



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

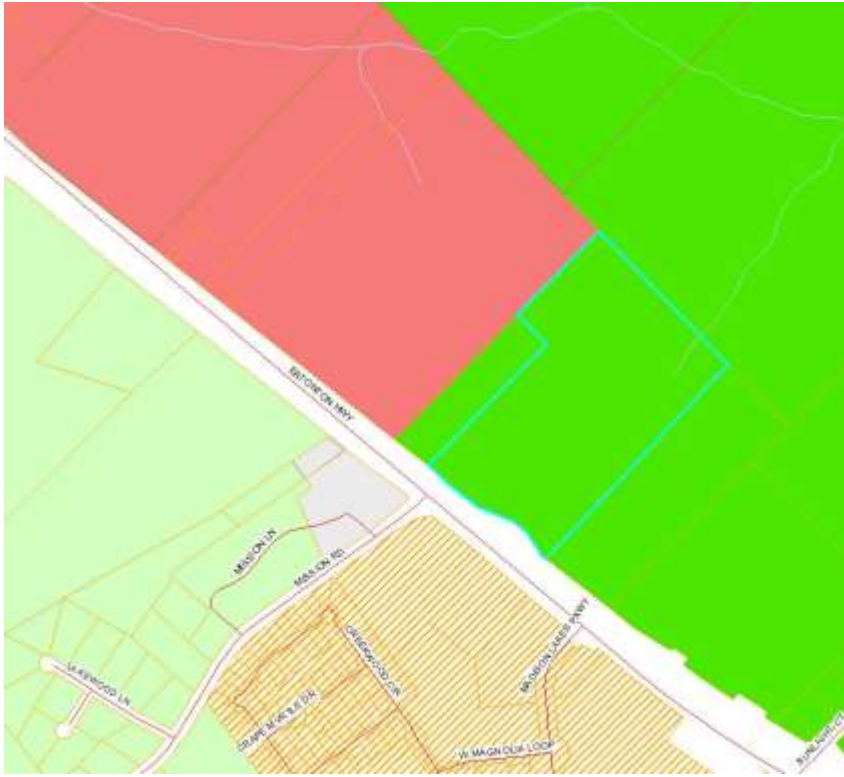
PETITION FOR: ZONING MAP AMENDMENT

| | |
|----------------------|---|
| Property location: | Eatonton Highway |
| Property tax parcel: | 046-005B |
| Acreage: | 31.39 acres |
| Applicant: | Chadwick H. and Ana R. Spinks |
| Applicant's Agent: | N/A |
| Property Owner: | Hard Labor Properties, LLC, 1016 Dixie Highway, Madison |
| Existing Zoning: | AG (Agricultural) |
| Proposed Zoning: | C2 (General Commercial) |

Summary



Chadwick H. and Ana R. Spinks are requesting a Zoning Map Amendment for 31.39 acres on Eatonton Highway between Farmview and Country Boys RV Park and nearly across the highway from Madison Lakes subdivision. The applicant submitted an address of 2630, however, that address goes with the adjacent house.



The property is currently zoned Agricultural (AG) (darker green). The applicant is seeking General Commercial (C2) with the intention of building an ACE Hardware on the property. The applicant currently owns ACE Hardware stores in other locations. The property adjacent to the subject parcel, touching in the back part of the property, is zoned C2 (pink). This is Farmview. One the other side of Farmview of the strip center owned by JB Conrads. Approval of the application would leave a 5 acre parcel zoned AG between the two larger parcels zoned C2.



The Character Area Map in the Morgan County Comprehensive Plan shows the property designated as a Regional Activity Center. There are two Regional Activity Centers, one here and one near the location of the Georgia Safari and Conservation Park. They were designed because it was anticipated that Farmview and the Safari would encourage development. Please see the attached description of Regional Activity Centers from the Morgan County

Comprehensive Plan.

Municipal water from the City of Madison is run to Madison Lakes subdivision and also serves Farmview. Farmview is also tied to the wastewater treatment package plant at Madison Lakes, which is operated by Morgan County. Water would be available to this property as well, and wastewater service is possible.



The front portion of the property has been used agriculturally, including for cows and hay crops. The back portion of the property contains an approximately 3.5 acres lake. The proposed ACE Hardware development should not impact the lake. However, water quality must be considered when future commercial uses are proposed. According to the applicant, there are currently no plans regarding development of the remainder of the property.

Criteria for Consideration

(Please note that the criteria below are bulleted in the Morgan County Zoning Ordinance, Section 19.3.1. They are numbered here for ease of use.

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 requesting zoning appears to be consistent with the Comprehensive Plan. If approved, the request will isolate an AG zoned parcel between two C2 zoned parcels, but this is similar to a request in the City of Rutledge last year when the successful rezoning of a parcel to Rutledge AR isolated a small residentially zoned parcel.

LETTER ADDENDUM TO
APPLICATION FOR ZONING MAP AMENDMENT TO
THE MORGAN COUNTY PLANNING COMMISSION

September 03, 2020

Morgan County Planning Commission
150 E. Washington Street, Suite 200
Madison, Georgia 30650

RE: Letter of Intent to rezone property at 2630 Eatonton Hwy., Madison, GA

Dear Planning Staff,

This letter serves as an addendum of the application of Chadwick H. Spinks / Ana R. Spinks to rezone the property held by Hard Labor Properties, LLC in order to facilitate a pending sale of the property. The pending sale is conditional on changing the zoning of the property to Commercial use to support the build and operation of an Ace Hardware store. We are asking for the zoning to be changed to Commercial (C2) Use District.

The applicant currently owns three (3) Ace Hardware stores located in Athens, Watkinsville, and Lawrenceville and is seeking to build a new store in Madison on the subject property.

The store would be family owned and operated. This project would bring in approximately 12 – 15 new jobs to the Morgan County area, as well as the construction jobs associated with the build. Ace Corporate has performed a preliminary sales forecast of the area and deemed this site as a good location for a new store.


Please see below the details for rezoning this property.

- The adjacent property on the north side is the Farmview Market which is zoned General Commercial. The vacant property on the south side is zoned Agricultural but the Cowboy Campground adjacent to that property on the south side is zoned Commercial. The property located across the Eatonton Hwy. is zoned Commercial. In addition, the future zoning map has the proposed site under the future Commercial designation.
- We believe that an Ace Hardware store on the proposed site will not only integrate well with current neighbors and future use designations, but it will also increase the property values around it with additional development demand. With this property located on Eatonton Hwy., it lends itself to the Commercial development zoning.
- With this property approximately 1.3 miles from the I-20 corridor and the existing use of the neighboring properties, it is a suitable candidate for a Commercial designation. Given that the Georgia DOT plans to widen Eatonton Hwy. to a four-lane road, it further increases the suitability of this property to be rezoned from Agricultural to Commercial.

- This property was purchased in September of 2019 by the existing owner, Hard Labor Properties, LLC, and to our knowledge, there have been no changes or improvements to the property since that sale. Prior to that, the property was owned by the Bidy Family dating back to the early 1900's. The property just north, owned by Farmview Market since 2015, was also part of this tract. The Bidy Family utilized the property as a farm until the recent sales.
- We do not anticipate the increase in demand would have any adverse effect on the existing water and gas available at this site. We expect the traffic to remain similar to how it is today with the exception of 3 or 4 delivery trucks arriving during the week to delivery inventory. The Ace warehouse and third-party vendors will deliver by truck. We don't anticipate any disruption to the schools in the surrounding area or the traffic in that area.
- Since this property is designated Commercial in the future zoning map, we feel that Ace Hardware is a great fit for the plan put forth by the planning committee.

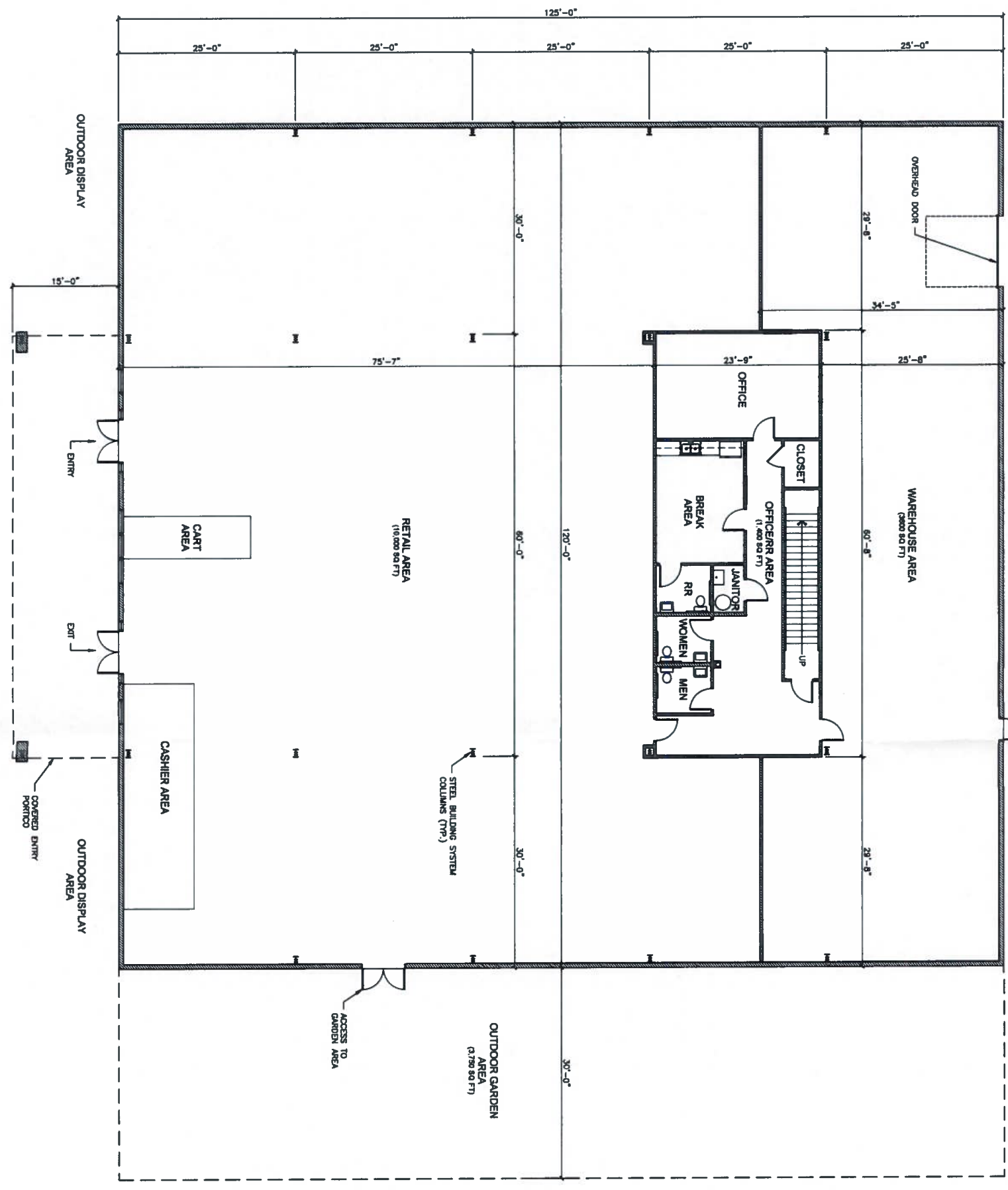
Thank you for your consideration of our rezoning request. If you have any questions or need additional information, please feel free to contact Chad at 770-356-2160 or by email at chad.spinks.ace@att.net.

Sincerely,



Chadwick H. Spinks / Ana R. Spinks

CONCEPT ONLY
NOT FOR CONSTRUCTION



OVERALL BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIS PROPOSAL AND ASSOCIATED DOCUMENTATION IS PROPERTY OF STEELCO BUILDINGS, INC. AND SHALL NOT BE SHARED WITHOUT OUR CONSENT.

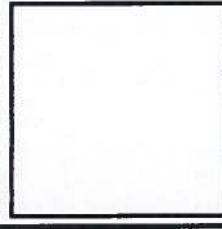
THIS PROPOSAL AND ASSOCIATED DOCUMENTATION IS PROPERTY OF STEELCO BUILDINGS, INC. AND SHALL NOT BE SHARED WITHOUT OUR CONSENT.

CONCEPT ONLY
NOT FOR CONSTRUCTION

| | |
|-------------|----------|
| SCALE | AS SHOWN |
| PROJECT NO. | 000 |
| BY | KRB |
| DATE | 9-4-2020 |
| SHEET | A-1 |

| | |
|---|--|
| SHEET TITLE | |
| CONCEPTUAL PLAN | |
| PROJECT NAME & LOCATION | |
| HARDWARE STORE CONCEPT for Chad & Anita Spinks | |
| Morgan County, Georgia | |

| REVISION | DATE | DESCRIPTION | BY |
|----------|------|-------------|----|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



SteelCo
BUILDINGS, INC.
PO Box 1447 • Covington, GA 30015
ph 878-212-2190
www.steelcobuildings.com

