

Scott County Board of Supervisors COW

March 12, 2024

8:30 AM



Rezoning

SUMMARY

- **Applicant:** River Valley Cooperative
- **Request:** Rezone 19.04 acres, more or less, from Agricultural-Preservation (A-P) to Industrial (I)
- **Legal Description:** Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 of Allens Grove Township
- **Size:** 19.04 acres (approximately)
- **Zoning:** Agricultural-Preservation (A-P)

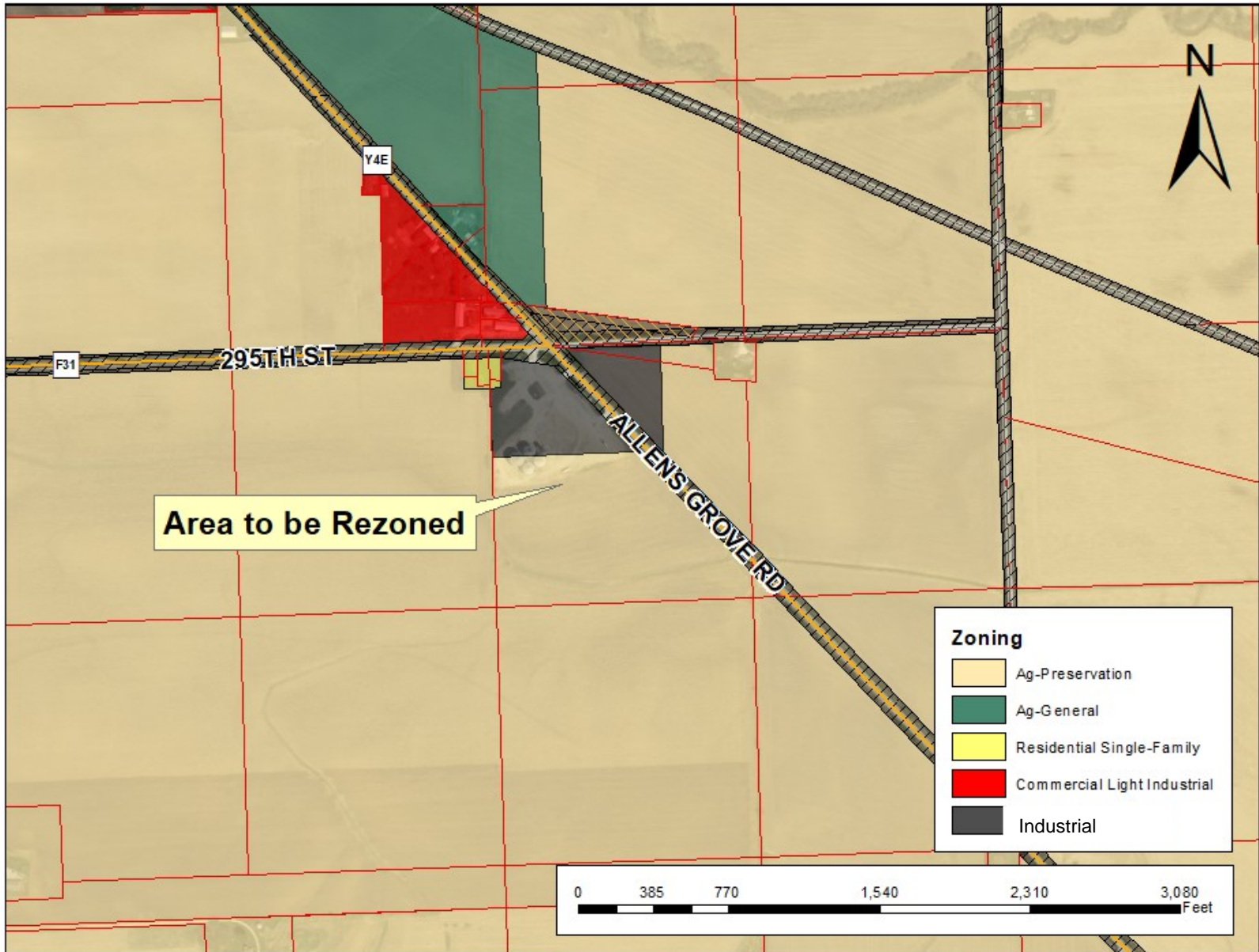
General Location



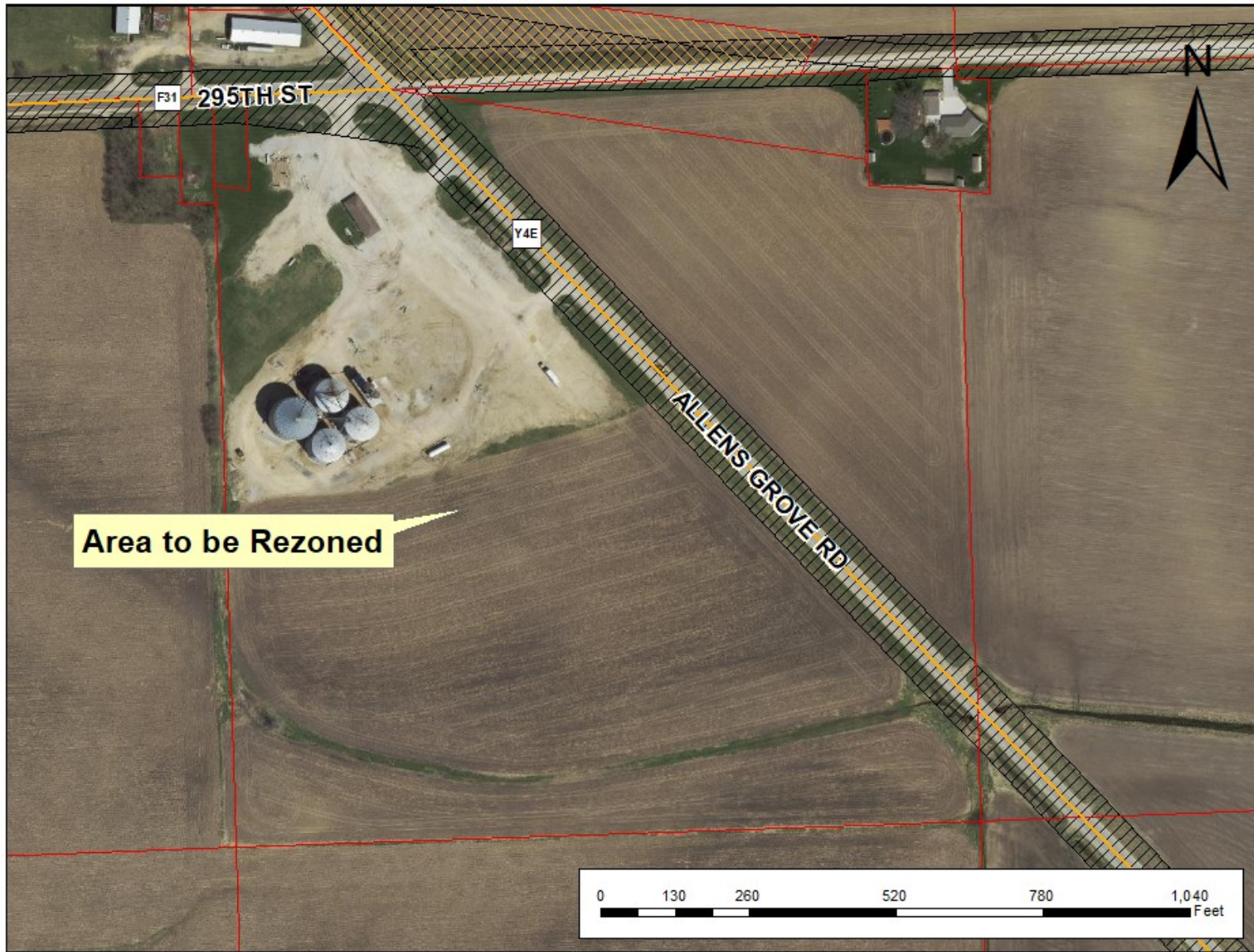
Neighborhood



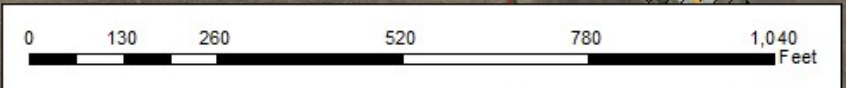
Zoning



Project Site



Area to be Rezoned



Allens Grove Road facing Northwest



Allens Grove Road facing Southeast

SPEED
LIMIT
55



**Portion of Parcel on North
side of Allens Grove Road
(to remain unchanged)**



**Portion of Parcel on North
side of Allens Grove Road
(to remain unchanged)**



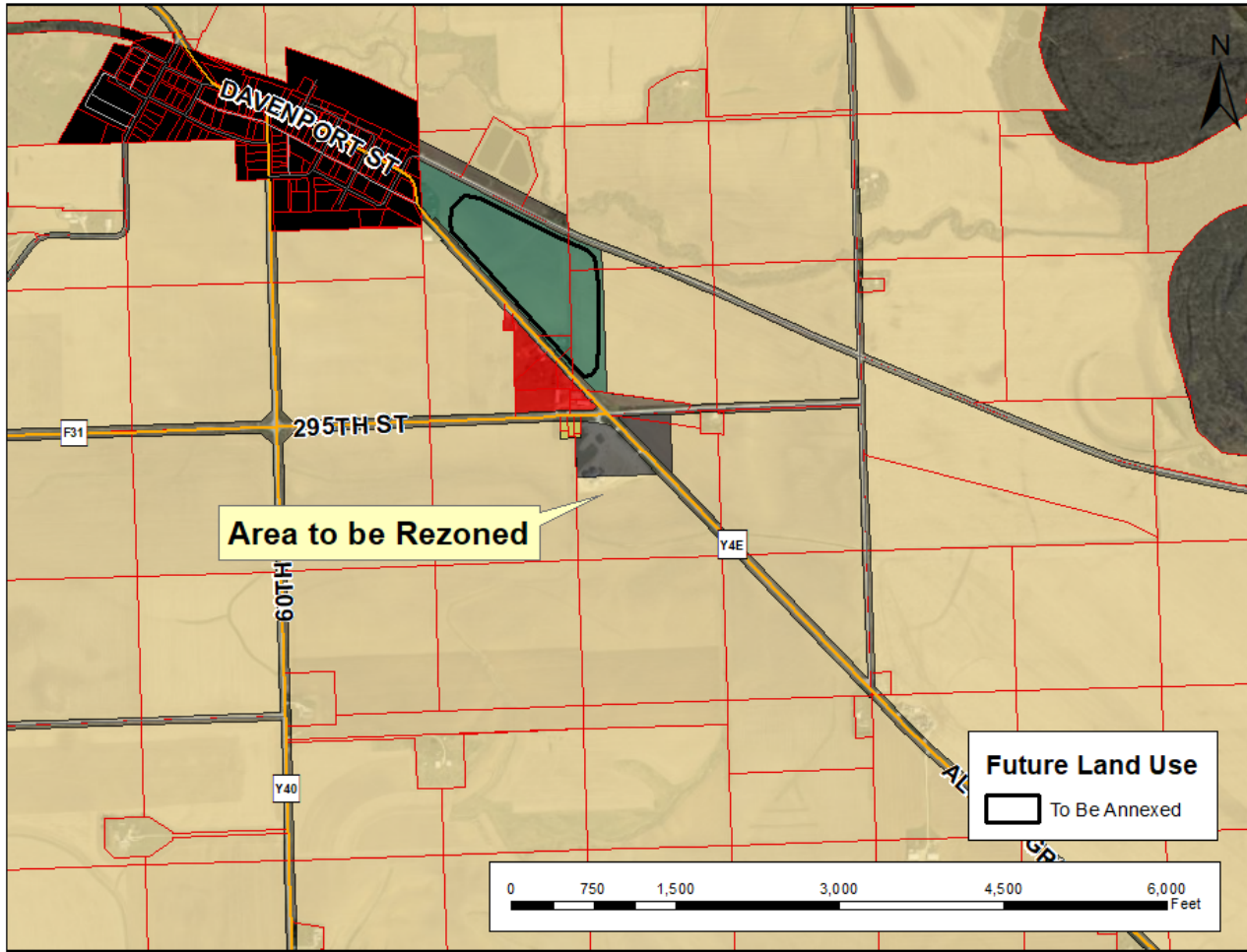
Developed Portion of Property



Acreage to Be Rezoned



Is the development in compliance with the adopted Future Land Use Map?



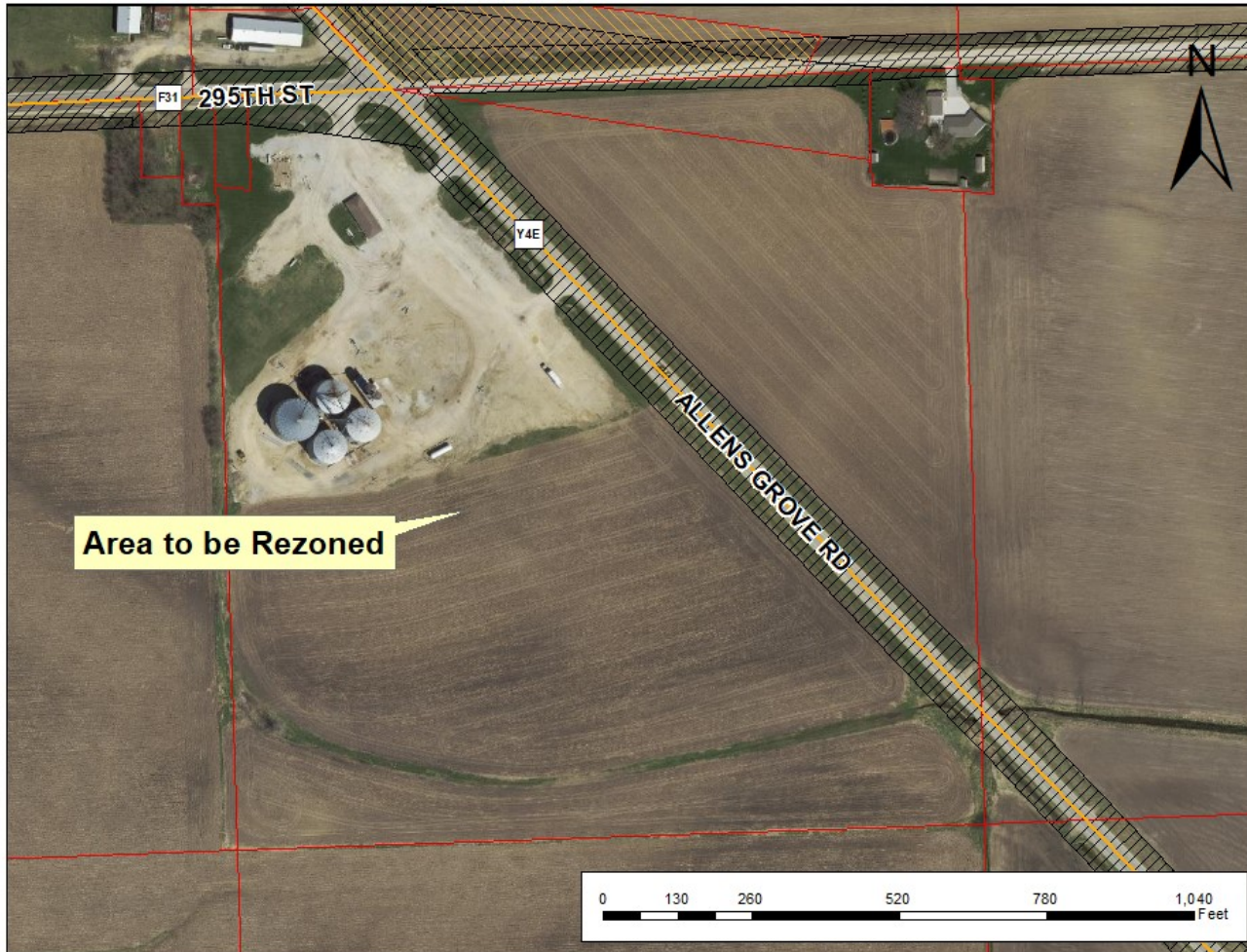
The rezoning request does not meet this criterion.

Is the development on marginal or poor agricultural land?



The rezoning request meets a preponderance of this criterion.

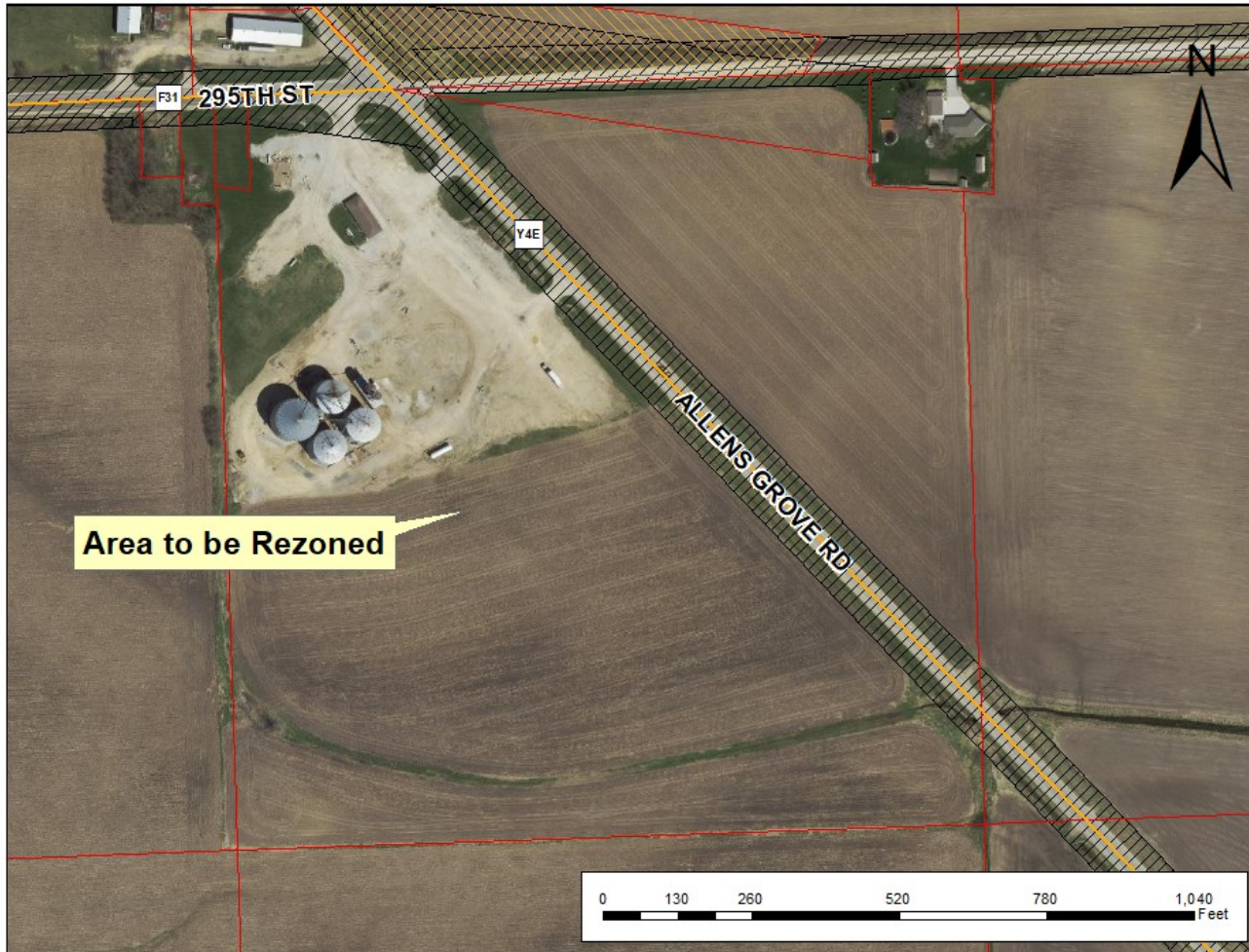
Does the proposed development have access to adequately-constructed, paved roads?



No comments or concerns from County Engineer.

The rezoning request meets this criterion.

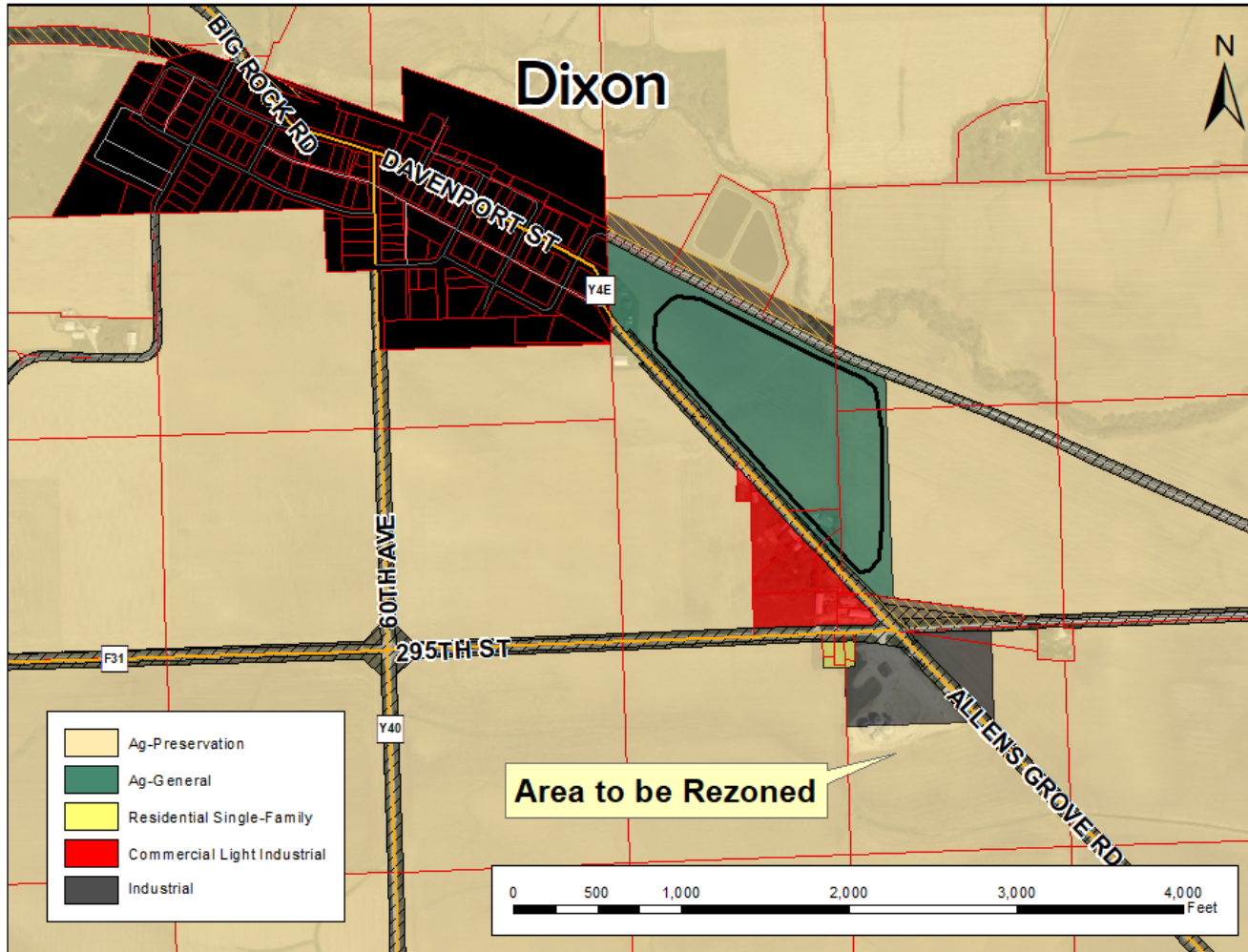
Does the proposed development have adequate provision for public or private sewer and water services?



Served by private well and septic. No comments or concerns from County Health.

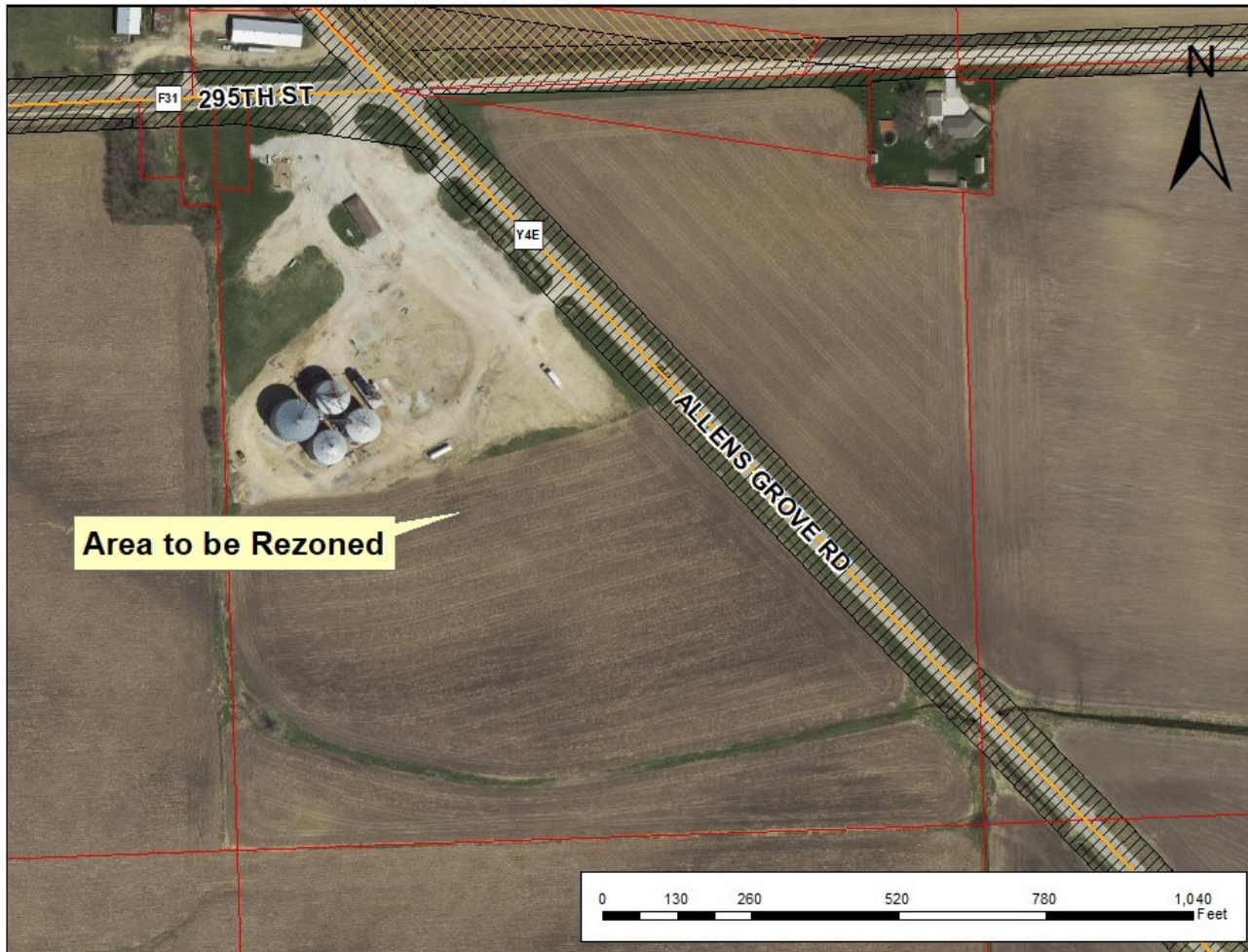
The rezoning request meets this criterion.

Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?



The rezoning request meets this criterion.

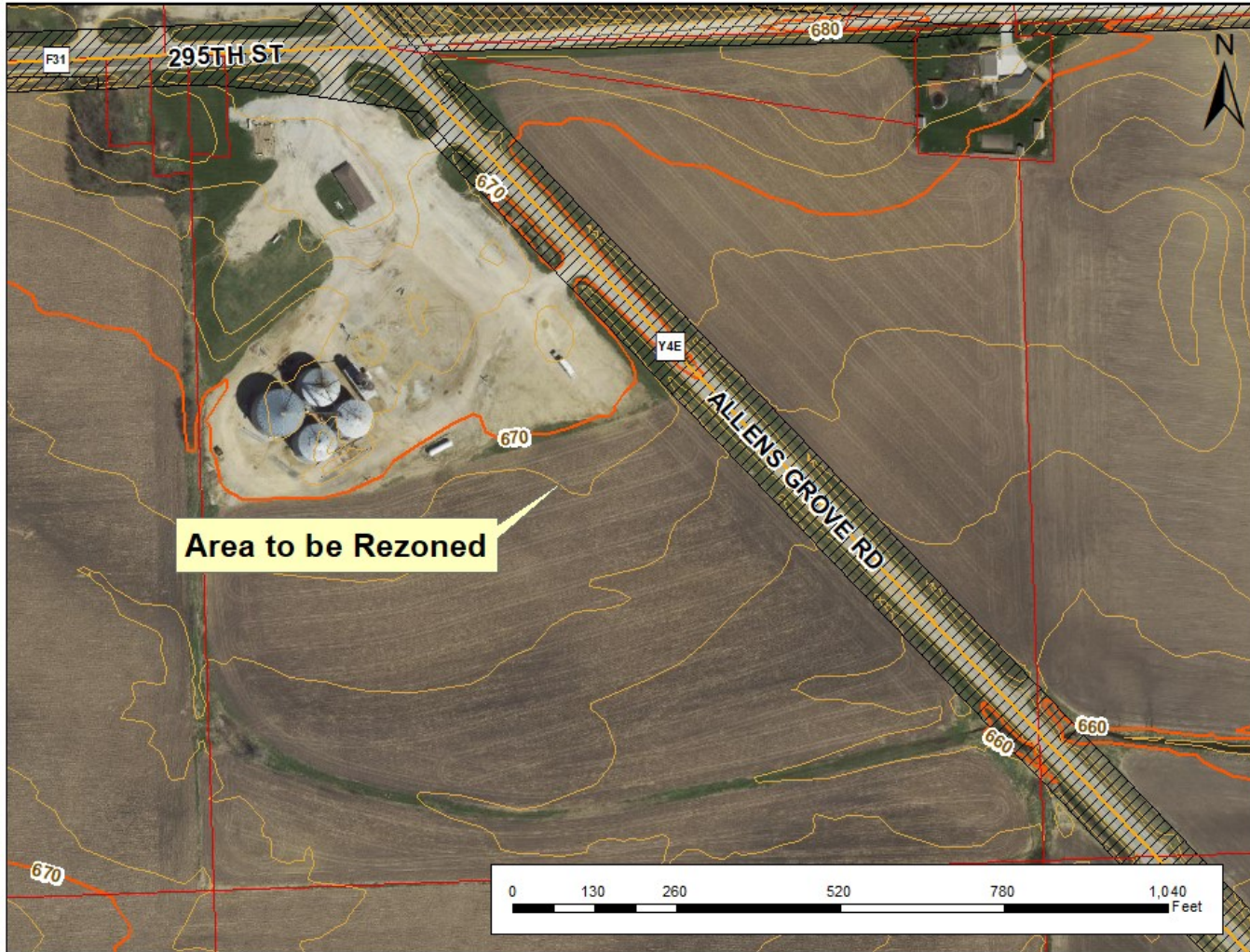
Is the proposed development located where it is least disruptive to existing agricultural activities?



The proposed development is an expansion of an agricultural retail business, which is likely more compatible with rather than disruptive to existing agricultural activities.

The rezoning request meets this criterion.

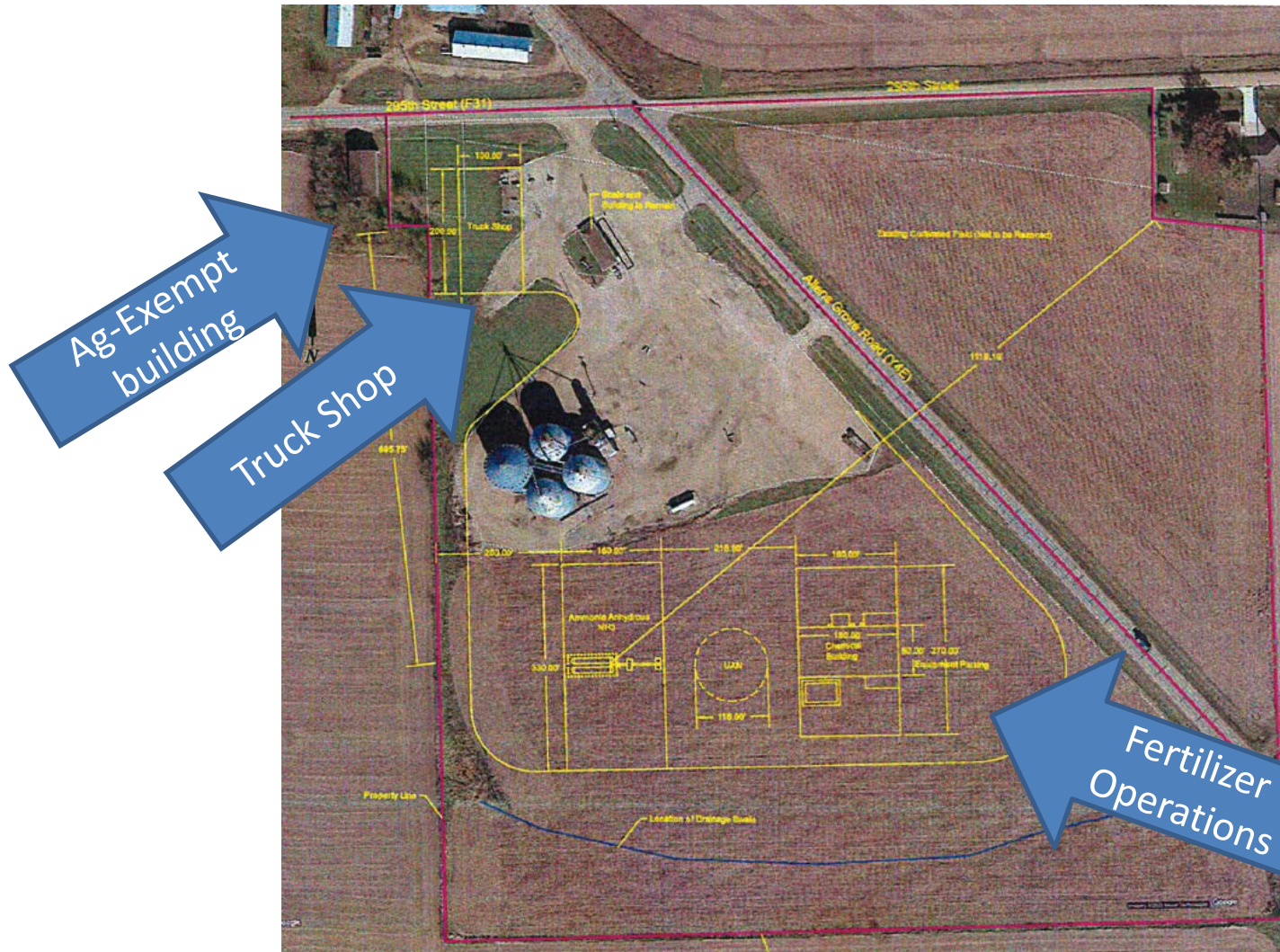
Does the area have stable environmental resources?



0-2% slopes, not in floodplain or floodway.

The rezoning request meets this criterion.

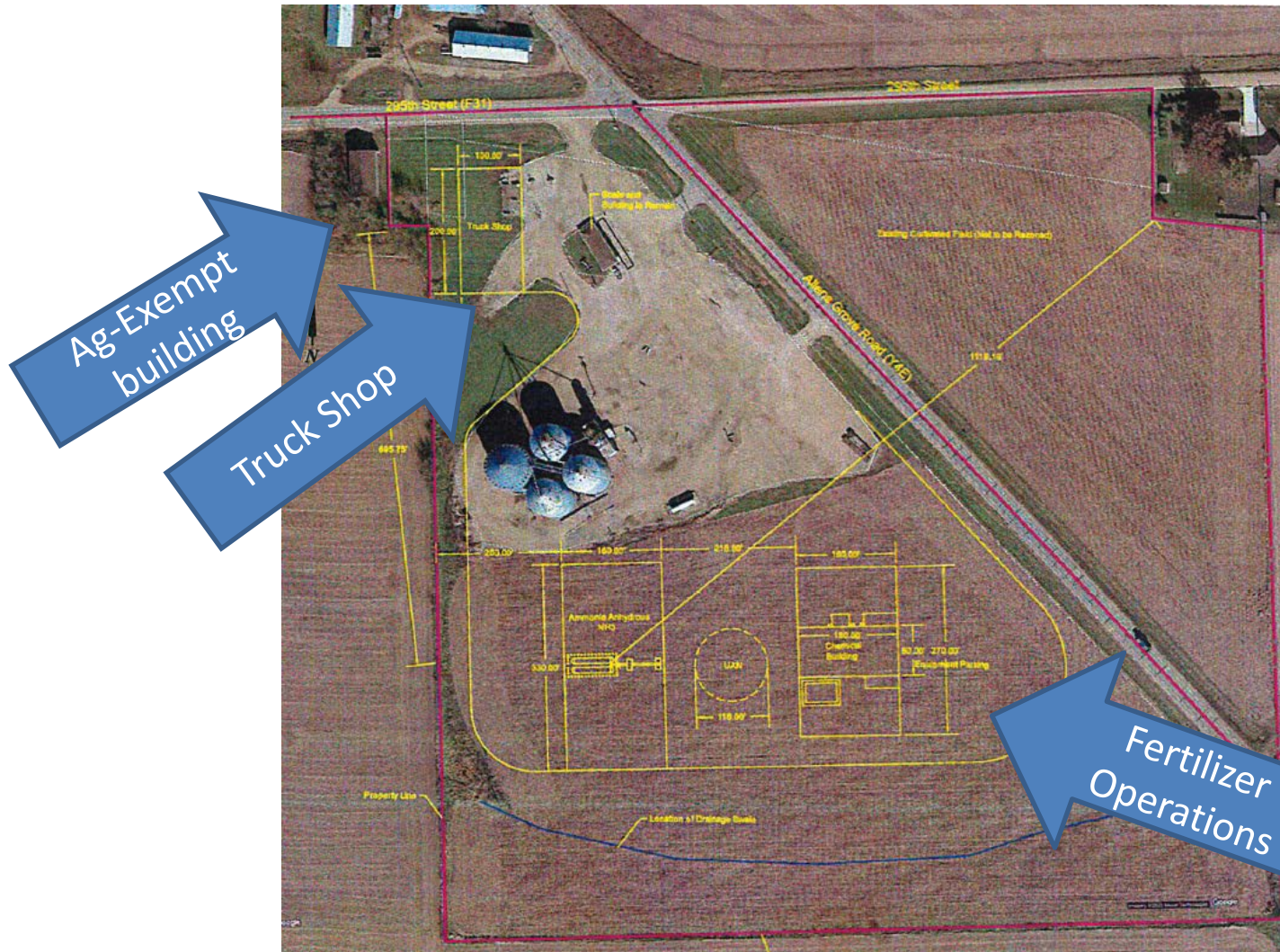
Is the proposed development sufficiently buffered from other less intensive land uses?



The proposed development is directly adjacent to productive agricultural parcels and an agriculturally-exempt building.

- ✓ Truck Shop
~125 feet from ag-exempt building
- ✓ Chemical Building
~140 feet from Allens Grove Road

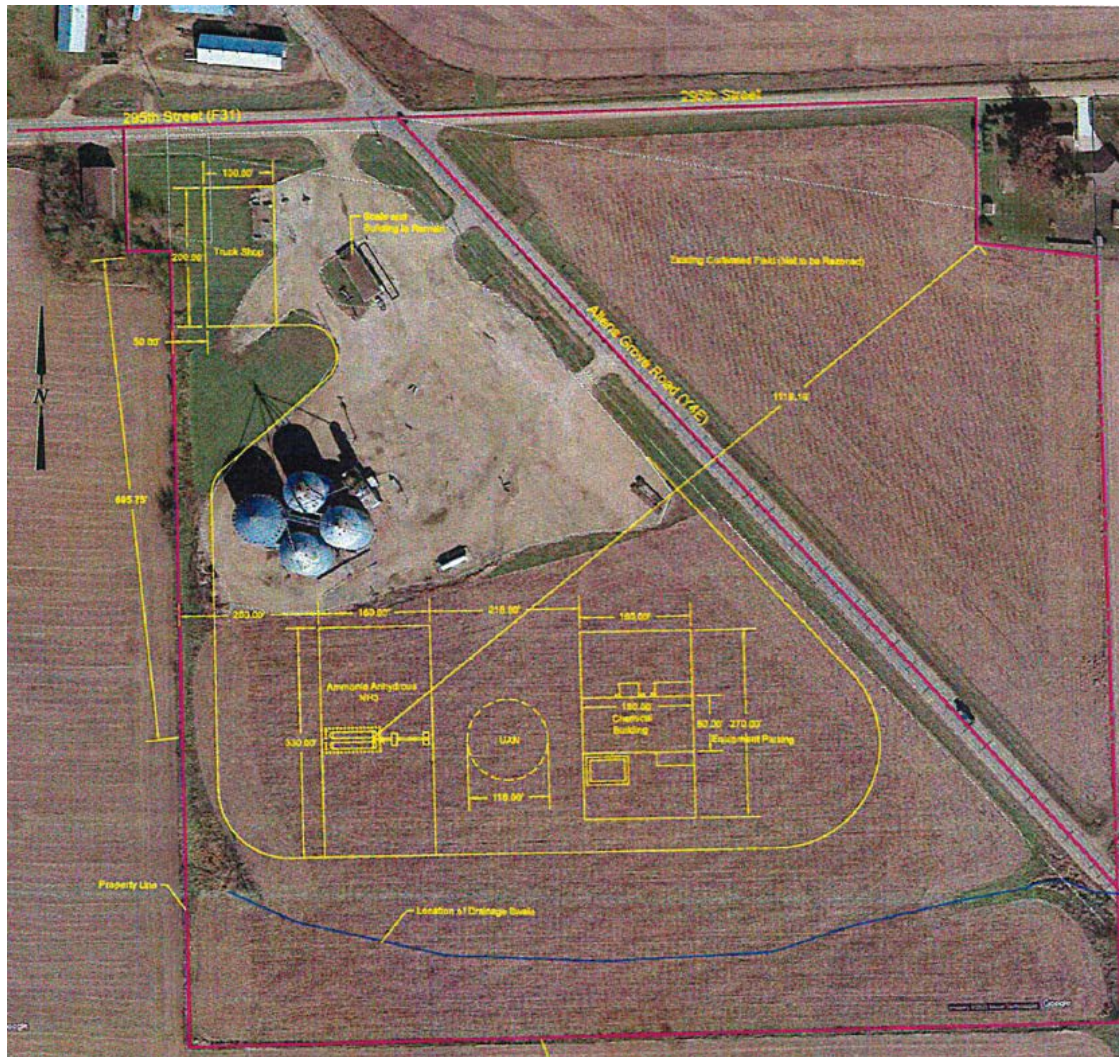
Is the proposed development sufficiently buffered from other less intensive land uses?



Development will be subject to Site Plan Review: landscape screening or fencing more appropriate at that stage.

The rezoning request meets a preponderance of this criterion.

Is there a recognized need for such development?



As stated in the applicant's petition, "[the development] will provide area farmers an opportunity to access products needed to support their businesses and growth in a more efficient manner."

The rezoning request meets this criterion.

Public Comment

- Notified: neighbors within 500 feet, Secondary Roads, Health Department, Bi-State Regional Commission, local NRCS
- Published in *North Scott Press*, March 6th Edition
- Bi-State Site Analysis

P & Z Commission Recommendation

The P & Z Commission recommends that, in accordance with staff's recommendation, the rezoning of approximately 19.04 acres from Agricultural-Preservation (A-P) to Industrial (I) **be approved** based on its compliance with a preponderance of the criteria of the Revised Land Use Policies.