



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: ZONING MAP AMENDMENT

Property location:	Monticello Highway
Property tax parcel:	Portion of 037D-014Z
Acreage:	92.410 acres
Applicant:	The Georgia Zoo, LLC
Applicant's Agent:	William Killmer
Property Owner:	J&J Conrads Farm, LLC
Existing Zoning:	I2 (Heavy Industrial)
Proposed Zoning:	AG (Agricultural)

Summary

**Please note that this property is located within the city limits of Madison. The following information is presented for your review and recommendation, but a final decision cannot be made by the Morgan County Board of Commissioners until resolutions from the City of Madison and Morgan County, removing the land from the city and accepting it into the county, respectively, have been signed. An application to remove the property from the city has been filed with the City of Madison by the property owner. This application is contingent on the previous application for rezoning from City I-2 to County I-2 being approved.



William Killmer, on behalf of The Georgia Zoo, LLC, is requesting the rezoning of 92.410 acres located on Monticello Highway, from I-2 to AG. The currently approved zoo facility is zoned AG and is shown in dark green. This current zoning map shows the subject property as dark purple, which is City of Madison I-2. Currently, Morgan County AG is adjacent to City of Madison I-2. If the de-annexation and subsequent double rezoning is approved, the arrangement of

zoning classifications will remain the same (county AG adjacent to City I-2). Zoo Facilities are allowed as a Conditional Use in the AG and C2 zoning districts only.



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 rezoning of this property to AG does not approve the use of the property for a zoo facility. Another application has been submitted for conditional use approval to add this property to the existing zoo facility and is contingent on this rezoning being approved.

The requested zoning district is adjacent, so the proposed action would not constitute spot zoning. The current arrangement of City I-2 to County AG would not change with the proposed rezoning.



August 14, 2017

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

To Whom It May Concern:

This letter serves as our official application for the rezoning of approximately 92.4 of additional acres (a portion of tax parcel 037D-014Z) from I-2 to AG. We understand that this approval is contingent up the approval of our previous application to de-annex this land from the city to the county. Our project adheres to the following criteria for zoning map approval as outlined below:

- **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.
- **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.
- **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.
- **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.
- **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.
- **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.
- **Consistency with Comprehensive Plan:** Whether the proposal is in conformity with the policy and intent of the locally adopted comprehensive plan.
- **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.

Thank you for your consideration of our request. Please feel free to contact me with any questions or if we can provide additional information.

Sincerely,

William Killmer
CEO