

ZONING COMMISSION



P24-07

June 24, 2024



Owner: Judd Brook 6, LLC

Applicant: Gordon Rose

Request: Planned Industrial District (M(P)) to Light Industrial (LI)

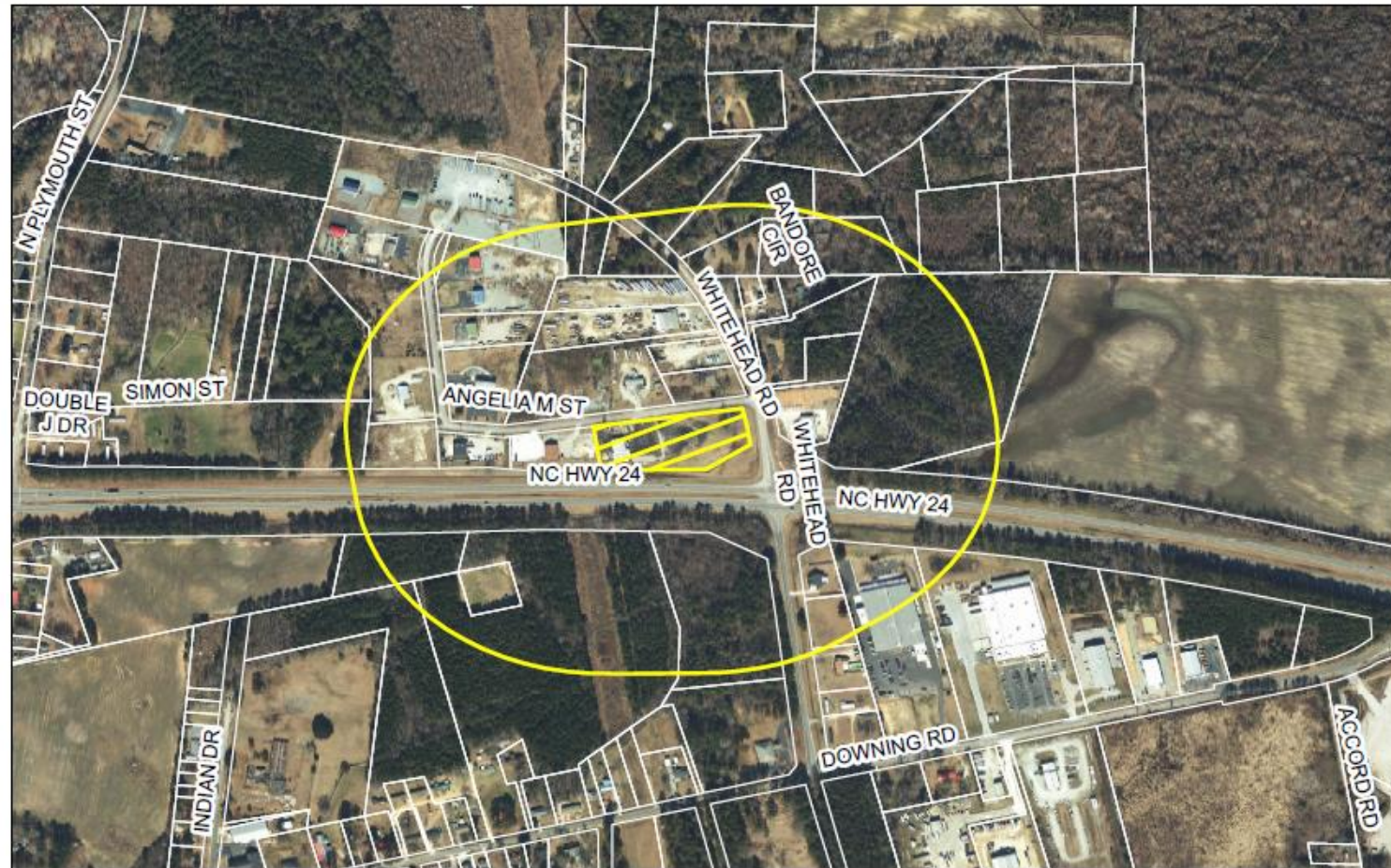
Located: 2246 Angelia M Street

Acreage: 3.50 acres \pm

District: 2

REID #: 0447927785000







Aerial Notification Map

Case #: P24-07

Request: Initial Zoning to Light Industrial (LI)

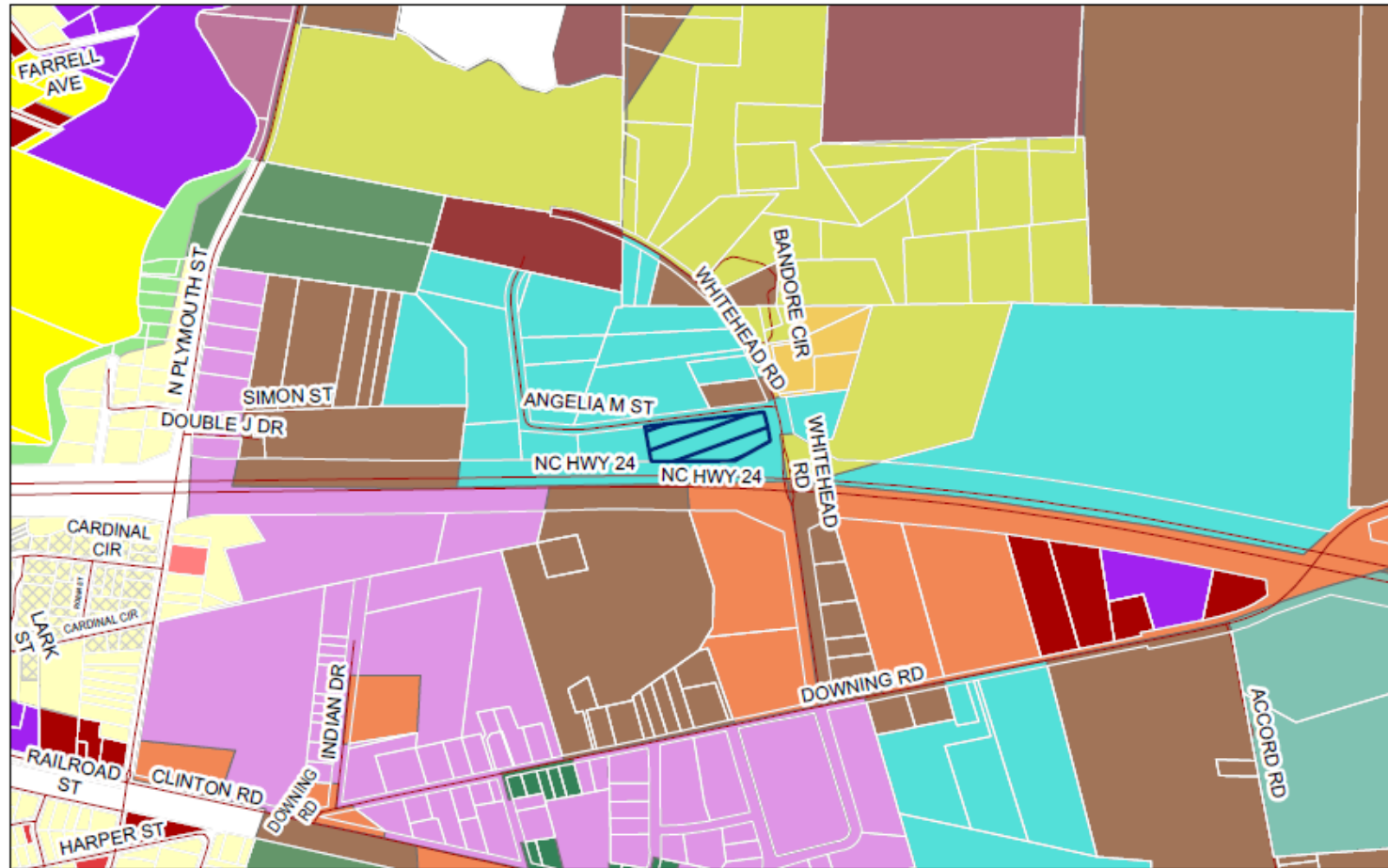
Location: 2246 Angelia M Street

Legend

-  P24-07 Buffer
-  P24-07



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.



Zoning Map
























Case #: P24-07

Initial Zoning

Request: Light Industrial (LI)

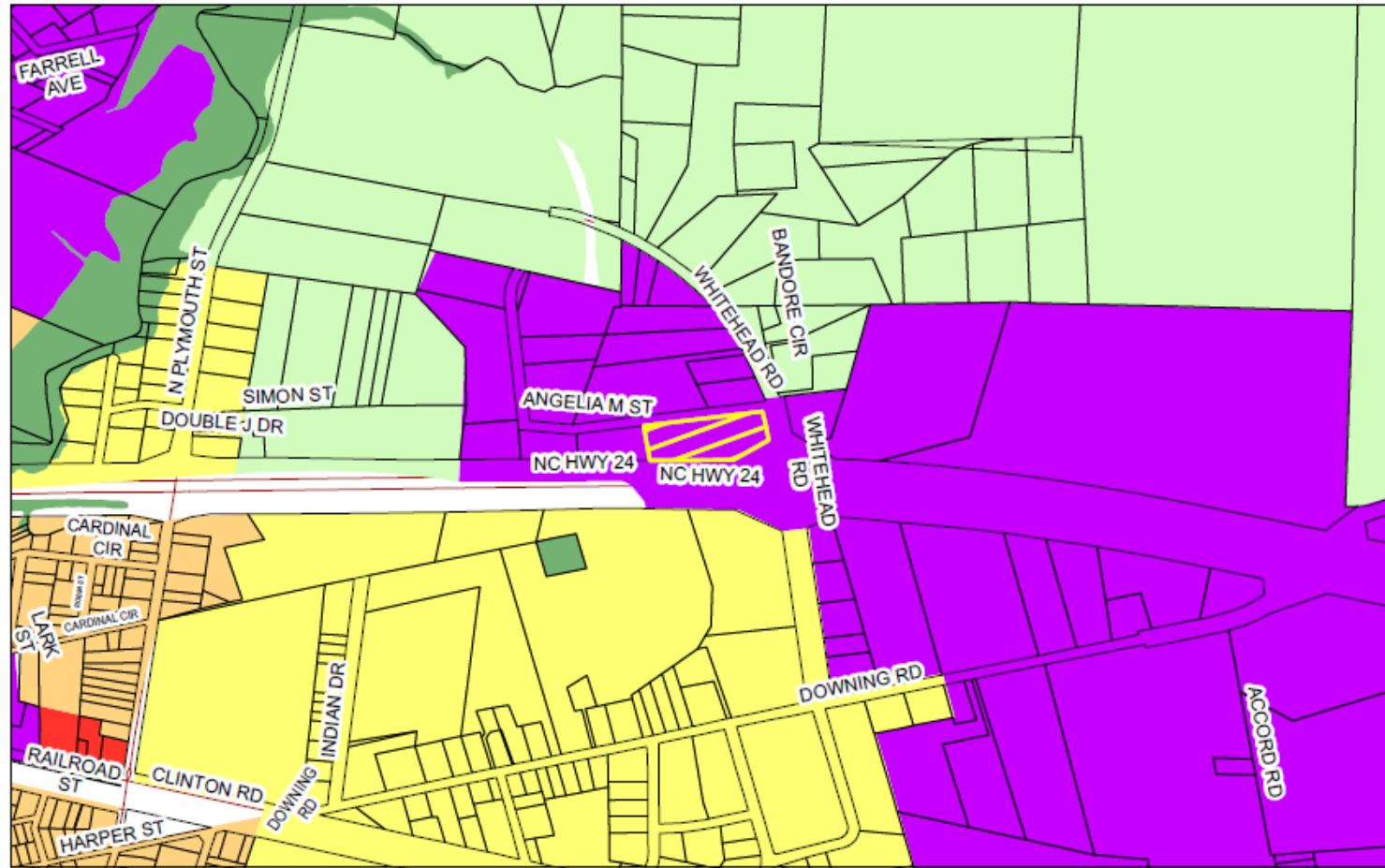
Location: 2246 Angelia M Street

Legend

 P24-07	 NC - Neighborhood Commercial	 CD
 AR - Agricultural-Residential	 SF-6 - Single-Family Residential 6	 CP W
 CC - Community Commercial	 SF-6/MHO - Single-Family Residential 6 Manufactured Home Overlay	 M1P
 CD - Conservation District	 SF-10 - Single-Family Residential 10	 MP
 HI - Heavy Industrial	 County	 MPCZ
 LC - Limited Commercial	 CCZoning	 R10
	 A1	 R40A
	 C3	 R6A
		 RR



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Future Land Use Map
Case #: P24-07

Initial Zoning
Request: Light Industrial (LI)


Location: 2246 Angelia M Street


Legend


 P24-07


Land Use Plan 2040


Character Areas


 RU - RURAL

 PARKOS - PARK / OPEN SPACE

 LDR - LOW DENSITY

 MDR - MEDIUM DENSITY

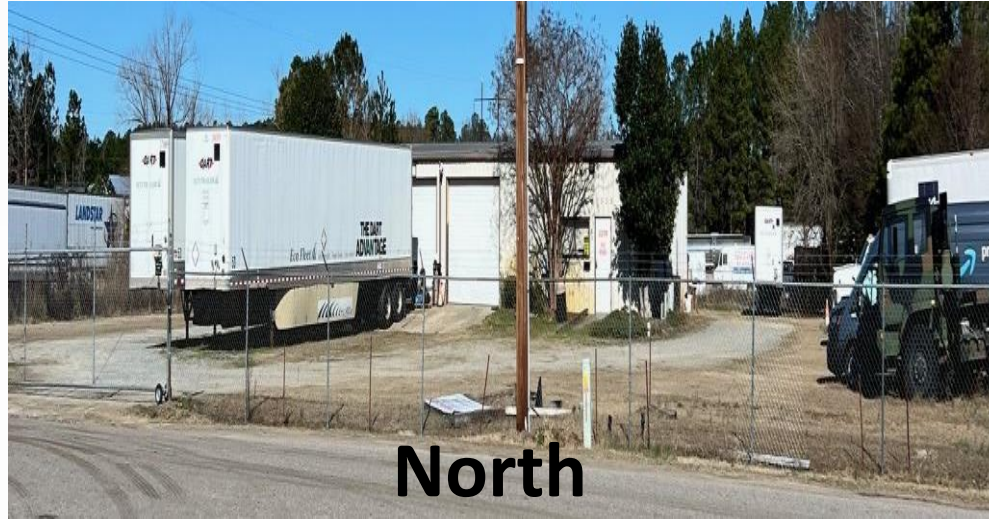
 HC - HIGHWAY COMMERCIAL

 EC - EMPLOYMENT CENTER



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- History
 - Parcel developed for storage/industrial use since 1982.
 - Pre-engineered steel frame building built in 1981.
 - Acquired by Judd Brook 6, LLC from John R. and Barbara L. Brantley in December 2020.
- Rezoning Request
 - Light Industrial (LI) supports small-scale industrial activities (e.g., manufacturing, assembly, distribution).
 - LI District includes standards to minimize nuisances and environmental impact.
 - Limited retail support is permitted for warehousing, distribution, and light manufacturing.

- Land Use Plan Analysis
 - Rezoning aligns with the city's comprehensive plan and strategic goals.
 - Supports a diverse tax base and sustainable economic growth.
 - Compatible with surrounding rural residential, industrial, and commercial uses.
 - In harmony with the 2040 Comprehensive Plan designating the area as an Industrial/Employment Center (EC).
 - Logical and strategic move fostering integrated industrial area in line with the city's long-term vision.
- Straight Zoning
 - Reclassification allows all uses shown in the UDO Use Table
 - Zoning Commission cannot consider conditions or restrictions on allowable uses, standards, and regulations.

The Zoning Commission and Professional Planning Staff recommend APPROVAL of the Map Amendment to LI for the following reasons:

- **Alignment with City Plan:** The proposed change aligns with the Future Land Use Plan (FLUP) and the Unified Development Ordinance (UDO). The FLUP designates the property as an Industrial/Employment Center (EC), which the LI zoning supports.
- **Compatibility with Surrounding Area:** The permitted uses and development standards under the proposed LI zoning are compatible with existing uses in the surrounding area.
- **Minimal Impact on Public Well-Being:** There are no anticipated negative impacts on public health, safety, morals, or general welfare.

1. The City Council moves to **APPROVE** the Map Amendment to LI as presented based on the evidence submitted that demonstrates consistency with the Future Land Use Plan as outlined in the attached consistency and reasonableness statement (recommended).
2. The City Council moves to **APPROVE OF THE MAP AMENDMENT WITH A MORE RESTRICTIVE** zoning district based on the evidence submitted and an amended consistency statement that demonstrates consistency with the Future Land Use Plan.
3. The City Council moves to **DENY** the Map Amendment request, finding it inconsistent with the Future Land Use Plan.



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