



# **Hall County Regional Planning Commission**

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

## **Item F4**

**Zoning - Alda**

**Staff Contact: Chad Nabity**

## Agenda Item #7

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 24, 2014

**SUBJECT:** *Zoning Change* (C-06-2014Alda)

**PROPOSAL:** To rezone property in northwest Alda east of Alda Road and south Schimmer Drive (south of the electric substation) from R6-Multi Family Residential District to I1-Light Industrial District, in the Village of Alda.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

R6-Multiple Family Residential

*Permitted and conditional uses:*

R6 – Residential uses on lots of at least 6000 square feet with a density of less than 12 units per acre. Parks, hospitals, rest homes schools and churches are also allowed in this district.

*Comprehensive Plan Designation:*

Designated residential unless changed

*Existing land uses.*

Vacant property.

##### Adjacent Properties Analysis

*Current zoning designations:*

**North, South and East:** R6-Single Family Residential

**West:** TA Transitional Agriculture

*Permitted and conditional uses:* R6 – Residential uses on lots of at least 6000 square feet with a density of less than 12 units per acre. Parks, hospitals, rest homes schools and churches are also allowed in this district. TA – Farming, single family homes, green houses, parks and public service facilities.

*Comprehensive Plan Designation:*

**North,** Designated for public use and commercial

**East West and South:** Designated for residential development.

*Existing land uses:*

**North:** Electric Substation

**West:** Agricultural

**East:** Residential

**South:** Residential and vacant

#### EVALUATION:

**Positive Implications:**

- *Consistent with the City's Comprehensive Land Use Plan (with proposed amendment):* The subject property is proposed for industrial development.
- *Consistent with the existing roads:* Alda Road would both support commercial uses.

- *Supported by existing Infrastructure:* This location is not served by the village sewer lines and it is too expensive to extend the lines to this location. This would allow alternate uses (non-residential) that would not require sewer.
- *Consistent with existing uses:* The substation located immediately to the north is not a use that is compatible with additional residential development in this location.

**Negative Implications:**

- None foreseen.

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Village of Alda change the zoning on this site from R6-Multiple Family Residential to L1-Light Industrial District as shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director





