zone district would be appropriate at this location based on the Suburban character area in the Comprehensive Plan's future development map.

Kyle Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential



Unified Zoning

	Low Density Single Family Residential (R-2)
	Rural Residential (R-5)
	General Commercial (C-2)
	Heavy Manufacturing (M-2)

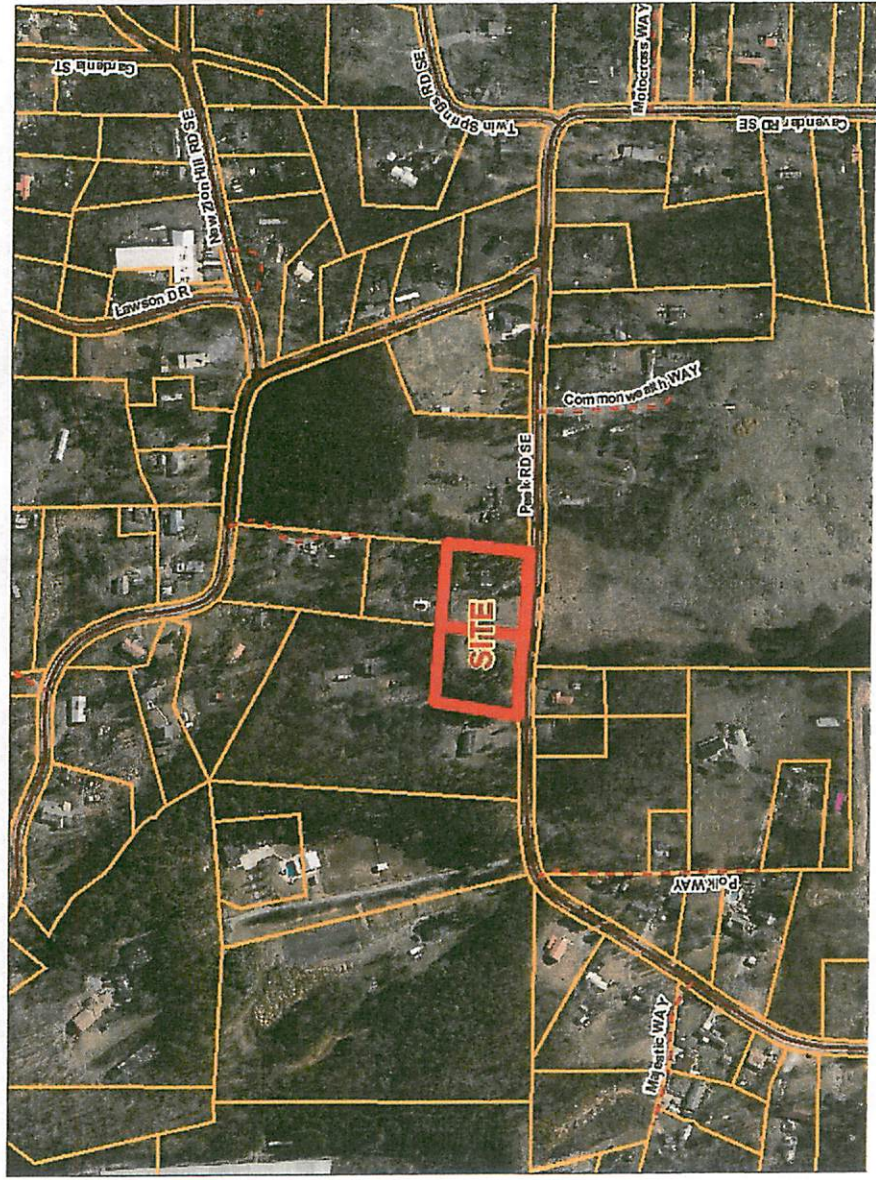
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**Kyle Rezoning Request
M-2, Heavy Manufacturing
to
R-5, Rural Residential**



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**Kyle Rezoning Request
M-2, Heavy Manufacturing
to
R-5, Rural Residential**



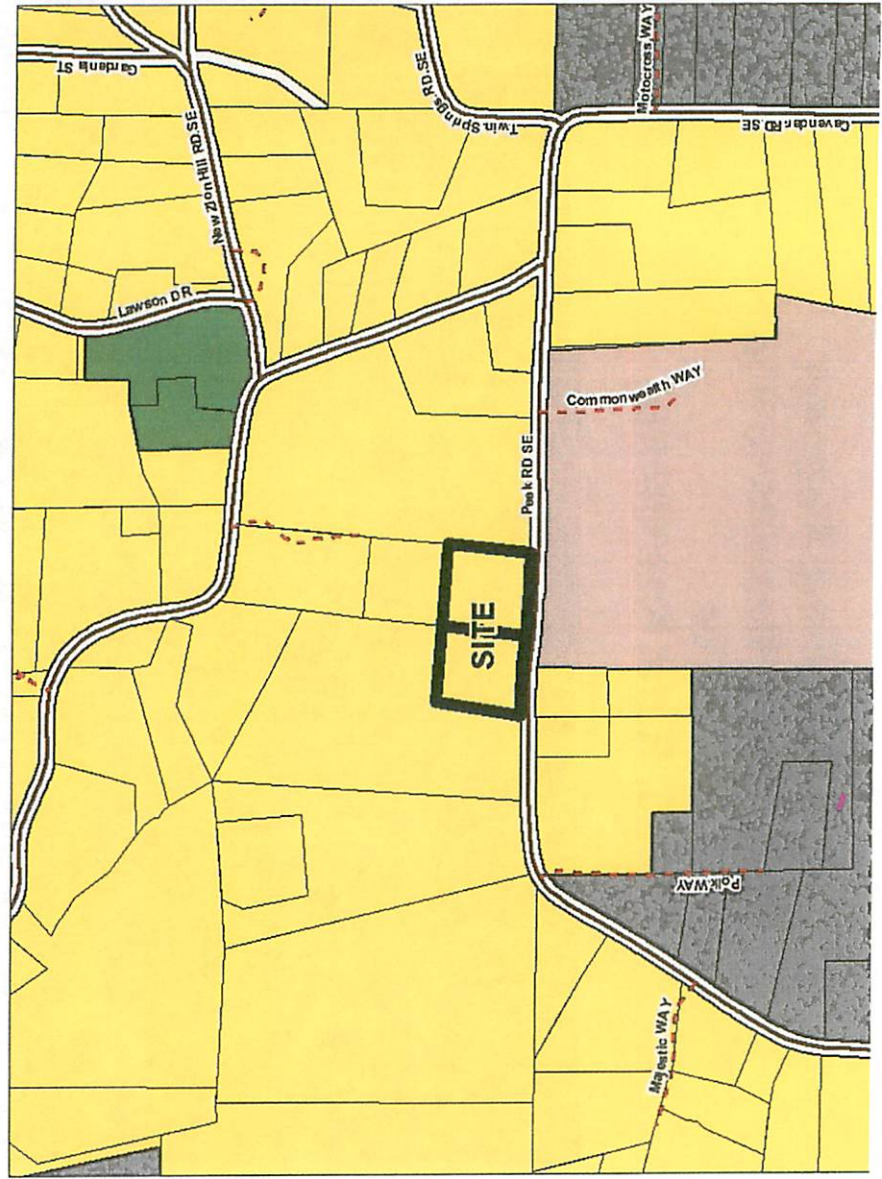
Kyle Rezoning Request M-2, Heavy Manufacturing to R-5, Rural Residential



FUTURE DEVELOPMENT MAP

	Emerging Suburban and Exurban Areas
	Industrial
	Preserve
	Suburban Neighborhood

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STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: Jordi Lara is seeking to rezone from Low-Density Single-Family Residential (R-2) to General Commercial (C-2) a tract of land (parcel 12-216-04-026) containing a total of 0.7-acre located at 314 Keith St. The subject property contains a 53-year old commercial service/repair shop. The rezoning request to C-2 is sought for the petitioner to bring the subject property into conforming status in order to re-occupy the existing commercial building.

The surrounding uses and zoning are as follows: 1) to the north, is 0.6-acre tract of land zoned R-2 that contains a single-family detached dwelling; 2) to the east across Keith St, is a 0.75-acre tract of land zoned R-2 that contains a non-conforming single-family detached dwelling; 3) to the south, is a 4.4-acre tract of land zoned M-2 that contains a commercial building; 4) To the west, is a 4.2-acre tract of land zoned M-2 that contains a large manufacturing structure. A review of the zoning map and existing development indicates that this area is at a point of convergence between the M-2 and R-2 zone districts.

The subject property is within the jurisdiction of the Whitfield County Board of Commissioners but flanked along two boundaries by the boundary of the City of Dalton.

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.

This area can be described as a point of convergence between the manufacturing and residential communities. The established development pattern and unbuffered mix of the R-2 and M-2 zone districts is certainly not ideal. The manufacturing and commercial development in this area has, however, been established for over a half-century. The subject property itself has been developed as a service/repair shop for at least 53-years based on Tax Assessor records. The subject property is flanked on two of its boundaries by M-2 zoned and developed tracts of land. The other two boundaries of the subject property are flanked by R-2 tracts of land that each contain single-family detached dwellings. Several of the residential lots along Keith St. adjacent and nearby the subject property are non-conforming due to dwelling size or dwelling type. The proposed rezoning would allow the subject property to be in conforming status based on its long-established development.

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

As stated previously, it is not ideal for C-2 and R-2 zone districts to be directly adjacent. The visual and audible impacts of C-2 permitted uses can impact the values of single-

family properties. The longstanding development and historic use of the subject property at this location, however, would not introduce a use or character which has not existed for several decades. The notable adjacent manufacturing zone district also indicates that the requested C-2 rezoning would not introduce a character that has been long established at this location. A condition requiring a vegetative buffer along the northern boundary of the subject property would help to mitigate the visual impact of the subject property on the adjacent single-family dwelling.

(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 developed as a service/repair shop for 53-years. The half-century old structure on the subject property would have no viable use under the existing R-2 zone district since it has been vacant for over 12-months. The only option for the subject property to be occupied again as it's currently developed will be for the requested C-2 zoning to be approved. Otherwise, the subject property would have to be entirely redeveloped.

(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.

N/A

(E) Whether the proposed (C-2) 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.

There is no concern for utility capacity at this location. The additional structures formerly located on the subject property have since been removed making way for additional off-street parking area.

(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 comprehensive plan's future development map shows this property to be within the Suburban character area. This character area is intended to protect the integrity of established residential neighborhoods. Infill development and redevelopment should be reflective of the existing development pattern in the established residential neighborhoods. The requested rezoning would introduce a zone district unlike any of those surrounding the subject property. However, the character of the subject property as a service/repair shop would remain as it has for many years. While the future development map shows this area to be entirely suburban, the existing zoning and development would suggest that the commercial and manufacturing character have been

well established in this area. It is not likely that the existing manufacturing and commercial buildings in this area will be redeveloped for residential use for quite some time, absent financial incentives to promote redevelopment.

(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.

The subject property is adjacent to the M-2 zone district along approximately 50% of its boundary. The C-2 and M-2 zone districts are commonly seen adjacent. While there would be an island of C-2 created if the subject property is rezoned, the adjacent M-2 zone district would not give grounds for a spot zone. The requested C-2 rezoning would also not introduce a character which has not existed in this area for over a half-century. The common issues associated with spot zones or entering wedges are less of an issue in this case due to the long-standing character of this area.

(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.

N/A

CONCLUSION:

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 rezoning would allow for the subject property's 53-year old service/repair shop to become a conforming use in order to be re-occupied.
2. The existing structure on the subject property would have no viable use as it is currently zoned, and residential redevelopment would not be economically prudent.
3. While the Comprehensive Plan shows this property to be within the Suburban character area, the subject property has existed as a service/repair shop for 50+ years with no notable negative impact to the Keith St. neighborhood.










Conditions:

1. The debris located on the rear lot of the subject should be removed prior to occupancy of the building.

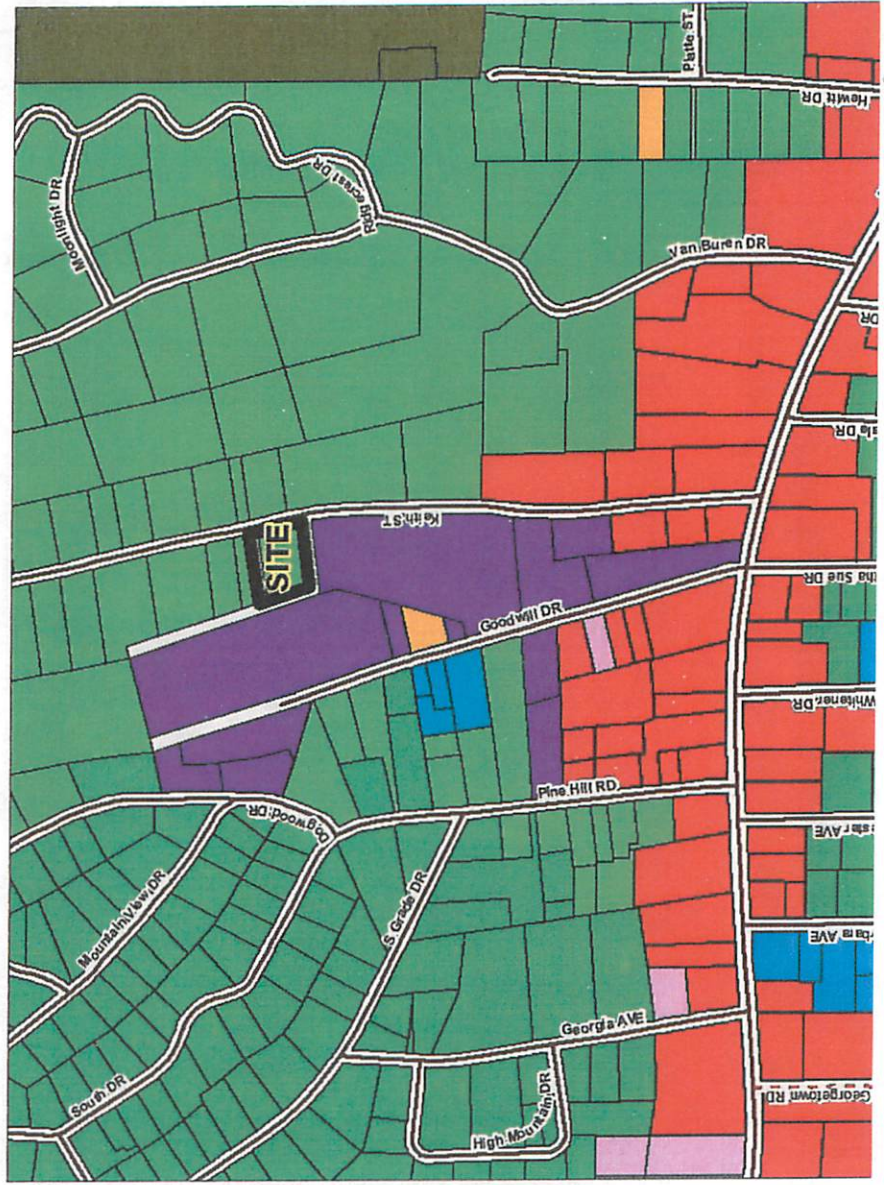
2. No automobiles, equipment, or materials be permitted within the required setbacks or buffer area.
3. No automobiles or equipment be parked in a manner where said automobiles or equipment are partially or fully located on Keith St.

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

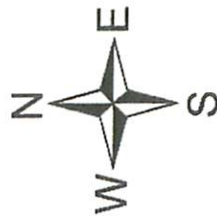


Unified Zoning	
	General Agriculture (GA)
	Low Density Single Family Residential (R-2)
	Medium Density Single Family Residential (R-3)
	Rural Residential (R-5)
	Rural Residential (R-5) Cond
	High Density Residential (R-7)
	Neighborhood Commercial (C-1)
	General Commercial (C-2)
	Heavy Manufacturing (M-2)


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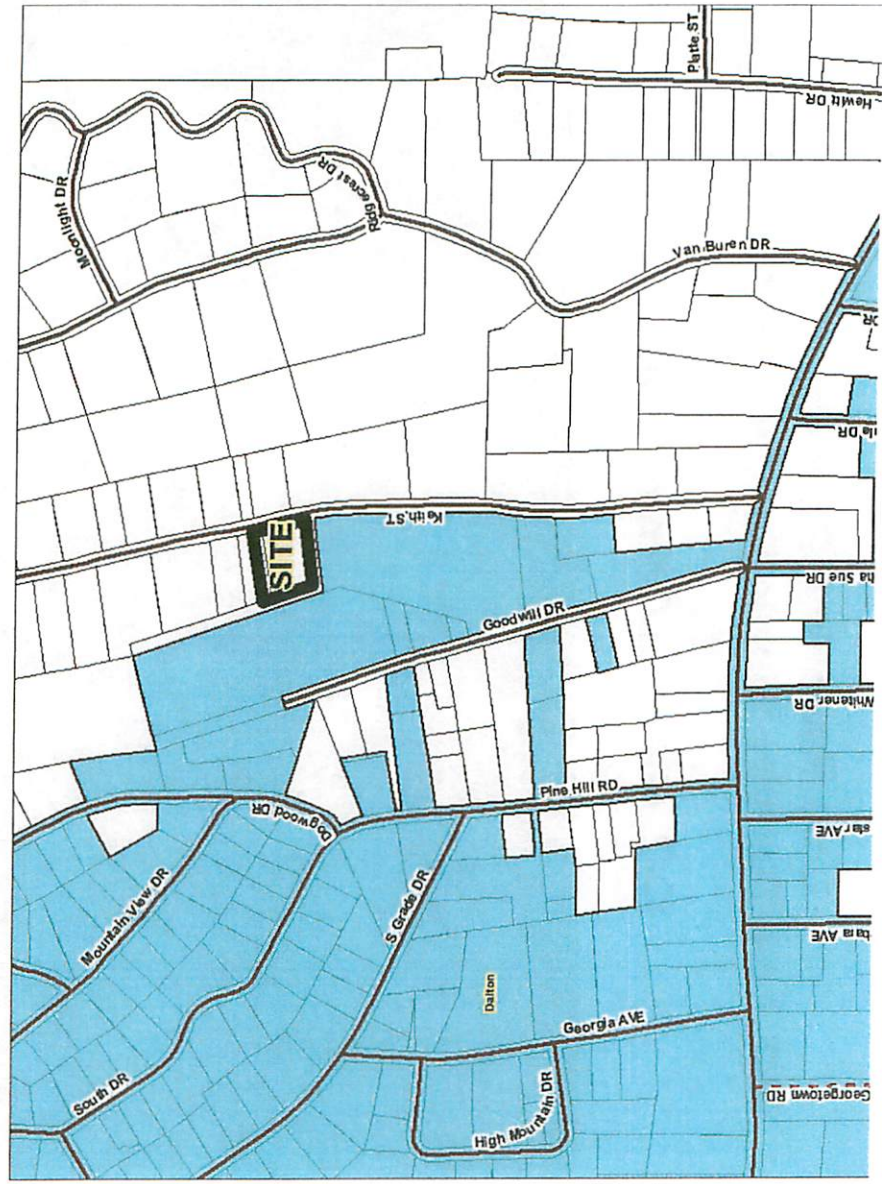
**Lara Rezoning Request
R-2, Low Density Single Family Residential
to
C-2, General Commercial**



DALTON CITY LIMITS

 Town_Boundaries

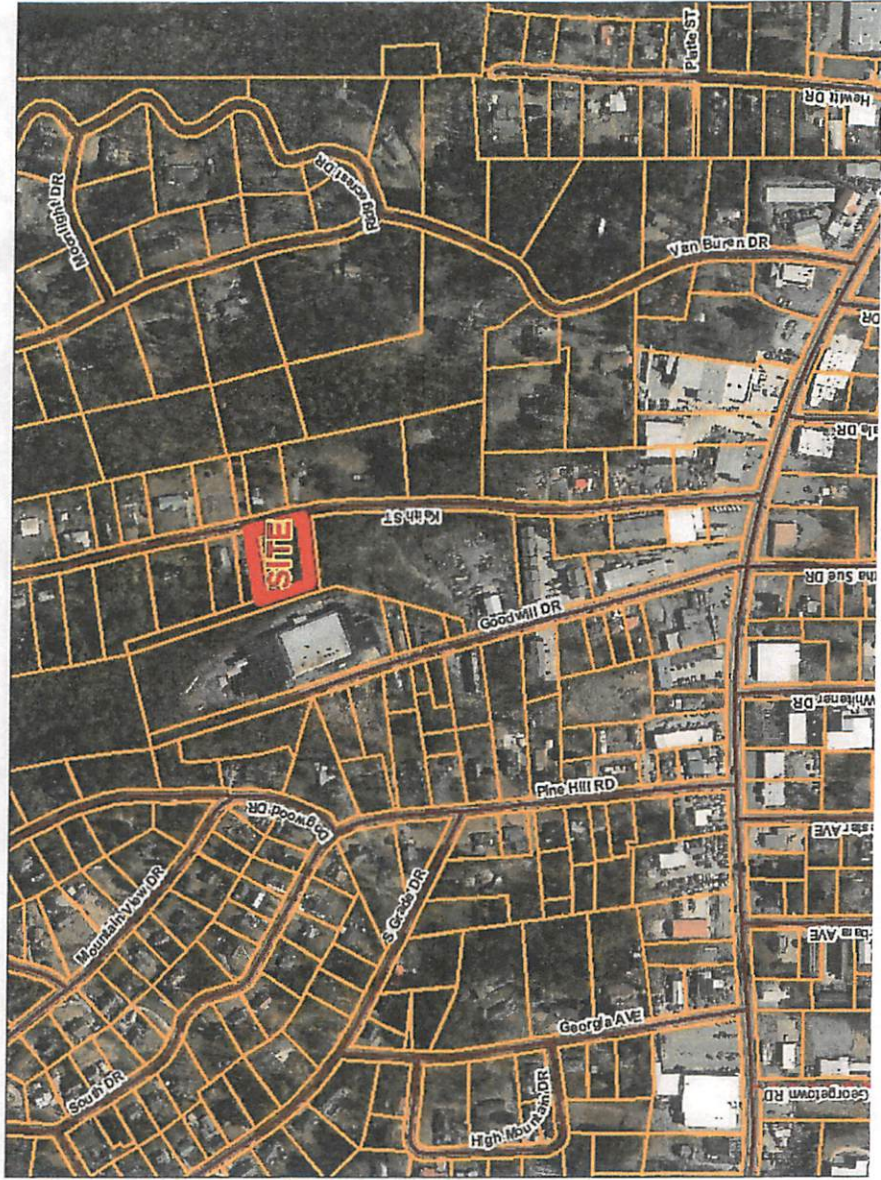
**FEET
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**Lara Rezoning Request
R-2, Low Density Single Family Residential
to
C-2, General Commercial**



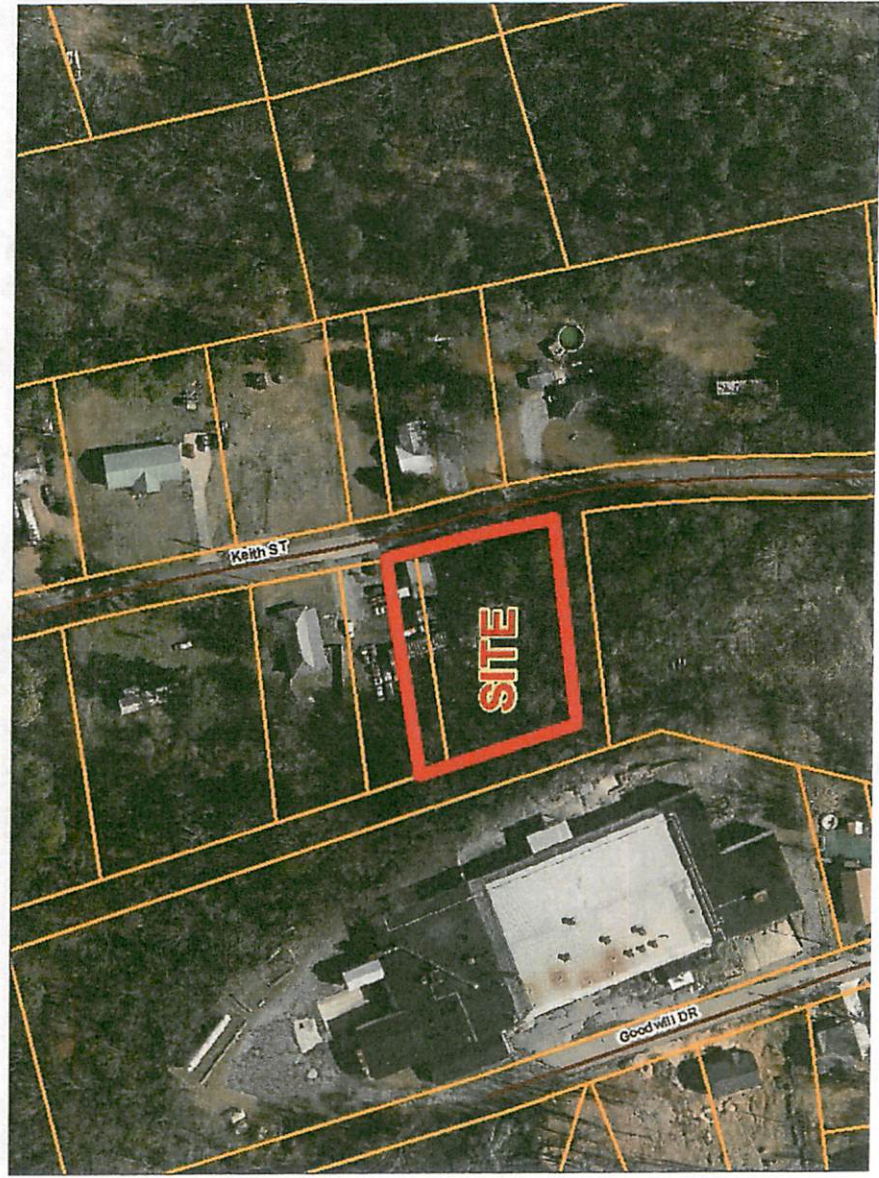
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**Lara Rezoning Request
R-2, Low Density Single Family Residential
to
C-2, General Commercial**



**FEET
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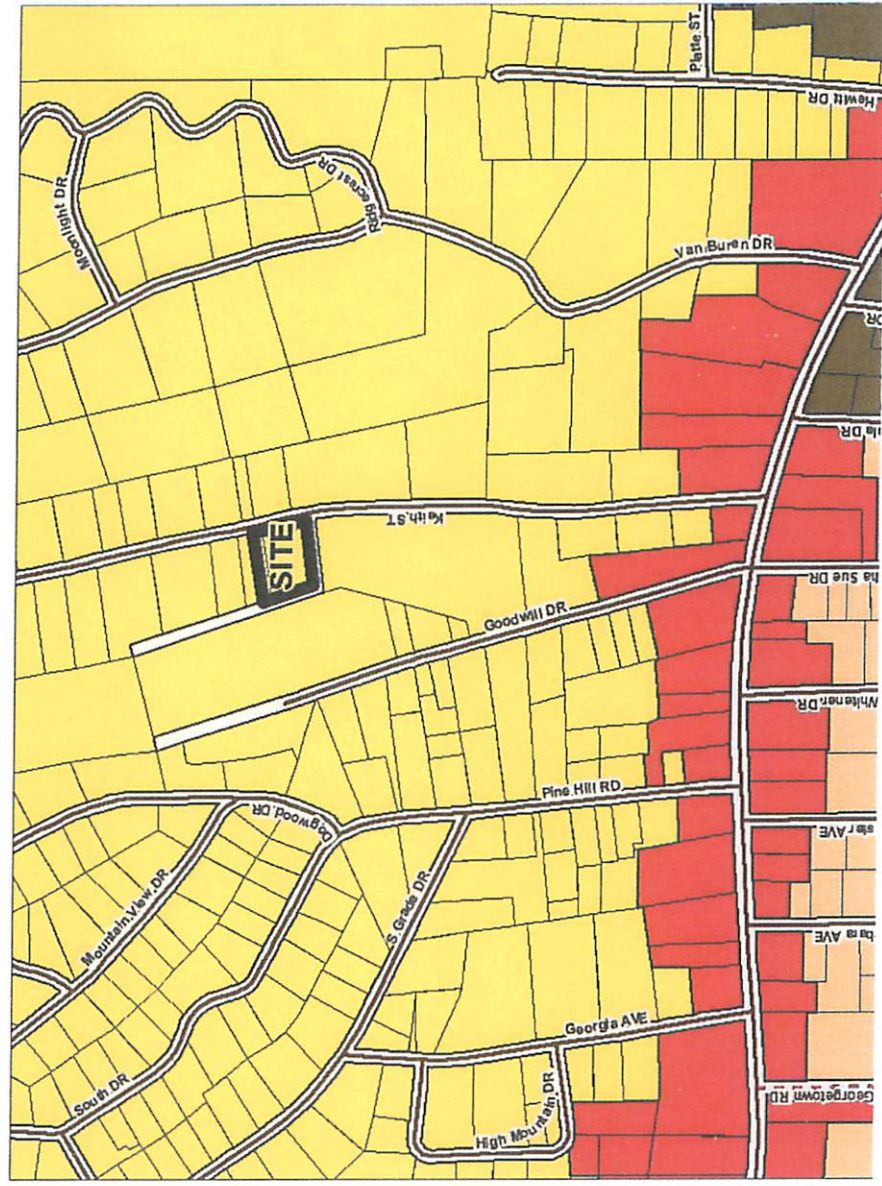
**Lara Rezoning Request
R-2, Low Density Single Family Residential
to
C-2, General Commercial**



FUTURE DEVELOPMENT MAP

- Commercial Corridor
- Regional Activity Center
- Suburban Neighborhood
- Town Neighborhood Revitalization

**FEET
300**



**STAFF ANALYSIS
REZONING REQUEST
*Unified Zoning Ordinance***

ZONING CASE: L&C Estates LLC is seeking to rezone from Rural Residential (R-5) to General Commercial (C-2) a tract of land (parcel 12-077-01-036) containing a total of 1.03-acres located at 3170 Chattanooga Road. The tract is currently developed with a commercial building. The rezoning request to C-2 is sought in order to divide the commercial building from the larger parent tract so that the commercial building can become a conforming property with the remainder of the parent tract to remain R-5.

The surrounding uses and zoning are as follows: 1) to the north, is a 0.94-acre tract of land zoned C-2 that contains a commercial building; 2) to the east, is the 12.4-acre undeveloped parent tract of the subject property zoned R-5; 3) to the south, is also the parent tract of the subject property; 4) To the west, is a 5.5-acre tract of land zoned GA that contains a single-family detached dwelling. A review of the zoning map and existing development indicates that this area is predominantly zoned for residential land use with islands of commercial development found along the highway.

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.

Zoning and development ranges from General Agriculture to General Commercial in this area with Rural Residential and Low-Density Single-Family Residential in the mix as well. The most common development pattern throughout this area is single-family detached residential where most lot sizes are greater than one-acre in size. Due to the arterial corridor, Chattanooga Rd, commercial development has occurred throughout this area as well and can be seen on and adjacent to the subject property. While it is rare for it to be appropriate to consider a C-2 rezoning in an area dominated by low-density single-family residential development, the existing state of the subject property and similar commercial developments throughout this area give grounds for consideration of this rezoning.

(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 commercial use since 1989 according to Tax Assessor's data. The existence of the commercial use of the subject property does not appear to have had a negative impact on the values of adjacent or nearby residential property values. The proposed rezoning would, if approved, not introduce a character that has not already been established. It is worth noting that the subject property will only include the minimum area necessary in order to utilize the existing commercial building,

and the remainder of the parent tract would remain R-5.

(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 existing commercial structure does not fit the character of residential use. If rezoned, the subject property would become a conforming commercial property, as it was historically, while allowing the vast majority of the parent tract to remain zoned R-5. The 2,800sqft commercial building on the subject property would have no practical use as it is currently zoned. This property has historically been part of the larger 13.5-acre tract of land, which likely explains why the property was not zoned C-2 in the past. The impact of a 13.5-acre commercial property at this location would certainly pose a concern for the adjacent residential properties. The requested rezoning has been sought in order to separate a minimal amount of land from the parent tract in order to bring the existing commercial structure into a conforming status while leaving the remaining 12.5-acres of the parent tract zoned R-5.

(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.

N/A

(E) Whether the proposed (C-2) 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.

The net effect of the requested rezoning would have little to no impact on public utilities or infrastructure. The commercial building would maintain its access to Chattanooga Rd, which is more than capable of handling any commercial traffic generated by the subject property. The 12.4-acre parent tract of the subject property would maintain the same opportunity for residential development as before.

(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 comprehensive plan's future development map shows this property to be within the Suburban Neighborhood character area. This character area is intended to protect the integrity of the established residential neighborhood areas in the county. The primary goals of this character area are to ensure that redevelopment and infill development are reflective of the established pattern of development in the area. While it is rare for the C-2 zone district to be a viable zone district within the Suburban character area, the existing development of the subject property prompts consideration. If the requested C-2 rezoning is approved, there would be no change to the long-established character of 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.

The requested C-2 rezoning would enlarge an existing C-2 zone district by approximately 1-acre. The subject property has been developed for commercial use since 1989 which predated zoning in Whitfield County. Based on the existing zoning and development in this area, the proposed C-2 rezoning would not create a spot zone or introduce an entering wedge for further commercialization of this area.

(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.

N/A






CONCLUSION:

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

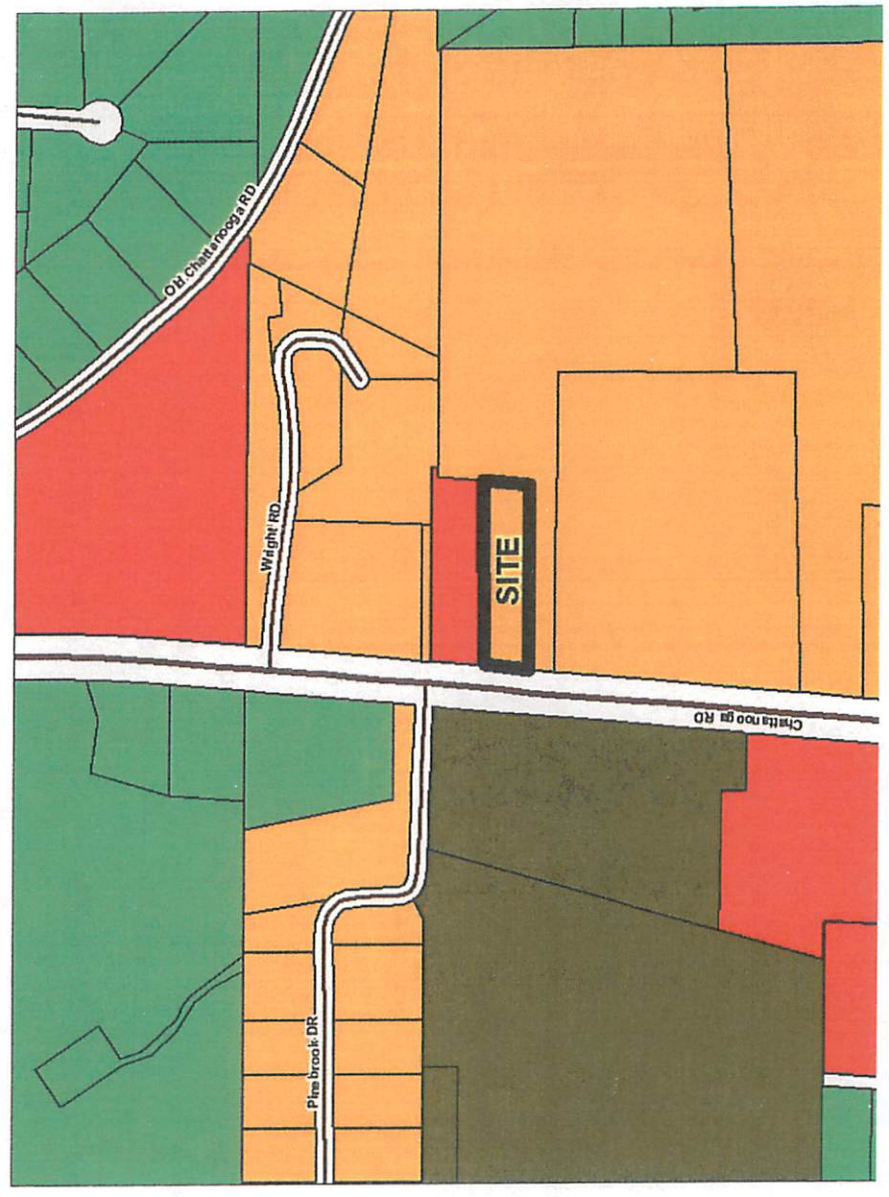
1. The requested C-2 rezoning would allow for a conforming use of the subject property based on its existing commercial development while minimizing the additional commercial area. The proposed rezoning would only affect 1.03-acres tract as seen on the attached maps.
2. The C-2 rezoning would not alter the established character of this area, nor would it introduce a spot zone.
3. Chattanooga Rd. could easily accommodate commercial traffic generated by the subject property.

L&C Estates LLC Rezoning Request R-5, Rural Residential to C-2, General Commercial



Unified Zoning	
	General Agriculture (GA)
	Low Density Single Family Residential (R-2)
	Rural Residential (R-5)
	Rural Residential (R-5) Cond
	General Commercial (C-2)

FEET
300

FOR THE CLIENT
 RECORDING DATA
 KEY DATA
 THIS PLAN IS BASED
 100' IN 34.289 FEET,
 CORNER PER ANGLE
 8 LEAST SQUARES.
 1 OF THIS SURVEY
 1 FOOT IN 134.176
 1 OF THIS SURVEY
 1 FOOT IN 133.792
 POINTS OBTAINED
 ALL STATION
 7/19-1/23/20 &
 2 OF SURVEY

CERTIFICATION
 APPROVAL (REQUIRED)
 C.C.E.A. Section
 used by a land
 pleasurable level
 licensed by approval
 or statements
 nations should be
 governmental bodies
 plat as he informed
 the undersigned land
 copies with the
 property surveys in
 1 and registration of
 for Professional
 and as set forth in

DATE

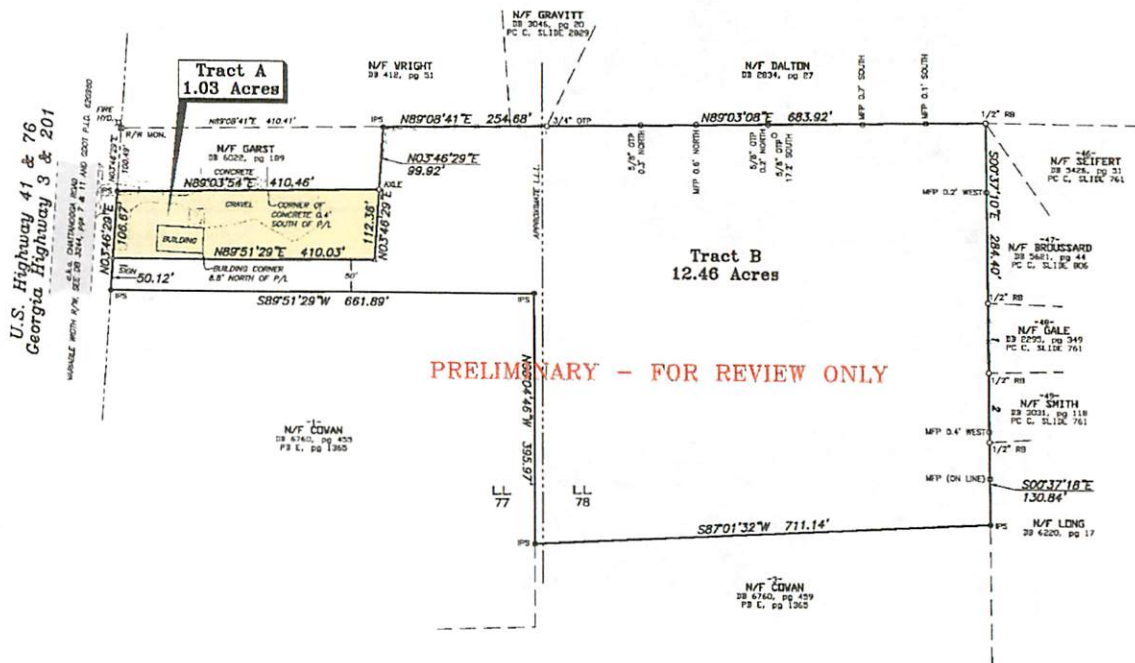
W/D DESIGN CERTIFICATE
 AS THIS PLAN IS MADE AND CORRECT AND WAS PREPARED
 OF THE PROPERTY MADE BY ME OR UNDER MY
 INSTRUCTIONS SHOWING HAZARD ACTUALLY EXIST AND THEIR
 LOCATION AND CORRECTLY SHOWING AND THAT ALL
 APPLICABLE COUNTY SUBDIVISION REGULATIONS HAVE BEEN
 MET, AND APPROVAL HEREON DOES NOT RELIEVE ME OF
 MY OBLIGATIONS OF IMPROVED DESIGN

APPROVAL FOR PUBLIC WATER SYSTEM
 A WATER SYSTEM SERVING THE PUBLIC ROADS ON THIS
 ALLOTTED OR SUPPORTED RIGHTS HAS BEEN PROVIDED TO
 MEET THE REQUIREMENTS OF THE LAW

APPROVAL FOR FIRE PROTECTION
 FIRE PROTECTION AND WATER MAINS SERVING THE LOTS
 HAVE BEEN INSTALLED AND FLOW REQUIREMENTS
 HAVE BEEN MET IN ACCORDANCE WITH THE
 THIRD COUNTY ZONING CODE FOR FIRE HYDRANT
 SYSTEMS

APPROVAL FOR ON-SITE SEWAGE
 EM
 IS SUITABLE FOR THE USE OF AN EXISTING SEWER
 LOCATION OF A NEW SEWERAGE ON-SITE SEWAGE
 TREATMENT SYSTEM WILL PROVIDE A PERMANENT
 PROTECTION BEING LATER THAN THE
 RISE AND ANY LIMITATIONS WHICH COULD ADOPTED
 OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM
 SHOWN ON THIS PLAN SHALL BE THE BASIS FOR THE
 DESIGN OF THE LOT

APPROVAL FOR RECORDING
 V
 THIS ZONING AND DEVELOPMENT DEPARTMENT CERTIFIES
 WITH THE MAJOR SUBDIVISION PROVISIONS OF THE MATTER
 BEING, ONLY THE EXECUTION OF SUCH INSTRUMENTS IF ANY
 PLAN, AND THAT IT HAS BEEN APPROVED FOR RECORDING
 IN THE REGISTERED BOOK OF THE REGISTERED PLANS



PRELIMINARY - FOR REVIEW ONLY

LINE	BEARING	DISTANCE
1	S00°00'12\"/>	

LEGEND

○	IRON PIPES	□	CONCRETE
○	WOOD PIPES	□	ASPHALT
○	CONCRETE	□	GRAVEL
○	WOOD	□	BRICK
○	STEEL	□	GLASS
○	ALUMINUM	□	PLASTER
○	COPPER	□	CEMENT
○	LEAD	□	ROCK
○	ZINC	□	CLAY
○	NICKEL	□	SAND
○	SILVER	□	GRAVEL
○	GOLD	□	BRICK
○	PLATINUM	□	GLASS
○	DIAMONDS	□	CEMENT
○	OTHER	□	ROCK
○	PROPERTY	□	CLAY
○	CONCRETE	□	SAND
○	WOOD	□	GRAVEL
○	STEEL	□	BRICK
○	ALUMINUM	□	GLASS
○	COPPER	□	CEMENT
○	LEAD	□	ROCK
○	ZINC	□	CLAY
○	NICKEL	□	SAND
○	SILVER	□	GRAVEL
○	GOLD	□	BRICK
○	PLATINUM	□	GLASS
○	DIAMONDS	□	CEMENT
○	OTHER	□	ROCK

FLOOD STATEMENT:
 THIS PROPERTY IS DEPICTED AS NOT LOCATED IN A SPECIAL
 FLOOD HAZARD AREA BY GRAPHICAL REPRESENTATION OF FLOOD
 INSURANCE RATE MAP (FIRM) 1331C01100
 DATED: 09/19/2007
 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD
 STATUS, BUT AN INTERPRETATION OF THE INTERPRETED
 MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR
 ELEVATION OF FLOOD HAZARD BOUNDARIES ARE

DATE: FEBRUARY 3, 2023
 REVISIONS:
 DATE COMMENT

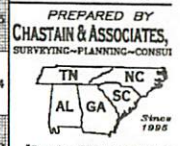


GENERAL INFORMATION:
 THE PROJECT IS 2077-01-123
 CURRENT PROPERTY ZONING: R-3
 TOTAL AREA IN SITE: 13.49 ACRES
 WATER SEWERAGE: PUBLIC
 SEWERAGE DISPOSAL: ON-SITE
 BUILDING DETACH: LINES
 40' W/ADJ. COLLECTOR FRONT, 14'
 SIDE, & 15' REAR

NOTIFY OF ACTION:
 JORDAN LAM
 438 CANTONDA LANE
 WOODSTOCK, GA 30188
 770-940-8371

DISCLOSURE & NOTICE
 This drawing and any findings based thereon are
 legal opinion by Chastain & Associates, P.C. Any
 certificate is a statement based on facts and law
 known to the registrant and is not a guarantee or
 warranty, either express or implied. Other than
 stated on this map that would affect this project
 unless a printed and graphic professional work, this
 is subject to the General Terms of the Survey and
 other data of field survey work in the date of this
 project of Chastain & Associates, P.C. No
 liability is assumed by any party not named herein
 unless such liability is specifically assumed
 IN GOD WE TRUST

PREPARED BY
 CHASTAIN & ASSOCIATES,
 SURVEYING-PLANNING-CONSULTING



"Covering State Like The DC
 CHASTAIN&ASSOCIATES.COM
 (706)276-7528 (770)868-
 email: INFO@CHASTAIN&ASSOCIATES.COM
 288 N. Main St., Ellijay, GA 3
 GEORGIA CERTIFICATE OF AUTH. LISTED

**L&C Estates LLC Rezoning Request
R-5, Rural Residential
to
C-2, General Commercial**



**FEET
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**L&C Estates LLC Rezoning Request
R-5, Rural Residential
to
C-2, General Commercial**



**FEET
100**



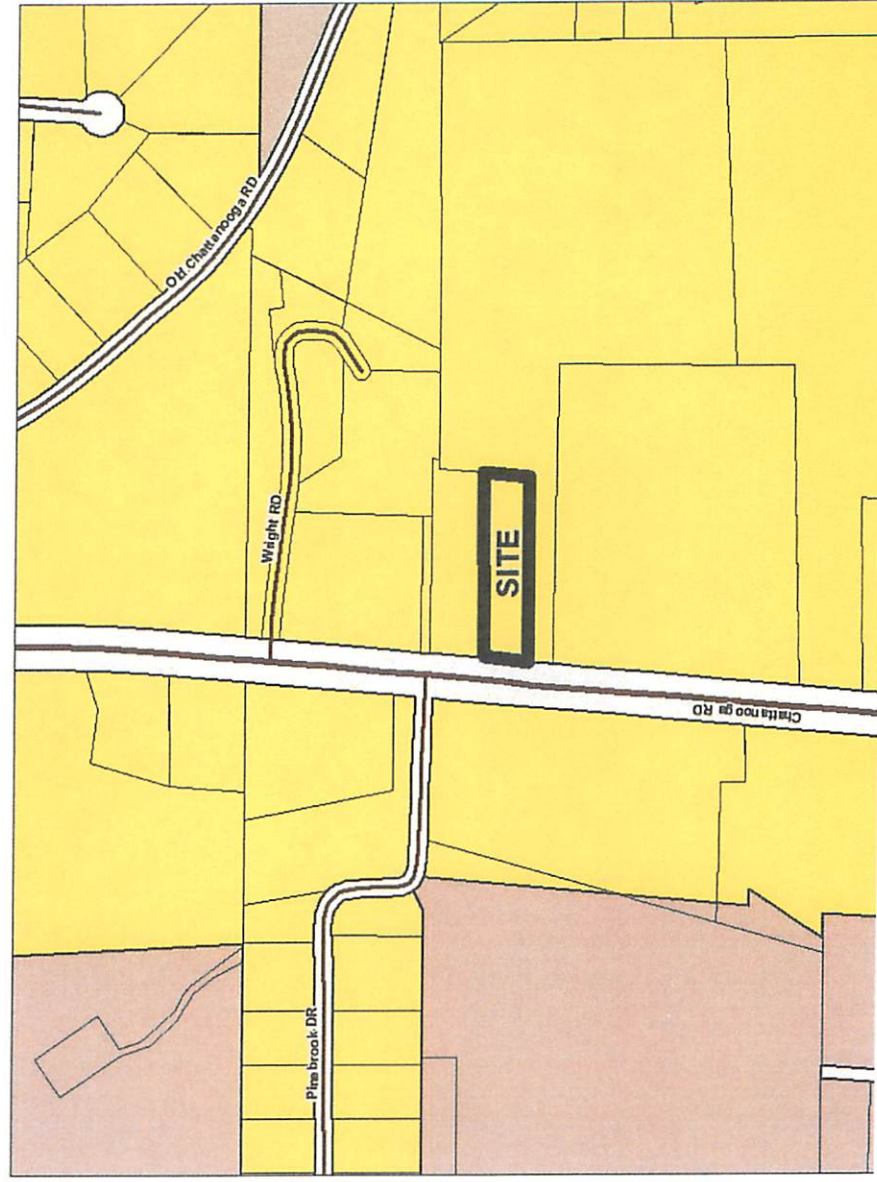
**L&C Estates LLC Rezoning Request
R-5, Rural Residential
to
C-2, General Commercial**



FUTURE DEVELOPMENT MAP

	Emerging Suburban and Exurban Areas
	Suburban Neighborhood

**FEET
300**



STAFF ANALYSIS
REZONING REQUEST
Unified Zoning Ordinance

ZONING CASE: Tiny Tudors LLC is seeking to rezone from Low-Density Single-Family Residential (R-2) to General Agriculture (GA) a tract of land (parcel 12-106-16-000) containing a total of 14.4-acres located along the west R/W of Reed Road. The subject property is undeveloped. The rezoning request to GA is sought for the petitioner to develop the subject property as a campground and RV park.

The surrounding uses and zoning are as follows: 1) to the north, are two tracts of land zoned R-2 that each contains a single-family detached dwelling; 2) to the east across Reed Rd, are three tracts of land zoned R-5 that each contain a single-family detached dwelling. Also to the east are two tracts of land that are each approximately 2-acres in size that are each zoned R-2 and each contain a single-family detached dwelling; 3) to the south, is a 13-acre tract of land zoned R-2 that contains a single-family detached dwelling; 4) To the west, are two undeveloped tracts of land along the ridge that are each zoned R-2 and owned by the City of Dalton. A review of the zoning map and existing development indicates that this area is entirely residentially zoned and developed.

The subject property is within the jurisdiction of the Whitfield County Board of Commissioners but is adjacent to the boundary of the City of Dalton.

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.

Zoning in this area shows the subject property to be at the point of convergence between the R-2 and R-5 zone districts where Reed Rd. marks the dividing line between the two zone districts. The GA zone district is not established in this area as it is primarily suburban residential development with a notable commercial and industrial district to the south. The existing R-2 zoning of the subject property reflects the character and zoning of the majority of adjacent properties. However, the large adjacent R-5 zone district shows that this area is entirely R-2. The GA and R-2 zone districts share some similarities such as single-family residential character as well as low-density lot sizes. The GA zone district does create opportunity for animal husbandry, campgrounds, and certain special uses that exceed the single-family residential character in terms of land use intensity.

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

The proposed GA rezoning has the potential to introduce land uses that are not currently found in this area. While the subject property does not lend itself to most animal husbandry practices due to the challenging topography, there are other uses permitted in GA that could have an impact on the adjacent and surrounding properties. The proposed

RV park and campground would be unlike any other property in this area. While the nature of a campground and RV park is one of low-intensity, it would be a higher intensity use than seen on neighboring properties. One way to mitigate potential negative impact to the adjacent properties would be to require a 30' buffer surrounding the entire boundary of the subject property including the frontage along Reed Road. This buffer could be accomplished by simply leaving the existing vegetation along the periphery of the subject property. This buffer would protect the rural viewshed in 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 could be developed as it is currently zoned with no issues. The proposed RV park and campground would be a viable use as well given the subject property's size and natural viewshed.

(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.

N/A

(E) Whether the proposed (GA) 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.

The subject property would have access to public water with no issues for capacity at this location. Sewer access will not likely be available at this location for some time. The subject property would be required to provide a sewer dump station as well as a private disposal company to empty the dump station as needed.

(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 comprehensive plan's future development map shows this property to be within the Emerging Suburban character area. This character area is intended to guide infill and new development in areas of the county that could accommodate additional suburban growth. Uses such as conservation subdivision developments, parks, and trails are recommended for this character area. One of the goals for this character area is to preserve greenspace and water quality. Another recommendation for this character area is for new development to be a net density of two dwelling units per acre, which would total 28 units based on the size of the subject property. This planner is of the opinion that the proposed rezoning and campground could meet the intent of the Emerging Suburban character area provided that certain conditions be attached to the rezoning.

(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.

The proposed rezoning would create an island of GA with no established GA zone district in the area. When comparing the GA zone district to the R-2 and R-5 zone districts, there are a number of similarities. All three of these zone districts share single-family detached dwellings as a permitted use. With the low-intensity character of the proposed campground and RV park, along with a few conditions, the impact to the adjacent and nearby properties would be minimal. Since most tracts in this area are under 5-acres, there is no expectation for the GA rezoning to create an entering wedge.

(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.

The subject property has some challenging topography that makes traditional neighborhood development rather costly and difficult. The subject property could, however, be developed with at least one single-family detached dwelling.

CONCLUSION:

The staff can provide a recommendation to approve the requested GA rezoning of the subject property based on the following factors provided that the conditions below be included as part of the rezoning:

1. The requested GA rezoning would allow for a unique use of the subject property that could benefit Whitfield County's tourism.
2. The proposed campground and RV Park would be a low-intensity use where the scenic natural viewsheds would be protected as part of the development.
3. While the Comprehensive Plan shows this property to be within the Emerging Suburban character area, this character area recommends parks, trails, greenspace, and conservation subdivisions. Conditions could be created in order to meet the intent of this character area and protect the values of adjacent residential properties in this area.

Conditions:
(Next Page)

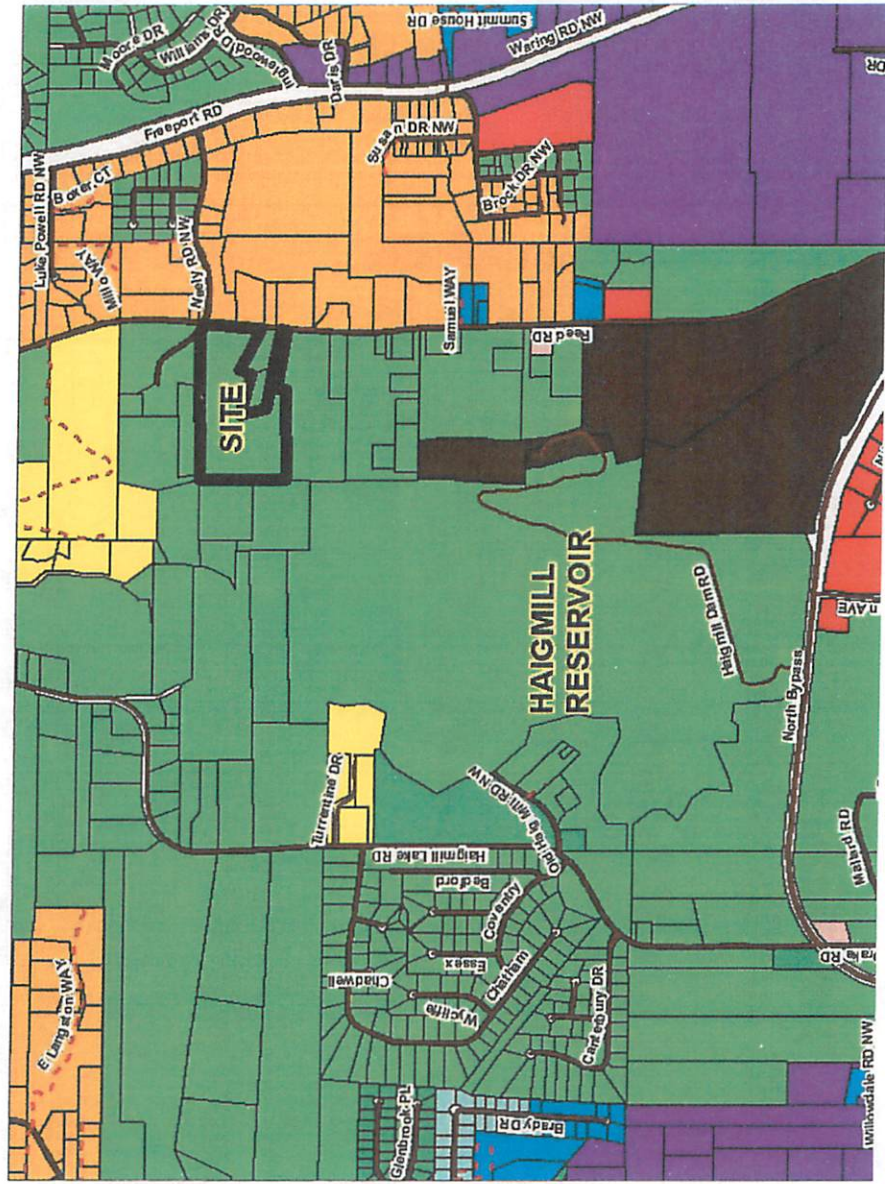
1. Require a preliminary site plan to illustrate access, internal infrastructure, buffers, camper/RV lots, and greenspace
2. A 30' vegetative buffer surrounding the entire periphery of the subject property, including the frontage along Reed Rd.
3. A net density of 28 sites for the proposed RV spaces, tiny home campers, and yurts. This is based on the density recommended in the Emerging Suburban character area.
4. Require a minimum of 40% greenspace be accounted for on the site plan in order to preserve the integrity of the ridge and natural viewshed.
5. A fence or continuous visual boundary markers be required around the periphery of the subject property to prevent visitors from unknowingly trespassing on adjacent private property, including the undeveloped lots associated with Haigmill Reservoir's buffer area.

Tiny Tudors LLC Rezoning Request R-2, Low Density Single Family Residential to GA, General Agriculture



Unified Zoning	
	Estate Residential (R-1)
	Low Density Single Family Residential (R-2)
	Medium Density Single Family Residential (R-3)
	Rural Residential (R-5)
	Transitional Residential (R-6)
	High Density Residential (R-7)
	Neighborhood Commercial (C-1)
	General Commercial (C-2)
	Transitional Commercial (C-4)
	Light Manufacturing (M-1)
	Heavy Manufacturing (M-2)

FEET
1,200



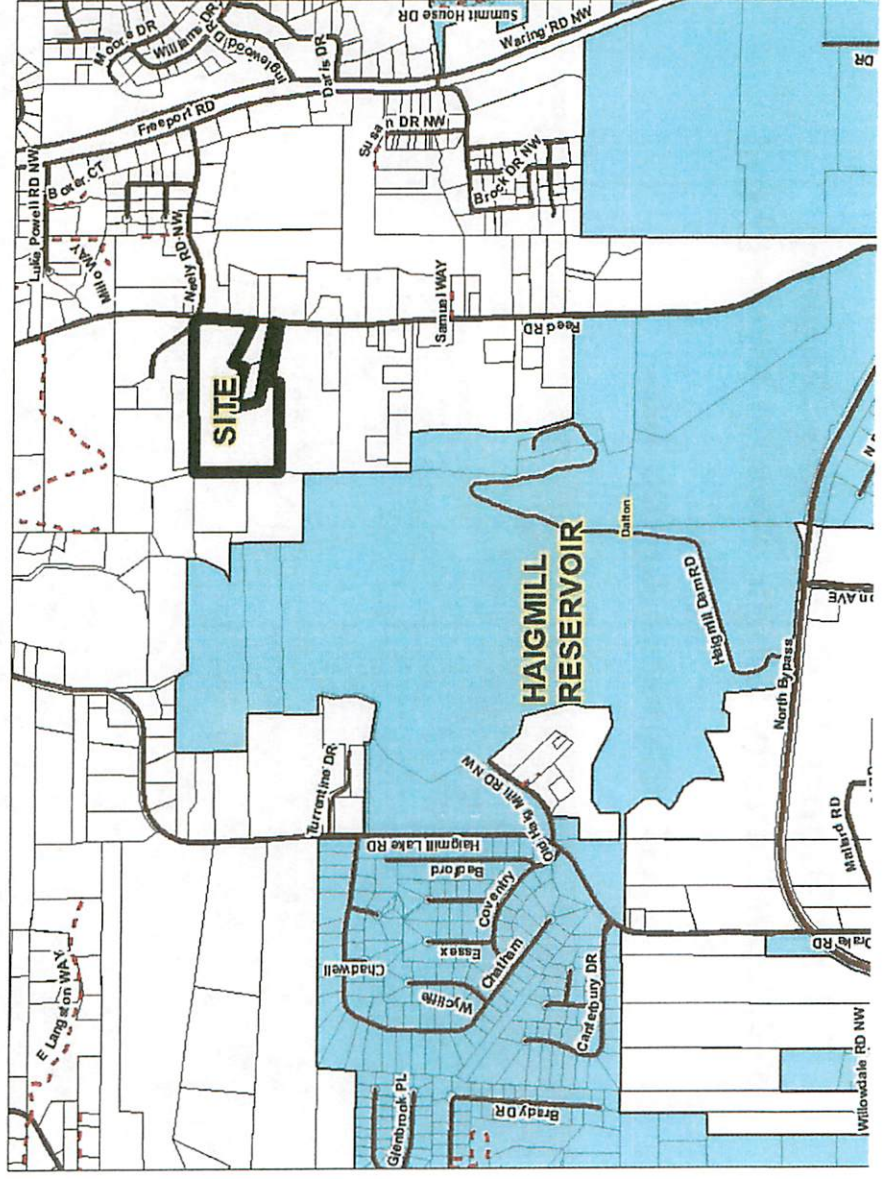
Tiny Tudors LLC Rezoning Request R-2, Low Density Single Family Residential to GA, General Agriculture



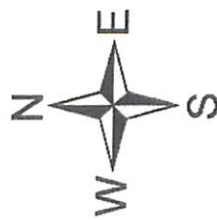
DALTON CITY LIMITS

 Town_Boundaries

FEET
1,200

**Tiny Tudors LLC Rezoning Request
R-2, Low Density Single Family Residential
to
GA, General Agriculture**



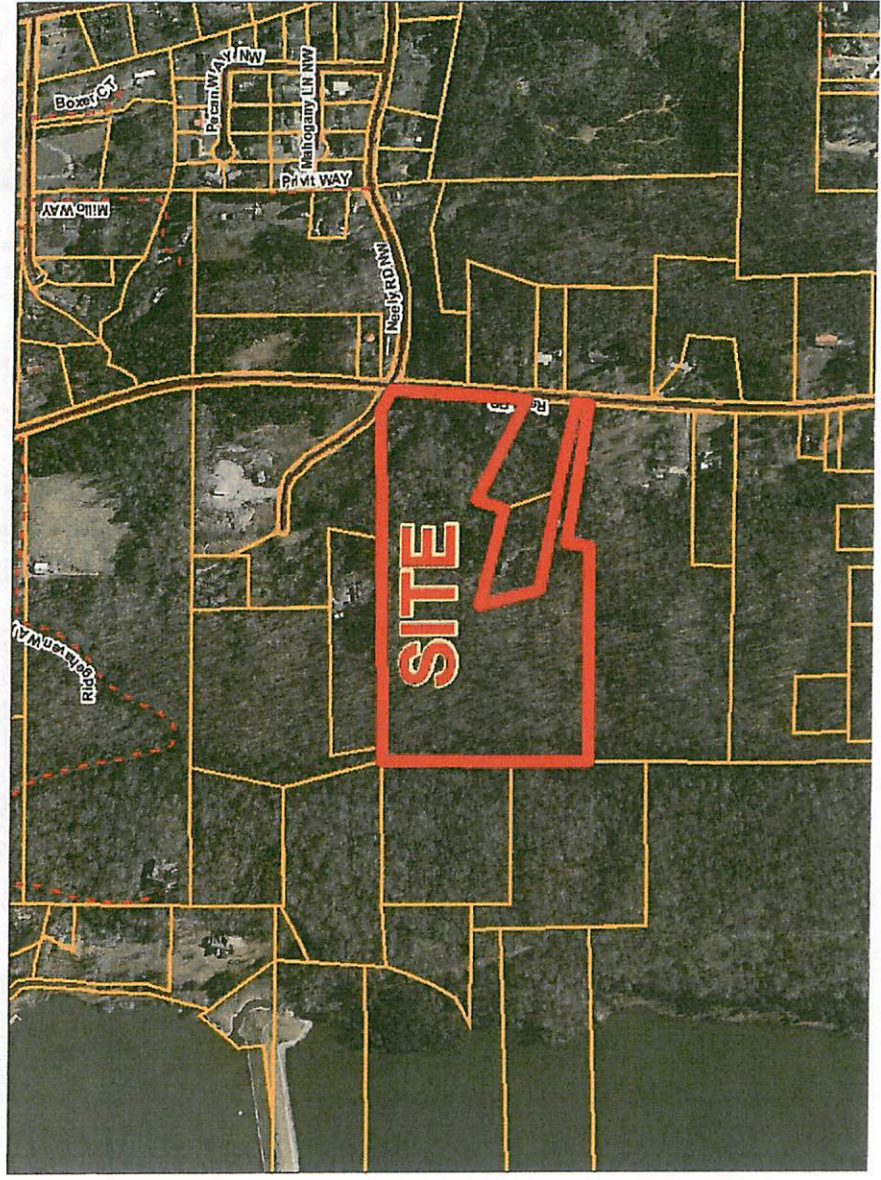
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1,200**



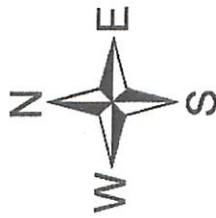
**Tiny Tudors LLC Rezoning Request
R-2, Low Density Single Family Residential
to
GA, General Agriculture**



**FEET
500**



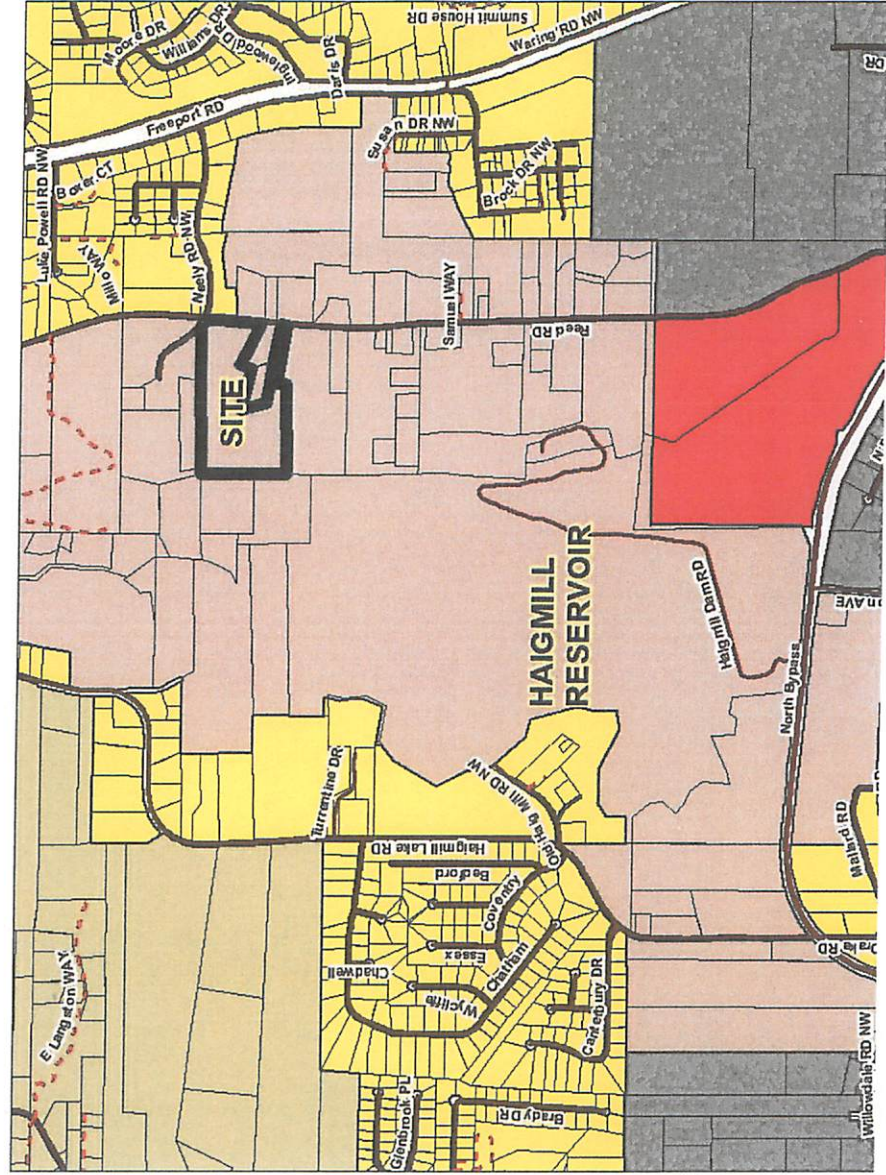
Tiny Tudors LLC Rezoning Request R-2, Low Density Single Family Residential to GA, General Agriculture



FUTURE DEVELOPMENT MAP

	Commercial Corridor
	Emerging Suburban and Exurban Areas
	Industrial
	Medical District
	Rural Residential
	Suburban Neighborhood

**FEET
1,200**





TINY HOME CAMPGROUND



TINY HOME, TYP.



TENT AND CAMPING AREA



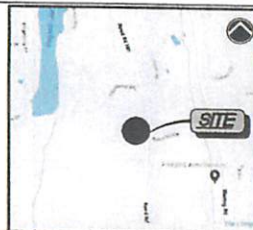
RV AND CAMPGROUND AREA



CHECK-IN



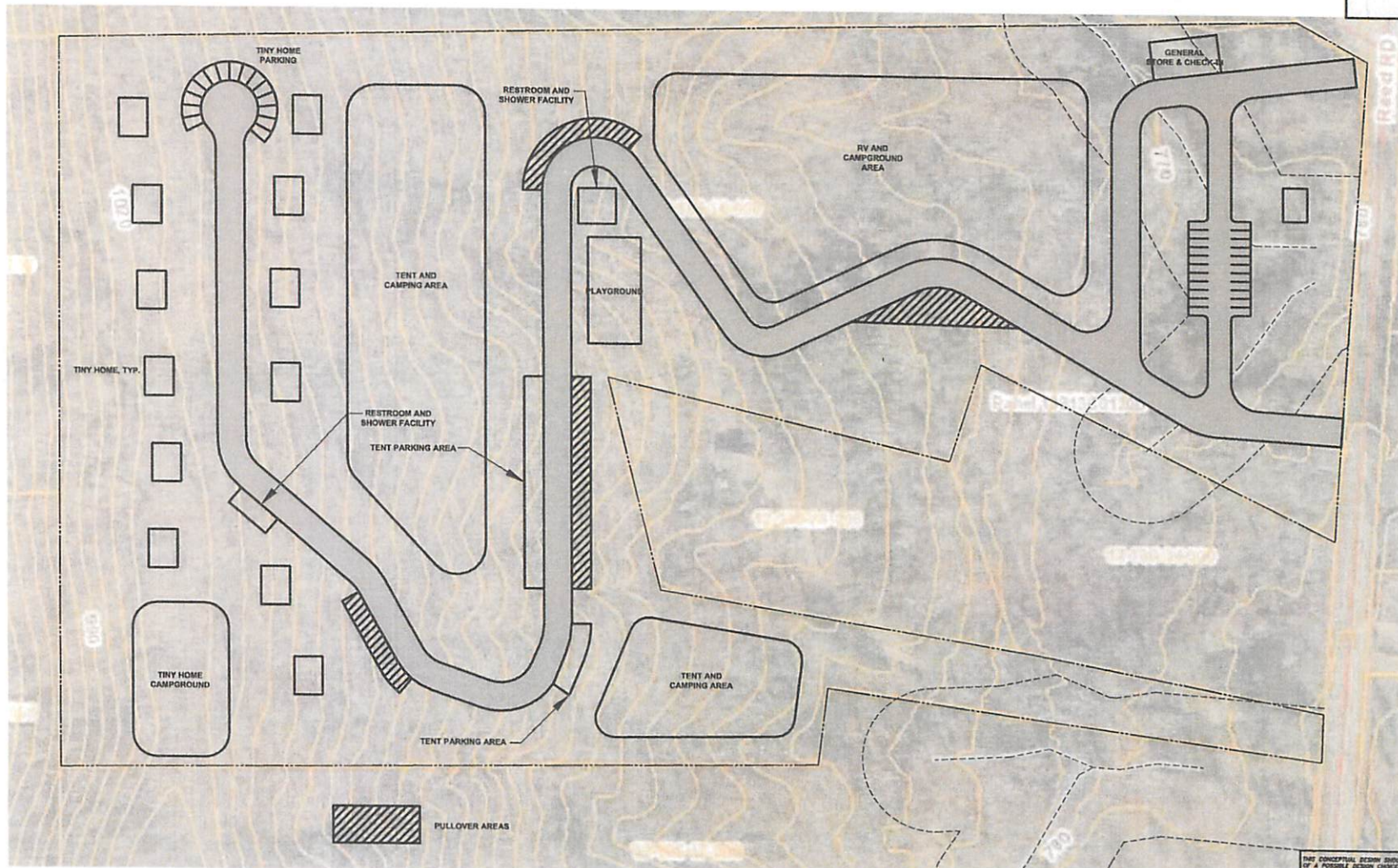
GENERAL STORE



VICINITY MAP
S.E.E.



SCALE: 1"=50'



LITTLE BRITAIN RESORT DEVELOPMENT
 REED ROAD AND NEELEY ROAD INTERSECTION, DALTON, GA 30728
 PREPARED FOR:
TINY TUDOR LLC DBA LITTLE BRITAIN RESORT
 TAX ID: 13-106-1420
 LAND LOT: 106, 12TH DISTRICT
 WHITFIELD COUNTY



MASS ENGINEERING AND CONSULTANTS, LLC.
 300 NORTH BRIDGE STREET, SUITE 100
 WICHITA, KS 67202
 PHONE: 620.850.7700 EXT. 901
 WWW.MASS-ENG.COM
 Copyright © 2023



REVISIONS	
DATE	DESCRIPTION

CONCEPT LAYOUT
 PROJECT NUMBER: 22-0122
 DATE: MARCH 10, 2023

THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A FUTURE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS UNCERTAINTY. THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNLESS ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

CSP-1