



Planning & Zoning Planner's Report

TO: Adrienne Senter
FROM: Lynn M. Patterson, Planning Consultant for City of Hapeville
RE: Text Amendment for U-V Zoning District
DATE: June 6, 2019

BACKGROUND

City Council has directed staff to present a text amendment to U-V, Urban Village zoning to allow for research and development facilities as a permitted use. The City of Hapeville Code (93-15-3) permits laboratories for industrial testing and research in the Light Industrial (I-1) zoning district. The Code does not address research and development laboratories in the U-V district. In the U-V district, the Code does exclude industrial uses such as manufacturing, processing and warehousing. Businesses and professional offices are allowed in the U-V District.

In addition to our Code, we researched metro Atlanta zoning codes and found that research and development laboratories are typically categorized as an industrial use. The zoning districts where they are allowed are typically light industrial, business park, or general commercial/heavy commercial. There are some instances, such as Decatur and Sandy Springs where the use is allowed in Mixed Use Zoning districts. These districts are located along major commercial corridors.

PROPOSED TEXT AMENDMENT

Section One. Section 93-11.2-3 (Permitted uses):

(20) Research and Development facilities.

RECOMMENDATION

Research and development facilities is a broad category. Given the mixed-use nature of the U-V district and desire to create commercial and residential activities at the pedestrian scale, staff recommends that the research and development facilities be allowed in U-V as a conditional use and/or with the caveat prohibiting uses that produce hazardous waste and noise levels incompatible with the intent of the zoning district.