



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: ZONING MAP AMENDMENT

Property location:	1271 Blue Springs Road
Property tax parcel:	058B-048 and 058B-048A
Acreage:	6.95 acres
Applicant:	Morgan County Planning & Development
Applicant's Agent:	N/A
Property Owner:	Benjamin Smith – Blue Springs Marina
Existing Zoning:	Lakeshore Medium Density Residential (R2)
Proposed Zoning:	Recreation Conservation (RC)

Summary

In October 2012, the Planning Commission recommended approval to the Morgan County Board of Commissioners to remove the Lakeshore Marina (LM) and Lakeshore Park (LP) zoning districts from the Morgan County Zoning Ordinance, to be replaced by a Recreation Conservation (RC) zoning district. The approval also included the creation of the RC district. Staff requested rezoning for two properties: the site known as the Apalachee Bait Shop, which was zoned LM, and the WPA at the Swords boat ramp, which was zoned LP. Both were rezoned to RC in November 2012.



Staff has discovered that one property was missed that should have been rezoned with the two mentioned above in 2012. Blue Springs Marina on Blue Springs Road was zoned LM. When the LM zoning was removed in 2012 and it was not rezoned to RC, the zoning was shown as that of the

parcels nearby, which was LR2. The omission was realized when the owner came into the Planning office to obtain a building permit to construct more boat storage.



The lighter blue is LR2. The darker blue is LR3 (Lakeshore High Density Residential). The wide white line is the railroad track (and can be seen in the aerial). The light green is AR (Agricultural Residential).

Criteria for Consideration

Morgan County Zoning Ordinance, Section 19.3.1 Required Findings for Zoning Map Amendments

1. Compatibility with Adjacent Uses and Districts: Existing uses and use districts of surrounding and nearby properties, whether the proposed use district is suitable in light of such existing uses and use districts of surrounding and nearby properties, and whether the proposal will adversely affect the existing use or usability of adjacent or nearby properties.
2. Property Value: The existing value of the property contained in the petition under the existing use district classification, the extent to which the property value of the subject property is diminished by the existing use district classification, and whether the subject property has a reasonable economic use under the current use district.
3. Suitability: The suitability of the subject property under the existing use district classification, and the suitability of the subject property under the proposed use district classification.
4. Vacancy and Marketing: The length of time the property has been vacant or unused as currently used under the current use district classification; and any efforts taken by the property owner(s) to use the property or sell the property under the existing use district classification.

5. Evidence of Need: The amount of undeveloped land in the general area affected which has the same use district classification as the map change requested. It shall be the duty of the applicant to carry the burden of proof that the proposed application promotes public health, safety, morality or general welfare.
6. Public Facilities Impacts: Whether the proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks or other public facilities and services.
7. Consistency with Comprehensive Plan: Whether the proposal is in conformity with the policy and intent of the locally adopted comprehensive plan.
8. Other Conditions: Whether there are any other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.

Staff Comments

The original zoning designation has been removed from the zoning ordinance, so a new zoning designation must be assigned. The 2012 presentation stated that properties designated LM or LP would be changed to RC. Based on that presentation, this property would be designated RC.