

Rezone Z15030009

Staff Analysis

Commission District: 4-Bradford

Planning Commission Hearing Date: 5-7-15

Board of Commissioners Hearing Date: 6-2-15

Parcel ID: Map C167-62

Acreage: 43.549 acres

Applicant:

Troy Porterfield Jr

1960 Pleasant Valley Rod
Monroe GA 30655

Owners:

Same

Property Location: 1918 Old Monroe Madison

Current Character Area: Suburban (R-1, A, A-1, A-2 and B-1)

Current Zoning: A-1

Request: Rezone 43.459 acres from A-1 to A for production of organic vegetables (high tunnel greenhouses)

Site Analysis: The property is vacant 43.459 acres tract located at the intersection of Old Monroe Madison and Harmony Church Road. The surrounding properties are zoned A-1 and are mostly agricultural in nature. Harmony Baptist Church is located on the property across Old Monroe Madison from this parcel.

Zoning History: Z11110004 A-1 to R-1 2-7-12 Denied

Character Area: The character area for this property is suburban which is planned to accommodate the majority of residential growth. (This land use allows for a rezone to A)

Comments and Recommendations from various Agencies:

Public Works:

Sheriffs' Department:

Water Authority:

Fire Department:

Board of Education:

DOT Comments:

Archaeological Information:

Rezone Application # Z15030009

Planning Comm. Meeting Date 5-7-15 at 6:00PM held at WC Board of Comm. Meeting Room
Board of Comm Meeting Date 6-2-15 at 6:00PM held at WC Board of Comm. Meeting Room
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C167/62

Applicant Name/Address/Phone # same

Property Owner Name/Address/Phone
Troy D Porterfield, Jr.
1960 Pleasant Valley Rd. NE
Monroe GA 30655
(If more than one owner, attach Exhibit "A")

Phone # _____ **Phone #** 706-207-9313 (cell)

Location: 1918 Old Monroe Madison **Requested Zoning** A **Acreage** 43.549

Existing Use of Property: fallow

Existing Structures: 1 house

The purpose of this rezone is to locate high tunnels for
production of organic vegetables.
(Good Hope Organics)

Property is serviced by:

Public Water: _____ Provider: _____ Well:

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Troy D Porterfield, Jr. 3-30-15 \$ 100.00
Signature Date Fee Paid

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A1 Surrounding Zoning: North A-1 South A-2
East A-1 West A-1

Comprehensive Land Use: Suburban NAICS Code: _____

Commission District: 4 Watershed: _____

I hereby withdraw the above application _____ Date _____

Article 4, Part 2, Section 160
Standard Review Questions:

Provide a written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Section 160 listed below:

- 1) The existing land uses and zoning classifications of nearby property;
The land was farmed at one time, but had been allowed to grow over. It was used as a rental home with a small area for horses. It is presently zoned A1.
- 2) The suitability of the subject property for the purposes authorized under the current zoning;
Land around this property is farmland, a church property, and residential property.
- 3) The extent to which the proposed land use change on the subject property represents a fair balance between the rights of private property and the health, safety, and general welfare of the public;
The history of the land includes a time when it was farmed. The proposal is to return it to a farming operation, using a portion for general farming of crops, but also to include an area of high tunnels that will be used to produce organic vegetables and crops for a longer growing season.
- 4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;
This project would provide much-demanded resources of organic vegetables to the general public.
- 5) Whether the subject property has a reasonable economic use as currently zoned.
Income as rental property is not at all comparable to what a productive organic farm could produce.
- 6) Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;
Presently there is farmland adjacent to this property.

- 7) Whether the proposed zoning will adversely affect the existing use or usability of adjacent and nearby property;

Organic produce obviously requires very restricted use of products that would in no way endanger the land and would provide a much healthier alternative for vegetables. Property adjacent to this location will not be adversely affected since there is already farmland in the area.

- 8) The possible creation of an isolated district unrelated to adjacent and nearby districts;

This farm would be related to the farming that is already prominent in the adjacent area.

- 9) The possible increase or overloading of public facilities including, but not limited to, schools, utilities, and streets;

Farm traffic would be almost entirely on the farm property. It should in no way put a drain on power sources.

- 10) The possible impact on the environment, including but not limited to, loss of natural vegetation, drainage, soil erosion and sedimentation, flooding, air quality and water quality;

Practices utilized in organic farming require you to be conservative and extremely good stewards of the land.

- 11) Whether the proposed change will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There should be no impact.

- 12) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

County regulations require this change of zoning.

- 13) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

Good Hope Organics should neither add to nor take away from the surrounding area aesthetics.

14) The possible effects of the proposed change on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The county as well as the state will benefit immensely from the production of organic vegetables. The State of Georgia, specifically commissioner Gary Black, has pushed to add more organic farms to supply the demands of the people.

15) The relation that the proposed change bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of this ordinance;

No change.

16) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

As stated above, the State of Georgia has an initiative to start 100 new organic farms in the near future.

March 30, 2015

To Whom It May Concern,

The property at 1918 Old Monroe Madison Rd. is going to be returned to farming, but will include the production of organic vegetables under the name of ~~Good~~ Hope Organics. This production requires the use of high tunnels for extension of the growing season and control of the environment.

Sincerely,

Trey W. Portfield, Jr.



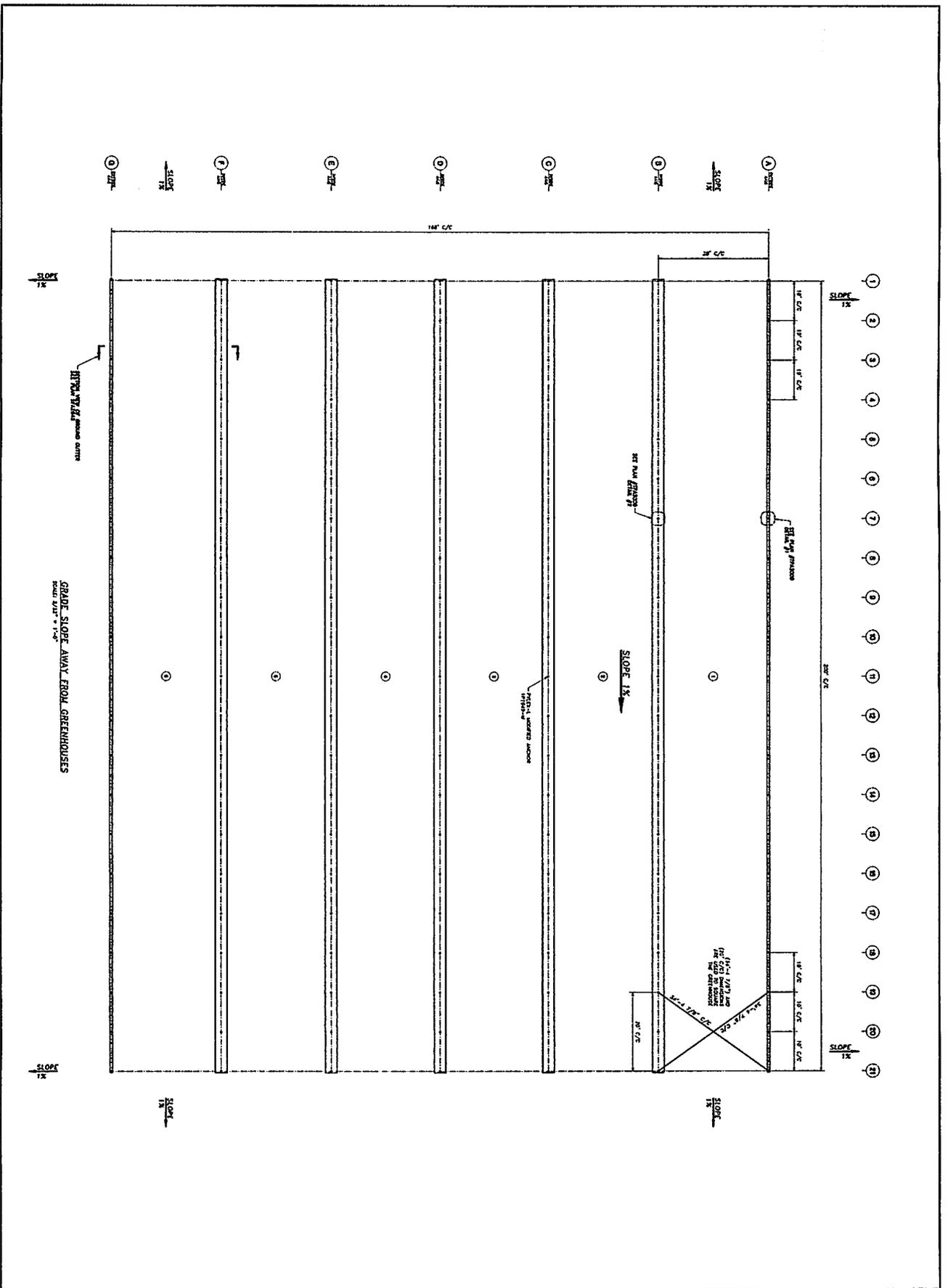
DESIGN

The *Tunnel Pro's* multi bay tunnels are the ideal solution to get you ahead or extend your crop season affordably. By protecting your crops early or late in the season, you get increased productivity and premium quality produce. The *Tunnel Pro* is the only structure to offer you the low cost of a high tunnel structure with the benefits of the ventilation system of a greenhouse.

This system offers you the following benefits:

- Motorized Roof Vents, located at the end of each bay allows easy and fast operation for the roof vent roll-up system across the entire length of the bay. No need to move from arch to arch to push the plastic up;
- Motorized Side Walls can be fully opened, for efficient air circulation across the range.

Furthermore, the use of 1" nylon straps, instead of ropes, to maintain the poly on the roof extends the longevity of your plastic films, so you don't have to change it every year. This makes investing in a specialty film, such a thermal or anti-drip, worthwhile for both your crop and your budget.



REVISIONS

#	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			

ISSUED FOR: PERMITTING APPLICATION CONTRACTOR

HARRNOIS GREENHOUSES
 1041, rue Principale, Greenport, QC J0B
 Tel: (450) 758-1041 Fax: (450) 758-4871
 Fax: (450) 758-8359

PROJECT: **GOOD HOPE ORGANIC**

TITLE: **GENERAL VIEW OF FOUNDATION
 (6) 28' WIND x 200', 10' SPACING**

DESIGNED BY:	C. BRANCHER
ORDERED BY:	HARNOIS INDUSTRIES
APPROVED BY:	
DATE:	APRIL 27, 2019
SCALE:	3/32" = 1'-0"
REV. NO.:	0000-1319
PROJECT NO.:	6000-42840



DESIGN

The *Tunnel Pro's* multi bay tunnels are the ideal solution to get you ahead or extend your crop season affordably. By protecting your crops early or late in the season, you get increased productivity and premium quality produce. The *Tunnel Pro* is the only structure to offer you the low cost of a high tunnel structure with the benefits of the ventilation system of a greenhouse.

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1. High tunnel #1
2. High tunnel #2
3. Packing shed