



STAFF REPORT TO THE PLANNING COMMISSION

Bryce Jaeck, Planner
September 13, 2023

APPLICATION INFORMATION

Parcel Identification Number:	037G 007
Physical Address:	Indian Creek Rd
Applicant / Owner:	C. Wilson DuBose/MS Park Construction, LLC
Zoning Action Requested:	Annexation/Rezone
Campaign Contributions:	None filed
Conflict of Interest:	None filed

INTRODUCTION

The applicant is seeking an annexation for the tax parcel from Light Industrial District (I1-Morgan) in unincorporated Morgan County to Light Industrial/Manufacturing (I2) inside Madison. This is part of one single property, with the remaining property being tax parcel 037G 007Z, which fronts Monticello Rd, which is zoned I2. The tax parcel in unincorporated Morgan County fronts Indian Creek Rd. The reason for the annexation is to place the entire property under one set of zoning rules.

This request is only to consider whether or not the tax parcel should be annexed and rezoned to I2. Annexation will be followed by a conditional use request for a distribution center. While there is a site plan attached in the documents, per zoning application requirements, this site plan does not govern development going forward nor does it allow for a distribution center by right. Approval of the current request only would allow a conditional use request for a distribution center to be heard in the future.

ZONING HISTORY

The Property is zoned Light Industrial District (I1-Morgan)) in unincorporated Morgan County.

ANALYSIS (Annexation)

The current County zoning (I1 – Morgan) and the requested city zoning (I2) are very comparable. Most permitted uses allowed currently under county zoning are permitted in I2 for Madison – over 65% of them. Distribution centers are a conditional use in both jurisdictions. Additionally, dimensional requirements are very similar between the current county zone and the proposed city zoning district, with height being the only notable difference. (Morgan county allows for a taller structure of 95 feet compared to 50 for the city). Given these similarities the requested zoning appears to be an equivalent zoning district.

Developing under one set of regulations would ensure a uniform development. Currently, the Madison Safari Zoo is the only project under development that is jurisdictionally split. This division was resolved by having Morgan County handle all inspections and plan review as most of it is in unincorporated Morgan County. However, this has necessitated the city adopting language just for this use. A conditional use request straddling multiple jurisdictions would be more complicated to resolve. Additionally, property that is divided jurisdictionally is more complicated to serve. For example, the Deer Haven community straddles the city limits. This divided jurisdiction has added complexity to code enforcement, zoning review, and building permits and the development operates under two different standards for a manufactured home community.

Regarding utility impact, the request is inside the Madison water service area for unincorporated Morgan County. Any improvements needed to access current city service would be the developer's responsibility, per standard policy but would be permitted under current agreements with Morgan County. The request is outside the Madison waste water

service area for unincorporated Morgan County. However, the property is partially within the city, and those areas would be served, provided a developer makes the necessary connections and improvements as required. Proximity to the Indian Creek Facility might make connections to the existing network straightforward.

The traffic impact of future development would not be affected by this annexation. A future developer could opt to develop either portion of the property (inside or outside the city) and use the available road network regardless of any action taken on this request. Analysis of traffic impact is also limited by the fact that no specific use can be addressed in this request and the property is already zoned industrially.

Annexation Recommendation (made separately)

Staff advises that any motion to recommend:

APPROVAL of the annexation of tax parcel 037G 007 based on the application, public hearing, and discussion, and considering applicable standards, with the following condition(s), clarification(s), and/or changes(s):

1. _____

DENIAL of the annexation of tax parcel 037G 007 based on the application, public hearing, and discussion, and considering applicable standards, due to the following reasoning(s), finding(s), and/or conclusion(s):

1. _____

Zoning Recommendation (made separately)

Staff advises that any motion to recommend:

APPROVAL of the rezoning of tax parcel 037G 007 from I1 [County] to I2 [City] based on the application, public hearing, and discussion, and considering applicable standards, with the following condition(s), clarification(s), and/or changes(s):

1. _____

DENIAL of the rezoning of tax parcel 037G 007 from I1 [County] to I2 [City] based on the application, public hearing, and discussion, and considering applicable standards, with the following condition(s), clarification(s), and/or changes(s):





1. _____

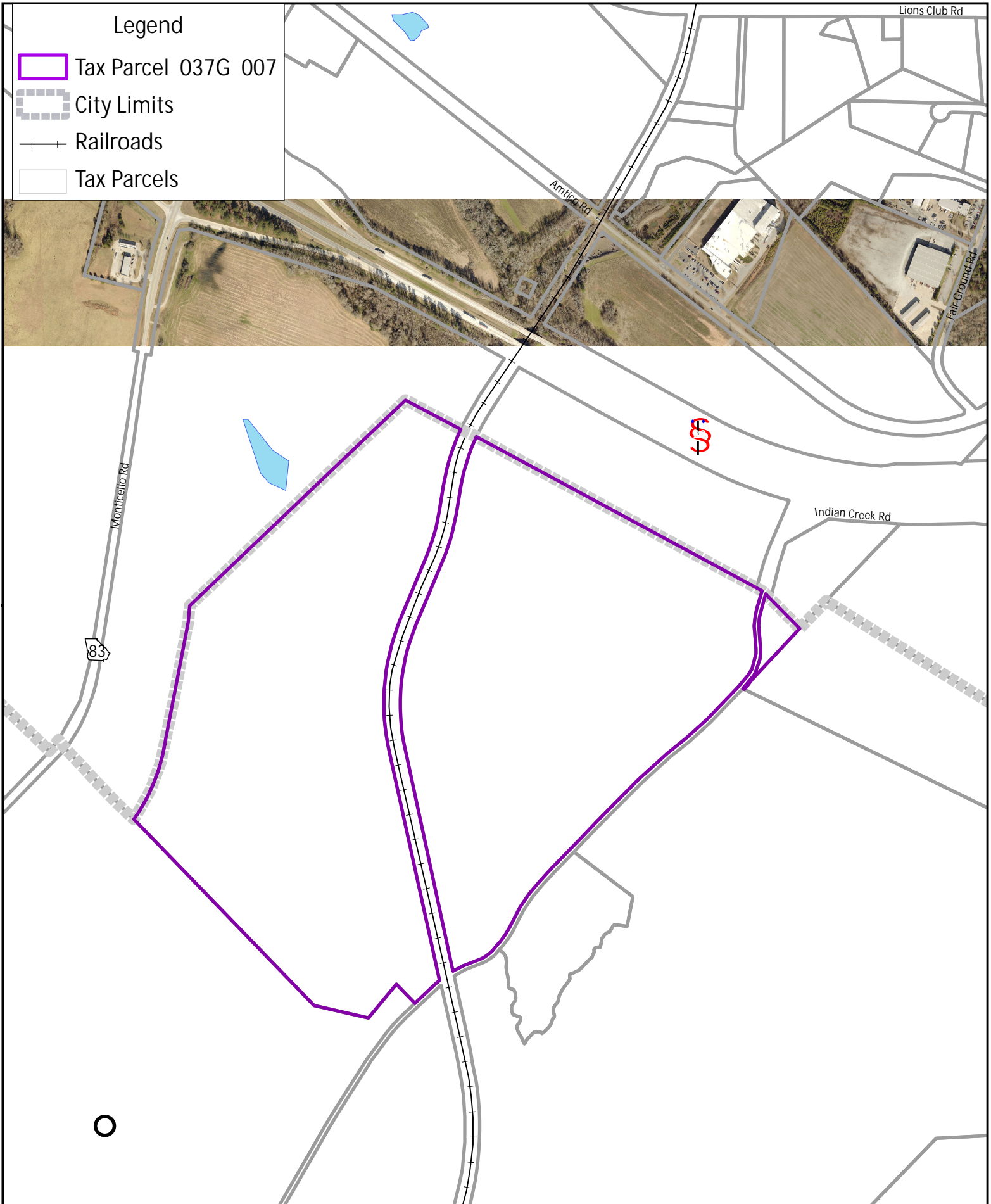
OTHER ACTION(S): _____

City of Madison
Main Street & Planning Department
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(706) 342-1251 x 1226
bjaeck@madisonga.com

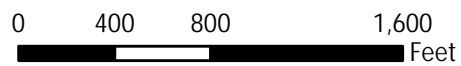
All materials submitted by the applicant are available at City Hall or online at <http://www.MadisonGA.com/Zoning>. Staff will have copies of these materials at all public hearings.

Legend

-  Tax Parcel 037G 007
-  City Limits
-  Railroads
-  Tax Parcels



1 inch = 800 feet 1:9,600 Produced by MadGIS 9/14/2023.



Parcel 037G 007
Aerial