



STAFF REPORT TO THE PLANNING & ZONING COMMISSION

Bryce Jaeck, GIS Planner
April 13, 2022

APPLICATION INFORMATION

Parcel Identification Number:	N/A
Physical Address:	N/A
Applicant / Owner:	Grace Barlow/Ben Patel
Zoning Action Requested:	Text Amendment
Campaign Contributions:	None filed
Conflict of Interest:	None filed

INTRODUCTION

The applicant is seeking an amendment to Section 700.2 Table 12 to change the maximum height allowed from 35 ft to 42 ft in the General Commercial District (C3).

ZONING HISTORY

The current zoning ordinance was adopted on March 11, 2019. The city amended the Zoning Ordinance to allow for buildings to be 50 ft tall if within 2500 feet of the intersection of Interstate 20 and a state highway in 2022.

STANDARDS FOR ZONING ORDINANCE TEXT AMENDMENT APPLICATION DECISIONS (SECTION 1120.8)

<i>Standards</i>	<i>Staff Comment</i>
<i>(1) whether the zoning proposal is consistent with the intent and purpose of the Zoning Ordinance (e.g., does a proposed land use comport with the purpose and intent of the zoning district where it is proposed, does the proposal create internal conflicts with this Ordinance, etc.);</i>	The request is consistent with the Zoning Ordinance as it only modifies an existing design element and does not conflict with other ordinances.
<i>(2) whether the zoning proposal is consistent with the Comprehensive Plan, or other city-adopted plans (e.g., Major Thoroughfare Plan, Urban Redevelopment Plan, GreenPrint Plan, etc.).</i>	The Comprehensive Plan does not contradict this request. C3 district is in the <i>Commercial Investments Areas – Interstate Corridor</i> and both desired and undesired elements are silent on matters of height.
<i>(3) whether the zoning proposal creates the most narrow change necessary and properly mitigates potential negative impacts for development scenarios accommodated by the zoning proposal; and</i>	While this request has been made to allow for a hotel to exceed the 35 ft height currently allowed it affects all uses and future buildings for the district. Per discussions with the fire marshal, the height requested can be serviced by current city fire apparatus so long as the site design allows for proper vehicle access.
<i>(4) whether the zoning proposal would be more appropriate for a variance, instead of changing zoning parameters for the whole city or whole zoning district.</i>	A variance would only allow for a height exception on a specific tract only in the case of site specific conditions. However, staff is unaware of any request for greater height that has been made since 2005. A text amendment is the most efficient way to address this possibility.

SUMMARY

When the city approved 50 ft tall building height in the Interstate Commercial Zoning District, it added note (11).

(11) Any C4 property within 2500 feet of an intersection between Interstate 20 and a state highway may have a building height of fifty (50) feet being measured from the highest point of the building along the elevation with greatest distance from grade but not including exemptions from note 7, provided the site allows for adequate access of emergency fire vehicles.

For clarity, note 7 allows for structures such as radio towers, cell towers, church steeples and so forth to exceed height limitations. The rationale is that these are rarely, if ever occupied, by people as part of a use.

One concern is the potential impact on the scale of the entry to the Historic District along 441 as the C3 district extends northwards. Additionally, the previous height extension was limited to being near the interchange. Given that earlier amendment, staff would propose alternative language similar to the earlier approved language.

Note 12 (to be placed in the building height, maximum portion of the table for C3)

C3 properties within 1500 feet of the intersection of US 441 and the US 441 bypass may have a maximum building height of forty-two (42) feet being measured from the highest point of the building along the elevation with greatest distance from grade but not including exemptions from note 7, provided the site allows for adequate access of emergency fire vehicles.

Staff suggests motions include language similar to below:

APPROVAL of the text amendment to Section 700.2 Table 12, including suggested changes by staff, based on the application, public hearing, and discussion, and considering applicable standards:

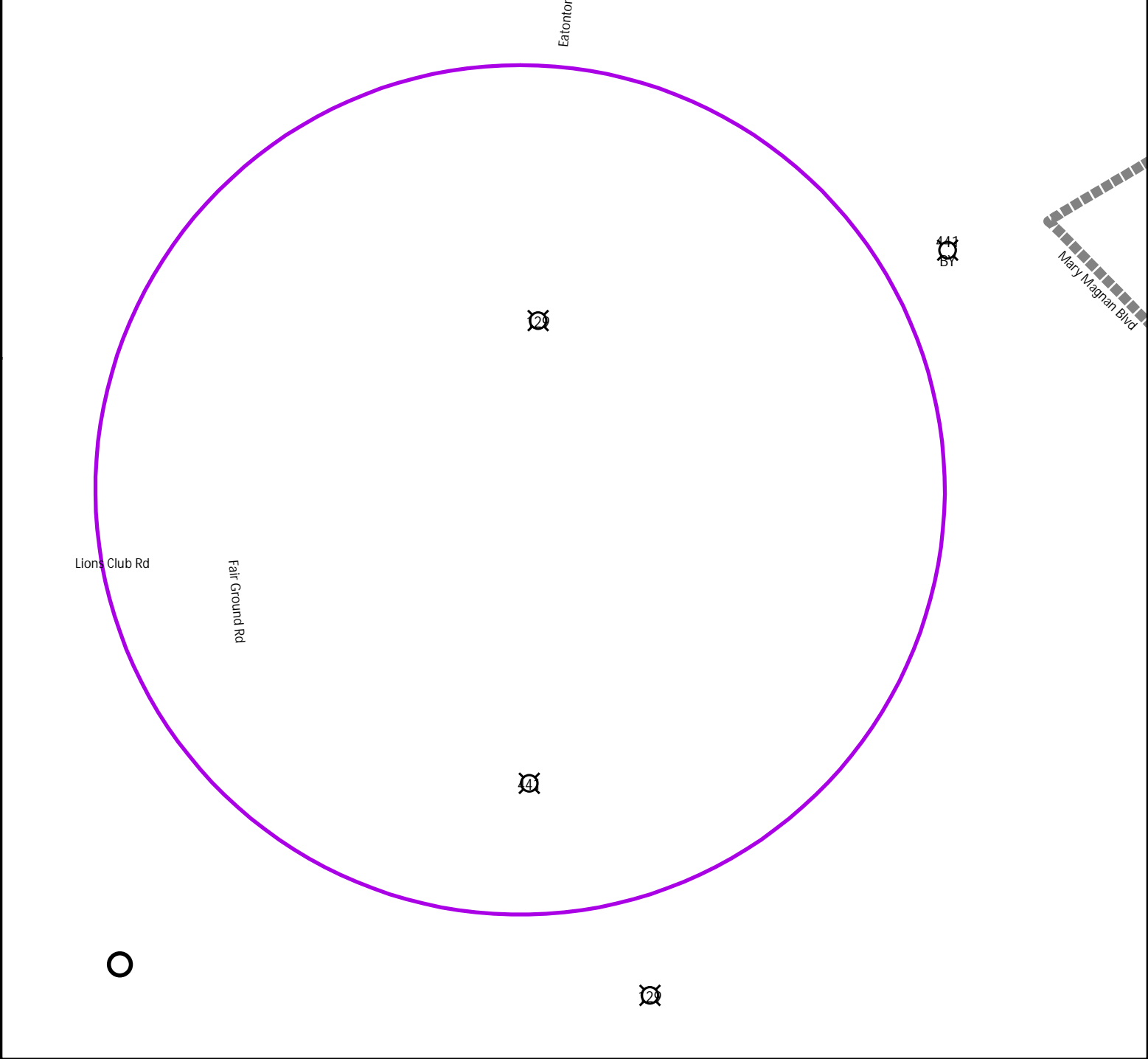
DENIAL of the text amendment to 700.2 Table 12 based on the application, public hearing, and discussion, and considering applicable standards as presented OR due to the following reasoning(s), finding(s), and/or conclusion(s):

City of Madison
Main Street & Planning Department
Bryce Jaeck, GIS Planner
132 N. Main Street - P.O. Box 32 - Madison, GA 30650
(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

- 1,500 Ft Radius
- City Limits
- Affected C3 Properties
- Railroads
- Tax Parcels



1 inch = 500 feet 1:6,000 Produced by MadGIS 4/17/2023.



1500 ft
Radius