

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF SOCIAL CIRCLE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TO CORRECT AN INADVERTANT ERROR OF DELETING MIXED USE BUSINESS PARK (MUBP) OUT OF THE ZONING DESIGNATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Social Circle, Georgia is the Mayor and Council thereof; and

WHEREAS, in December of 2022, the City rezoned Tax Parcel S133 005 to MUBP with certain conditions; and

WHEREAS, on June 20, 2023, the City adopted a new Unified Development Ordinance to completely overhaul its zoning ordinance;

WHEREAS, the City did not intend to totally delete the MUBP zoning classification; and

WHEREAS, the governing authority of the City of Social Circle, Georgia desires to rectify this situation by readopting the MUBP zoning classification; and

WHEREAS, the health, safety, and welfare of the citizens of Social Circle, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Social Circle, Georgia, and it is hereby ordained by authority of same, as follows:

SECTION 1. Section _____ of the Social Circle Zoning Ordinance shall be added with the following:

“Sec. _____. - MUBP Mixed use business park.

The Mixed Use Business Park (MUBP) 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 residential, light manufacturing, research, development, professional offices and related commercial uses. Other types of heavy industrial or large-scale distribution uses that would be objectionable by reasons of dust, odor, air pollution, water pollution, noise, or heavy truck traffic and congestion are not permitted. The mixed use business park district is permitted under the following conditions:

1. It is a part of a large-scale development of 200 acres or more and must be adjacent to I-20;

2. It is developed under a single, unified entity or group providing control of property development;

3. It contains a mixture of uses;

4. It is developed in conformity with a master plan for future uses that is prepared by the applicant and approved by the mayor and council; and

5. It provides adequate infrastructure for current and future transportation, water resource management and community services.

A. *Principal uses and structures.* Principal uses and structures in the MUBP district shall be those allowed as permitted uses in BUS and LI.

B. *Accessory uses and structures.* Accessory uses and structures shall be permitted in the MUBP district per BUS and LI, with the exception of storage, sales and distribution, which may be permitted as accessory uses related to the principal uses allowed in the MUBP district.

C. *Special uses.* Special uses in the MUBP district shall be those allowed in BUS and LI as special uses therein. Special uses shall be approved per this UDC.

D. *Property development standards.*

1. Density.

a. Average density shall not exceed 10,000 square feet of gross building area per gross acre of entire property.

b. Maximum density of any lot shall not exceed 20,000 square feet of gross building area per gross acre of site.

2. Minimum lot frontage: 50 feet on a public street.

3. Minimum building setback requirements.

a. Front: 15 feet.

b. Side: Ten feet from property line, but no less than 20 feet between buildings over 35 feet in height.

c. Rear: 25 feet.

4. Impervious surface.

a. The maximum impervious surface is 60 percent of the lot.

b. The average impervious surface of the entire district shall not exceed 50 percent.

5. Maximum height of buildings: 80 feet.

6. Parking requirements: Off-street parking and loading space shall be provided to city standards in Section 8.3 of this ordinance with the following exceptions:

Land Use	Number of Parking Spaces	Required for Each
Professional Offices	3	1,000 sq. ft. of floor area
Banks	3	1,000 sq. ft. of floor area
Wholesale, Office-Warehouse	1	200 sq. ft. of office space, plus 2,000 sq. ft. of storage area

7. Streets and rights-of-way. All streets shall be dedicated public streets, except as may be permitted in a district, and shall conform to city standards, with exceptions described below.

a. Streets that are not state or federal highways shall be constructed with a design speed not less than 35 miles per hour in commercial and industrial areas and not less than 25 miles per hour in residential areas, except as follows:

b. Streets primarily serving industrial, commercial, and office buildings shall provide vehicle travel lanes not to exceed 12 feet in width, including curb and gutter, but not including on-street parking and bicycle lanes.

c. Streets primarily serving residential buildings shall provide vehicle travel lanes not to exceed 11 feet in width, including curb and gutter, but not including on-street parking and bicycle lanes.

d. Intersection radii shall not be greater than 35 feet.

e. Streets containing four or more travel lanes shall provide landscaped medians of at least 14 feet in width.

f. All intersections shall provide pedestrian crosswalks.

g. Where intersections are signalized, they shall provide signal phases and indicators for pedestrians in accordance with the Manual of Uniform Traffic Control Devices.

h. 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 approval landscape plans.

i. Right-of-way widths shall generally be in accordance with city standards and shall provide adequate space for shoulders on both sides of travel lanes containing a minimum of ten 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 districts.

j. Alternative right-of-way widths and shoulder widths shall be permitted in a district in accordance with approved preliminary plans.

8. Sidewalks shall provide safe, continuous pathways for pedestrians and shall be located on all public streets.

9. Landscape strips adjacent to public rights-of-way.

a. Landscape strips not less than five feet in width shall be provided on both sides of all public streets. The landscape strip shall be planted with row of native trees of two-inch minimum caliper planted not less than 40 feet on center.

b. No such tree shall be planted closer than two feet from the street or sidewalks, and no closer than five feet from a fire hydrant, signpost, streetlight standard, utility pole, or similar structure. No such tree shall be placed closer than ten feet from the face of a building or the edge of a driveway.

c. When the landscape strip is between the street and a parking lot, it shall be increased in width to at least ten feet, and in addition to such trees, it shall provide screening of that portion of the parking lot immediately adjacent to the street. This can be accomplished through a raised berm, evergreen hedge, or through other means approved by the city.

10. Utilities. All utilities shall be placed underground except for major electric transmission lines and sub-stations. Public water and sewer service shall be provided for all occupied buildings required to provide toilets. Streetlights shall be provided along all public streets.

11. Signage.

a. Signs for the approved development and for individual establishments used for commercial, office, institutional and other non-residential uses shall be permitted in accordance with article 10 of this ordinance.

b. The entity providing unified control of the development of the mixed use business park shall have the right to develop an alternative sign program for the

property with standards that meet or exceed the requirements of article 10 of this ordinance. Upon approval of the mayor and council, all project signage shall be permitted only in accordance with the approved alternative signage program.

c. Billboards are prohibited.

SECTION 2. Unless otherwise provided herein, the penalties provided for violations of this Ordinance are set out in the general penalties’ sections of the Code of Ordinances of the City of Social Circle, are under the authority of the Municipal Court as established by the Code and are hereby incorporated herein as if fully set out.

SECTION 3. Except as provided otherwise herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. Pursuant to the Section 2.25 of the City Charter, authority is hereby delegated to the City Clerk to cause this Ordinance to be numbered and codified in the City Code of Social Circle, Georgia, in such a way as to place this Ordinance in the Code in an organized and orderly sequence to maximize the organization of the Code. The City Clerk is authorized to designate to the City Attorney or to such other Mayor and Council approved contractors to assist in the effort to codify this provision provided the decision of the City Clerk is final as to the placement of this Ordinance within the City Code of Social Circle, Georgia. The goal of this authorization is to codify and number this Ordinance in the Code in such a way as to be clear and orderly.

SECTION 5. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Social Circle, Georgia.

SECTION 6. It is hereby declared that if any phrase, sentence, or paragraph hereof shall be found or declared unconstitutional or invalid by a court of competent jurisdiction, the remaining phrases, sentences and paragraphs hereof shall remain in full force and effect as if enacted without the phrase, sentence, or paragraph declared unconstitutional or invalid.

SO ORDAINED this ____ day of February 2024.

Attachment: ORD Draft- MUBP (MUBP UDC Amendment)

David Keener, Mayor

ATTEST:

Susan M. Roper, City Clerk

APPROVED AS TO FORM:

Anthony O. L. Powell, City Attorney
Powell & Edwards, P.C.

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