



# **Hall County Regional Planning Commission**

**Wednesday, March 5, 2014  
Regular Meeting**

## **Item F3**

### **Amendment to Future Land Use Map of the Alda Comprehensive Plan**

Staff Contact: Chad Nabity

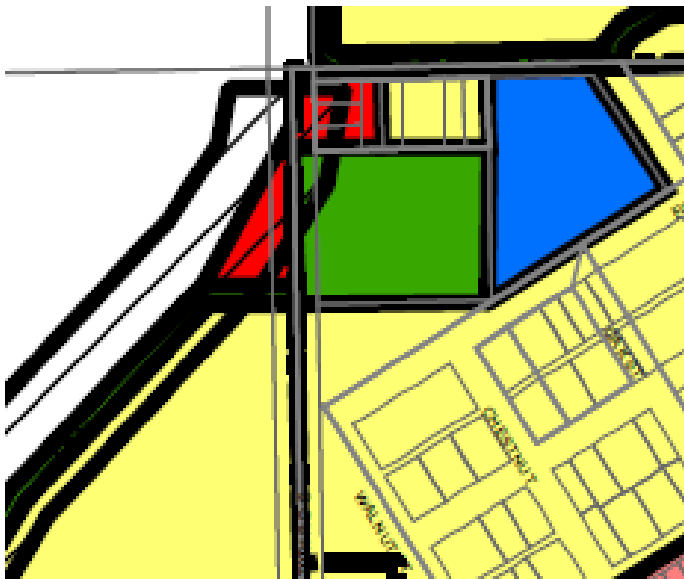
## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 25, 2014

SUBJECT: Concerning proposed amendments to the Future Land Use Map of the Alda Comprehensive Development Plan. (C-08-2014ALDA)

#### PROPOSAL:

The Village of Alda approved a future land use map as part of their comprehensive development plan on December 2, 2003. Justin Pfenning is requesting that the planning commission consider the following amendment to the future land use map to accommodate a request to rezone certain properties in Alda located east of Alda Road and south of the substation on the south side of Schimmer Drive. The amendment as shown on the attached map would declare the subject property (adjacent to the substation) as planned for light industrial developments.



Future land use map as adopted Dec. 2003

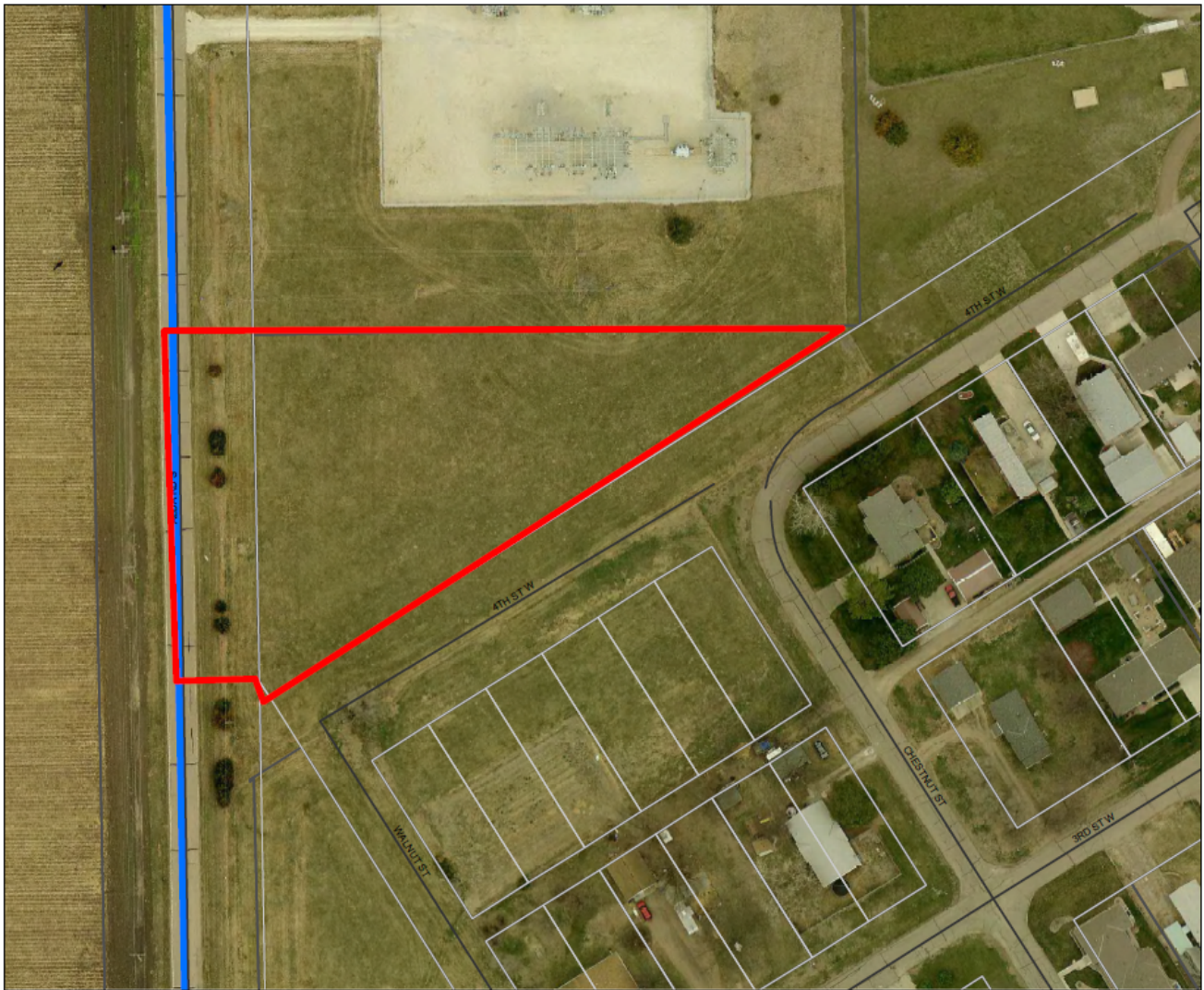
This property was shown as planned for residential development but does not have accessible sanitary sewer and is immediately adjacent to an electrical substation. Given these factors and relatively small size of the property it is sensible to consider alternative uses to the original plan for residential development.

Small scale industrial development would be a good choice as storage especially could be developed without the need for sanitary sewer. Storage would also provide a buffer between the substation and the existing residential development to the south.

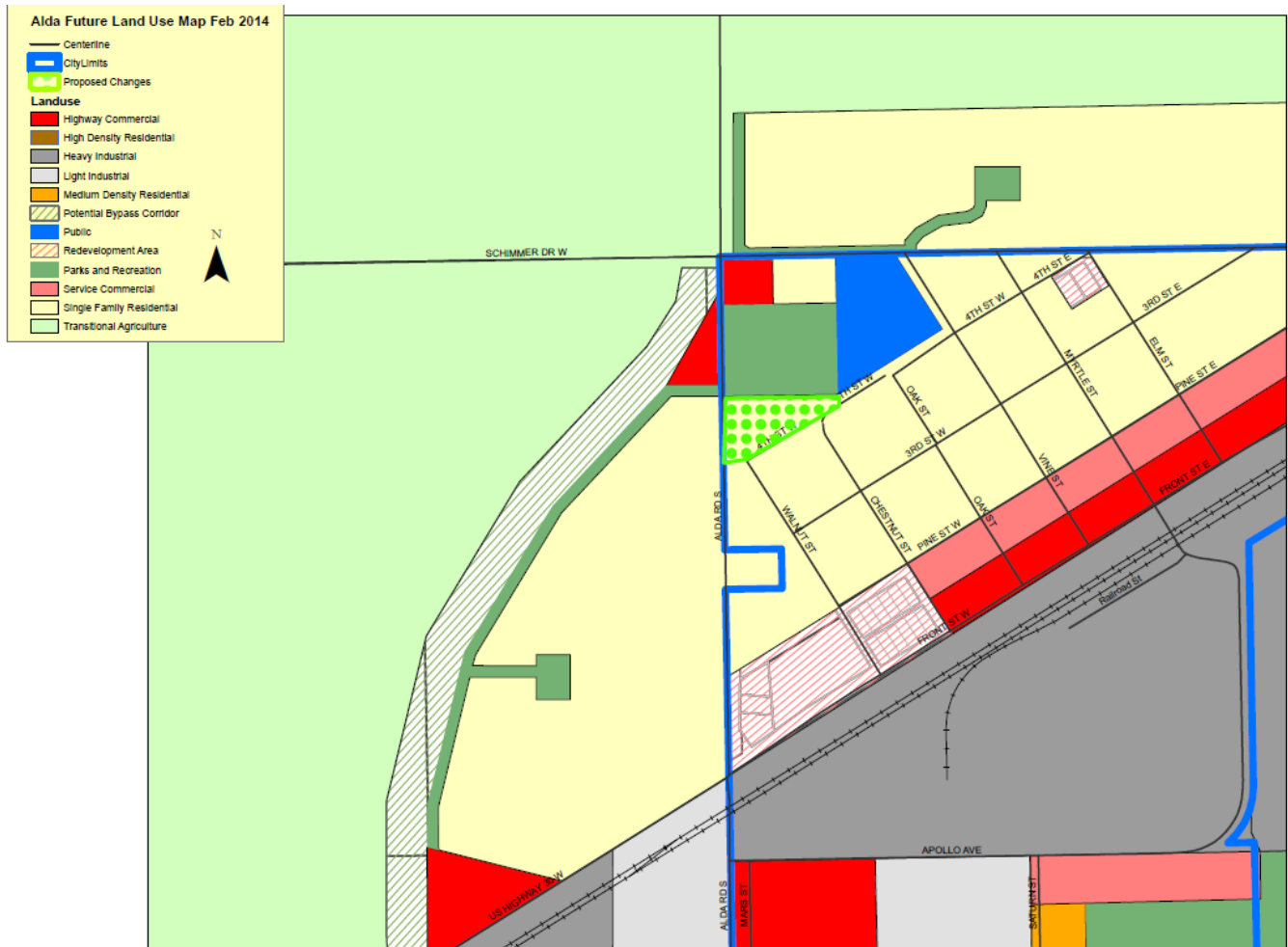
RECOMMENDATION:

That the Regional Planning Commission recommend that the Village Board of Alda amend the Future Land Use Map to show the property immediately south of the substation as planned for light industrial development.

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Chad Nabity AICP, Planning Director



2013 Aerial view of the property.



Proposed changes to the Alda Future Land Use Map