



May 9, 2023

Mr. Bryce Jaeck

Design / Information Coordinator

City of Madison, 285 North Main Street

Madison, GA 30650

RE: Explaining Intent for Request and Rationale

Mr. Jaeck;

We are requesting a text amendment for 12.7 acres located on Amtico Road, our company, Atlanta Investment Properties, currently has under contract. The subject property is in tax parcel District 37, LandLot 159 just off Highway 441 and I-20 East. The subject property is in the City of Madison's overlay district and is zoned I1. Based on, our understanding, today's current overlay district zoning guidelines state no individual parcel may have more than one structure or building larger than 50,000 SF.

We are requesting a text amendment to the current zoning ordinance which would allow us to develop approximately twenty-one (21%) percent of the property, in three separate buildings. Our development will focus on attracting small local businesses within twenty-five (25) miles of the subject property. The property would be developed with all the setbacks, impervious surface, and landscape buffer requirements in the current zoning ordinance.

We believe that our project would not only fill a void for local growing businesses in Madison and surrounding communities, but with an enhanced use of the property the City's tax revenue base would also benefit from the project. We also believe our request falls with the guidelines of the Morgan County Comprehensive Plan for industrial and business park development as outlined in the section of the county's comprehensive plan below.

From Morgan County Comprehensive Plan (page 282)

Future land use projections suggest a need for additional industrial land in Morgan County during the planning period. The potential for economic development that is created by Morgan County's level of access to I-20 makes it advisable to provide excess amounts of land for industrial development in strategic locations. Specifically, industrial land use is recommended for the area of the county between the two Madison exits (SR83 and 441) where infrastructure can be extended from Madison. Also, industrial land use is recommended for the extreme western edge of the county directly adjacent to I-20 in the location of the planned four-county industrial development, Stanton Springs. Industrial development potential also exists for the Madison Airport area north of the city limits; however this is not considered as desirable for near-term industrial development due to the less convenient access to I-20 and the limited capacity of the airport.

Respectfully

Daniel Levison]

CEO, Atlanta Investment Properties



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Following is our request for the language and land uses should our request for a text amendment be approved.

Requested Business Park – Land Use Regulations

Business parks are permitted by right as set forth in Section _____, subject to the following:

- (1) Multiple occupancy may occupy in a building;
- (2) Business park, as specifically itemized on Section _____, are permitted in business park buildings;
- (3) Professional uses, as defined in Section _____, are permitted to occupy space in business park buildings.
- (4) Uses as follows, herein **determined to be compatible** with business park uses are light manufacturing, assembly, wholesale, technology, residential and commercial development:

Pulled from Section 630.3 Table 8 - Industrial Zoning District Land Use Regulations

P (Permanent) / C (Conditional)

- P - Administrative and information service facilities
- P - Administrative offices/processing center
- C- Call/telecommunications center
- C- Data processing/programming facilities
- C- Data processing/programming facilities with product production
- P - Building, construction and special trade facilities
- C- Contractor and developer offices
- C- Contractor/developer offices with facilities
- C- Landscape service
- P- Irrigation service
- P - Building supply store, wholesale
- P - Assembly of equipment
- P - Industry, light - manufacturing, repair, assembly, or processing
- P - Aquarium chemical wholesale
- P - Bakery or confectionery, wholesale
- P - Business machines wholesale
- P - Electrical appliances repair & wholesale

- P - Electronic and scientific equipment manufacturing & wholesale
- P - Camera and photographic equipment manufacturing & wholesale
- P - Ceramic product sales wholesale
- P - Fiberglass product wholesale
- P - Laboratories for testing materials, chemical analysis and/or photographic processing
- P - Medical appliance manufacturing & wholesale
- P - Tools or hardware manufacturing & wholesale
- P - Wood, paper, and plastic assembly & wholesale
- P - Building supply wholesale
- P - Equipment (small and large), service and rental
- P - Equipment (office), service and rental
- P - Janitorial/cleaning supply store, wholesale
- P - Lawn and garden supply, wholesale
- P - Pest control services
- C - Print and publication shops
- P - Vending equipment, and service, wholesale
- C - Utility and area service provider facilities
- C - Emergency management services – fire, police, ambulance
- C - Utility administrative office
- P - Distribution and storage facilities
- C - Warehouse, self-service (mini)
- P - Warehouse distribution warehouse facility
- P - General service/installation/wholesale of parts/accessories
- P - Parts/accessories, wholesale
- P - Welding and fabrication
- P - Sewer & septic tank sales, wholesale

Notes for Table 8, Section 630.3:

- (*) Unless otherwise specifically noted (for example, INDUSTRIAL:), all of the following uses are considered to be non-residential and commercial. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than five (5) persons.
- (1) Acid manufacturing includes without limitation the manufacturing of hydrochloric, nitric, picric, sulfuric acid or other similar acids.
- (2) Excluding the manufacturing of paper from pulp wood.
- (3) Excluding the processing of raw materials.
- (4) Excludes fuels intended for vehicle use.

Pulled from Section 630.3 Table 7 - Commercial Zoning District Land Use Regulations

- C - Animal/pet supply stores, retail (excluding pet sales)
- C - Audio/video/computer equipment - wholesale supply stores, rental and/or repairs
- P - Floor covering, wholesale
- P - Furniture and furnishings stores, wholesale
- P - Hardware and paint stores, wholesale
- P - Kitchen supply stores, retail
- P - Nursery, garden center, farm supply store
- P - Light duty trailer sales
- P - Parts/accessories, wholesale
- C - Outdoor temporary sales

Notes for Table 7, Section 620.3:

Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be non-residential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial uses, incidental manufacturing of products

Sold by the establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area.

- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Special trades mean goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, Drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the C-1 District and operated only during the established month/day/time set annually by the Mayor and Council.
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, landscape architect, surveyor,
 - (10) Provided that such is screened in accordance with Section 550.
 - (11) The sell of produce from vehicles or from temporary stands outside of the building is prohibited. (14)
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (18) Provided that the maximum allowable height of any portion of a building shall not exceed 60 feet from the grade of the street on which the property fronts.
- (19) Excludes fuels intended for vehicle use.

Respectfully

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