



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: TEXT AMENDMENT

Applicant: Joint Development Authority
Applicant's Agent: Morgan County Planning & Development
Zoning Ordinance: Article 4 Districts & Maps
Article 6 Regulations for Zoning Districts
Article 9 Multi-County Mixed Use Business Park Zoning District (new)

Summary

This language pertains only to the Stanton Springs Industrial Park. As the park has progressed, the original plan has changed, which has required Planning staff from Morgan, Walton and Newton Counties to review the zoning language. When the zoning language for the park was created, all three counties adopted the same language. Issues during development in Walton and Newton Counties prompted those counties to make changes to fit specific situations. When Staff met to determine what changes needed to be made to update the language, the number of discrepancies between counties became obvious.

The proposed language is a product of a collaboration between Walton, Newton and Morgan County planning staff and the attorney for the Joint Development Authority. The intent of the proposal is to create common language among the counties again.

Current and Proposed Language

See attached for proposed language. The current language for the Multi-County Mixed Use Business Park Zoning District (MXD1) is in Article 4 (uses) and Article 6 (regulations). That language will be removed and a new Article, Article 9, will be created specifically for MXD1 language. The new Article will accomplish several aims: 1. It will ensure that the language is exactly the same as Walton and Newton Counties, even matching the format; 2. It will limit the Articles that will have to be changed if, and when, future text amendments are necessary for the industrial park by consolidating the language; 3. It will separate the language used in the use chart from that already used by Morgan County, which does not use "A – Authorized as an Accessory Use Only" as an option.

STANTON SPRINGS BUSINESS PARK

PURPOSE AND INTENT

The Stanton Springs Business Park District is intended to provide large tracts of land suitable for the planned development of a mixed-use business park that provides new jobs and increases the tax base. It shall provide an attractive environment well suited to manufacturing, research, development, professional offices, laboratories, biomedical, pharmaceuticals, data centers, and related commercial, warehousing, and industrial uses. Other types of heavy industrial that would be objectionable by reasons of producing noxious dust, odor, air pollution, water pollution, and noise are not permitted.

The Stanton Springs Business Park District is permitted under the following conditions:

- A. It is a part of a large-scale development of 1,000 acres or more located in at least two contiguous counties;
- B. It is developed under a single, unified entity providing control of property development;
- C. It contains a mixture of uses;
- D. It provides adequate infrastructure for current and future transportation, water resource management and community services.
- E. Others designated from time to time by the Board of Commissioners.

GENERAL REQUIREMENTS (ALL TIERS)

A. Tier Planning & Map: The Stanton Springs Business Park District is divided into two (2) individual tiers which represent the different variations in use within the Stanton Springs Business Park District. Tier 1 governs property development within the existing parkway (known as Shire Parkway) and concentrates primarily on clean industry. Tier 2 governs the land outside the parkway that abuts U.S. Hwy 278 promoting high quality and commercial highway-oriented development near I-20 by permitting greater flexibility to create a corridor of similar as well as supporting retail and hospitality uses for the Stanton Springs Business Park.

PRINCIPAL USES AND STRUCTURES

- A. Principal uses and structures allowed in the Stanton Springs Business Park District shall include:
 - 1. Offices;
 - 2. Research and product development facilities;
 - 3. Light manufacturing facilities, including light assembly and fabrication;
 - 4. Warehouse and distribution facilities; and
 - 5. Other uses allowed in the Use Tables below.
- B. Application of this table shall be in accordance with the following codes;

1. P- Permitted Use
2. A- Authorized as an accessory commercial use
3. C Authorized as a Conditional use subject to application procedures

C. Uses that are not specifically authorized as a principal, accessory, or conditional use in the Tier 1 Use Table below are prohibited, and may only be authorized if similar to an authorized use listed below and granted by written interpretation of the Director of Development Services.

Tier 1 Use Table

Type of Use	Within the Business Parkway	
Accessory Building	P	
Accessory Use, Commercial	P	
Bank	A	
Data Management or Processing Center a	P	
Day Care, Child	A	
Day Care, Adult	A	
Electric Substation	P	
Health Club	A	
Institutional & Philanthropic Uses	P	
Manufacturing,	P	
Medical, Dental Laboratory	P	
Medical, Dental Clinic	P	
Office, Professional	P	
Recreation Facilities, Commercial	A	
Outdoor Storage	C	
Parking Lot or Deck	A	
Place of Public Assembly	P	
Place of Worship	P	
Professional Services	A	
Research & Development Facility	P	
Restaurant	A	
Solar Farm or alternative energy uses	A	
Telecommunications Tower	C	
Construction Trailer	P	
Training Center	P	
Utilities, Structures and Bldgs., Public	P	
Warehousing, Industrial, Distribution, Wholesale	A	

D. Uses that are not specifically authorized as a principal, accessory, or conditional use in the Tier 2 Use Table below are prohibited, and may only be authorized if similar to an authorized use listed below and granted by written interpretation of the Director of Planning and Development.

Tier 2 Use Table

Type of Use	Land Outside the Parkway
Accessory Building	P
Accessory Use, Commercial	P
Bank	P
Convenience Store	P
Data Management or Processing Center a	P
Day Care, Child	A
Day Care, Adult	A
Electric Substation	P
Health Club	P
Hotel	P
Institutional & Philanthropic Uses	P
Manufacturing	P
Medical, Dental Laboratory	P
Medical, Dental Clinic	P
Office, Professional	P
Outdoor Storage	C
Parking Lot or Deck	A
Personal Services	P
Place of Public Assembly	P
Place of Worship	P
Professional Services	P
Recreation Facilities, Commercial	P
Research & Development Facility	P
Restaurant, Dine-In	P
Restaurant, Drive-thru	P
Retail	P
Solar Farm or alternative energy uses	A
Telecommunications Tower	C
Construction Trailer	P
Training Center	P
Utilities, Structures and Bldgs., Public	P
Warehousing, Industrial, Distribution, Wholesale	A

E. Prohibited uses

Except as otherwise noted herein, non-residential development may occur based on the Tier district. Use categories shall be determined based on the Use Table contained in Tier 1 and Tier 2 above and shall follow the requirements of the Use Tables.

- i. The following uses are prohibited:

- a. Campground, Recreational Vehicle Park, private;
- b. Manufactured home sales, rental, repair
- c. Auto recovery
- d. Flea market
- e. Solid waste transfer station
- f. Pawn Shop
- g. Pay day, title loans, check cashing
- h. Mini-warehouse
- i. Truck stop, parking, dispatch
- j. Storage Yard, Lumber
- k. Hazardous waste or solid waste landfills
- l. Junk or Salvage Yard
- m. Labor Camp
- n. Distillation of bones
- o. Dumping, disposal, incineration or reduction of garbage
- p. Fat rendering
- q. Stockyard or slaughter of animals
- r. Smelting of iron, tin, zinc or other ores
- s. Refining of Petroleum or of its products
- t. Cemeteries or Mausoleums
- u. Jail, penal, detention or correction farms
- v. Temporary or portable sawmill
- w. Community fair
- x. Noncommercial club or lodge
- y. Privately operated sanitary landfill, sewage or treatment plant (excluding on-site pretreatment facilities)
- z. Growing or sale of marijuana
- aa. Boarding/breeding kennels
- bb. Funeral Home;
- cc. Sanatorium, convalescent, rest or retirement home
- dd. Adult bookstore or adult entertainment
- ee. Night club, bar or lounge

ACCESSORY USES AND STRUCTURES

Accessory uses and structures typically found to support the principal uses and structures shall be permitted in the Stanton Springs Business Park District.

CONDITIONAL USES

Conditional uses shall be permitted in the Stanton Springs Business Park District in accordance with the Use Table subject to the procedures of the Issuing Authority

STANDARDS OF DEVELOPMENT

- A. Minimum Lot Frontage: Fifty (50) feet onto a County or State approved street
- B. Minimum Building Setback Requirements

1. Front: Fifty (50) feet.
2. Side: Twenty (20) feet from property line.
3. Rear: Twenty (20) feet

C. Impervious Surface

The maximum impervious surface shall be 75%.

D. Maximum Height of Buildings: Seventy-five (75) feet.

E. Buffer Requirements

Where property in this district abuts residential property, it shall provide transitional buffers no less than one hundred (100) feet.

F. Parking Requirements

Off-street parking and loading space shall be provided as outlined:

Land Use	Number of Parking Spaces	Required for Each
Manufacturing	1	5,000 sf of non-office floor space
Office buildings, including Insurance and real estate offices	3.0	1,000 sf of GFA
Banks	3.0	1,000 sf of GFA
Research and development	3.0	1,000 sf of GFA
Wholesale, Office-Warehouse	1 1	200 sf of office space, plus 5,000 sf of storage area
Auditoriums, church, theaters, stadiums, and other places of assembly	1	4 seats or 12 feet of pew
Convenience Store	3	1,000 sf of retail space
Hotel or Motel: (a) Convention hotel or motel with a restaurant or lounge	1 1/2	Room
(b) Non-convention hotel or motel without restaurant	1	Room
General business, commercial or personal service establishments catering to the retail trade, but excluding food stores	1	150 sf of floor area designated for sales plus 1 for each employee
Restaurant, dine-in or drive-thru	14	1,000 sf of GFA
Retail	5	1,000 sf of GFA

The total number of parking spaces may be reduced as approved by the Director of Planning and Development upon written request by the applicant. The applicant must provide a parking study or other justification for the requested reduction.

G. Streets and Rights of Way

1. All streets shall be dedicated public streets, except as may be permitted in an Overlay District or Tier 2 and shall conform to standards of Issuing Authority regulations.
2. Streets that are not state or federal highways shall be constructed with a design speed not to exceed thirty-five (35) miles per hour in commercial and industrial areas and twenty-five (25) miles per hour in residential areas, except as follows:
 - a. Streets primarily serving industrial, commercial, and office buildings shall provide vehicle travel lanes not to exceed twelve (12) feet in width, not including on-street parking and bicycle lanes.
 - b. Intersection radii shall not be greater than thirty-five (35) feet.
 - c. Streets containing four (4) or more travel lanes shall provide landscape medians of at least fourteen (14) feet in width.
 - d. All intersections shall provide pedestrian crosswalks.
 - e. Where intersections are signalized, they shall provide signal phases and indicators for pedestrians in accordance with the Manual of Uniform Traffic Control Devices.
3. Landscape plans shall be prepared as a component of the final engineering plans for each public street. Street trees shall be permitted in accordance with approved landscape plans.
4. Right-of-way widths shall generally be in accordance with standards of Issuing Authority and shall provide adequate space for:
 - a. Shoulders on both sides of travel lanes containing a minimum of ten (10) feet measured from the outside edge of pavement for the placement of underground utilities, sidewalks, bike lanes, and landscaping as required by the approved site development plans of the applicable overlay districts.
 - b. Alternative right-of-way widths and shoulder widths shall be permitted in an Overlay District in accordance with approved preliminary plans.

H. Deceleration

1. A deceleration lane shall be installed at all entrance roads into a commercial or industrial development.
2. Deceleration lane length is measured 200 feet from intersection centerline to beginning of taper. Tapers are 50 feet.
3. An exception to this requirement may be approved by the Director of Planning and Development based on the results of a traffic study that demonstrates that a deceleration lane is not required due to the specific conditions and level of service of the County road.
4. The Director of Planning and Development may require a traffic study to determine if the project's size warrants a center turn lane, longer deceleration lane, an acceleration lane or other improvements. If the traffic study determines that further steps should be taken to protect the traveling public, the additional requirements will be imposed by the Director of Planning and Development.

I. Sidewalks

1. Sidewalks shall provide safe, continuous pathways for pedestrians.
2. Continuous and connected sidewalks shall be located on all public streets.

J. Landscape Strips Adjacent to Public Rights-of-Way

1. All unimproved areas, unless to the rear of a lot either for future expansion or part of a natural area, shall be landscaped with a combination of deciduous canopy trees, shrubbery and ground cover. At least one tree at least six (6) feet in height for each fifty (50) feet of street frontage shall be planted in the setback area. All off-street parking areas that serve twenty (20) vehicles or more shall be provided with landscape areas totaling not less than five (5) percent of the surfaced area. Landscaped earth berms are required to block direct view of storage areas, the side yard trucking doors and trucking courts and as a part of the overall landscaping plan.
2. All landscaping shall be completed when the final Certificate of Occupancy is issued. In the event this is not feasible, landscaping shall commence at and be completed within the next growing season.

K. Utilities

1. All utilities shall be placed underground except for major electric transmission lines and sub-stations.
2. Public water and sewer service shall be provided for all occupied buildings required to provide toilets.

3. Streetlights shall be provided along all public streets.

L. Signage

1. Signs shall be incorporated into the landscape plan. Maximum overall size shall not exceed five (5) feet in height or fifty (50) square feet in area for one side.
2. Sign locations shall be governed by setback requirements.
3. Signs will be ground mounted signage structures of complimentary building materials (brick or concrete marquee), no higher than six (6) feet in height and twenty (20) feet in length, on which signage can be mounted, landscaped and ground mounted illumination of signage.
4. No flashing, flickering or blinking illumination shall be permitted in any sign.
5. No animated or moving light forms of illumination will be permitted on any sign.
6. All signs shall be fabricated and installed in compliance with all applicable building and electrical codes.
7. All signs shall otherwise comply with the requirements of the applicable zoning regulations without variance unless approved by the Joint Development Authority.

L. Building Standards

1. Building Materials

- a. Exterior walls for all new buildings shall consist of durable, permanent architectural materials that are compatible with park-like standards. The front façade and street side facades shall incorporate one or a combination of the following durable materials: brick; tile; stone with weathered, polished or fluted face; textured cement stucco; architectural concrete masonry with fluted, split-face, or broke-face finish; Portland cement plaster and lath systems; architectural (either pre-cast or tilt -up) concrete either fluted or with exposed aggregate finish or glass. Front façade materials shall be continued for not less than twenty (20) feet on each side from the front surface. Unfaced concrete block, structural concrete, corrugated metal and the like shall not be permitted. Pole buildings or similar structures will not be permitted.

All building exteriors which face a public street shall have consistent architectural features, building materials, and rooflines as the front. Elevations of all four sides of the building shall be part of the building permit application.

The sides and rear of all buildings shall be finished in keeping with the accepted standards used for first-class industrial development.

- b. For gas stations support pillars for pump station canopies shall be covered with similar durable materials as required by subsection a. The sides of the pump island canopy shall reflect the color and building materials of the primary building. Pump island canopy lighting fixtures shall be completely recessed into the canopy and shall be shielded such that the lamp source is not visible and glare is not created. No lighting shall be permissible on top or on the side of the pump island canopy.
2. Building Roofs: Building roofs shall be white or earth-tone color, if architectural in function/design and visible from street view.
 3. HVAC and Miscellaneous Equipment: If visible from a road parcel or any public road, cooling towers, rooftop and ground mounted mechanical and electrical units and other miscellaneous equipment shall either be integrated into the design of the building or screened from public view (landscaping screening is permitted).
 4. Refuse areas and receptacles shall be placed in an accessible location in the corner farthest from any public streets and shall be enclosed on three sides with decorative masonry walls. The fourth side shall be a self-closing opaque gate made from non-combustible materials. The walls and gate shall be a minimum of 12 inches higher than the receptacle

NOTICE TO JOINT DEVELOPMENT AUTHORITY OF JASPER COUNTY, MORGAN COUNTY, NEWTON COUNTY AND WALTON COUNTY

Within 3-days of receipt of an application relating to zoning, use or building activities in Stanton Springs, the County shall provide a copy of any such application to the Authority by mailing a copy to the address so designated by the Authority and kept on file at the County. The JDA may provide comments and recommendations in writing to the Planning Director. If the application is for a rezoning or conditional use permit, the Authority's comments shall be provided at or prior to the Planning Commission meeting. If the application is for a building permit or other permit which does not require a public hearing, the Authority's comments must be provided within 10-days of receipt of a copy of the application.