

ORDINANCE NO. 1319, 2025
(County Property Annexation and TPOD Overlay- CLP)

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

WHEREAS, the Development Authority of Haralson County (“DAHC”), acting pursuant to Intergovernmental Agreement with the property owner, Haralson County (“County”) has applied for the annexation of certain contiguous property into the corporate limits of the City of Tallapoosa;

WHEREAS, the property is designated as all or a portion of Haralson County tax map and parcel numbers 0052-0029B; 0052-0044; 0052-0045; 0052-0045B; and 0050-0016, and the property is further described on Exhibit “A” hereto, which is incorporated herein by reference (the “Property”);

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 applicant has requested that the Property receive an M-1 Light Industrial Zoning Classification upon being annexed into the City, and that the Property be designated as a Technology Park Overlay District in accordance with those provisions set forth in Exhibit “B” hereto;

WHEREAS, the City has published and posted notices of the annexation and rezoning request pursuant to Georgia law;

WHEREAS, the City has the authority to annex contiguous properties into its corporate limits pursuant to O.C.G.A. Section 36-36-1, 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 Property described in Exhibit "A" hereto is hereby annexed into the City of Tallapoosa and made a part of said City.

Section 2:

Said Property shall be added to the Territories of the City of Tallapoosa and shall be zoned in an M-1 zoning classification. Additionally, the Property shall be designated as a Technology Park Overlay District, with the overlay district provisions set forth in Exhibit "B" hereto applicable to this Property only.

Section 3:

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

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All laws and parts of law in conflict herewith are specifically repealed.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 13th day of October, 2025, Councilpersons Jacqueline Roberts, Bobby Parker, Jonathan James, Mark Smith voting "Aye" and Dan Pope voting "No".

BY: 
MAYOR BRETT JONES

ATTEST 
PHILIP EIDSON, ACTING SECRETARY

(seal)



EXHIBIT "A"

TRACT ONE – Gillani Holdings LLC Tract
Parcel 0052 0029 (Portion of)

All that tract or parcel of land lying and being in Land Lot 88 of the 8th District of Haralson County, City of Tallapoosa, Georgia, and being more particularly described as follows:

BEGINNING at a right-of-way monument found (disturbed) located at the intersection of the Northwesterly right-of-way line of Interstate 20 (having a variable width right-of-way) with the Easterly right-of-way line of GA. Highway 100 (having 100' width right-of-way), thence running in a Northerly direction along the Eastern right-of-way of GA. Highway 100 a distance of 894.41 feet to the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence continuing North along said right-of-way North 05 degrees 48 minutes 08 seconds East a distance of 135.57 feet to a 1" open top pipe found; thence leaving said right-of-way and running along the line now or formerly Betty B. Hare South 89 degrees 26 minutes 16 seconds East a distance of 910.21 feet to a 1" rebar found; thence turning and running along the line of property now of Solid Solutions One, LLC, formerly of West Coast Fund, LLC South 01 degree 20 minutes 47 seconds West a distance of 175.02 feet to a point; thence North 89 degrees 26 minutes 16 seconds West a distance of 434.56 feet to a point; thence North 67 degrees 06 minutes 42 seconds West a distance of 67.65 feet to a point; thence North 82 degrees 20 minutes 54 seconds West a distance of 115.86 feet to a point; thence North 89 degrees 26 minutes 16 seconds West a distance of 308.07 feet to a point located on the Eastern right-of-way of GA Highway 100 and the TRUE POINT OF BEGINNING.

TRACT TWO – West Coast Fund, LLC Tract
Parcel 0052 0044

ALL THAT TRACT or parcel of land lying and being in Land Lots 51 and 52 of the 8th District and 5th Section of Haralson County, Georgia, being more particularly described on that Boundary Survey prepared for Solid Solutions One, LLC and Chicago Title Insurance Company, by Lowe Engineers, certified by Wm. J. Daniell, III, GA RLS No. 2257, dated February 6, 2023, Project No. 22-100036, and filed of record in Plat Book 52, Page 289, Haralson County, Georgia Records, which plat of survey by reference thereto is incorporated in this description.

TOGETHER WITH a 60-foot Ingress and Egress Easement as shown on a drawing for Chamblee Associates, LLC, prepared by Meridian West Land Surveying, attached as Exhibit B to the Deed to Secure Debt and Security Agreement filed of record in Deed Book 929, Page 252, Haralson County, Georgia, Records, and being more particularly described as follows:

Beginning at a point located on the East land lot line of Land Lot 88, northerly along said land lot line 583.48 feet from the Point of Beginning of the above-described tract; running

thence South 77 degrees 14 minutes 45 seconds West 84.62 feet; running thence along a curve having a bearing of South 86 degrees 21 minutes 29 seconds West (radius – 500.00, chord – 158.37) a distance of 159.04 feet; running thence North 84 degrees 31 minutes 47 seconds West 708.93 feet to the east right of way of Georgia Highway 100; running thence along said right of way South 05 degrees 28 minutes 13 seconds West 60.00 feet to an iron pin; running thence South 84 degrees 31 minutes 47 seconds East 708.93 feet; running thence along a curve having a bearing of North 86 degrees 21 minutes 29 seconds East (radius – 560.00, chord – 177.37) a distance of 178.12 feet; running thence North 77 degrees 14 minutes 45 seconds East 69.93 feet; running thence northerly along the East land lot line of Land Lot 88 a distance of 61.77 feet to the Point of Beginning.

TRACT THREE – Hubble Timber, LLC Tract
Parcel 0052 0045 (Portion of)

ALL THAT TRACT or parcel of land lying and being in Land Lots 42 and 51 of the 8th District, 5th Section of Haralson County, Georgia, being Tract 1, Tract 2, and Tract 3, 131.56 +/- acres, as more particularly depicted on that certain survey entitled “Boundary Survey Prepared for Solid Solutions One, LLC and Chicago Title Insurance Company”, dated February 6, 2023, prepared by Lowe Engineers, certified by WM J. Daniel III, Georgia Registered Land Surveyor Number 2257, recorded in Plat Book 52, Page 290, Records of Haralson County, Georgia, which plat is incorporated herein by reference thereto.

TOGETHER WITH:

Rights reserved to the grantor, its successors and assigns, in that certain Right of Way Deed from Georgia Kraft Company, a Delaware corporation to Planation Pipe Line Company, a Delaware and Virginia corporation dated March 28, 1980, filed July 16, 1980 in Deed Book 223, Page 10, Haralson County, Georgia Records.

TRACT FOUR – Blalock Creek, LLC Tract
Parcels 0052 0054; 0050 0016; and 0050 0071

ALL THAT TRACT or parcel of land being those portions of Land Lots 41 and 52 of the 8th District, 5th Section of Haralson County, Georgia, depicted on that certain survey entitled “Boundary Survey for Blalock Creek LLC”, dated November 11, 19, 2018, prepared by Hayes James Engineers, Planners & Surveyors, certified Bruce W. Hamilton, Georgia Land Surveyor Number 2951, recorded in Plat Book 48, Page 182, Records of Haralson County, Georgia, which plat is incorporated herein by reference hereto.

TRACT FIVE

ALL THAT TRACT or parcel of land lying and being in Land Lot 42 of the 8th District, 5th Section of Haralson County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the Northeast corner of Land Lot 42, the same being the common corner of Land Lots 41, 42, 5 and 6, said district and section; thence along the

Eastern line of Land Lot 42 the following courses and distances: South 02 degrees 22 minutes 57 seconds West a distance of 397.86 feet to an iron pin found; thence South 02 degrees 17 minutes 42 seconds West a distance of 41.96 feet to an iron pin found; thence South 02 degrees 23 minutes 18 seconds West a distance of 156.41 feet to an iron pin found; thence South 02 degrees 22 minutes 07 seconds West a distance of 294.77 feet to a point; thence departing the East line of Land Lot 42 and proceeding North 88 degrees 53 minutes 21 seconds West a distance of 2,112.98 feet to a point; thence North 02 degrees 22 minutes 07 seconds East a distance of 891.00 feet to a point on the North line of Land Lot 42; thence along the North line of Land Lot 42, South 88 degrees 53 minutes 21 seconds East a distance of 2,113.07 feet to the POINT OF BEGINNING.

The described premises being a parcel of unknown ownership shown on that certain survey entitled "Boundary Survey Prepared for Solid Solutions One, LLC and Chicago Title Insurance Company", dated February 6, 2023, prepared by Lowe Engineers, certified by WM J. Daniel III, Georgia Registered Land Surveyor Number 2257, recorded in Plat Book 52, Page 290, Records of Haralson County, Georgia, which plat is incorporated herein by reference thereto.

END OF EXHIBIT "A"

EXHIBIT "B"

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.