



Hall County Regional Planning Commission

**Wednesday, March 2, 2016
Regular Meeting**

Item F2

Adoption of Alda Zoning Map

Staff Contact: Chad Nabity

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING February 19, 2016

SUBJECT: Concerning the re-adoption of the Village of Alda Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Cairo. (C-11-2016ALDA)

PROPOSAL:

In 2003 the Alda Village Board approved a revised zoning map for the Village of Alda. Several changes have been requested and approved since that time. As a matter of course, the Village of Alda occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by the Board, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Alda Village limits, and 1 mile extraterritorial jurisdiction, is as shown on the map.

BACKGROUND:

ZONING CHANGES

The attached map is an accurate reflection of all zoning changes and boundary changes approved by the Village of Alda since 2003. In addition to the changes previously approved the Village Board of Alda in cooperation with the staff of the Hall County Regional Planning department is recommending the changes shown on Figure 1.

These changes include:

Changing the zoning on property south of Pine Street and north of the alley between Chestnut and Mulberry from BGC to R6. These are residential properties and likely to remain residential on the north side of the alley.

Changing the zoning on the Mobile Home Parks between Pine and U.S. Highway 30 west of Chestnut from R6 to BGC. This may provide incentive to redevelop these for newer commercial uses.

Changing property north of U.S. Highway 30 between 60th Road and the rail road spur from TA to HC.

Changing the R9 Zoning to R6 for all property zoned R9 south of 4th Street and Schimmer Drive and north of U.S. Highway 30. The lot sizes in this original part of Alda are not large enough for the R9 zoning district. The R6 is more appropriate based on the size of the platted lots.

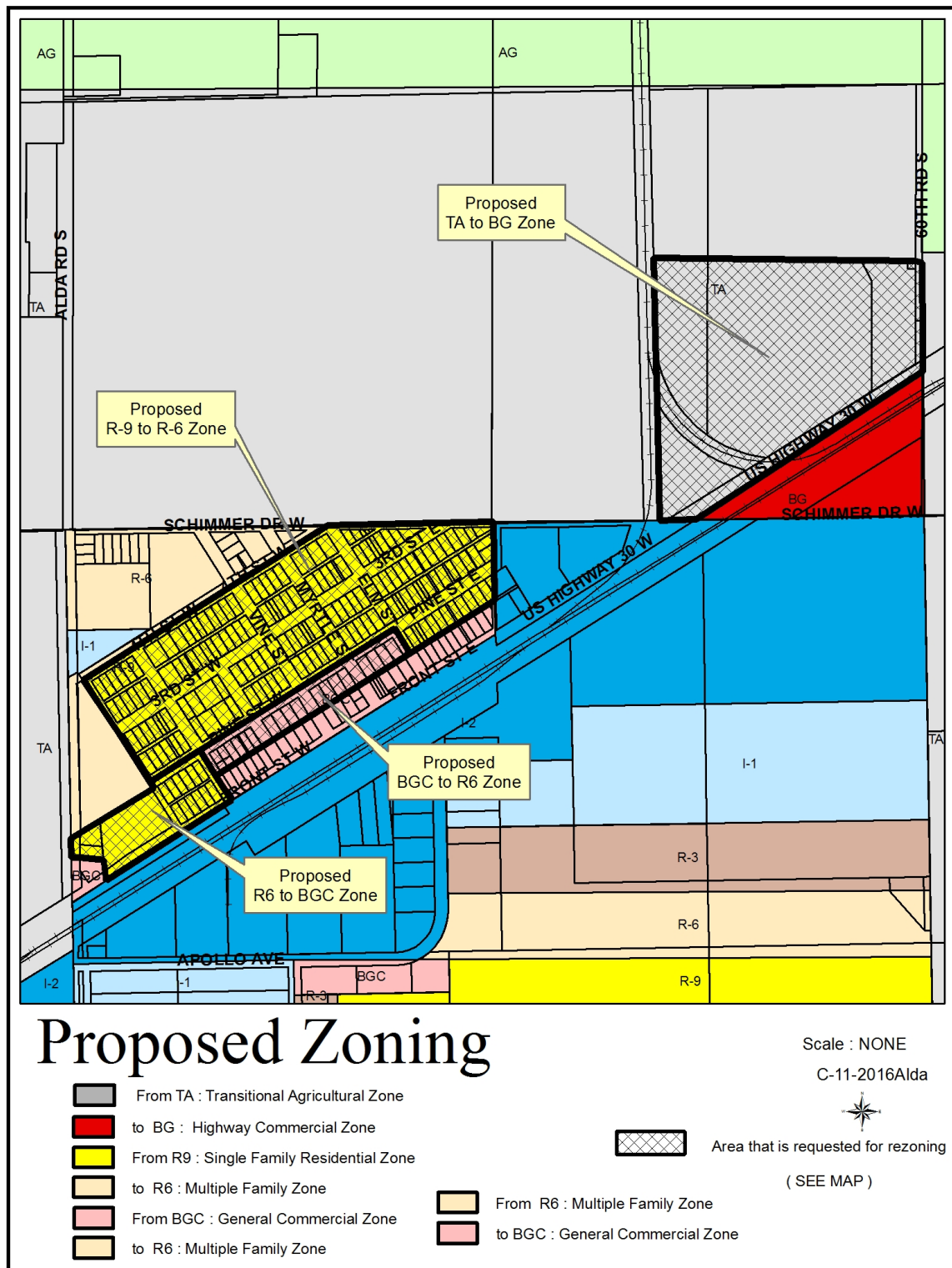


Figure 1 Proposed Zoning Changes

All of these changes are consistent with the existing uses and the proposed Future Land Use map for the Village of Alda provided the proposed changes to the future land use map also under consideration are approved. The proposed changes will harmonize the map and make enforcement of the zoning regulations more consistent.

The changes as proposed will have no impact on the extraterritorial jurisdiction of the Village of Alda.

RECOMMENDATION:

That the Regional Planning Commission recommends that the Village Board of Alda adopt this map as presented as the official Zoning Map for the Village of Alda.

_____ Chad Nabity AICP, Planning Director