

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Willis to recommend approval of the request with 3 conditions as well as adding stucco to Condition 1. Commissioner J. Miller second. Commissioners Graham abstained. Five voted in favor, one opposed (5-1 (Hightower)). Motion carried.

Agenda Item #4

VA-2025-13 Atlanta Gas Light (AGL), NW Corner of Inner Perimeter & GA Hwy 84 E
Rezone 45.64 acres from Single-Family Residential (R-15) and Residential Professional (R-P) to Highway Commercial (C-H)

Mr. Martin presented the case in which the applicant is requesting to rezone a total of 45.64 acres from Single-Family Residential (R-15) and Residential Professional (R-P), to Highway Commercial (C-H). The subject property is a portion of a proposed new rectangular-shaped parcel located near the NW corner of the intersection of East Hill Avenue and Inner Perimeter Road. The applicant is proposing to purchase about 120 acres (the proposed parcel) at this intersection corner. The property is currently split-zoned R-15, C-H and R-P. The applicant is proposing to approximately double the area of C-H zoning within the site, to accommodate the construction of a utility substation in the form of a satellite Liquefied Natural Gas (LNG) facility for recharging the area's natural gas pipeline distribution system. Under the City's zoning regulations, this proposed usage of the property is classified as a Utility Substation, which is a permitted use in C-H zoning.

The subject property is located within a Community Activity Center (CAC) Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-H zoning.

The actual proposed Utility Substation will be situated on a relatively small (12-acres cleared area) interior section of the parcel, which is centrally located within the property. All of the surrounding 100+ acres will be retained by the applicant as a forested "buffer" to the LNG facility. Much of this buffer area is required for both safety and security purposes, and it will help mitigate any visual/negative impacts of the facility, while preserving the natural landscape and green space around the development. This area of the City is now emerging as a "new development area" with industrial uses to the south, as well as lots of planned residential and commercial uses to the north and east. The proposed facility will play a vital role with some of this new development, and it will be an overall asset to have for the entire community.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Chairman Miller asked why R-15 zoning is remaining. Mr. Martin explained that NAC and PRC Character Areas do not allow for C-H zoning and that buffer yard requirements are triggered which is a helpful added layer of protection. Commissioner Willis asked if the property owner also owns the parcels to the south. Mr. Martin stated they do not.