

# Attachment 7

## ZONING TEXT AMENDMENT

STATE OF GEORGIA;  
COUNTY OF MORGAN:

An amendment to ARTICLE VIII: SUPPLEMENTARY STANDARDS FOR SPECIFIC USES of the Official Zoning Ordinance of the City of Madison, Georgia.

WHEREAS, the Zoning Ordinance of the City of Madison was adopted by the Mayor and Council on the 28th day of March, 2011 and said ordinance may be amended from time to time by the governing authority of the City of Madison; and

WHEREAS, the governing authority of Madison finds the following amendment to the Zoning Ordinance promotes the health, safety and welfare of Madison; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Madison that the Zoning Ordinance of the City of Madison is amended as follows:

1.

Amend ARTICLE VIII: SUPPLEMENTARY STANDARDS FOR SPECIFIC USES, with the removal and insertion of Section 800.9 attached hereto as Exhibit "A".

2.

Such parts of ordinances or resolutions in conflict with this amendment are repealed.

3.

This amendment shall become effective immediately upon passage.

4.

This amendment is deemed severable, and if any clause, phrase or provision of this amendment is found in violation of state law or is adjudged invalid or unconstitutional, such finding shall not affect remaining portions of this amendment.

READ AND APPROVED this 14<sup>th</sup> of September, 2015, after a public hearing before the Mayor and Council this date and before the Madison Planning & Zoning Commission on the 20<sup>th</sup> of August, 2015 and public notice 15-45 days before each hearing.

**CITY OF MADISON**  
[AFFIX CITY SEAL]

By:

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Fred Perriman, Mayor

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Rick Blanton, Mayor Pro Tem

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Joseph V. DiLetto, Council Member

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Carrie Peters-Reid, Council Member

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Robert D. "Bobby" Crawford, Council Member

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Chris Gilbert Hodges, Council Member

Attest:

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Mellie A. Thomas, City Clerk

## EXHIBIT “A”

### ARTICLE VIII: SUPPLEMENTARY STANDARDS FOR SPECIFIC USES

#### ***Section 800 Accessory Structures and Uses.***

##### **800.9 Temporary Buildings and/or Structures.**

- (1) **Temporary Building Permits.** A temporary building permit from the Building & Code Official shall be required. A temporary building permit shall be valid for a period of six (6) months, and the temporary building shall be removed immediately upon completion of construction.
  - (a) **Construction Sites.** Temporary buildings, used on site only in conjunction with construction or land subdivision development.
  - (b) **Residential Sites.** Temporary buildings, used only in conjunction where the occupant of a single-family dwelling is constructing a new single-family residence within the city.
- (2) **Temporary Structures.** The temporary structure permit from the Building & Code Official shall be required, unless the temporary structure is used for a funeral. Temporary structure permits for tents and similar structures for temporary use shall be valid for a period not to exceed thirty (30) days.
  - (a) **Temporary Use.** The temporary use shall be for special purposes related to the principal use principal use of the main building or lot.
  - (b) **Number of Permits.** The Building & Code Official shall not issue more than two (2) temporary structure permits during a calendar year for any lot, unless authorization is granted by the City Council to allow an additional permit(s).
  - (b) **Use in Parking Lots.** Under no circumstances shall a temporary structure permit be issued for use in any designated handicap parking space or when a parking lot does not exceed the minimum required parking spaces per Section 520.3. In parking lots with excess parking per ordinance, a temporary structure may be issued to occupy the surplus space(s). If such structure would prevent adequate parking or pose a traffic hazard, the Building & Code Official may deny the temporary structure permit.



# STAFF REPORT TO THE MAYOR & CITY COUNCIL

Mollie Bogle, Planner  
September 14, 2015

**APPLICATION INFORMATION**

<b>Owner / Applicant:</b>	City of Madison
<b>Zoning Action Requested:</b>	<b>Text Amendment</b>

**INTRODUCTION**

The City of Madison proposes amendments to Section 800.9 [ATTACHMENT I].

**ZONING HISTORY**

The Zoning Ordinance was adopted by Mayor and City Council on March 28, 2011.

**CITY OF MADISON PLANNING & ZONING COMMISSION – PUBLIC HEARING – August 20, 2015**  
 Motion by Trulock to recommend approval of the amendments to Section 800.9 as presented based on the application, public hearing, and discussion, and consideration of applicable standards; seconded by Anderson; vote to approve the motion unanimous (5-0; Nolan-Kuperberg absent).

**STAFF COMMENT**

Current operation and practice have been incorporated into the proposed amendments with the addition of a permit requirement in place of “written approval.” Therefore, it does appear the zoning proposal is consistent with the intent and purpose of the Zoning Ordinances; is consistent with the Comprehensive Plan, and other city-adopted plans; creates the most narrow change necessary and properly mitigates potential negative impacts for development scenarios accommodated by the zoning proposal; and would not more appropriate for a variance, instead of changing zoning parameters for the whole city or whole zoning district.

**SUMMARY**

Staff advises that any motion to:

**APPROVE** amendments to Section 800.9 based on the application, public hearing, and discussion, and considering applicable standards, with the following condition(s), clarification(s), and/or changes(s):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**DENY** amendments to Section 800.9 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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OTHER ACTION(S):** \_\_\_\_\_

**City of Madison**  
 Main Street & Planning Department  
 Mollie Bogle, Planner  
 132 N. Main Street – P.O. Box 32 – Madison, GA 30650  
 (706) 342-1251 x224  
[mbogle@madisonga.com](mailto:mbogle@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.*

# ATTACHMENT I

## ARTICLE VIII: SUPPLEMENTARY STANDARDS FOR SPECIFIC USES

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