



Hall County Regional Planning Commission

Wednesday, November 02, 2011
Regular Session

Item F4

Amendment to the Doniphan Comprehensive Plan/Rezone

Insert a narrative here

Staff Contact:

Agenda Item #6 and 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 21, 2011

SUBJECT: *Future Land Use Map Change and Zoning Change (C-02-2012Don)*

PROPOSAL: This application includes approximately 3 acres on the east side of Doniphan, at the intersection of Giltner Road and South Locust Street. The property is located within the Doniphan zoning jurisdiction of the village.

The applicant is requesting that the future land use designation of this property be changed from Agricultural to Light Industrial. In addition, the applicant is asking that the zoning on this property be changed from TA-Transitional Agriculture and I1-Light Industrial. The stated purpose of this rezoning is to allow the applicant to build use the property for commercial storage and warehousing.

OVERVIEW:

Site Analysis

Current zoning designation:

TA-Transitional Agriculture,

Permitted and conditional uses:

TA - Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres

Comprehensive Plan Designation:

Designated for agricultural purposes

Existing land uses.

Vacant property-grass

Adjacent Properties Analysis

Current zoning designations:

North, South, West and East: TA-Transitional Agriculture.

Permitted and conditional uses:

TA- Agricultural uses, recreational uses and residential uses at a density of 1 unit per 20 acres.

Comprehensive Plan Designation:

Agricultural

Existing land uses:

North: Agricultural, Road ROW

East: Agricultural, Road ROW

South: Agricultural, Road ROW

EVALUATION:

Positive Implications:

- *Will provide for additional industrial space near Doniphan:* Doniphan has been struggling to find property that could be developed for industrial uses over the past several years.
- *Property is too small to farm and not ideal for most other uses.*
- *Monetary benefit to the applicant:* The applicant will be able to develop the property as proposed if the rezoning is permitted.

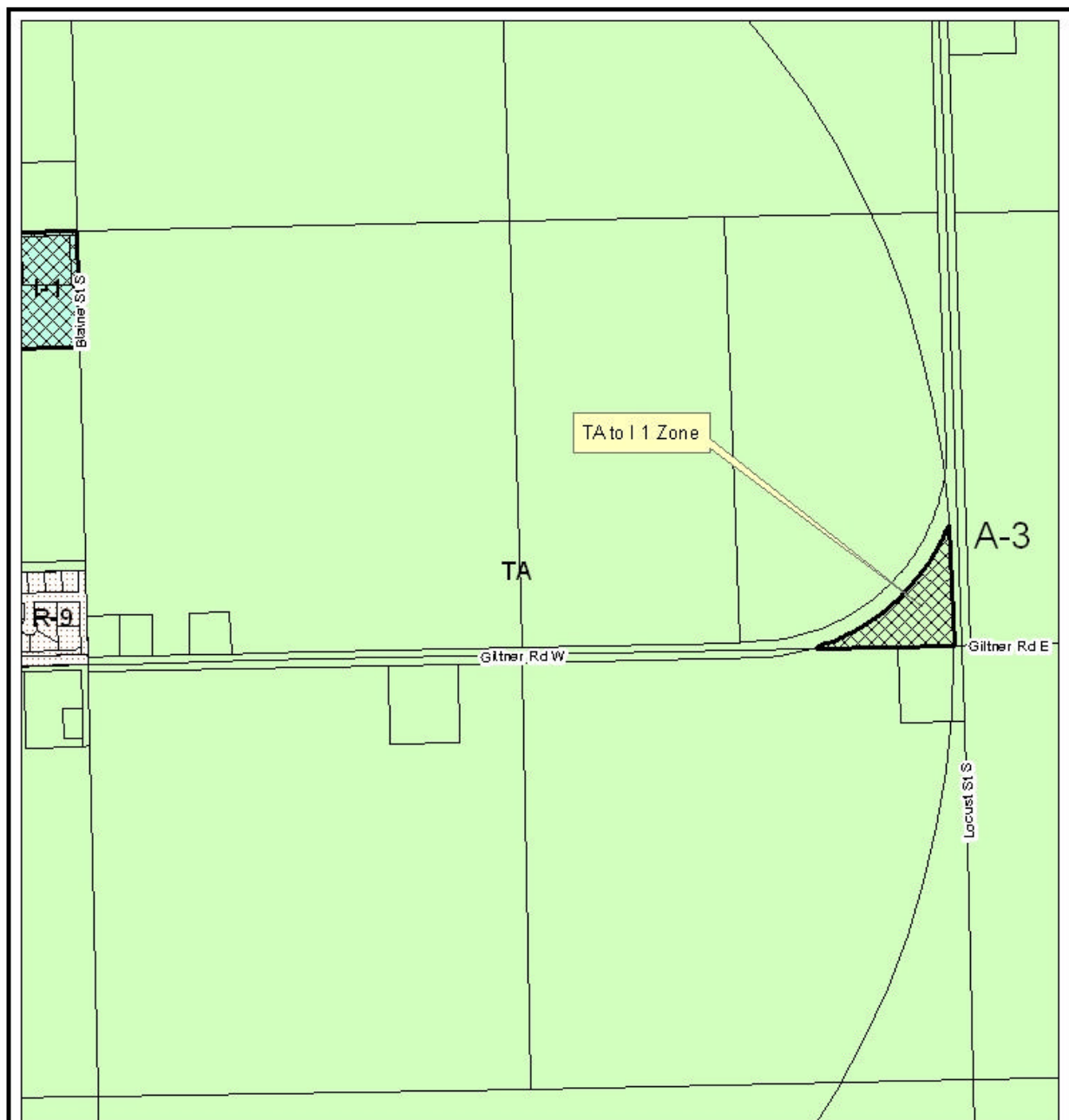
Negative Implications:

- *Could negatively impact the entrance to Doniphan.* These types of industrial uses at the entrance to a community can detract from the community entrance. If it is well maintained this will not be an issue. This same issue could present itself if a house that would be allowed at this location was built on the site. There is a nice double row of evergreen trees along the curve that will provide screening.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village of Doniphan amend the future land use map for this site to show the property as intended for light manufacturing and rezone this site from TA Transitional Agriculture to I1 Light Industrial.

_____ Chad Nabity AICP, Planning Director



Requested Zoning



Scale : NONE
C-02-2012DON



- From TA : Transitional Agriculture Zone
- to I 1 : Light Industrial Zone

