

**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: April 15, 2024**

**SUBJECT: APRIL 2024 – DVW COUNTY PLANNING COMMISSION MEETING**

The monthly meeting of the Dalton-Varnell-Whitfield County Planning Commission will be held on Monday, April 22, 2024 at 6:00 p.m. at the Whitfield County Courthouse Meeting Room located at 205 N. Selvidge Street, Dalton, Georgia. The minutes of the March 25, 2024 meeting are enclosed and the tentative agenda for the April 22, 2024 meeting is listed below.

**-TENTATIVE AGENDA-**

- I. General**
  - A. Meeting Called to Order; Quorum confirmed.
  - B. Approval/Correction of March 25, 2024 Minutes
- II. Public Hearing/Zoning Business**  
***(Zoning Procedures Explained)***
  - A. To hear the request of Peggy Sue Cook to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 11.83 acres located on 104/110 Bloomingdale Way, Tunnel Hill, Georgia. Parcel (11-292-05-000) (County)
  - B. To hear the request of Beverly Hawkins to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.96 acres located at 2511 Old Chatsworth Highway, Dalton, Georgia. Parcel (12-242-06-003) (County)
  - C. To hear the request of Jonathan Hedden to rezone from General Agricultural (GA) to Rural Residential (R-5) a tract of land totaling 15.82 acres located on Chattanooga Road, Cohutta, Georgia. Parcel (11-046-02-000) (County)
  - D. To hear the request of Jorge Rene Ruedas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.90 acres located on Old Grade Road, Dalton, Georgia. Parcel (12-244-03-053) (County)

- E. To hear the request of Adrianna Cuevas to rezone from Low Density Single Family Residential (R-2) to General Agricultural (GA) a tract of land totaling 10.49 acres with 9.41 acres in the unincorporated county at Tax Parcel 12-127-02-005 and 1.08 acres in the City of Dalton at Tax Parcel 12-127-02-014 located at 402 Brooker Drive, Dalton, Georgia. County Parcel (12-127-02-005) City Parcel (12-127-02-014)
- F. To hear the request of TCW Dalton LLC to de-annex 19.84 acres located at 3035 Parquet Drive, Dalton, Georgia at Tax Parcel 12-352-10-000 from the City of Dalton as Heavy Manufacturing (M-2). Parcel (12-352-10-000) (City)
- G. To hear the request of the City of Dalton to annex 50.06 acres located at 1022 Enterprise Drive, Dalton, Georgia at Tax Parcel 13-048-01-000 into the City of Dalton as Heavy Manufacturing (M-2). Parcel (13-048-01-000) (City)
- H. To hear the request of Christian Heritage Schools, Inc. to annex 28.55 acres located at 1600 Martin Luther King Jr. Blvd., Dalton, Georgia at Tax Parcel 12-216-03-000 into the City of Dalton as Low Density Single Family Residential (R-2). Parcel (12-216-03-000) (City)
- I. To hear the request of the City of Dalton to annex 15.26 acres located on Old Haigmill Lake Road, Dalton, Georgia at Tax Parcels 12-122-17-000, 12-122-05-000 and 12-122-16-000 into the City of Dalton as Low Density Single Family Residential (R-2) Parcels (12-122-17-000, 12-122-05-000, 12-122-16-000) (City)
- J. To hear the request of **the City of Varnell Mayor and Council, and City of Dalton Mayor and Council** to amend the Unified Zoning Ordinance text.

### III. Regular Meeting

- A. To hear the recommendation regarding the request of Peggy Sue Cook to rezone from Rural Residential (R-5) to General Agricultural (GA) a tract of land totaling 11.83 acres located on 104/110 Bloomingdale Way, Tunnel Hill, Georgia. Parcel (11-292-05-000) (County)
- B. To hear the recommendation regarding the request of Beverly Hawkins to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.96 acres located at 2511 Old Chatsworth Highway, Dalton, Georgia. Parcel (12-242-06-003) (County)
- C. To hear the recommendation regarding the request of Jonathan Hedden to rezone from General Agricultural (GA) to Rural Residential (R-5) a tract of land totaling 15.82 acres located on Chattanooga Road, Cohutta, Georgia. Parcel (11-046-02-000) (County)
- D. To hear the recommendation regarding the request of Jorge Rene Ruedas to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.90 acres located on Old Grade Road, Dalton, Georgia. Parcel (12-244-03-053) (County)
- E. To hear the recommendation regarding the request of Adrianna Cuevas to rezone from Low Density Single Family Residential (R-2) to General Agricultural (GA) a tract of land totaling 10.49 acres with 9.41 acres in the unincorporated county at Tax Parcel 12-127-02-005 and 1.08 acres in the city of Dalton at Tax Parcel 12-127-02-014 located at 402 Brooker Drive, Dalton, Georgia. County Parcel (12-127-02-005) City Parcel (12-127-02-014)

- F. To hear the recommendation regarding the request of TCW Dalton LLC to de-annex 19.84 acres located at 3035 Parquet Drive, Dalton, Georgia at Tax Parcel 12-352-10-000 from the City of Dalton as Heavy Manufacturing (M-2). Parcel (12-352-10-000) (City)
- G. To hear the recommendations regarding the request of the City of Dalton to annex 50.06 acres located at 1022 Enterprise Drive, Dalton, Georgia at Tax Parcel 13-048-01-000 into the City of Dalton as Heavy Manufacturing (M-2). Parcel (13-048-01-000) (City)
- H. To hear the recommendations regarding the request of Christian Heritage Schools, Inc. to annex 28.55 acres located at 1600 Martin Luther King Jr. Blvd., Dalton, Georgia at Tax Parcel 12-216-03-000 into the City of Dalton as Low Density Single Family Residential (R-2). Parcel (12-216-03-000) (City)
- I. To hear the recommendations regarding the request of the City of Dalton to annex 15.26 acres located on Old Haigmill Lake Road, Dalton, Georgia at Tax Parcels 12-122-17-000, 12-122-05-000 and 12-122-16-000 into the City of Dalton as Low Density Single Family Residential (R-2) Parcels (12-122-17-000, 12-122-05-000, 12-122-16-000) (City)
- J. To hear the recommendations regarding the request of **the City of Varnell Mayor and Council, and City of Dalton Mayor and Council** to amend the Unified Zoning Ordinance text.
- K. Other

#### **IV. Adjournment**

**MINUTES**  
**DALTON-WHITFIELD COUNTY PLANNING COMMISSION**  
**March 25, 2024**

**MEMBERS PRESENT**

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

**WHITFIELD COUNTY BOARD OF COMMISSIONERS PRESENT**

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

**VISITORS PRESENT VIA VIDEO CONFERENCE**

Corey Shields, Billy Spence, John McKnight, and others.

**STAFF PRESENT**

Ethan Calhoun  
Dan Strain  
Jean Garland  
Jacob Bearden  
Robert Sivick

**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, then turned the meeting over to Chairman Lidderdale who confirmed a quorum of planning commissioners present with no absences. Chairman Lidderdale informed the audience that the Seneca Equity Partners, LLC rezoning in the Dug Gap community had been withdrawn by the petitioner before the Planning Commissioner Meeting and would not be on the agenda for a public hearing.

B. Minutes: Chairman Lidderdale sought a motion to approve or correct the February 26, 2024, meeting minutes David Pennington 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 April meetings of the Whitfield County Board of Commissioners and the Mayor and Councils of the City of Dalton and City of Varnell.

**II. REZONING PUBLIC HEARINGS**

**A. Heard the request of Corey Shields to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.14 acres located at 4832 SE Tibbs Bridge Road, Dalton, Georgia. Parcel (09-254-01-006)**

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

Corey Shields represented the petition stating that the intent is to restore power to the manufactured home. With no other comments being heard for or against, the hearing closed at 6:07

**B. Heard the request of Integrity Construction of Dalton, LLC to rezone from Low-Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.69 acres located on Dycus**

**Road, Dalton, Georgia. Parcels (12-205-01-005 and 12-205-01-006)**

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

Billy Spence represented the petition with no additional comments.

With no other comments heard for or against, this hearing closed at approximately 6:11 pm.

**C. Heard the request of Southeast Housing Partners to rezone from General Commercial (C-2) to High-Density Residential (R-7) a tract of land totaling 1.86 acres located on Cleveland Highway, Varnell, Georgia. Parcel (11-228-01-010)**

Mr. Calhoun summarized the staff analysis which recommended the R-7 rezoning be approved. There were no further questions for Calhoun.

John McKnight represented the petition by noting the planned number of dwelling units and their sizes. McKnight went on to clarify the existing access easement granting access to Cleveland Highway. McKnight stated that there would be no need to create an additional access apron to Cleveland Highway with the existing access easement. Octavio Perez confirmed the orientation of the proposed apartment building and the proposed outdoor recreation area. Chris Shiflett inquired about the rental rates for the proposed units. McKnight stated the unit rental rates and specified that the proposed development would be applied for as a Low-Income Housing Tax Credit project with the Georgia Department of Community Affairs. McKnight described the LITCH program as being different than conventional Section 8 housing developments.

With no other comments heard for or against, this hearing closed at approximately 6:22 pm.

**D. Heard the request of Juan Fiqueroa to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 911 Riverbend Road, Dalton, Georgia. Parcel (12-255-03-029)**

The petitioner was absent.

**III. REGULAR MEETING**

**A. Recommendation regarding the request of Corey Shields to rezone from General Commercial (C-2) to Rural Residential (R-5) a tract of land totaling 0.14 acres located at 4832 SE Tibbs Bridge Road, Dalton, Georgia. Parcel (09-254-01-006)**

Chairman Lidderdale sought a motion on the requested R-5 rezoning. Chris Shiflett then made a motion to recommend approval of the R-5 rezoning. David Pennington then seconded the motion and a unanimous recommendation to approve the R-5 rezoning followed, 5-0.

**B. Recommendation regarding the request of Integrity Construction of Dalton, LLC to rezone from Low-Density Single Family Residential (R-2) to Rural Residential (R-5) a tract of land totaling 0.69 acres located on Dycus Road, Dalton, Georgia. Parcels (12-205-01-005 and 12-205-01-006)**

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

**C. Recommendation regarding the request of Southeast Housing Partners to rezone from General Commercial (C-2) to High-Density Residential (R-7) a tract of land totaling 1.86 acres located on Cleveland Highway, Varnell, Georgia. Parcel (11-228-01-010)**

Chairman Lidderdale sought a motion on the requested R-7 rezoning. Octavio Perez then made a motion to recommend the R-7 rezoning be approved. Eric Barr then seconded the motion and a unanimous recommendation to approve the R-7 rezoning followed, 5-0.

**D. Recommendation regarding the request of Juan Fiqueroa to rezone from Heavy Manufacturing (M-2) to Rural Residential (R-5) a tract of land totaling 0.25 acres located at 911 Riverbend Road, Dalton, Georgia. Parcel (12-255-03-029)**

Chairman Lidderdale stated that the Planning Commission recommendation would be an automatic denial since the petitioner was absent for two consecutive Planning Commission meetings.

**E. Final Plat Review 4:1 Lot Ratio- Dycus Subdivision, Billy Spence (County)**

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Dycus Rd. proposing the creation of two new tracts of land. Garland noted that the proposal was in order to permit two duplex dwellings on the subject property and the proposed division would create lots that exceed the 4:1 lot ratio. Garland stated there were no issues after staff review, and Garland noted that all required department head signatures had been obtained. Chairman Lidderdale sought a motion on the proposed final plat. **Chris Shiflett made a motion to approve the plat, and his motion was seconded by David Pennington. The motion passed unanimously, 5-0.**

**F. Final Plat Review KHS & SAHRR (Dalton)**

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage along Abutment Road proposing the creation of two new tracts of land. Garland stated the plat was within the City of Dalton and required Planning Commission approval. Garland noted that there were no issues after staff review, and Garland noted that all required department head signatures had been obtained.

Chairman Lidderdale sought a motion on the proposed final plat. **Octavio Perez made a motion to approve the plat, and his motion was seconded by David Pennington. The motion passed unanimously, 5-0.**

**G. Final Plat Review Emery St. Condominiums (Dalton)**

Ms. Price-Garland oriented the Planning Commission to the subject property with frontage at the corner of Emery and Green Street proposing the creation of four new tracts of land. Garland stated there were no issues after staff review, and Garland noted that all required department head signatures had been obtained. Garland stated the plat was within the City of Dalton and required Planning Commission approval. Chairman Lidderdale sought a motion on the proposed final plat. **Chris Shiflett made a motion to approve the plat, and his motion was seconded by Octavio Perez. The motion passed unanimously, 5-0.**

**IV. ADJOURNMENT**

With no other business scheduled, the meeting adjourned at approximately 6:28 p.m.

Respectfully submitted,  
Ethan Calhoun  
Secretary

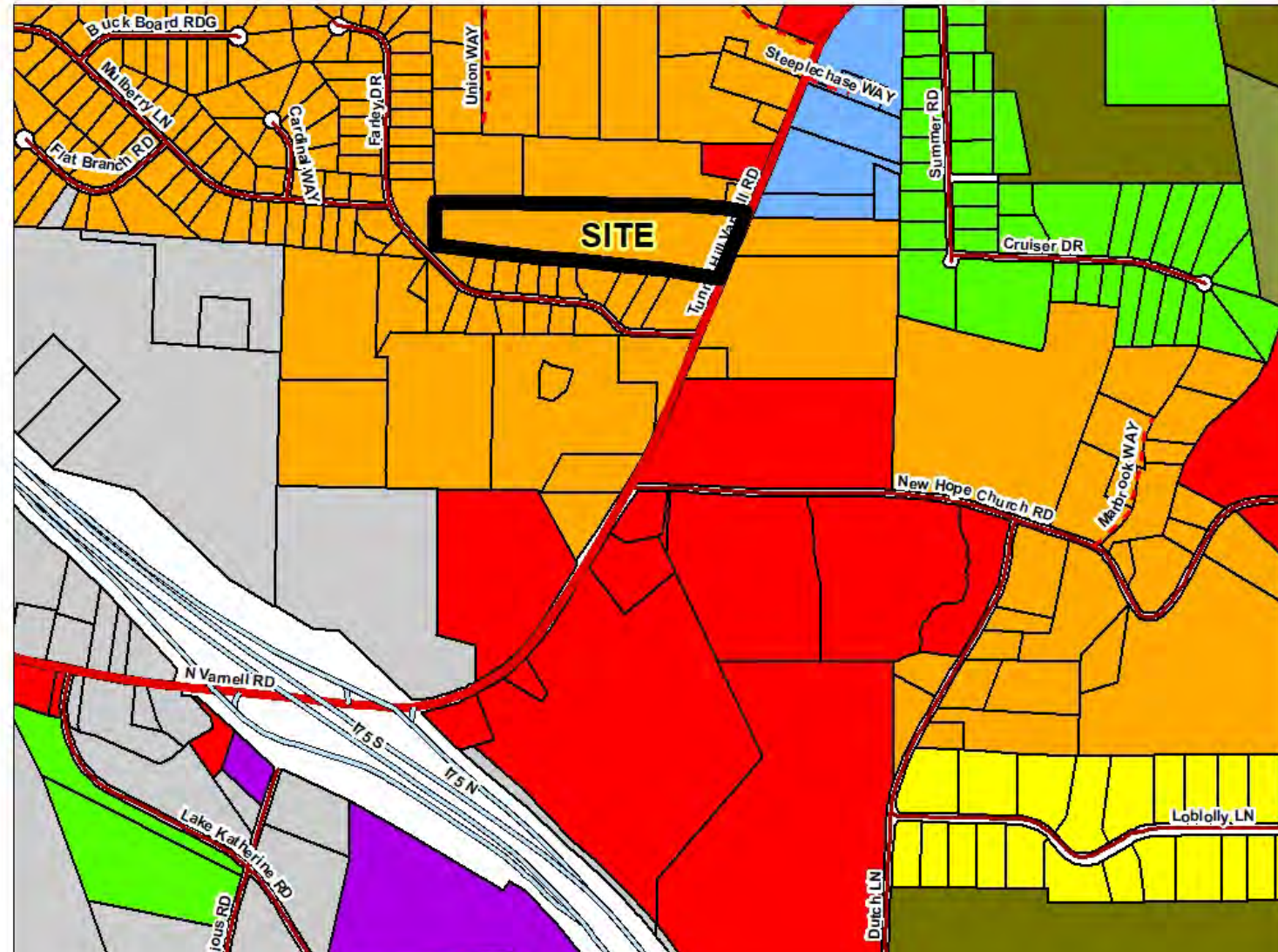


# Cook Rezoning Request R-5, Rural Residential to GA, General Agriculture

## ZONING

-  General Agriculture (GA)
-  General Agriculture (GA) Cond
-  Estate Residential (R-1)
-  Low Density Single Family Residential (R-2)
-  Rural Residential (R-5)
-  Transitional Residential (R-6)
-  General Commercial (C-2)
-  Zoned within the City of Tunnel Hill
-  Light Manufacturing (M-1)

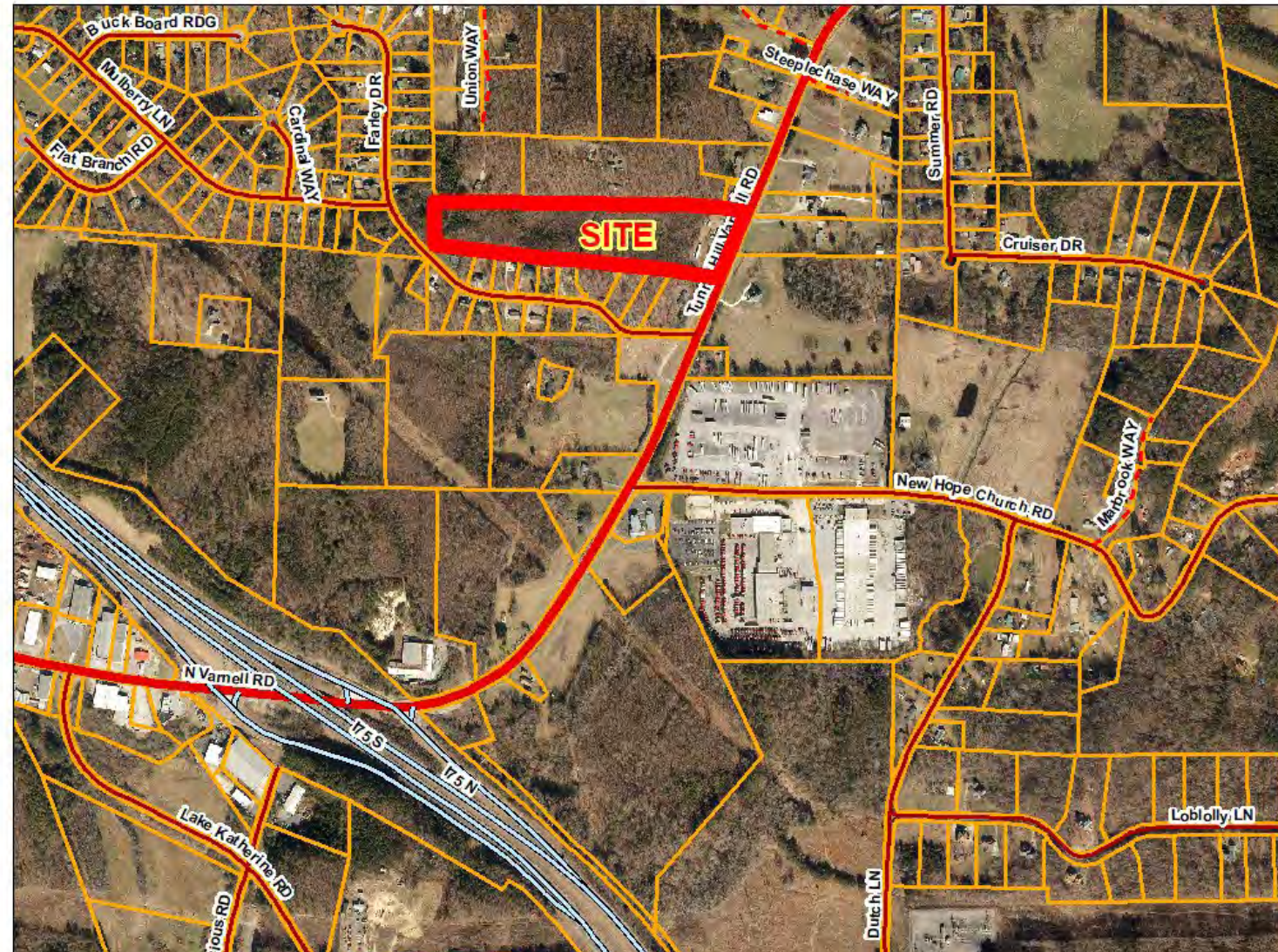
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# Cook Rezoning Request R-5, Rural Residential to GA, General Agriculture



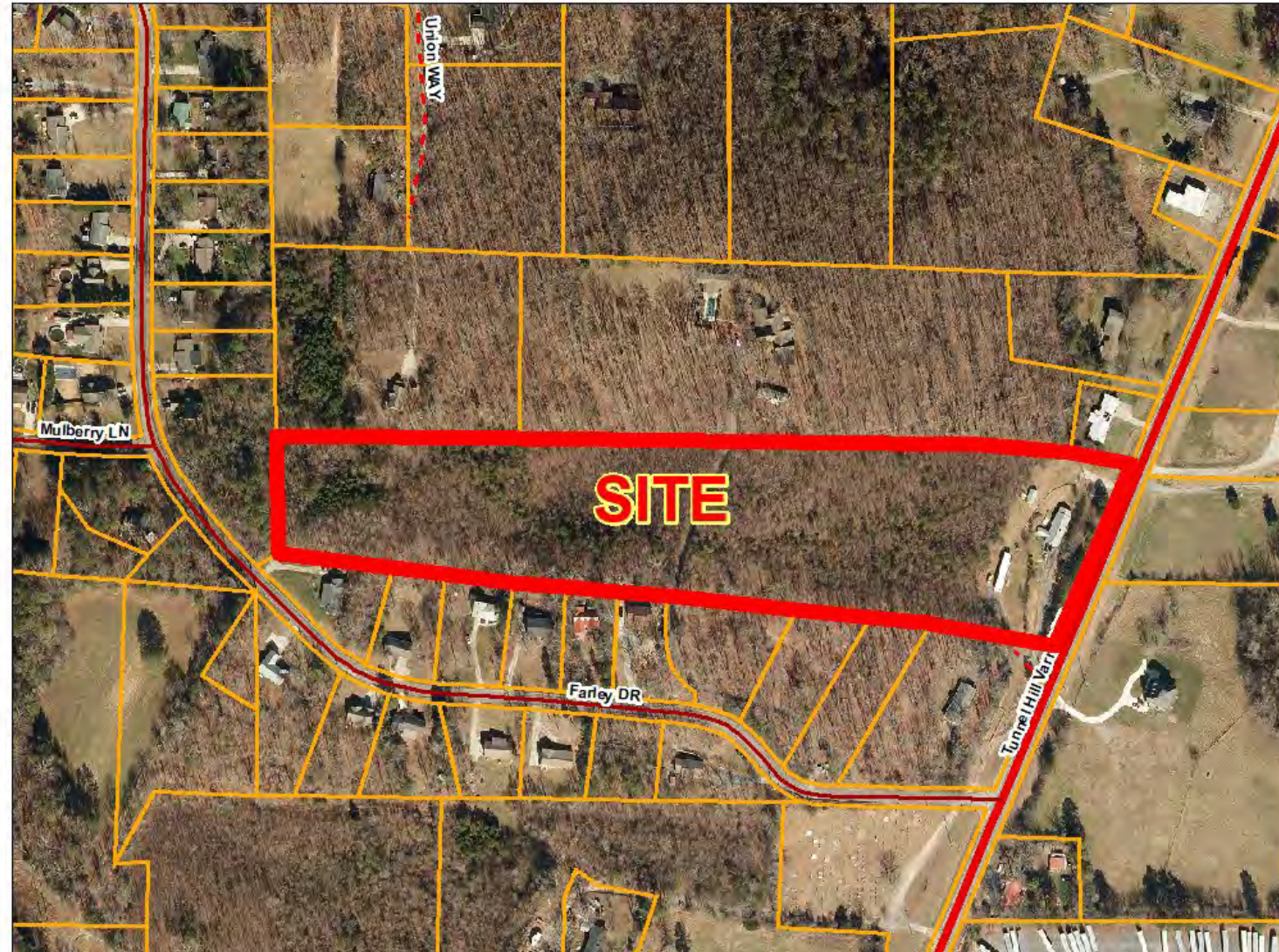
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# Cook Rezoning Request R-5, Rural Residential to GA, General Agriculture




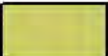

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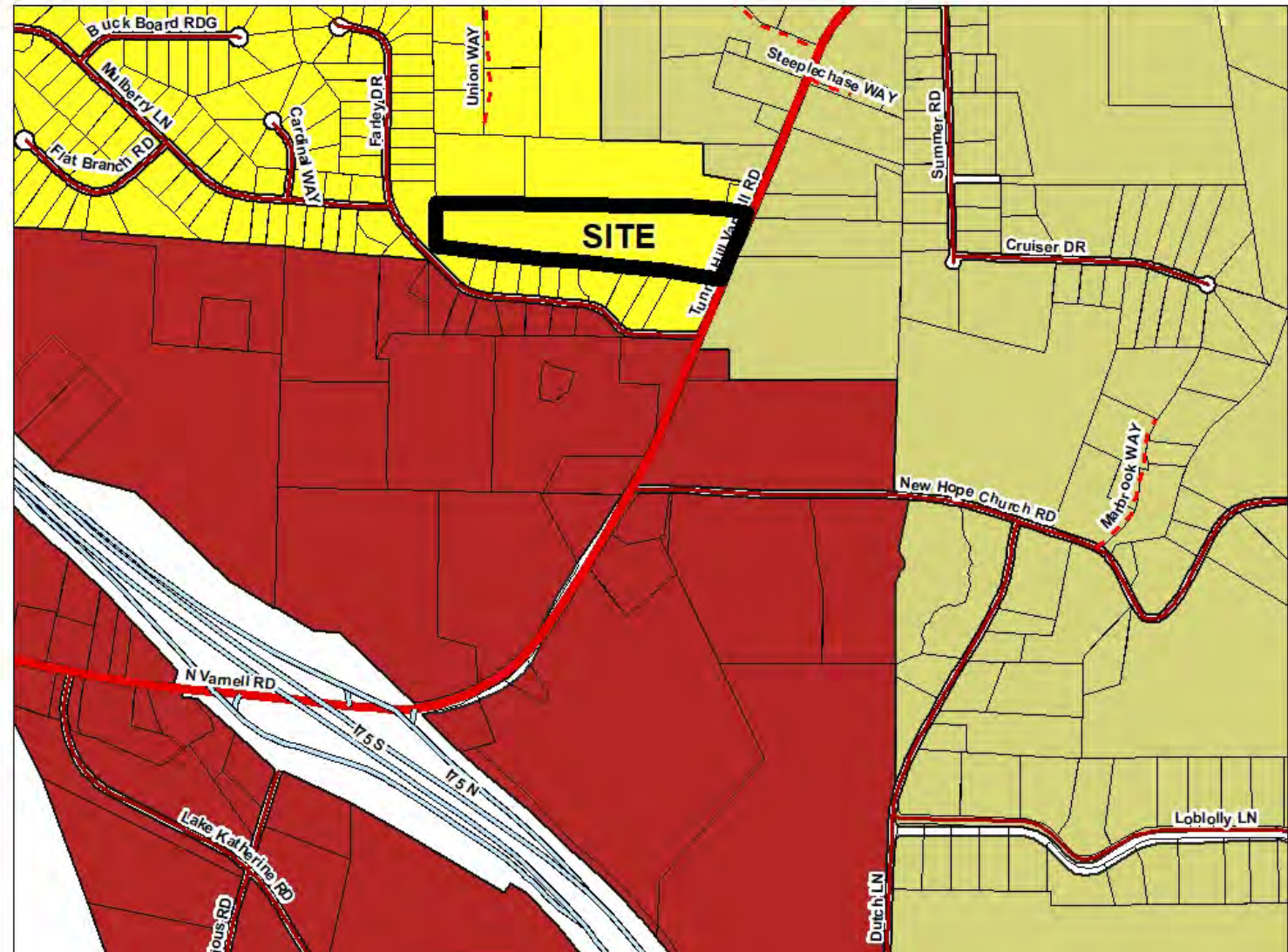
# Cook Rezoning Request R-5, Rural Residential to GA, General Agriculture



## FUTURE DEVELOPMENT MAP

-  Interchange
-  Rural Residential
-  Suburban Neighborhood

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

**ZONING CASE:** Peggy Sue Cook is seeking to rezone a tract of land from Rural Residential (R-5) to General Agriculture (GA) (parcel 11-292-05-000) containing a total of 11.83 acres located at 104/110 Bloomingdale Way. The subject property is currently developed with a single-family detached dwelling and manufactured home. The petitioner's request was made so that the two existing dwellings on the subject property would become conforming.

The surrounding uses and zoning are as follows: To the north are three tracts of land zoned R-5 that each contain a single-family detached dwelling. To the east are two tracts of land zoned R-5 that each contain a single-family detached dwelling. To the south 10 tracts of land zoned R-5 of which 7 tracts contain a single-family detached dwelling and three tracts are vacant. To the west is a single tract of land zoned R-5 that contains a single-family detached dwelling.

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 R-5 and GA zone districts share similarities regarding residential permitted uses such as single-family detached dwellings and manufactured homes. This area is host to a number of different zone districts from residential to commercial. While there is not an adjacent GA zone district, the unit/acre density that would result from the proposed rezoning would not be unlike the established character of the area. The proposed rezoning would not alter the character of the subject property, based on the request, given the long-term existence of two single-family detached dwellings on the subject property.

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

The subject property has existed in its current state for quite some time with no observed negative impact on the surrounding area. The proposed rezoning would not alter the existing character of the subject property. The extreme topographical slope of the subject property limit any type of intense agricultural operation that would have any negative affect on the adjacent residential properties.

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

The subject property has existed in its current state for some time now as a non-conforming property. The shape and accessibility of the subject property create

complications regarding the ability to divide the subject property. The proposed rezoning would bring the subject property into a conforming state while limiting any future division or increase in density.

**(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 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's unit/acre density will remain the same if the proposed rezoning is approved. The GA zone district would limit any potential for added density, and the subject property's topography would limit any intensive agricultural use of the subject property. No impact on public utilities or infrastructure is expected if the proposed rezoning is approved.

**(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 subject property is within the Suburban Residential character area on the Joint Comprehensive Plan's future development map. The Suburban Neighborhood character area is intended to protect residential neighborhoods from zoning and development that would threaten the neighborhood's integrity. The proposed rezoning, while agricultural, would not threaten the residential character of this area given the purpose of the rezoning aimed at bringing the subject property into conformity based on its current state. The interchange and Rural Residential character areas are also adjacent to the subject property, indicating this area is transitional.

**(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 surrounded by the R-5 zone district. However, there are shared characteristics and permitted uses in both GA and R-5 which do not give grounds for a spot zone issue. The proposed rezoning would change the zoning map without altering the existing character of the subject property.

**(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 GA rezoning of the subject property based on the following factors:

1. The requested rezoning would allow for a similar unit/acre density to that established in this area as well as similar permitted uses.
2. There is no expectation that the proposed GA rezoning would harm the values of adjacent or nearby properties based on the limiting factors associated with the subject property's shape and topography.
3. The proposed rezoning would not threaten the integrity of the established neighborhood in this area given the purpose of the rezoning to bring the subject property's current condition into conformity.

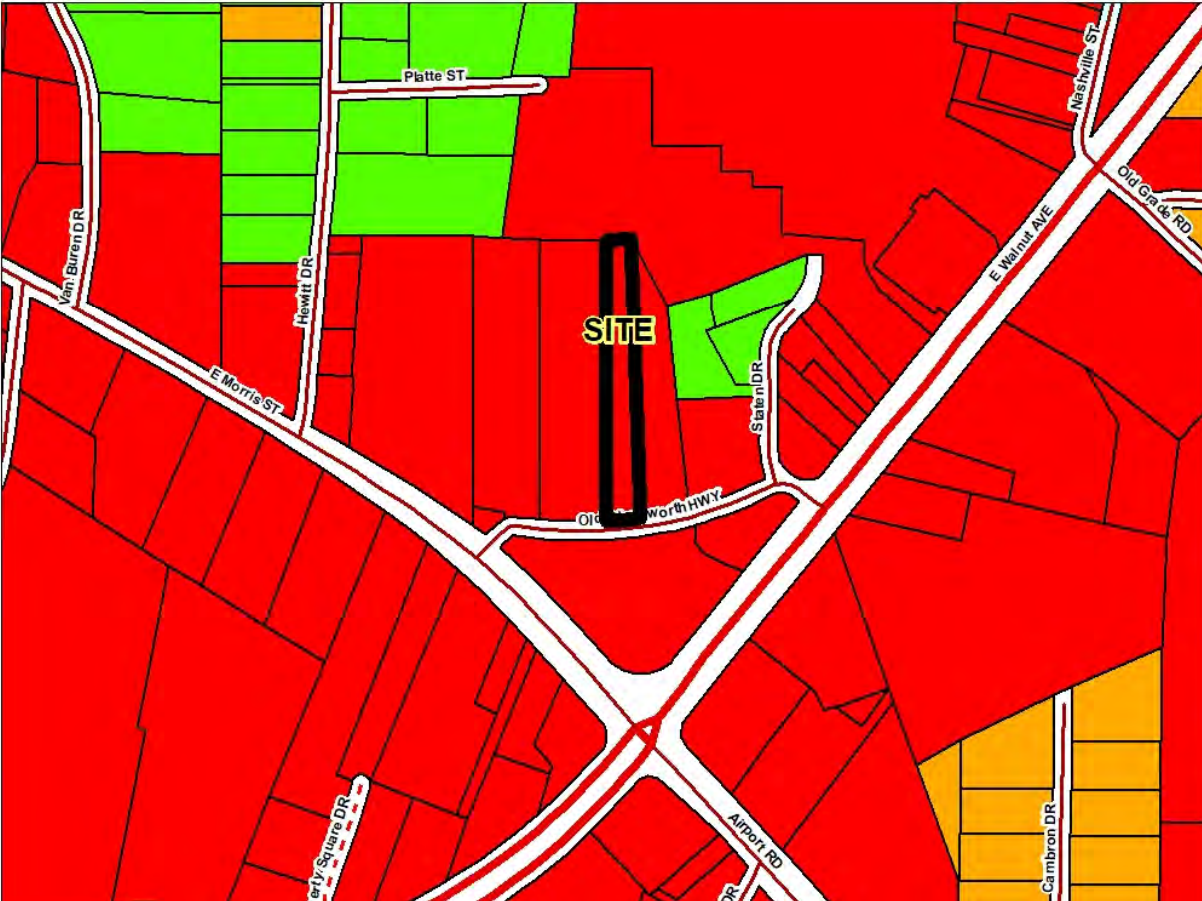
Hawkins Rezoning Request  
C-2, General Commercial  
to  
R-5, Rural Residential



**ZONING**

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


**FEET  
300**



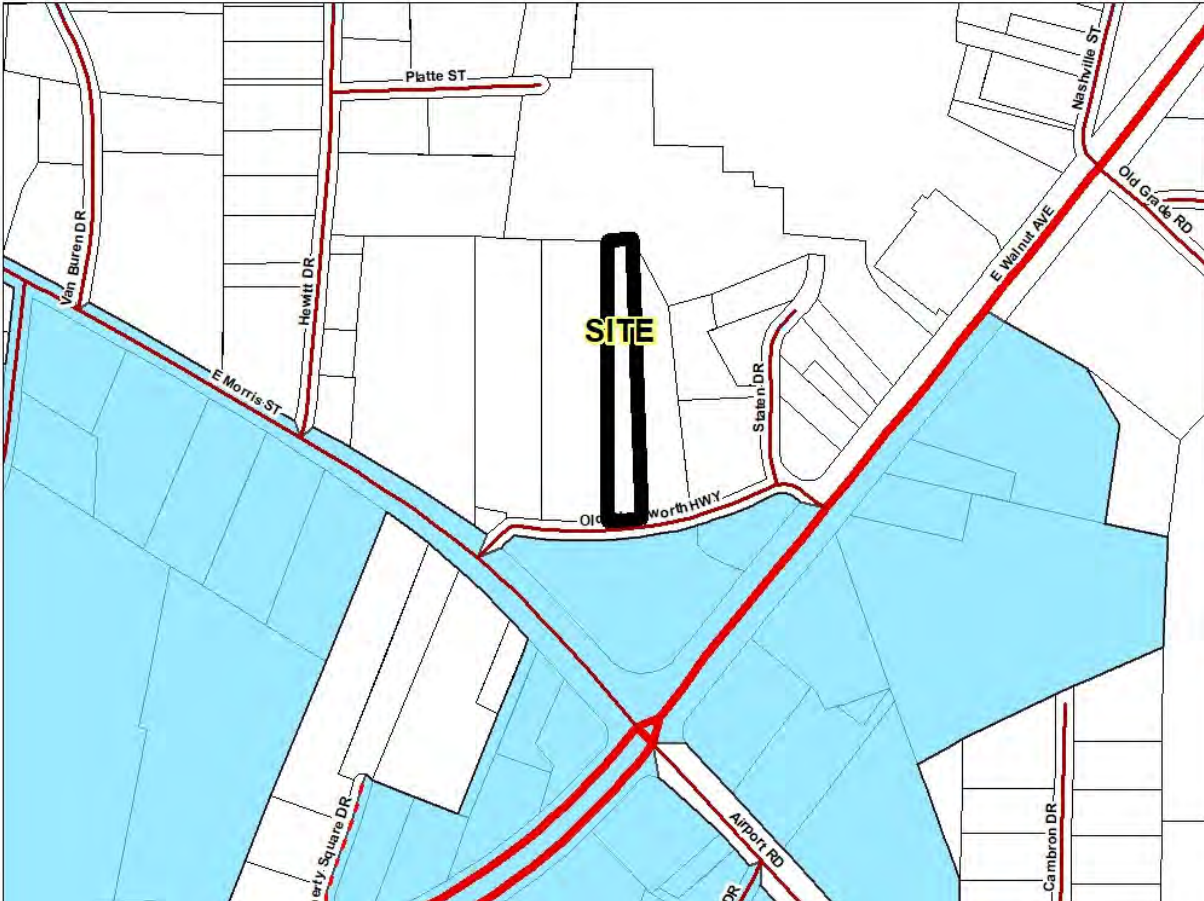
Hawkins Rezoning Request  
C-2, General Commercial  
to  
R-5, Rural Residential



DALTON CITY LIMITS

 Town\_Boundaries

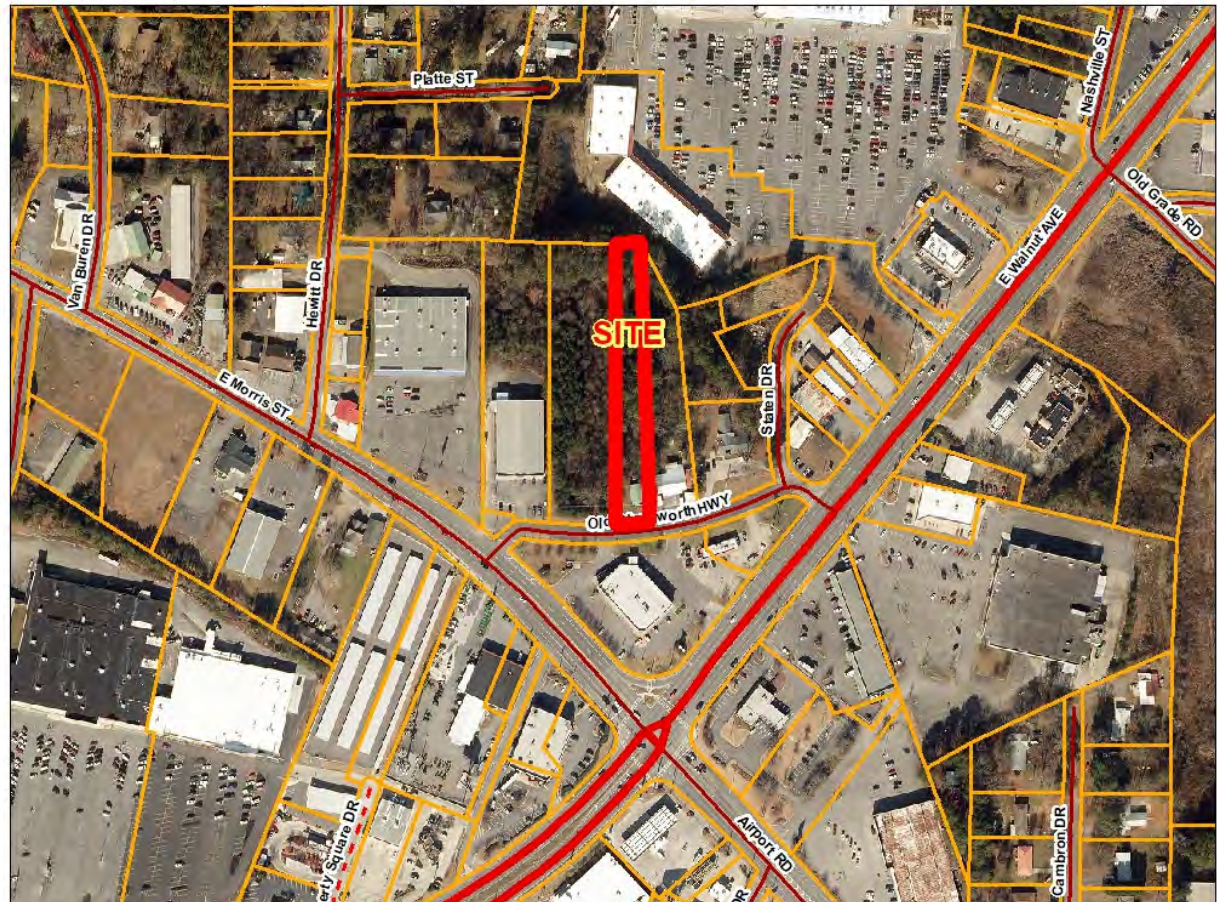
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# Hawkins Rezoning Request C-2, General Commercial to R-5, Rural Residential



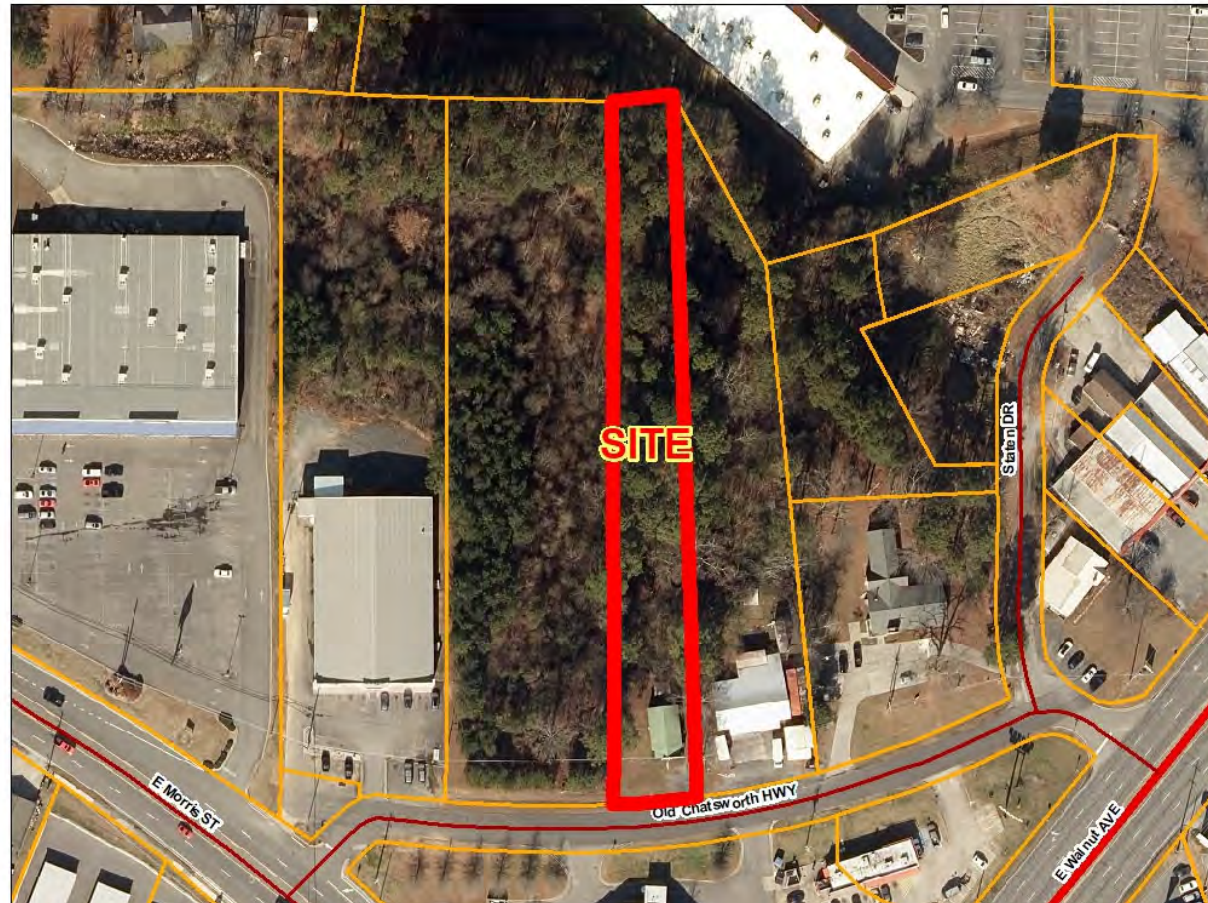
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**Hawkins Rezoning Request  
C-2, General Commercial  
to  
R-5, Rural Residential**



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



## FUTURE DEVELOPMENT MAP

-  Commercial Corridor
-  Regional Activity Center
-  Suburban

**FEET  
300**



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

**ZONING CASE:** Beverly Hawkins is seeking to rezone a tract of land from General Commercial (C-2) to Rural Residential (R-5) (parcel 12-242-06-003) containing a total of 0.96 acres located at 2511 Old Chatsworth Highway. The subject property is currently developed with a single-family detached dwelling. The petitioner's request was made so that the existing single-family detached dwelling could be sold to the current renting resident.

The surrounding uses and zoning are as follows: To the north, east, and south are three tracts of land zoned C-2 that each contain a commercial development. To the west is an undeveloped tract zoned C-2.

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

**CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS**

**(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.**

The subject property is entirely surrounded by commercially zoned properties of which most are developed for commercial use. The subject property has, however, been in non-conformity for some time now. While the subject property may remain residential as a non-conforming dwelling, no potential buyer of the subject property would be able to obtain a mortgage without residential zoning. The R-5 zone district is the most conservative residential zone district based on the subject property's existing character.

**(B) Whether the proposed R-5 amendment would adversely affect the economic value or the uses of adjacent and nearby properties.**

The proposed R-5 rezoning would likely have no effect on the values of adjacent properties given the established residential development of the subject property. The only unintentional effect the rezoning may have is that the adjacent commercial properties would be required to create a buffer if they are ever redeveloped or developed if the subject property is rezoned 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 subject property is at a location that is entirely zoned and developed for commercial use with the exception of very few properties like the subject property. The subject property itself, however, has been developed for residential use since 1959. There have been limited commercial use offices that have occupied the dwelling on the subject property in the past, but its current use has been that of rental residential. The petitioner desires to sell the subject property to the current renter. Without a residential rezoning,

the subject property would not be eligible for a residential mortgage.

**(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.**

No impact is anticipated regarding public utilities or infrastructure based on the limiting factors associated with the subject property's size and shape.

**(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 subject property is within the Regional Activity Center character area on the Joint Comprehensive Plan's future development map. The Regional Activity Center is intended to create potential for commercial development on a scale of regional significance. One of the primary development patterns within this character area is affordable workforce housing. While the types of housing development recommended for this character area is aimed at high-density, the existing dwelling unit on the subject property would be viable workforce housing.

**(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 R-5 rezoning would create an island of R-5 zoning entirely surrounded by the C-2 zone district. While this rezoning would create an island, there would not be a detriment to the adjacent commercial properties as associated with conventional spot zoning. There are other nearby properties in this area zoned and or developed for residential use.

**(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 rezoning would allow for conforming use of the subject property.
2. There is no expectation that the proposed R-5 rezoning would harm the values of adjacent or nearby properties.
3. The proposed rezoning would not conflict with the intent of the regional activity center at this location based on the need for affordable workforce housing cited in the Comprehensive Plan's Regional Activity Center character area.

# Hedden Rezoning Request


## GA, General Agriculture

to

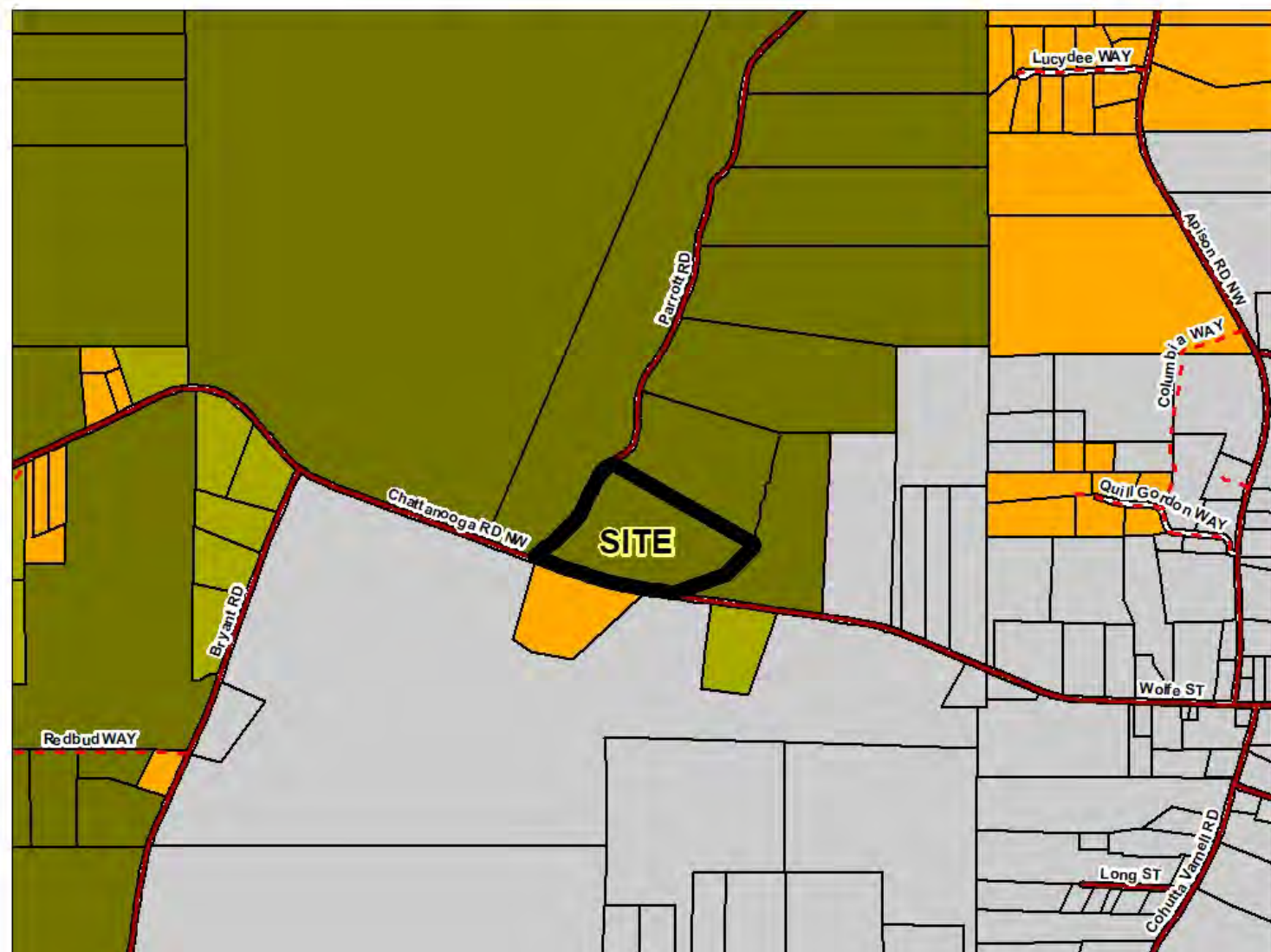
## R-5, Rural Residential



### ZONING

-  General Agriculture (GA)
-  Suburban Agriculture (SA)
-  Low Density Single Family Residential (R-2)
-  Rural Residential (R-5)
-  Zoned within the City of Cohutta

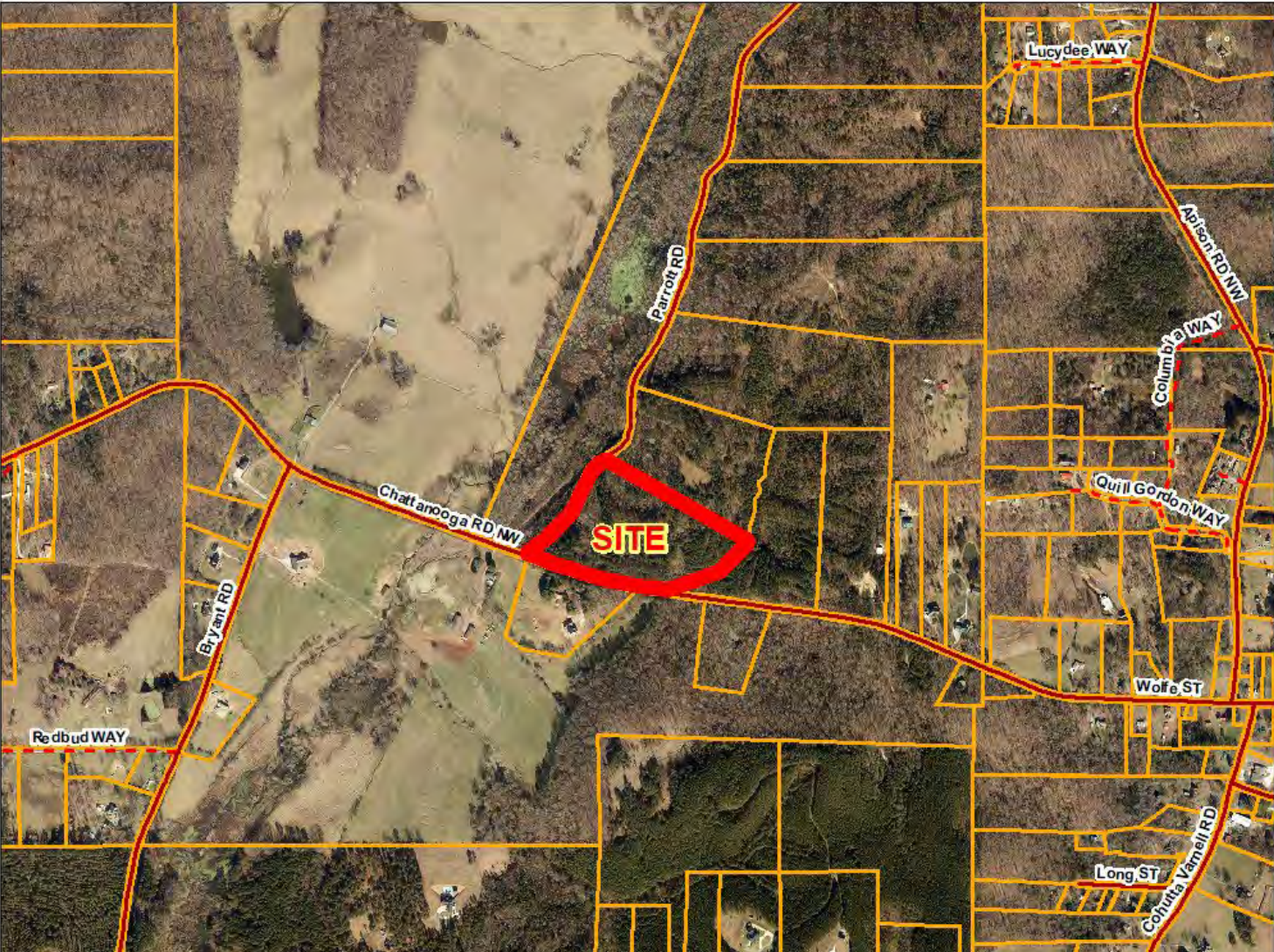
**FEET**  
**1,000**



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



FEET  
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**Hedden Rezoning Request  
GA, General Agriculture  
to  
R-5, Rural Residential**



**FEET  
500**



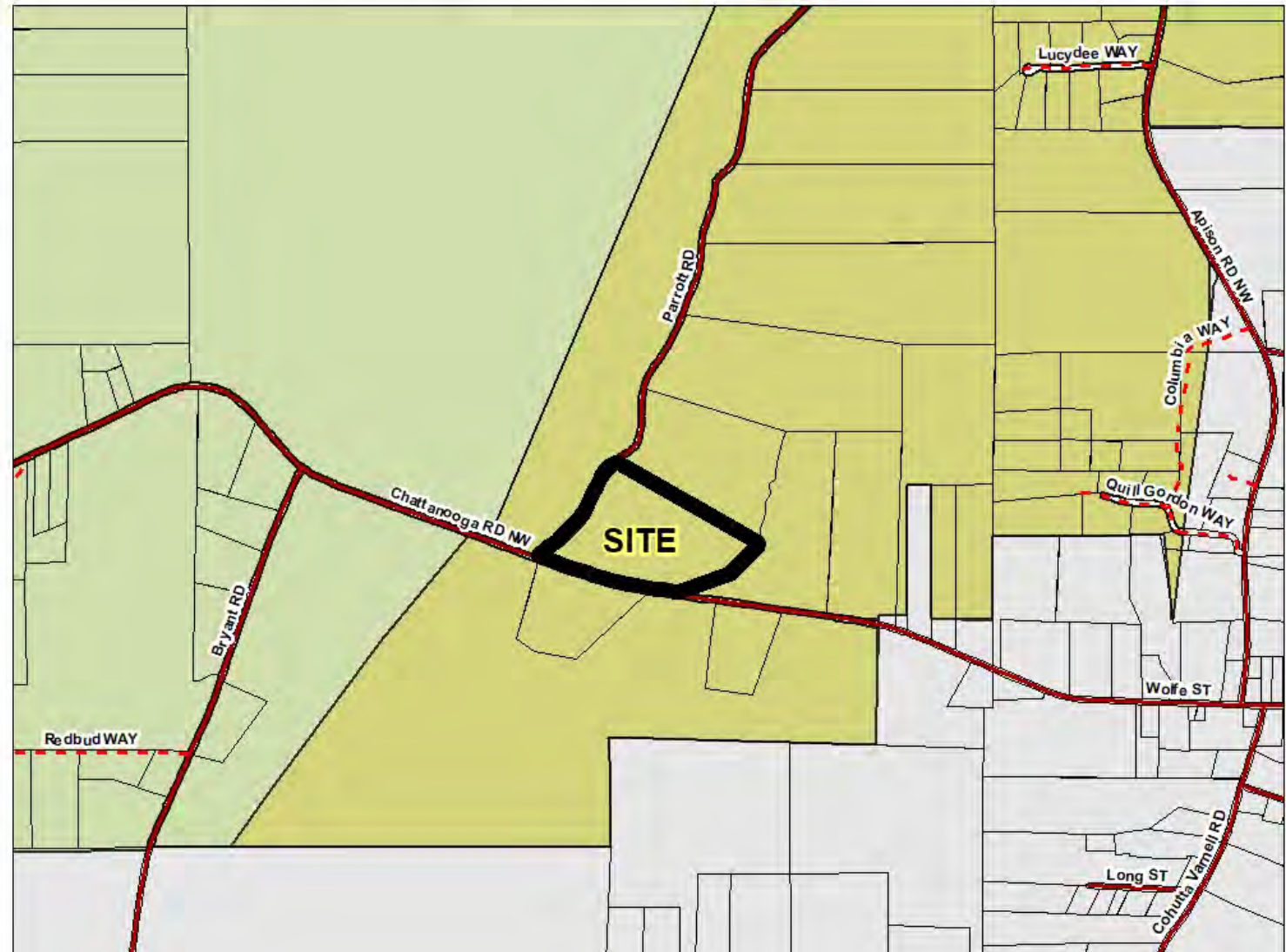
# Hedden Rezoning Request GA, General Agriculture to R-5, Rural Residential



## FUTURE DEVELOPMENT MAP

-  Rural/Agricultural Reserve
-  Rural Residential
-  Cohutta City Limits

**FEET**  
**1,000**



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

**ZONING CASE:** Jonathan Hedden is seeking to rezone a tract of land from General Agriculture (GA) to Rural Residential (R-5) (parcel 11-046-03-053) containing a total of 15.82 acres located along Chattanooga Road. The subject property is currently undeveloped. The petitioner's request was made in order to gain the potential to divide the subject property into lots under 5 acres in size.

The surrounding uses and zoning are as follows: To the north, east, and west are undeveloped and zoned GA within unincorporated Whitfield County. To the south two tracts of land. One southern tract is within the unincorporated county that is zoned R-5 and contains a single-family detached dwelling. The other southern adjacent tract of land is within the Town of Cohutta that appears to be agricultural in character.

The subject property is partly within the jurisdiction of the Whitfield County Board of Commissioners adjacent to the Town of Cohutta.

**CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS**

**(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.**

The subject property lies at the convergence of the GA and R-5 zone districts as well as the jurisdictional boundary of unincorporated Whitfield County and the Town of Cohutta. The proposed rezoning would allow for a use similar to adjacent and nearby properties in this area. The area surrounding the subject property is, overall, a low-density single-family detached and agricultural character of development.

**(B) Whether the proposed R-5 amendment would adversely affect the economic value or the uses of adjacent and nearby properties.**

The proposed R-5 rezoning is unlikely to have a negative impact on the adjacent and surrounding property values in this area. The subject property could be divided into up to three tracts as it is currently zoned which could be developed with either site-built or manufactured home dwellings of up to two dwellings per lot. The proposed R-5 rezoning would create a slight potential for increased lot density, but a lack of sewer access in this area prevents significant density potential.

**(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 does not appear to have an agricultural operation dependent on the existing GA zone district. The proposed rezoning would allow for additional lot potential without the agricultural opportunities afforded in the GA zone district.

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

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 proposed rezoning would have little to no effect on the public infrastructure due to the limiting factors of the subject property's development potential under the requested R-5 zone district given the lack of sewer availability 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 subject property is within the Rural Residential character area on the Joint Comprehensive Plan's future development map. This character area is intended to protect the rural low-density character of the county as well as agricultural land use. With a lack of available sewer at the location of the subject property, the development unit/acre density in the R-5 zone district is limited. There is also an adjacent R-5 zoned tract of land as well as a number of nearby tracts of land zoned R-5. The proposed rezoning would be unlikely to alter the rural 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 subject property is adjacent to the R-5 zone district, and this rezoning would simply enlarge the existing 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 rezoning would allow for a similar unit/acre density to that established in this area.
2. There is no expectation that the proposed R-5 rezoning would harm the values of adjacent or nearby properties based on the limited size of the subject property as well as the lack of public sewer infrastructure that would enable any significant potential lot density.
3. There is no conflict identified in the Comprehensive Plan if the proposed R-5 rezoning is approved based on the established zoning and development in this area.

# Ruedas Rezoning Request

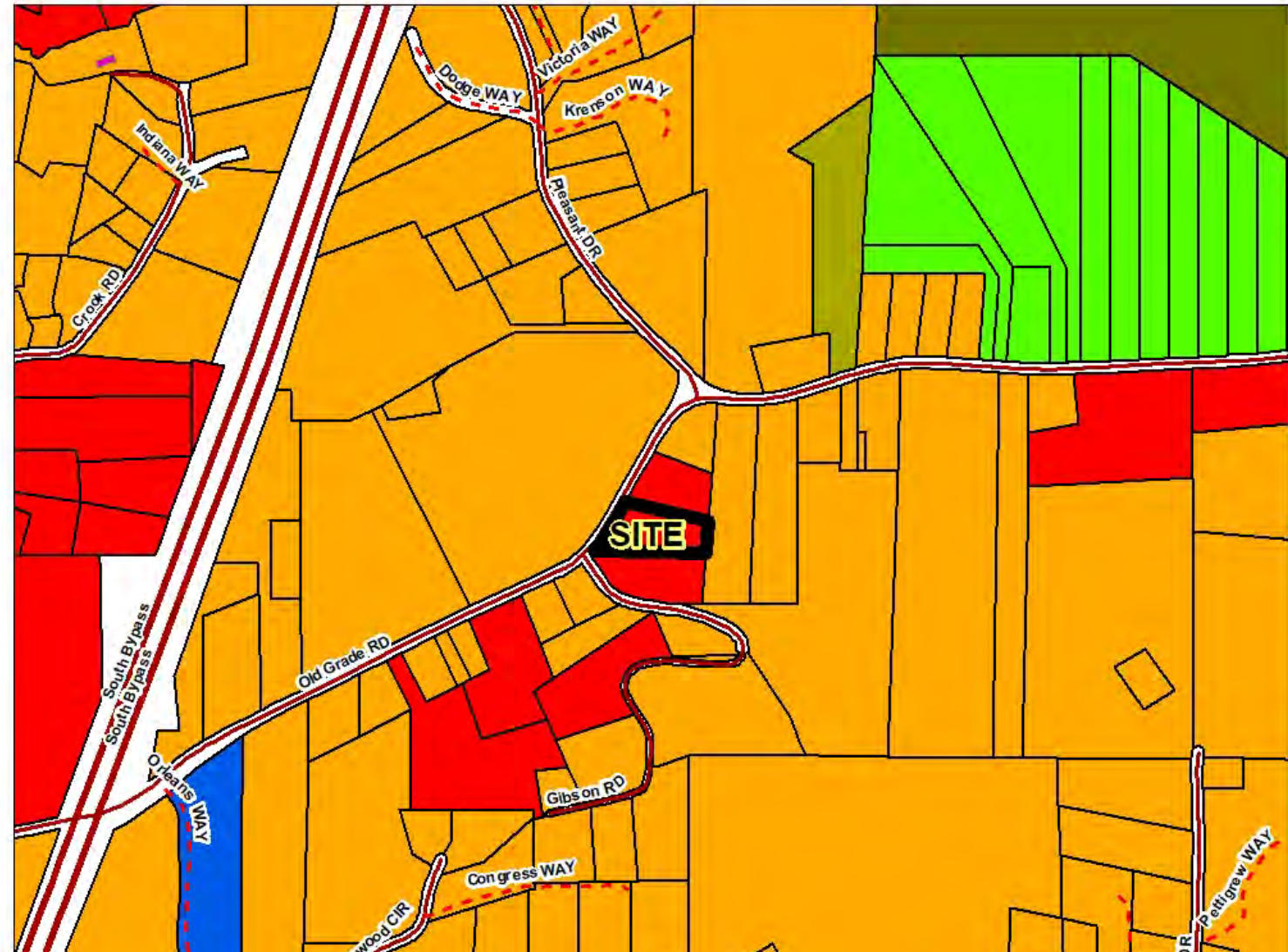
## C-2, General Commercial to R-5, Rural Residential



### Unified Zoning

- General Agriculture (GA)
- Suburban Agriculture (SA)
- Low Density Single Family Residential (R-2)
- Rural Residential (R-5)
- Rural Residential (R-5) Cond
- High Density Residential (R-7)
- General Commercial (C-2)

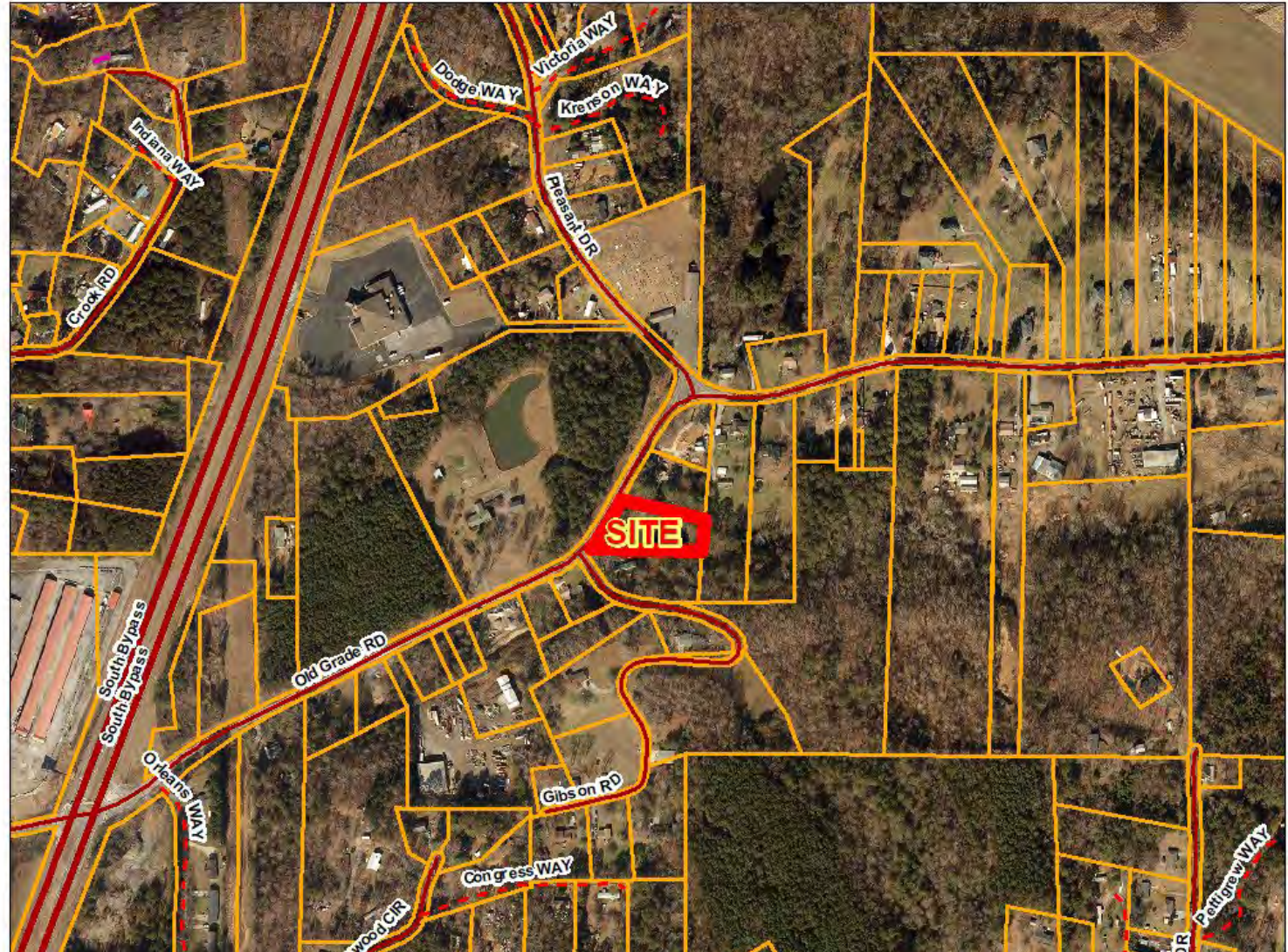
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# Ruedas Rezoning Request C-2, General Commercial to R-5, Rural Residential



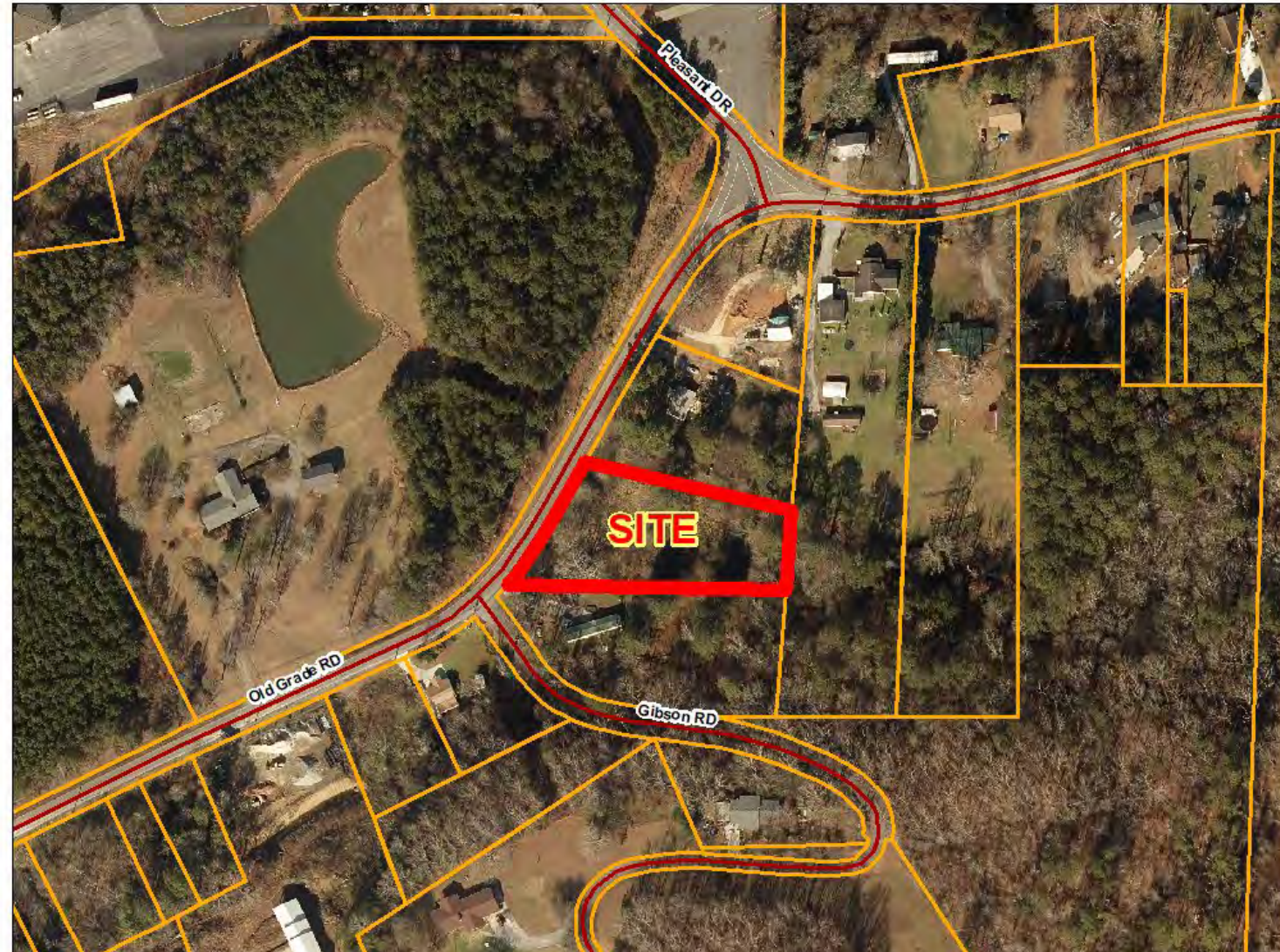
**FEET**  
**500**



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






**FEET**  
**200**



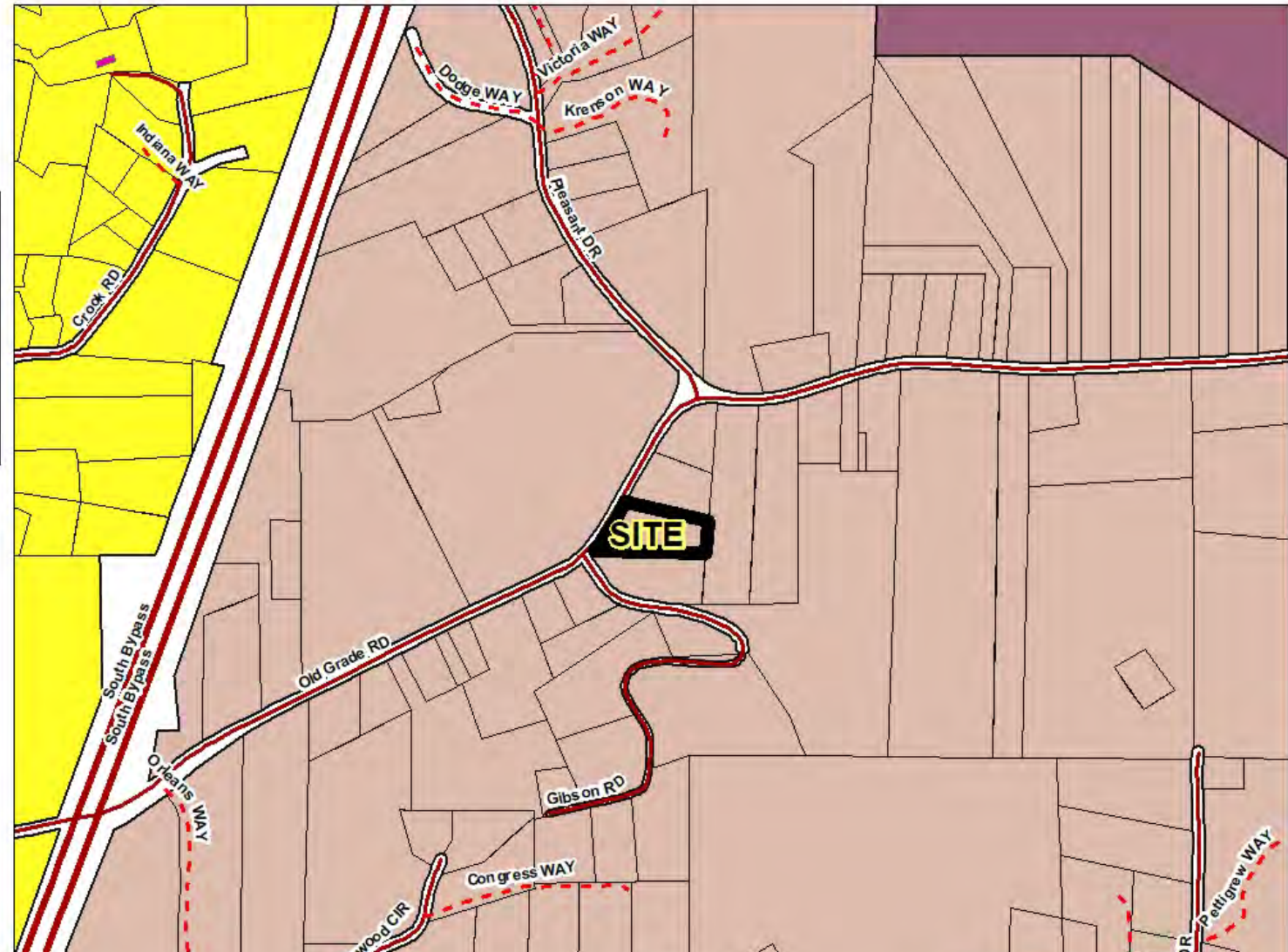
# Ruedas Rezoning Request C-2, General Commercial to R-5, Rural Residential



## FUTURE DEVELOPMENT MAP

-  Community Activity Center
-  Emerging Suburban and Exurban Areas
-  Suburban Neighborhood

**FEET**  
**500**



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

**ZONING CASE:** Jorge Rene Ruedas is seeking to rezone a tract of land from General Commercial (C-2) to Rural Residential (R-5) (parcel 12-244-03-053) containing a total of 0.90 acres located along Old Grade Road. The subject property is currently undeveloped. The petitioner's request was made in order to develop the subject property for residential use.

The surrounding uses and zoning are as follows: To the north, east, south, and west are four tracts of land zoned R-2 and C-2 that each contain a single-family detached dwelling.

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 entirely surrounded by residentially developed tracts. While there is adjacent commercial zoning, no commercial character can be observed adjacent to the subject property. The proposed rezoning would allow for development of the subject property more appropriate than the current C-2 zoning considering the established pattern of development in this area.

**(B) Whether the proposed R-5 amendment would adversely affect the economic value or the uses of adjacent and nearby properties.**

The proposed R-5 rezoning would have a positive impact on the values of adjacent properties by permitting residential development potential for the subject property rather than the existing commercial permitted uses.

**(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 only be developed for commercial use as it is currently zoned. The character of this area and the desire of the petitioner are each for residential development.

**(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.**

No impact is anticipated regarding public utilities or infrastructure based on the limiting factors associated with the subject property's size and shape.

**(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 subject property is within the Emerging Suburban character area on the Joint Comprehensive Plan's future development map. This character area is intended to represent areas where additional residential growth and infill development can occur. The proposed R-5 rezoning is a much better fit for the subject property than the existing C-2 zoning based on the Comprehensive Plan.

**(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 shrink an island of commercial zoning in an overall residential area and increase the predominant zone district in 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 R-5 rezoning of the subject property based on the following factors:

1. The requested rezoning would allow for a use of the subject property more similar to the existing pattern of development in this area than the current C-2 zoning would permit.
2. There is no expectation that the proposed R-5 rezoning would harm the values of adjacent or nearby properties given that it will shrink a commercial island of zoning in a residential area.
3. The proposed rezoning would be in alignment with the intent of the Joint Comprehensive Plan

# Cuevas Rezoning Request

## R-2, Low Density Single Family Residential

### to

## GA, General Agriculture



### ZONING

- General Agriculture (GA)
- General Agriculture (GA) Cond
- Low Density Single Family Residential (R-2)
- Rural Residential (R-5)
- High Density Residential (R-7) Cond
- General Commercial (C-2)
- Heavy Manufacturing (M-2)

FEET  
600



# Cuevas Rezoning Request R-2, Low Density Single Family Residential to GA, General Agriculture



## DALTON CITY LIMITS



Town\_Boundaries

FEET  
200



# Cuevas Rezoning Request






## R-2, Low Density Single Family Residential

### to

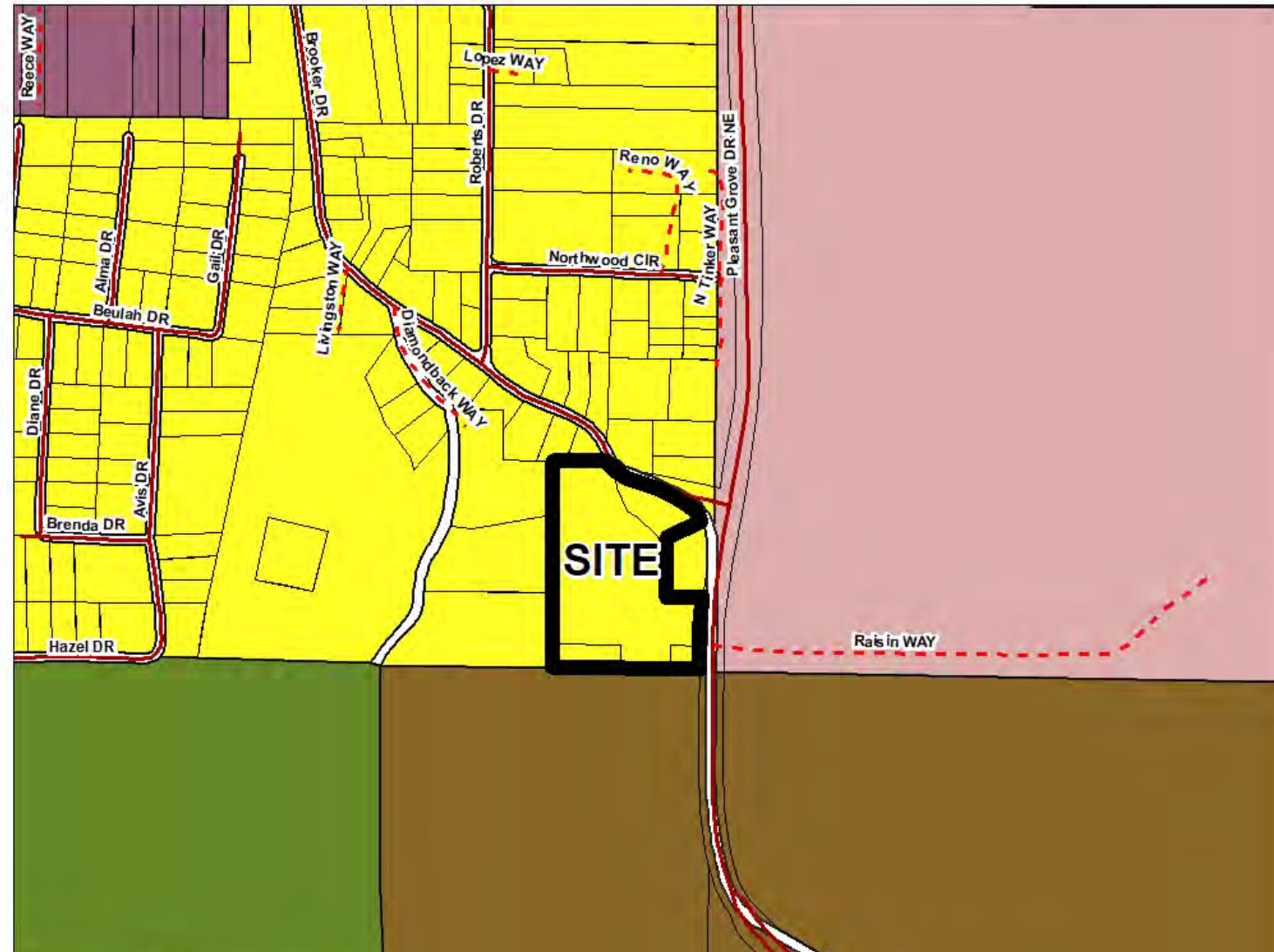
## GA, General Agriculture



### FUTURE DEVELOPMENT MAP

-  Community Activity Center
-  Emerging Suburban and Exurban Areas
-  Preserve
-  Regional Activity Center
-  Suburban Neighborhood

**FEET**  
**600**



# Cuevas Rezoning Request R-2, Low Density Single Family Residential to GA, General Agriculture



**FEET**  
**600**



# Cuevas Rezoning Request R-2, Low Density Single Family Residential to GA, General Agriculture



**FEET**  
**300**



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

**ZONING CASE:** Adrianna Cuevas is seeking to rezone two tracts of land from Low-Density Single-Family Residential (R-2) to General Agriculture (GA) (parcels 12-127-02-005 and 014) containing a combined total of 10.49 acres located at 402 Brooker Drive. The subject property is currently developed with a single-family detached dwelling. The petitioner's request was made so that a guest house could be added to the subject property.

The surrounding uses and zoning are as follows: To the north are several tracts of land zoned R-2 and R-5 that are either undeveloped or contain a single-family detached dwelling. To the east are two tracts of land of which one is a small R-2 zoned tract containing a single-family detached dwelling while the other tract is much larger and contains a single-family detached dwelling. To the south is a large undeveloped tract of land zoned C-2. To the west are three tracts of land that are all zoned and developed for R-2.

The subject property is partly within the jurisdiction of the City of Dalton Mayor and Council and mostly within the jurisdiction of the Whitfield County Board of Commissioners.

**CONSIDERING FACTORS FOR A REZONING/ANNEXATION ANALYSIS**

**(A) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and whether the proposed change is consistent with the established land use pattern and zoning of adjacent and nearby properties.**

The subject property lies at the convergence of a few zone districts including GA, R-2, C-2, and R-5. The adjacent GA zone district is adjacent to the subject property, and several adjacent tracts are large tracts with large homes and mostly wooded properties. Adding a second single-family detached dwelling to the subject property would not alter the unit/acre density established in this area.

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

The intense agricultural land uses are not viable for the subject property given its size and topography. The proposed addition of a guest house would not alter the character that has been established 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 would need to be rezoned in order for a second dwelling to be permitted.

**(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 proposed rezoning would have little to no effect on the public infrastructure due to the limiting factors of the subject property's development potential under the requested GA zone district.

**(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 subject property is within the Suburban Residential character area on the Joint Comprehensive Plan's future development map. The Suburban Neighborhood character area is intended to protect residential neighborhoods from zoning and development that would threaten the neighborhood's integrity. The proposed rezoning, while agricultural, would not threaten the residential 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 subject property is adjacent to the GA zone district and this rezoning would simply enlarge that 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 GA rezoning of the subject property based on the following factors:

1. The requested rezoning would allow for a similar unit/acre density to that established in this area.
2. There is no expectation that the proposed GA rezoning would harm the values of

adjacent or nearby properties based on the limited size and topographical challenges of the subject property.

3. The proposed rezoning would not threaten the integrity of the established neighborhood in this area.

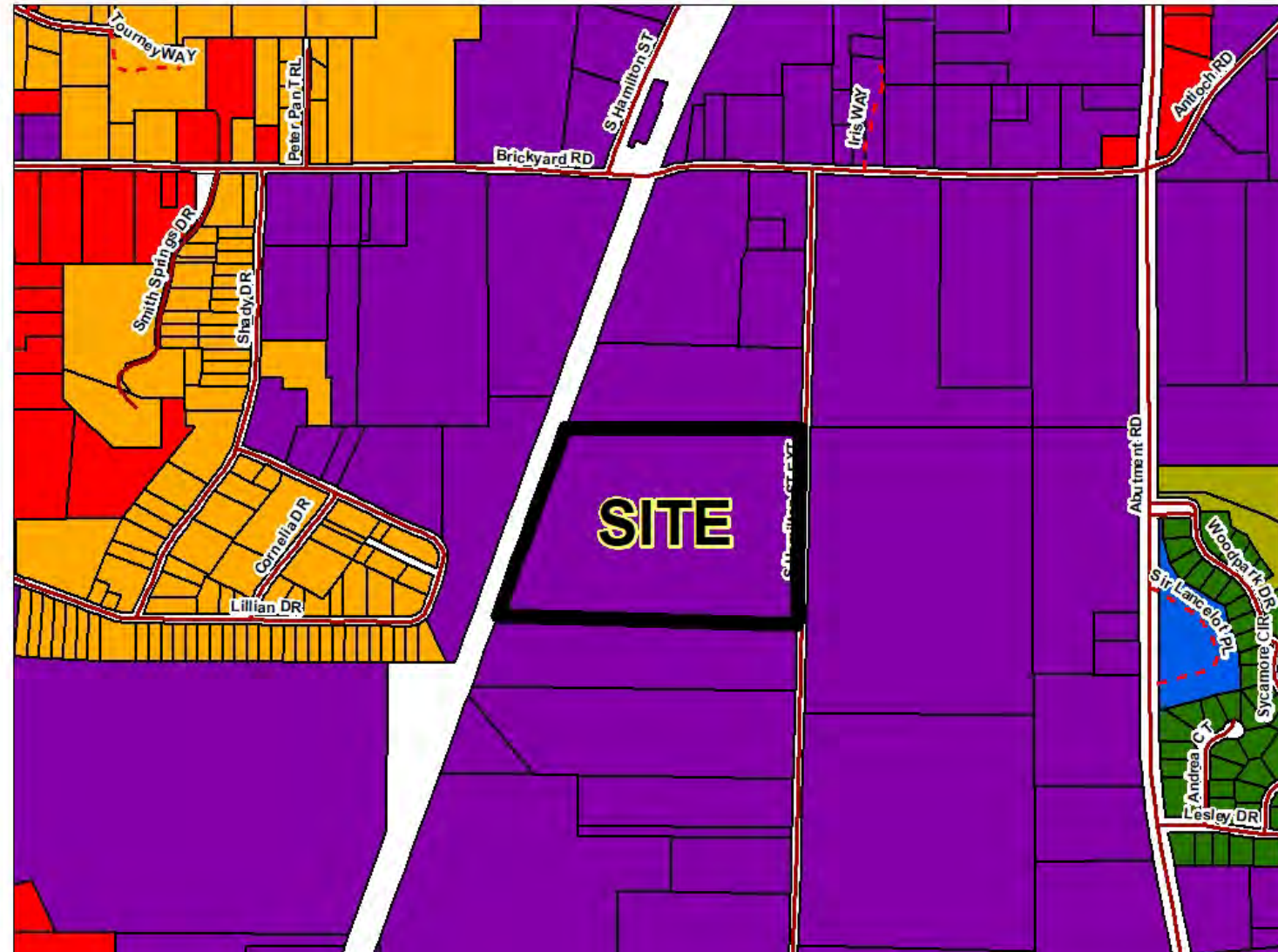


# TCW Dalton LLC De-Annexation Request Into Unincorporated Whitfield County Zoning to remain M-2, Heavy Manufacturing

## ZONING DISTRICT

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

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**500**





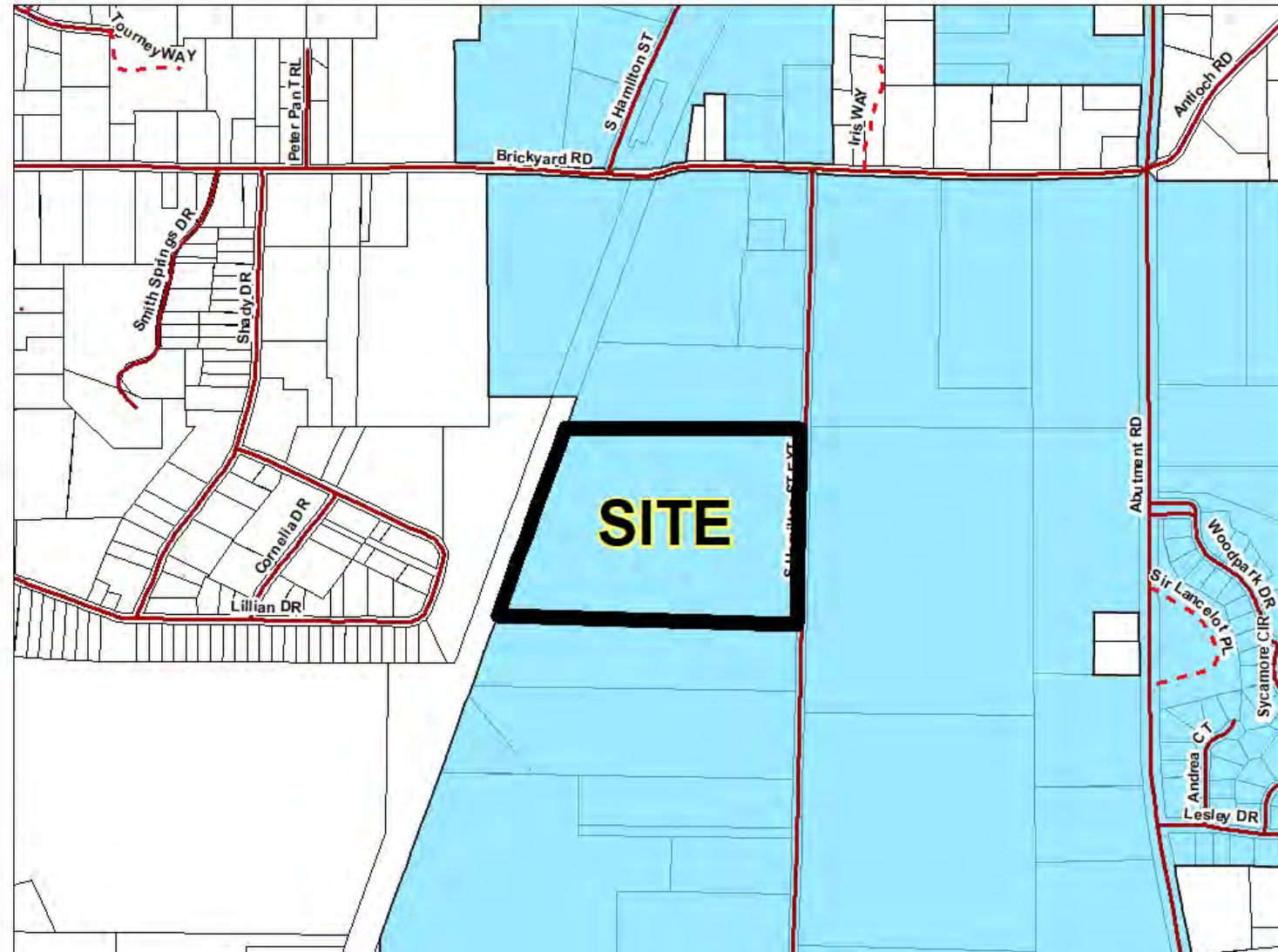
# TCW Dalton LLC De-Annexation Request Into Unincorporated Whitfield County Zoning to remain M-2, Heavy Manufacturing

## DALTON CITY LIMITS



Town\_Boundaries

FEET  
500





# TCW Dalton LLC De-Annexation Request Into Unincorporated Whitfield County Zoning to remain M-2, Heavy Manufacturing

FEET  
500



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

**ZONING CASE:** TCW Dalton, LLC is seeking to de-annex a tract of land zoned Heavy Manufacturing (M-2) (parcel 12-352-10-000) containing a total of 19.84 acres located at 3035 Parquet Drive into the City of Dalton. The subject property is currently undeveloped.

The surrounding uses and zoning are as follows: To the north, east, and south are three tracts of land zoned and developed for heavy manufacturing use that are all three within the City of Dalton's incorporated boundary. To the west is a single tract of land that is both zoned and developed for heavy manufacturing land use that is in the unincorporated county jurisdiction.

The subject property is within the jurisdiction of the City of Dalton Mayor and Council and requesting to be 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 proposed de-annexation would have no effect on the potential development of the subject property based on the Unified Zoning Ordinance (UZO) shared by both Dalton and unincorporated Whitfield County. The proposed de-annexation would simply transfer the jurisdiction from the City of Dalton to unincorporated Whitfield County.

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

The proposed rezoning would have no negative impacts on any of the surrounding property's values based on the underlying zoning remaining the same under the UZO.

**(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.**

As stated previously, the de-annexation would not affect zoning of the subject property based on the shared UZO.

**(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 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's development potential would remain the same. The subject property lies on the City's boundary, so there should be no issue regarding service delivery.

**(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.**

No issues identified.

**(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 de-annexation would not create any disruption to the City's incorporated boundary that would result in an issue affecting service delivery or the creation of an unincorporated island.

**(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 de-annexation of the subject property from the City of Dalton to unincorporated Whitfield County based on the following factors:

1. The requested de-annexation would have no negative impact to the City's incorporated boundary or delivery of City services.
2. There is no expectation that the proposed de-annexation would harm the values of adjacent or nearby properties given the underlying zoning of the subject property will remain the same under the UZO.
3. The proposed de-annexation would neither create an incorporated or unincorporated island.

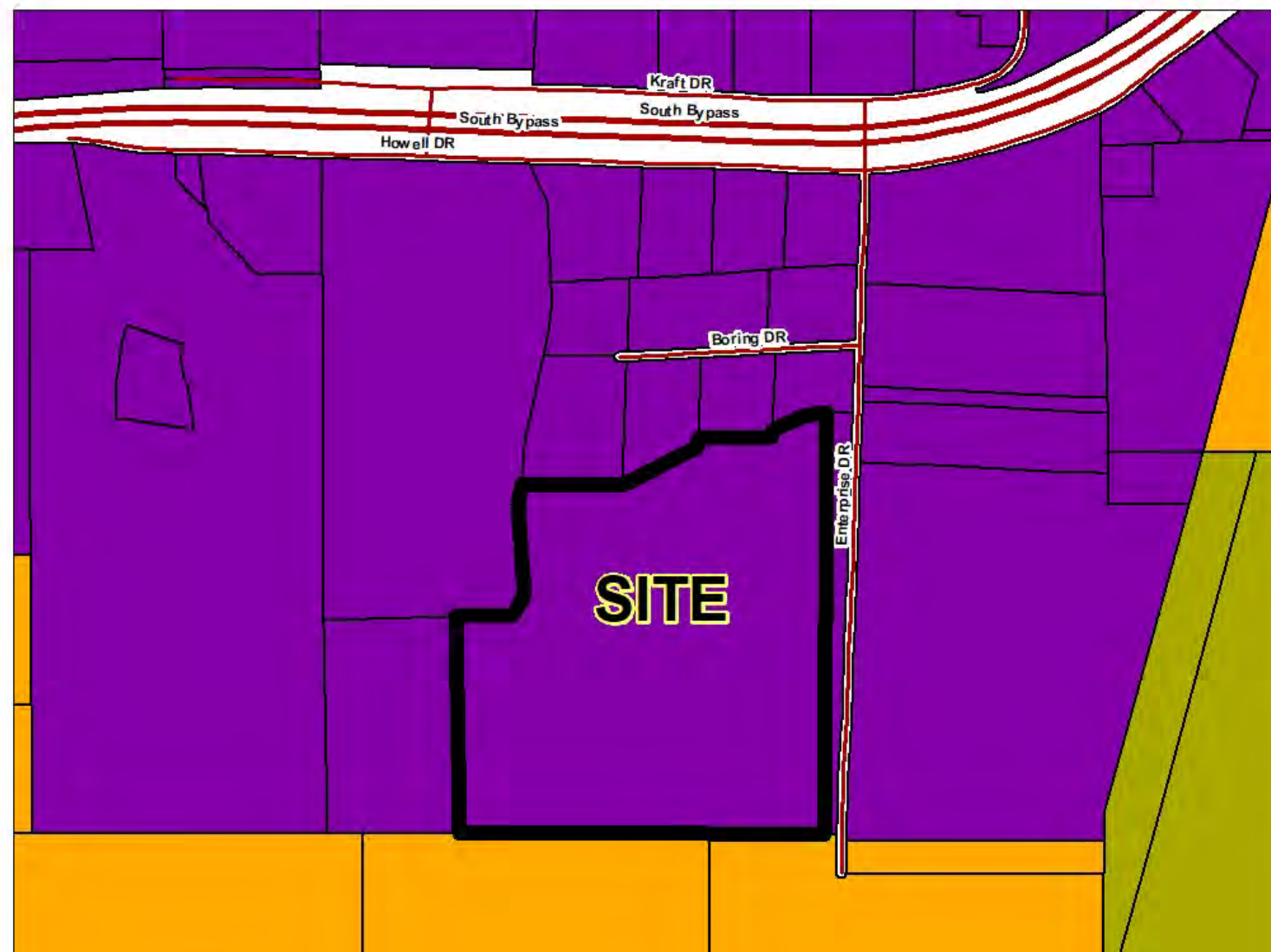
# City of Dalton-Annexation Request Into the City of Dalton Zoning to remain M-2, Heavy Manufacturing



## ZONING

-  General Agriculture (GA)
-  Rural Residential (R-5)
-  Heavy Manufacturing (M-2)

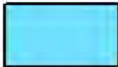
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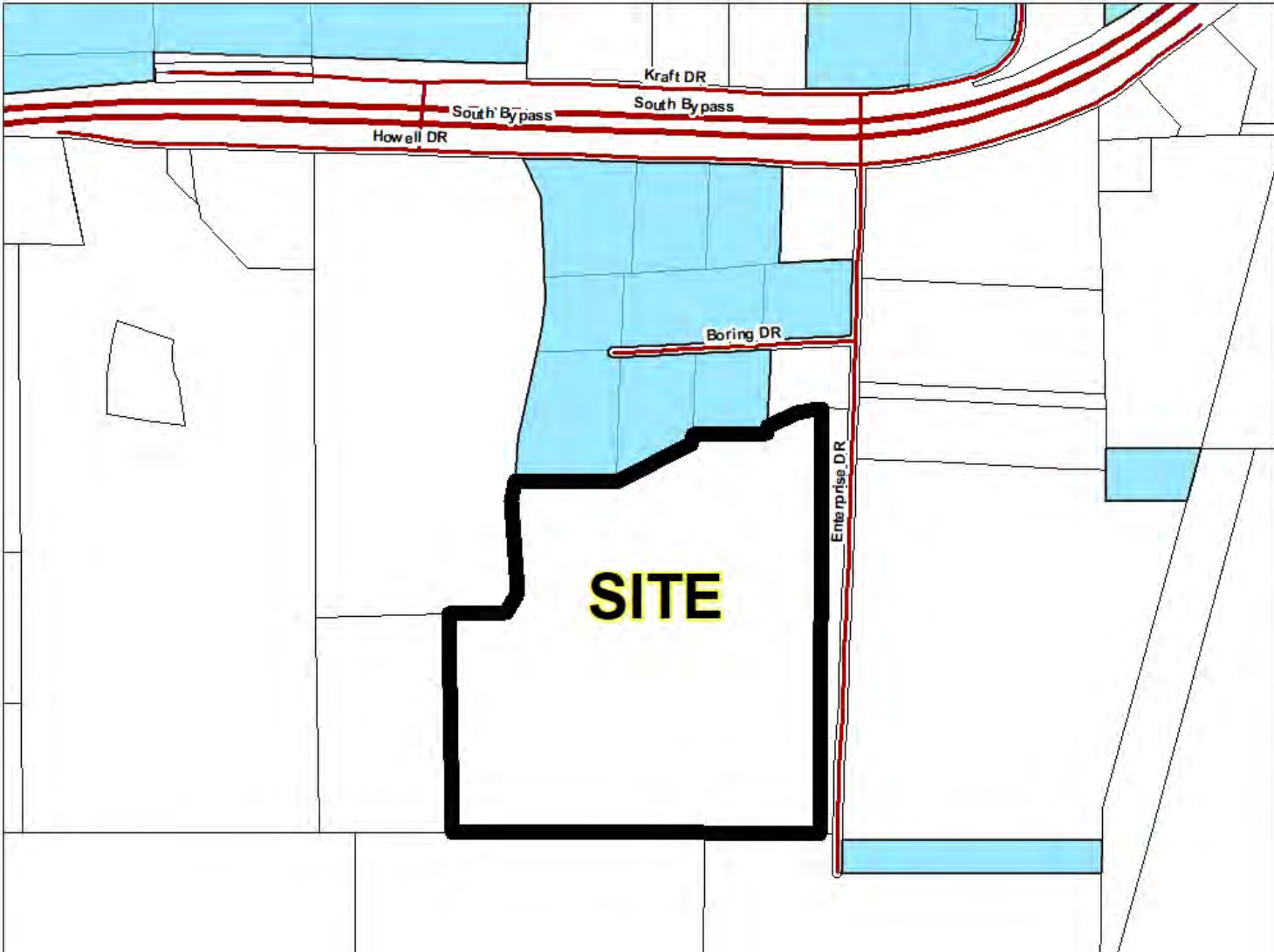
City of Dalton-Annexation Request  
Into the City of Dalton  
Zoning to remain  
M-2, Heavy Manufacturing



**DALTON CITY LIMITS**

 Town\_Boundaries

**FEET**  
**500**



# City of Dalton-Annexation Request Into the City of Dalton Zoning to remain M-2, Heavy Manufacturing



**FEET**  
**500**

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

**ZONING CASE:** The City of Dalton Mayor and Council is seeking to annex a tract of land zoned Heavy Manufacturing (M-2) (parcel 13-048-01-000) containing a total of 50.06 acres located at 1022 Enterprise Drive into the City of Dalton. The subject property is owned by the City of Dalton and contains an electrical substation:

The surrounding uses and zoning are as follows: To the north are several tracts of land zoned and developed for manufacturing and industrial use. To the east is a large tract of land zoned and developed for manufacturing and industrial land use. To the south are a few tracts of land zoned for residential land use that are undeveloped. To the west are two tracts of land zoned for manufacturing and industrial land use of which one is developed for manufacturing use.

The subject property is petitioning to be within the jurisdiction of the City of Dalton Mayor and Council and currently 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's use will not be affected by the proposed annexation due to the shared zoning classifications as part of the Unified Zoning Ordinance that both Dalton and Whitfield County have adopted. The subject property is adjacent to the City of Dalton's boundary to the north and south of its boundaries.

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

No impact is expected based on the fact that the zoning will remain the same under the UZO.

**(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 eligible for annexation based on its adjacency to the City of Dalton along two of its boundaries.

**(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 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.**

No impact to utilities or public infrastructure is expected. The City of Dalton already serves multiple adjacent properties 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 proposed annexation would not be in conflict with the Joint Comprehensive Plan.

**(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’s annexation will connect an island of City jurisdiction to the contiguous City boundary, thus eliminating an island and creating a more consistent municipal boundary

**(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 annexation of the subject property into the City of Dalton based on the following factors:

1. The requested annexation would create a more consistent municipal boundary.
2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given there would be no change to the existing zoning or land use.

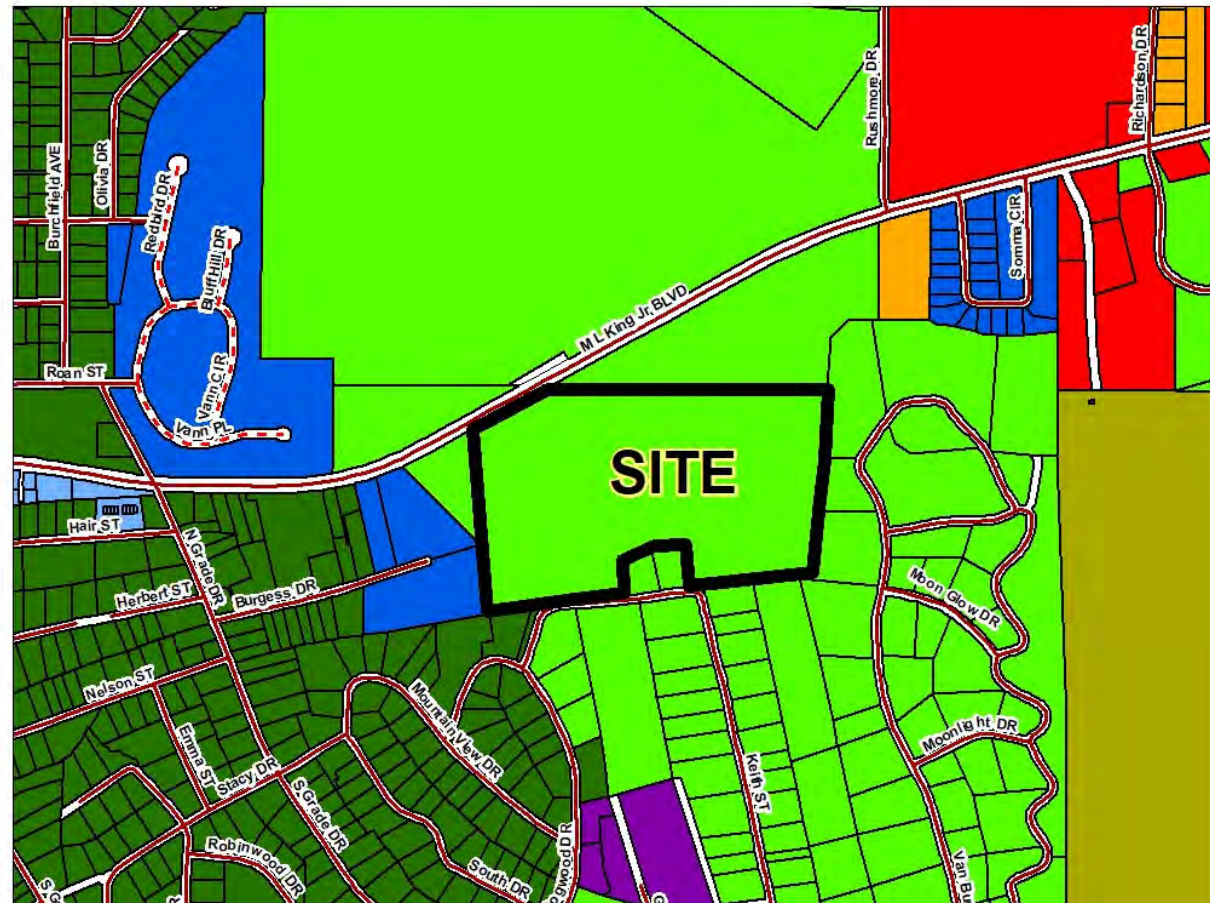


# Christian Heritage-Annexation Request Into the City of Dalton Zoning to remain R-2, Low Density Single Family Residential

## ZONING

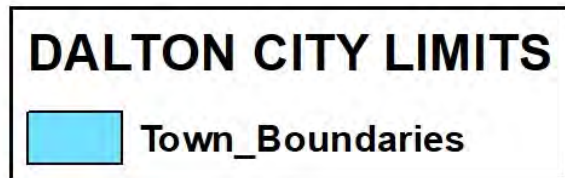
-  General Agriculture (GA)
-  Low Density Single Family Residential (R-2)
-  Low Density Single Family Residential (R-2) Cond
-  Medium Density Single Family Residential (R-3)
-  Rural Residential (R-5)
-  Transitional Residential (R-6)
-  High Density Residential (R-7)
-  General Commercial (C-2)
-  Heavy Manufacturing (M-2)

**FEET**  
**500**

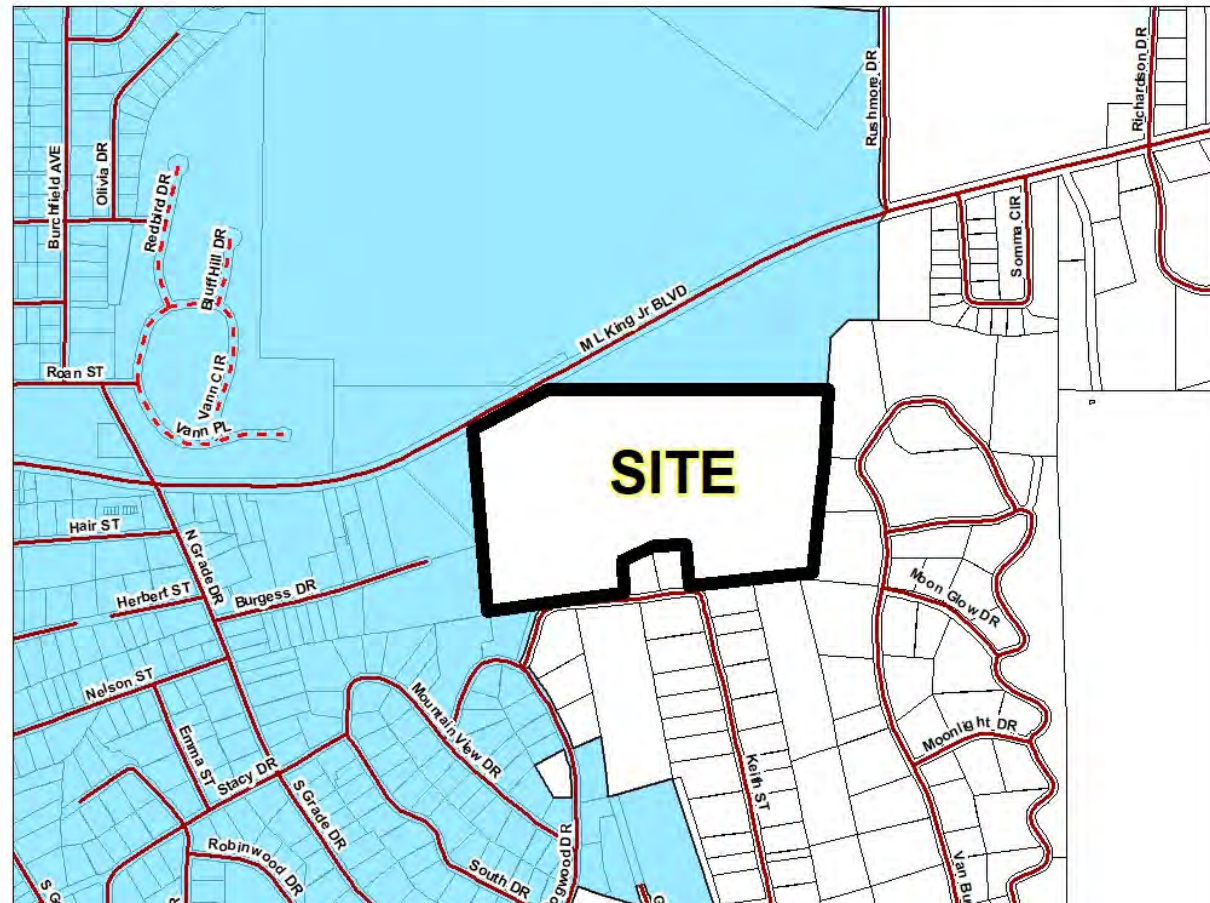




**Christian Heritage-Annexation Request  
Into the City of Dalton  
Zoning to remain  
R-2, Low Density Single Family Residential**



**FEET  
500**





**Christian Heritage-Annexation Request  
Into the City of Dalton  
Zoning to remain  
R-2, Low Density Single Family Residential**

**FEET  
500**



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

**ZONING CASE:** Christian Heritage Schools, Inc. is seeking to annex a tract of land zoned Low Density Single Family Residential (R-2) (parcel 12-216-03-000) containing a combined total of 28.55 acres located at 1600 Martin Luther King Jr. Boulevard into the City of Dalton. The subject property currently contains a portion of the private school's campus and ball fields:

The surrounding uses and zoning are as follows: To the north are several tracts of land zoned R-2 that contain the majority of the CHS campus. To the east are three tracts of land zoned R-2 that each contain a single family detached dwelling. To the south multiple tracts of land all zoned R-2 that are either undeveloped or contain a single family detached dwelling. To the west are three tracts of land that are zoned R-2 and R-7. Two of the adjacent tracts are part of a multi-family residential development while the third tract is undeveloped.

The subject property is petitioning to be within the jurisdiction of the City of Dalton Mayor and Council and currently 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's use will not be affected by the proposed annexation due to the shared zoning classifications as part of the Unified Zoning Ordinance that both Dalton and Whitfield County have adopted. The subject property is adjacent to the City of Dalton's boundary along its entire northern and western boundary.

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

No impact is expected based on the fact that the zoning will remain the same under the UZO.

**(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 eligible for annexation based on its adjacency to the City of Dalton along multiple boundaries.

**(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 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.**

No impact to utilities or public infrastructure is expected. The City of Dalton already serves multiple adjacent properties 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 proposed annexation would not be in conflict with the Joint Comprehensive Plan.

**(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’s annexation will not create any issues regarding the City’s incorporated boundary or its delivery of services to 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 annexation of the subject property into the City of Dalton based on the following factors:

1. The requested annexation would not create any issues regarding the City of Dalton’s incorporated boundary.
2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given there would be no change to the existing zoning or land use.
3. The majority of the CHS campus is within the City of Dalton.

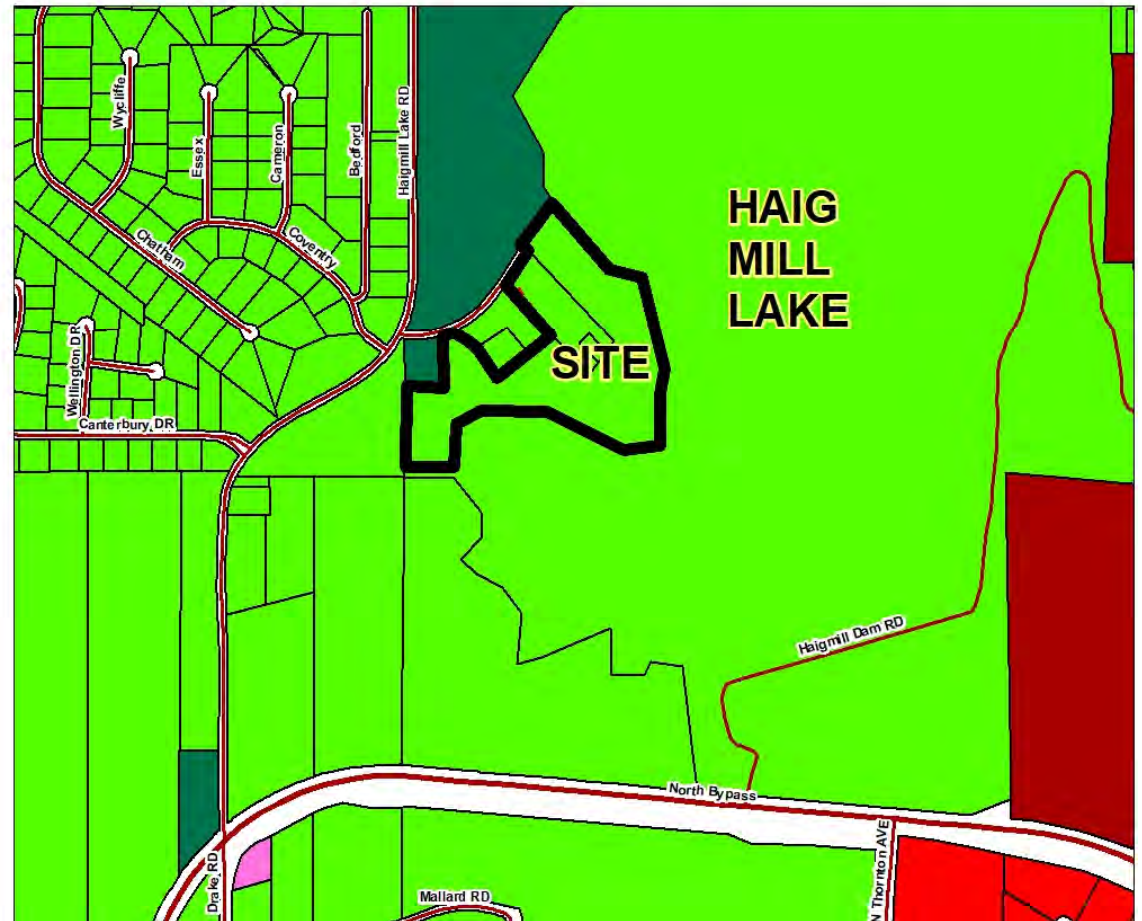


**City of Dalton-Annexation Request  
Into the City of Dalton  
Zoning to remain  
R-2, Low Density Single Family Residential**

**ZONING**

-  Low Density Single Family Residential (R-2)
-  Medium Density Single Family Residential (R-3)
-  Neighborhood Commercial (C-1)
-  General Commercial (C-2)
-  Transitional Commercial (C-4)

**FEET  
500**





### DALTON CITY LIMITS

 Town\_Boundaries

**FEET**  
**500**



## City of Dalton-Annexation Request Into the City of Dalton Zoning to remain R-2, Low Density Single Family Residential





**City of Dalton-Annexation Request  
Into the City of Dalton  
Zoning to remain  
R-2, Low Density Single Family Residential**

**FEET  
500**



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

**ZONING CASE:** The City of Dalton Mayor and Council is seeking to annex three tracts of land zoned Low Density Single Family Residential (R-2) (parcels 12-122-17-000, 05-000, and 16-000) containing a combined total of 15.26 acres located along Old Haigmill Lake Road into the City of Dalton. The subject property currently contains the City of Dalton's Haigmill Lake park:

The surrounding uses and zoning are as follows: To the north are several tracts of land zoned R-2 and R-3 that contain single family detached dwellings as well as a large church. To the east is a large tract of land zoned R-2 that contains the Haigmill reservoir. To the south is a continuation of the Haigmill reservoir. To the west are several tracts of land that are either undeveloped or zoned and developed for single-family detached residential land use.

The subject property is petitioning to be within the jurisdiction of the City of Dalton Mayor and Council and currently 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's use will not be affected by the proposed annexation due to the shared zoning classifications as part of the Unified Zoning Ordinance that both Dalton and Whitfield County have adopted. The subject property is adjacent to the City of Dalton's boundary along all of its boundary.

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

No impact is expected based on the fact that the zoning will remain the same under the UZO.

**(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 eligible for annexation based on its adjacency to the City of Dalton along its entire boundary.

**(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 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.**

No impact to utilities or public infrastructure is expected. The City of Dalton already serves multiple adjacent properties in this area as well as owning and serving 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 proposed annexation would not be in conflict with the Joint Comprehensive Plan.

**(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’s annexation will eliminate an island of City jurisdiction to the contiguous City boundary, thus creating a more consistent municipal boundary.

**(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 annexation of the subject property into the City of Dalton based on the following factors:

1. The requested annexation would create a more consistent municipal boundary by eliminating an unincorporated island.
2. There is no expectation that the proposed rezoning and development would harm the values of adjacent or nearby properties given there would be no change to the existing zoning or land use.
3. The City of Dalton owns and maintains the subject property, making it logical for the subject property to be within the City’s jurisdiction as a city park.

**ORDINANCE OF THE WHITFIELD COUNTY  
BOARD OF COMMISSIONERS AMENDING THE  
UNIFIED ZONING ORDINANCE**

**Ordinance 2024- \_\_\_\_\_**

**WHEREAS**, the Whitfield County Board of Commissioners adopted the *Unified Zoning Ordinance* on or about August 15, 2015; and

**WHEREAS**, the Whitfield County Board of Commissioners has, from time to time, amended said ordinance in order to protect the health, welfare, and safety of the public; and

**WHEREAS**, the Whitfield County Board of Commissioners finds such amendments to be useful, necessary, and proper, and protective of the health, welfare, and safety of the public; and

**WHEREAS**, it is the desire of the Whitfield County Board of Commissioners to promote the goals, objectives, and policies of the *Joint Comprehensive Plan for Whitfield County and the Cities of Cohutta, Dalton, Tunnel Hill and Varnell*; and

**WHEREAS**, it is the belief of the Whitfield County Board of Commissioners that in so doing, it protects the health, welfare, and safety of the public;

**NOW, THEREFORE, BE IT RESOLVED** by the Whitfield County Board of Commissioners that the *Unified Zoning Ordinance*, otherwise known as **Appendix A** of the Code of Ordinances of Whitfield County, Georgia, be amended by amending Section 4-5-1, to require a Preliminary Site Plan when requesting C-1A zoning; by amending Section 4-6-5, to reference the Georgia Cemetery Act; by amending Article VI to revise parking standards; by amending Section 12-1-3, regarding the number of term appointments allowed for the members of the Unified Board of Zoning Appeals; by amending Appendix A to revise the fee for Storm Water Management Plan Review; to amend the Permitted Use Table to add M-1 and M-2 as allowed zoning districts for “Bank or Financial Institution, Full Service,” “Church,” and “Event Center;” and for other purposes.

**BE IT ORDAINED** by the Board of Commissioners of Whitfield County and by the authority of same, **IT IS HEREBY ORDAINED** as follows:

1. Delete the first sentence of Section 4-5-1 in its entirety and replace with the following:

**4-5-1 Preliminary Site Plan.** For all parcels which seek rezoning or annexation to R-6, R-7, C-1A, MU, PUD, or U-PUD for a proposed use or which require a Special Use for a proposed use, a Preliminary Site Plan, as described herein, shall be submitted with such application unless specifically waived, in whole or in part, in the sole discretion of the Zoning Administrator.

2. Delete Section 4-6-5 in its entirety and replace with the following:

**4-6-5 Cemeteries**, not including governmentally-owned cemeteries, fraternal cemeteries, church or synagogue cemeteries, or family burial plots, are allowed in the GA, SA, R-1, R-2, R-5, and C-2 districts, shall have minimum site areas of twenty-five (25) acres, and shall otherwise fully comply with the Georgia Cemetery and Funeral Services Act of 2000, as amended. Churches and synagogues, and fraternal organizations may operate cemeteries

as an accessory use, wherever the principal use is allowed, but only if a minimum site area of five (5) additional acres is available for the cemetery. A minimum site area is not required for a columbarium as an accessory use where the principal use is allowed. In all zoning districts, family burial plots shall be allowed as an accessory use to a residential dwelling upon lots or parcels containing five (5) acres or more.

3. Delete Article VI in its entirety and replace with the following: (as fully shown beginning on page 4)

4. Delete Section 12-1-3 in its entirety and replace with the following:

**12-1-3** A member of the Board may be appointed to any number of consecutive or non-consecutive terms by the applicable Governing Authority.

5. Amend Appendix A entitled “Permit, Application, and Other Land Development Fees for Whitfield County” by deleting the Fee description shown for Storm Water Management Plan Review and replacing with the following:

*Based upon Project Type/Size, as referenced in Storm Water Plan Review Fee Schedule*

6. Amend the Permitted Use Table to show “Bank or Financial Institution, Full Service” and “Church” and “Event Center” to be allowed outright in the M-1 and M-2 zoning districts.
7. These amendments shall become effective immediately following enactment by the Board of Commissioners of Whitfield County, Georgia, the public health, safety, and welfare requiring it.
8. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
9. It is hereby declared to be the intention of the Board of Commissioners of Whitfield County that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and if any section, paragraph, sentence, clause, or phrase shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases herein.

SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Jevin S. Jensen, Chairman

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Barry W. Robbins, Vice Chairman

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Greg Jones

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Robby Staten

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John Thomas  
Attest:

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Blanca Cardona, Whitfield County Clerk

## Article VI – Parking and Loading Standards

- 6-1 Intent. The intent of this Article is to provide regulations to foster safe and efficient circulation of vehicles and pedestrians, both upon private and public streets and roads.
- 6-2 Off-Street Automobile Parking. Off-street automobile parking shall be provided upon every lot on which any of the uses referenced in this Article are established, except within the C-3, Central Business District. Such automobile parking shall be provided with vehicular access to a public or private road, street, or alley and shall be equal in area to at least the minimum requirements for the specific uses, as set forth in Chart 6-7 below.
- All off-street automobile parking, except for single-family residential uses, shall be arranged so that vehicles will not be required to back onto a public street, road, or highway when leaving the premises. Each required off-street parking space and/or loading berth shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient access to a public or private street or road.
- 6-2-1 On Same Lot. Except as otherwise provided herein, all off-street parking shall be provided upon the same lot or parcel as the use or uses served.
- 6-2-2 Common Off-Street Parking Areas. Two (2) or more principal uses may utilize a common parking area to comply with off-street requirements, provided that the total number of individual spaces available within such common area is not less than the sum of the spaces required for the individual uses. The owner of said lot or parcel shall forfeit all development rights therein until such time as adequate parking space is provided elsewhere.
- 6-2-3 Required Off-Street Parking Spaces on Other Property. If the required off-street parking spaces cannot reasonably be provided upon the same lot or parcel upon which the principal use is located, such spaces may be provided upon other off-street property lying not more than three hundred (300) feet from the principal use. In this circumstance, the applicant shall record a valid easement or similar legal instrument, duly executed and acknowledged, citing the permanent availability of such off-street parking spaces to serve the principal use.
- 6-2-4 Whenever there is a change in the principal use or occupancy, the resultant off-street parking required for the use or occupancy change shall comply with the minimum standards for such new use, as set forth in this Article.
- 6-3 Commercial Parking. All off-street parking areas intending to serve any use other than residential single family attached or detached dwellings, including ingress and egress, shall be graded to ensure proper drainage, surfaced with concrete, asphaltic material, or porous pavers, and maintained in a clean, orderly condition.

All off-street commercial parking facilities, whether public or private, shall meet the following requirements:

6-3-1 Size. Off-street parking spaces shall be striped and shall provide a rectangular parking area at least eight and one-half (8 ½) feet in width and at least eighteen (18) feet in length (regardless of the angle of the space to the access aisle). Such spaces shall have a vertical clearance of not less than seven (7) feet. See Section 6-5-3 for the size of a compact car parking space.

6-3-2 Parking Layout.

- (a) The layout of parking spaces may be arranged parallel, perpendicular, or diagonal to the aisles. Minimum standards for aisle widths shall be one-way, twelve (12) feet; two-way, twenty-four (24) feet.
- (a) If a development shall include a drive-in window or pick-up station, the stacking lane(s) shall be clearly delineated and such addition shall be at least ten (10) feet wide. The number of automobiles allowed in the stacking lane(s) may be counted toward the overall minimum required number of parking spaces as set forth in Chart 6-7.
- (b) If a development shall include one (1) or more fuel pumps, each pump location may be counted toward the overall minimum required number of parking spaces, as set forth in Chart 6-7.
- (c) Fire Lanes. Where required by the local Fire Chief and/or Fire Code Official, fire apparatus access roads shall be marked and/or posted in accordance with the regulations as set forth in the International Fire Code, currently adopted edition, with Georgia amendments.

6-3-3 Landscaping Standards. The owners of commercial parking lots shall be required to landscape with trees and shrubs to reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and from adjoining properties. See City of Dalton Landscaping Ordinance for additional requirements for parking lots within the city of Dalton.

6-4 Residential Parking. All parking areas serving single-family detached or attached dwellings shall conform to the following additional requirements:

- (a) If garages or carports become converted to living area, then the off-street parking requirements shall be met elsewhere upon the lot or parcel.
- (b) At no time shall parked or stored camping or recreational vehicles be occupied or used for living, sleeping, or housekeeping purposes, with the following exception:
  - (i) Under certain specific circumstances, as defined in Whitfield County Code Section 5-128, the Chief Building Official may issue a temporary RV permit for parcels within unincorporated Whitfield County.

- (c) No commercial vehicle, as licensed by the State with gross vehicle weight (GVW) exceeding eleven thousand (11,000) pounds or which shall have three (3) or more axles, shall be allowed to park in the R-1, R-2, R-3, R-4, R-5, R-6, or R-7 residential zone district.
- (d) Commercial vehicles, licensed by the State, buses, and/or recreational vehicles shall not be allowed to park overnight upon the street within a residential district, but shall be permitted to park temporarily to make delivery or pickup of goods or to perform work at the residence.

6-5 Off-Street Parking Requirements for Uses. The minimum number of required off-street parking spaces for each use is set forth in Chart 6-7. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use. The Zoning Administrator and Chief Building Official, in their sole discretion, shall determine the proper required maximum number of spaces by classifying the use among the uses specified.

6-5-1 Handicapped Parking. Parking for the handicapped within a multi-family or non-residential district shall be provided at a size, number, and location in accordance with the requirements of the Georgia Handicapped Accessibility Code and/or the Americans With Disabilities Act.

6-5-2 Parking reduction. In lieu of the specific standards set forth in Chart 6-7, up to a twenty-five percent (25%) reduction in the total required minimum number of parking spaces may be allowed, in the sole discretion of the Chief Building Official, if presented with a detailed parking study prepared by a Design Professional that evaluates site-specific circumstances and demand or documented evidence relative to the uses or combination of uses that are proposed on-site. The Board of Zoning Appeals shall determine all other variance requests related to any reduction.

6-5-3 Compact Cars. In the sole discretion of the Chief Building Official, up to ten percent (10%) of the total required minimum number of parking spaces may be sized for compact cars. The compact car parking space shall be striped and provide a rectangular parking area at least eight (8) feet in width and at least sixteen (16) feet in length (regardless of the angle of the space to the access aisle.)

6-6 General Regulations for Off-Street Loading/Unloading.

Areas proposed for loading and unloading motor vehicles in off-street locations shall be provided at the time of the initial construction of any building or structure used, or proposed to be used, for commercial, industrial, manufacturing, hospital, institutional, hotel/motel or multifamily residential purposes in any zoning district. Such off-street loading areas shall have adjacent access to a public road or street and shall be provided and maintained in accordance with the following requirements, the computation of which shall not be included in the off-street parking requirements.

- 6-6-1 Loading spaces provided. Any such business or use shall provide adequate off-street facilities for the loading and unloading of merchandise, supplies, goods, freight, provisions or furnishings within or adjacent to the structure. Such loading facilities, if provided, shall not obstruct freedom of vehicular traffic or pedestrian movement upon the public streets and/or sidewalks.
- 6-6-2 Location of off-street loading areas. Off-street loading and unloading areas shall be located upon the same lot or parcel as the structure they are intended to serve. In no case shall the off-street loading space be considered as part of the area provided to satisfy off-street parking requirements set forth herein.
- 6-6-3 Adequacy of loading area. All such uses shall provide off-street loading areas sufficient for their requirements. Such space shall be considered adequate if no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley or way.
- 6-6-4 Truck loading on public streets restricted. The loading or unloading of business merchandise, supplies, goods or freight within a street right-of-way shall be prohibited in all zoning districts.

**CHART 6-7 Minimum Parking Spaces Required by Use**

Use	Minimum Number of Parking Spaces:	Required for Each:
<b>a. RESIDENTIAL</b>		
1. Single-Family & Two-Family Residence	2	Dwelling Unit
2. Multi-Family Residence	1.5	Dwelling Unit
3. Multi-Family Residence	1.5	Dwelling Unit
4. Retirement Community	1	Dwelling Unit
5. Nursing Homes, Personal Care Homes, Fraternity or Sorority Houses	1	2 residents or beds
6. Bed & Breakfast, Rooming House, Boarding House	1 2	Room to be rented, plus Dwelling Unit
7. Hotel or Motel:		
(a) Convention hotel, or a motel with a restaurant or lounge.	1½	Room
(b) Non-convention hotel or a motel with no restaurant	1	Room
<b>b. COMMERCIAL</b>		
1. Professional Office or Bank	3½	1,000 sq ft of ground floor area
2. Funeral Home	20	Viewing Room
3. Service Station, Gas Station, Auto Repair Shop or Garage	3 5	Service bay, plus 1,000 sf of retail space
4. Restaurant or similar eating establishment	1 1	2 seats provided for patron use, plus 2 employees
5. Amusement/Recreational Facility, Health/Fitness Center	5	1,000 sq ft of ground floor area
6. Retail Business	5	1,000 sq ft of ground floor area
<b>c. INDUSTRIAL AND MANUFACTURING</b>		
1. Wholesale, Warehouse, Manufacturing	1	Employee at maximum employment on a single shift
<b>d. INSTITUTIONAL AND OTHER</b>		
1. Hospital, Nursing Home, similar institutions	1 1	2 patient beds, plus Employee at maximum employment on a single shift
2. Auditoriums, churches, theatres, stadiums, private clubs, fraternal lodges and other places of assembly	1 1 1	4 seats in the largest assembly room, or 12 ft of pew in the largest assembly room, or 100 sq ft in the largest assembly room
3. Schools	1 1	6 seats in main assembly room, plus Employee
4. Technical College, Trade School	10	Classroom
5. Library or museum	2	1,000 sq ft of ground floor area