

ORDINANCE NO. 1318, 2025
(Creation of TPOD Overlay Classification)

**AN ORDINANCE BY THE CITY COUNCIL
OF THE CITY OF TALLAPOOSA**

WHEREAS, the City has reviewed its zoning ordinance and comprehensive plan regarding the current M-1 Light Industrial classification; and

WHEREAS, in response to a recent increase statewide in data centers and data center banks, and in an effort to meet contemporary needs, the City has determined that a text amendment to the current zoning ordinance is necessary for such uses to be allowed in an M-1 Light Industrial classification ; and

WHEREAS, the City has also determined that a new zoning classification should be created in the M-1 Light Industrial classification, to be entitled "Technology Park Overlay District," or "TPOD," as set forth in Exhibit "A" attached hereto; and

WHEREAS, the City has held public hearings before the Planning Commission on October 6, 2025, and then before the City Council on October 13, 2025, both pursuant to notice;

WHEREAS, the City has published and posted notices of the proposed new classification, along with a proposed annexation of property to be included in this classification, pursuant to Georgia law;

WHEREAS, the City has the authority to amend the text of its zoning ordinance pursuant to its general police powers, the Georgia Constitution, O.C.G.A. Section 36-66-1, et. seq., and related principles of Georgia law;

NOW, THEREFORE, be it ordained and it is hereby ordained and established as follows:

Section 1:

The City's zoning ordinance shall stand amended to include a new permitted use within the M-21 Light Industrial classification, to be entitled "Technology Park Overlay District," or "TPOD," with the overlay district provisions set forth in Exhibit "A" hereto.

Section 3:

A copy of this Ordinance shall be forwarded to the Georgia Department of Community Affairs pursuant to Georgia Law.

Section 4:

All laws and parts of law in conflict herewith are specifically repealed.

Section 5:

It is hereby declared to be the intention of the Mayor and Council that the sections, paragraphs, sentences, clauses and phrases of this enactment are severable, and if any phrase, clause, sentence, paragraph or section hereof shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this enactment, since the same would have been enacted by the City Council without the incorporation herein of any such unconstitutional phrase, clause, sentence paragraph or section.

ADOPTED AND APPROVED by the City Council of the City of Tallapoosa at a public hearing and regularly scheduled meeting on this the ____ day of _____, 2025, Councilpersons _____ voting "Aye" and _____ voting "No".

BY [REDACTED]
MAYOR BRETT JONES

ATTEST: [REDACTED]
PHILIP EIDSON, ACTING SECRETARY

(seal)



EXHIBIT "A"

TPOD—Technology Park Overlay District.

Purpose. The Technology Park Overlay District ("TPOD") is established for the development of higher echelon technology and business development seeking to develop separate facilities for management headquarters, data centers, training areas, low-impact light manufacturing, motion picture, television, and other multi-media production research and development operations and offices.

Such facilities are often grouped together in order to provide common amenities, such as adequate and convenient parking, service, and utilities. Operations shall cause no radiation or radioactivity at any exterior wall and no electrical radiation that affects any operation or equipment other than those of the creator of the radiation. The permitting of industry within this district requires a development plan, appropriate screening, adequate separation from other land uses, and stringent controls. It is the primary intent of this district to allow for such development in order to meet contemporary needs.

1. *Principally permitted uses.* In addition to all uses permissible in the City's M-1 Zoning District, the following uses shall be permitted in the TPOD:
 - A. Administrative operations (finance, insurance).
 - B. Commercial printing.
 - C. Commercial testing laboratories.
 - D. Communications equipment manufacturing
 - E. Computer and electronic repair and calibration.
 - F. Computer operations and data processing.
 - G. Data Centers.
 - H. Corporate offices or headquarters.
 - I. Design and engineering.
 - J. Drugs and pharmaceuticals distribution and/or manufacturing.
 - K. Educational services.
 - L. Electronic components manufacturing
 - M. Electrical substations.
 - N. Hospitals, clinics, medical and dental offices, medical and dental laboratories, and veterinary clinics.
 - O. Industrial controls manufacturing (used in industrial production for controlling equipment or machines).
 - P. Management and professional services.
 - Q. Metalworking machinery production.

- R. Motion picture, television, and other multi-media production.
- S. Office machines manufacturing.
- T. Office/research.
- U. Public/Govt. buildings.
- V. Pilot plants and production facilities.
- W. Plastic, composite products manufacturing.
- X. Research and development manufacturing.
- Y. Special industry machinery manufacturing.
- Z. Transportation equipment manufacturing.
- AA. Unlisted use. The director may approve an unlisted use in this zoning district where the unlisted use is similar in type and nature to a listed use in that district.

2. *Permitted accessory uses.* Permitted accessory uses are as follows:

- A. Employee lunchrooms.
- B. Temporary outside storage if the same is in conjunction with pilot plants or production facility uses, subject to being screened from adjoining properties.
- C. Recreational facilities for use by tenants, employees, and clients.
- D. Private temporary living quarters associated with research and development.
- E. Storage facilities within wholly enclosed buildings.
- F. Water Storage Facilities.
- G. Trash receptacles.
- H. Telecommunication structures.
- I. On-site day care provided by businesses within the park for employees.
- J. Security structures, which may be installed within buffers and setbacks if located at approved entrances and exits.
- K. Battery storage.
- L. Alternate fuel storage.

3. *Lot Standard.*

Standard	Setback Requirements
Minimum Lot Area	5 Acres
Minimum Lot Width	150 Feet
Minimum Lot Frontage	50 Feet
Building Height (Principal and Accessory Structures)	85 Feet (Excludes parapet walls, rooftop mechanical equipment, and penthouses)
Front Setback (Principal and Accessory Structures)	50 feet

Side Setback (Principal and Accessory Structures)	50 feet
Rear Setback (Principal and Accessory Structures)	50 feet
Minimum distance from structures on same lot	10 feet
Maximum Lot Coverage (Buildings)	60%
Maximum Lot Coverage (Total Impervious Area)	80%

Required lot standards shall only apply to external property boundaries with other properties not zoned as part of the TPOD. Minimum lot frontages, width and acreage shall not apply to subdivided lots within the TPOD, so long as the entirety of the contiguous development complies with these standards, and so long as the subdivided lot has adequate frontage on public or private roads and access drives to allow service.

4. *Lighting Requirements.* Lighting shall meet any and all lighting standards now in effect or as may hereinafter be enacted by the City.
5. *Parking requirements.* Parking shall meet any and all parking requirements now in effect or as may hereinafter be enacted by the City. Additionally, the following minimum standards shall apply within the TPOD:
 - A. Each building shall provide 25 parking spaces minimum. Ancillary office buildings and other occupiable structures shall park at one space per 500 SF of GFA.
 - B. Joint parking areas serving multiple buildings may be permitted onsite.
 - C. Handicap accessible parking shall be provided in conformance with federal ADA requirements.
 - D. Parking areas shall not extend into buffer areas.
 - E. Unloading shall be onsite and not within the right-of-way.
6. *Landscaping and Buffering.* Landscaping shall meet any and all landscaping requirements now in effect or as may hereinafter be enacted by the City. Additionally, buffers for TPOD uses shall meet the following requirements depending upon location:
 - A. Adjacent to Residential Districts: A minimum 75-foot buffer yard shall be maintained separating the TPOD property from all residential zoning districts.
 - B. Adjacent to Commercial Zoning Districts: A minimum 30-foot buffer shall be maintained separating the TPOD property from all commercial zoning districts.
 - C. Adjacent to Industrial Zoning Districts: A minimum 10-foot buffer shall be maintained separating the TPOD property from all industrial zoning districts.
7. *Noise.* Noise shall meet the requirements of Chapter 42 Article III of the City's code of ordinances now in effect and as the same may be hereafter amended. Additionally:
 - A. Generator testing is limited to between 7:00 a.m. and 5:00 p.m.

- B. Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.

