

Planning Analysis & Property Information

Applicant:	Atlanta Gas Light (AGL)														
Owner:	J .N. Bray Company														
Request:	Rezone 45.64 acres of land from R-15 & R-P to C-H														
Property General Information															
Size & Location:	Within a 120-acre "proposed parcel" of land located at the NW corner of the intersection of East Hill Avenue and Inner Perimeter Road. This parcel is currently split-zoned, and the total portions of each area to be rezoned = 45.64 acres <u>REZONING acreage summary (to be rezoned to C-H):</u> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">NE area</td> <td style="width: 20%;">current zoning</td> <td style="width: 20%;">R-P</td> <td style="width: 30%;">3.07 acres</td> </tr> <tr> <td>NW interior area</td> <td>current zoning</td> <td>R-15</td> <td>39.31 acres</td> </tr> <tr> <td>Southern area</td> <td>current zoning</td> <td>R-P</td> <td>3.26 acres</td> </tr> </table> ** 3.07 acres + 39.31 acres + 3.26 acres = 45.64 acres to be rezoned.			NE area	current zoning	R-P	3.07 acres	NW interior area	current zoning	R-15	39.31 acres	Southern area	current zoning	R-P	3.26 acres
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Street Address:	NW corner of the intersection of East Hill Avenue and Inner Perimeter Road														
Tax Parcel ID:	Map #0154 Parcel: 001	City Council District:	1 Councilwoman Miller-Cody												
Zoning & Land Use Patterns															
		Zoning	Land Use												
Subject Property:	Existing:	R-15, R-P, C-H	Vacant												
	Proposed:	C-H	Liquefied Natural Gas (LNG) Facility												
Adjacent Property:	North:	R-15, R-P	Vacant												
	South:	R-1, M-2	Walmart Dairy Plant; two residential homes (Across East Hill Avenue)												
	East:	C-H, R-P	Vacant												
	West:	R-P, M-1	Radio Station, Commercial Tire Center												
Zoning & Land Use History	The property is natural forested land (recently harvested), and has always been undeveloped.														
Neighborhood Characteristics															
Historic Resources:	There are no designated historic resources in the area														
Natural Resources:	Vegetation:	Natural forest													
	Wetlands:	There are NWI wetlands within the subject property													
	Flood Hazards	The property is located within the current FEMA designated 100-year floodplain													
	Groundwater Recharge:	No significant recharge areas in the vicinity													