

URBAN REDEVELOPMENT AREA AND PLAN

City of Hampton, Georgia

Prepared by:

City of Hampton Community Development Department



Adopted - March 6, 2024



URBAN REDEVELOPMENT AREA AND PLAN

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Introduction

This City of Hampton adopted an update of its Comprehensive Plan in 2023. The plan outlines and identifies projects, programs, and initiatives to move the community's vision forward; delivering realistic timelines for implementation; and probable costs and staffing ensuring an economically resilient, and environmentally sustainable, healthy community. The top five needs and opportunities for the City of Hampton garnered from the community and documented in the 2023 Comp Plan, in order of importance, are 1) Stimulate economic growth in the historic downtown, 2) Actively pursue the recruitment of businesses to the city, 3) Promote and create a visually aesthetic, skillfully planned sustainable community, 4) Maintain an efficient transportation network and expand multimodal opportunities, 5) Increase integration of parks and green space among residential and commercial areas.

To achieve these goals, the City of Hampton's Mayor and Council have elected to develop an Urban Redevelopment Plan (URP) in conformity with the general plan for the city, to address pockets of blight that substantially impairs or arrests sound growth, slows the supply of housing, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition.

This City of Hampton Urban Redevelopment Plan ("Plan") shall constitute an Urban Redevelopment Plan for the City of Hampton, Georgia (the "City") within the meaning of the "Urban Redevelopment Law," Title 36, Chapter 61 of the Official Code of Georgia Annotated, as amended. This Plan is prepared in accordance with O.C.G.A § 36-61-7 and conforms to the general plan for the City as a whole.

The steps to fulfil the requirements under the Urban Redevelopment Law:

- ❖ Define boundaries of an Urban Redevelopment Area.
- ❖ Develop a draft Urban Redevelopment Plan in accordance with O.C.G.A § 36-61-7.
- ❖ Hold a public hearing on the Urban Redevelopment Plan after public notice thereof by publication in the Henry Herald that describes time, date, place, and purpose of the hearing.
- ❖ The Mayor and Council adopt by resolution a "Finding of Necessity", declaring that there exist pockets of blight which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of this state. This resolution declares that certain pockets of blight or portions thereof may require acquisition, clearance, and disposition subject to use restrictions and designated such area as appropriate for an urban redevelopment project.
- ❖ Mayor and Council adopt the Urban Redevelopment Plan and designate an Urban Redevelopment Agency responsible for implementation.

Background and Purpose

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and influences present and future growth. The city's comprehensive plan is the collection of planning goals, policies, and guidelines that provide guidance and structure for the execution of the community's vision. A key component to facilitate this vision for the City of Hampton is the establishment of an urban redevelopment plan.

An urban redevelopment plan is a strategic initiative aimed at transforming and revitalizing specific areas within a city or urban environment. These plans typically involve a coordinated effort by local governments, community organizations, and private stakeholders to improve the physical, economic, and social aspects of a neighborhood or district.

Certain areas within the City of Hampton meet the State of Georgia criteria for targeted urban redevelopment, as defined by the State of Georgia Urban Redevelopment Law (O.C.G.A. 36-61). These areas present conditions of persistent deteriorating or inadequate utility, transportation, or public infrastructure; a predominance of buildings or improvements, which by reason of dilapidation, deterioration, age, vacancy, or obsolescence are detrimental to the public health, safety,

morals, or welfare; the presence of a substantial number of vacant, deteriorated, or deteriorating structures; or a combination of such conditions. As such, the persistence of these conditions substantially impairs or arrests the sound growth of the City, retards the provisions of adequate housing accommodations, and constitutes an economic and social liability that is a menace to the public health, safety, morals, or welfare in its present condition and use.

The State of Georgia enables the use of redevelopment tools through the Urban Redevelopment Law to undertake actions to improve the “public health, safety, morals and welfare” of a specifically designated and qualifying area, otherwise labeled as an Urban Redevelopment Area. To enact these tools, an area must be declared to be meeting certain standards for depressed or derelict conditions based upon the predominance of the physical indicators mentioned above.

Urban Redevelopment Area Boundaries

The Urban Redevelopment Area encompasses the entire City of Hampton which includes multiple small-scale areas, which are determined to be a “pocket of blight”. The pocket of blight displays the presence of conditions or a combination of factors that weakens and arrests the sound growth of the City of Hampton. For the purposes of the Plan, these areas labeled as Areas 1 through 8 are determined a pocket of blight by adopted Resolution 2024-12 and as areas appropriate for an urban redevelopment project.

“Pocket of blight” means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare.

Pocket of blight also means an area which by reason of the presence of a number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.

Consistency with other City Plans

The City of Hampton invested in several planning efforts in recent years to prepare a general plan and direction for city-wide economic development and revitalization, and rehabilitation strategies for older residential neighborhoods and established areas in and near the downtown city core. Each study began with a thorough assessment of existing conditions in the prescribed areas. Community meetings, workshops, surveys, and public forums gather input to ensure each plan aligned with local needs and aspirations.

Publications produced include the 2011 LCI Hampton Town Center, 2022 LCI King, George, and Daniel Streets Revitalization Strategy, 2021 Zion Cemetery Condition Assessment, FY2021 Henry County Annual Action Plan, 2018 Imagine Henry Joint Comp Plan, 2017 Historic Resources Survey, 2019 Tracks to Progress Economic Development Strategy, 2021 Transit Master Plan, 2022 Henry County Transportation Plan, 2022 Henry County Trails Plan, and 2023 City of Hampton Comprehensive Plan.



This Urban Redevelopment Plan is consistent with the previously adopted plans. Specific examples include the City of Hampton 2023 Comprehensive Plan in which the following were considered as the basis for decision making and planning for the City of Hampton's future:

- ❖ Henry County FY2021 City of Hampton Goals, Goal Descriptions, and Project Summary 1) Housing Rehab, 2) Public Facilities and Infrastructure Improvements, 3) Public Housing Modernization.
- ❖ County Transportation Plan City of Hampton Corridor Operations and Safety Projects (Sidewalks, Multi-use Side path, Greenway, and Model Mile, Pavement Markings, Signage, Intersection Improvements, Signalization)
- ❖ Community Work Program Goals 2024-2028 1) Stimulate Economic Growth in the Historic Downtown Area, 2) Actively Pursue the Recruitment of Businesses to the City, 3) Promote and Create a Visually Aesthetic, Skillfully Planned Sustainable Community, 4) Maintain an Efficient Transportation Network and Expand Multimodal Opportunities, 5) Increase Integration of Parks and Greenspace among Residential and Commercial Areas.

This Urban Redevelopment Plan will assist in pursuing redevelopment projects and public infrastructure improvements to include storm water, water and sewer, streets and sidewalks and purchase of blighted properties that will support these city goals.

Description of Urban Redevelopment Areas

Area 1: Downtown Core. *The city's Downtown Core encompasses the downtown area and adjacent neighborhoods from Elm Street to SR 20. Redevelopment projects will include public infrastructure improvements and purchase of blighted properties.*

Citizens and visitors alike identify the City of Hampton as having a quaint and charming, historic downtown with a friendly atmosphere. Though this idyllic description is generous in nature and universally accepted by most, the image has done little for the city's economy and overall sustainability. The city engaged in several studies which include 2011 Hampton Town Center LCI Study, 2019 Tracks to Progress Economic Development Strategy, and 2023 Comprehensive Plan.

- The 2011 Hampton Town Center LCI Study goals include redevelopment of city-owned property near the downtown into a mixed-use development with a park like public space. This study produced land use incentives with a Comp Plan adoption that encouraged mixed-use and mixed income housing, city-wide rezoning of properties to bring in line with the new FLUM, and adoption of a form-based code.
- The 2019 Tracks to Progress: City of Hampton Economic Development Strategy, purpose was to create policies, programs, and infrastructure investments to guide city actions.
- The adopted 2023 Comprehensive Plan Community Work Program Goal (1) includes revitalization of the downtown through economic programs, implementation of infrastructure improvements, rehabilitation, and renovation of commercial structures.

The goals as described will guide the implementation of the redevelopment projects in the Downtown Core.



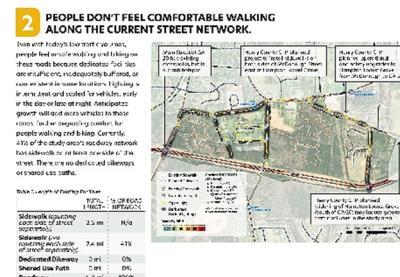
Area 2: Elm Street. *There is a predominance of building dilapidation, inadequate street layout, unsafe and unsanitary conditions detrimental to public health and safety in its present condition and use. Redevelopment projects will include public infrastructure improvements and purchase of blighted properties.*

The area is comprised of several undeveloped vacant parcels of land and dilapidated structures. The area has been a place where illicit behavior occurs including drug use and vandalism. The roads dead end to vacant property that is used to dump trash. The current right-of-way of Weems Street, Barham Street, Babb Street, Williams Street is not adequate for standard pavement width and utilities. The area is within walking distance of downtown.



Area 3: Rosenwald Neighborhood. *The area is bound by Rosenwald Drive to the north, E. King Road to the east, SR 20 to the south, and W. King Road to the west. Redevelopment projects will include public infrastructure improvements to include stormwater, water and sewer, streets, and sidewalks.*

The 2011 Hampton Town Center LCI set the stage for the 2022 King, George, and Daniel Streets Revitalization Strategy LCI Study which addresses this small pocket area, known to the residents living there as the Rosenwald Neighborhood. The underinvestment through the years has created several deteriorating obsolescent structures that are vacant and boarded up, or poorly maintained. Residents want to remain but have expressed concern over displacement with revitalization efforts.



- The 2022 King, George, Daniel Streets Revitalization Strategy LCI Study established four guiding principles that direct the implementation of the plan; 1) Honor community history through placemaking initiatives, 2) Improve pedestrian and vehicular connections to downtown and other amenities, 3) Focus on replacement over resident displacement, and 4) Recognize and work to implement catalytic projects that will spur more development in the study area.



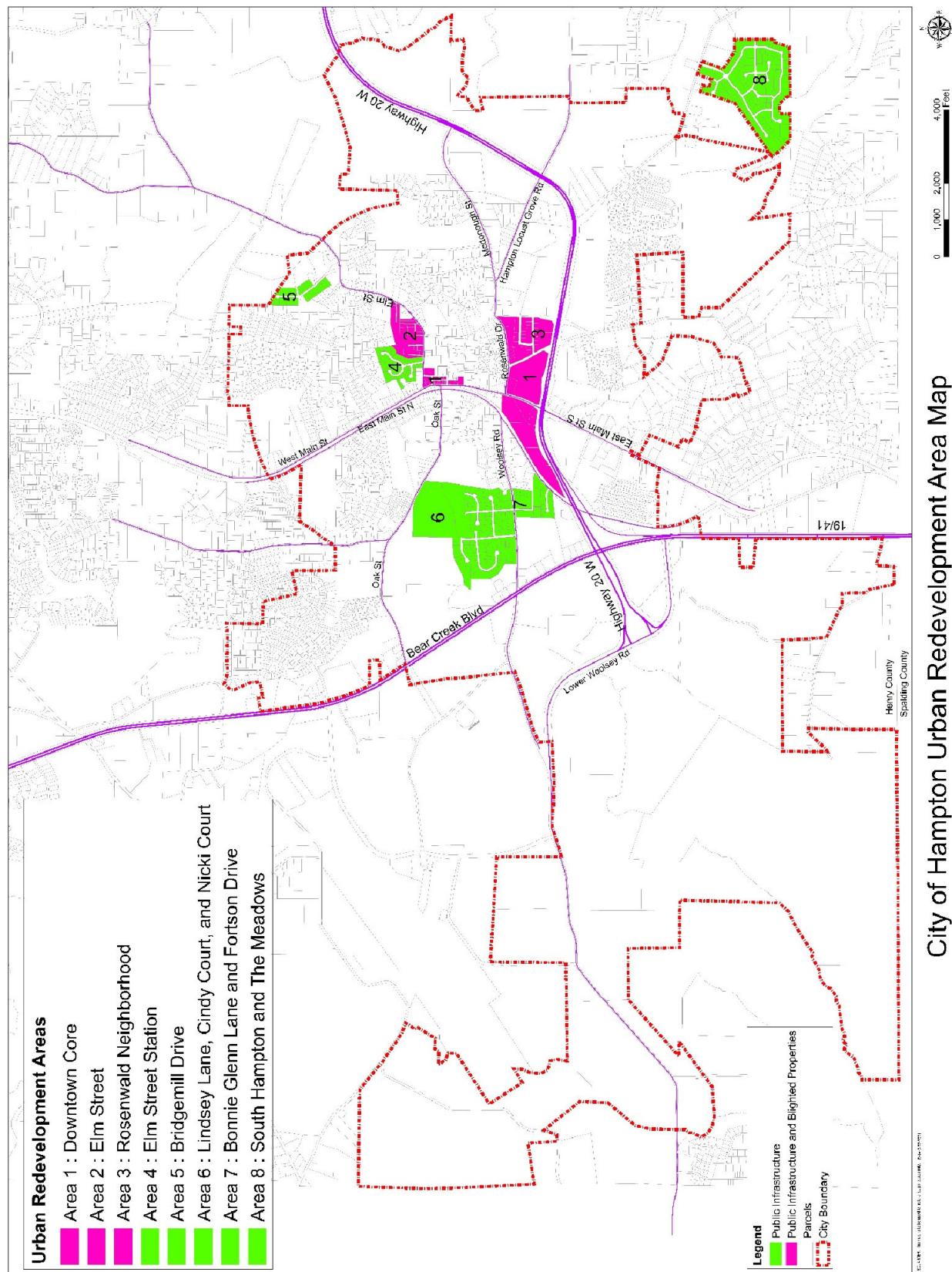
Area 4-8: Stormwater. The city's estimated average age for existing stormwater pipe exceeds 25-years, and approximately 90% is Corrugated Metal Pipe which has a life span of 25-30 years. Redevelopment projects will include public infrastructure improvements to include stormwater, water and sewer, streets, and sidewalks.

In the areas listed, there is a predominance of public infrastructure improvements which by reason of dilapidation, deterioration, age; existence of conditions which endanger life or property; are detrimental to public health, safety, and welfare. Failing stormwater conveyances produce flooding, erosion, undermining and sink holes, roadway pavement damage, property damage, and create public safety hazards. The following areas require critical public infrastructure improvements:

- ❖ Elm Street Station - Area 4
- ❖ Bridgemill Drive - Area 5
- ❖ Lindsey Lane, Cindy Court, and Nicki Court - Area 6
- ❖ Bonnie Glenn Lane and Fortson Drive - Area 7
- ❖ South Hampton and The Meadows - Area 8



Urban Redevelopment Area Map

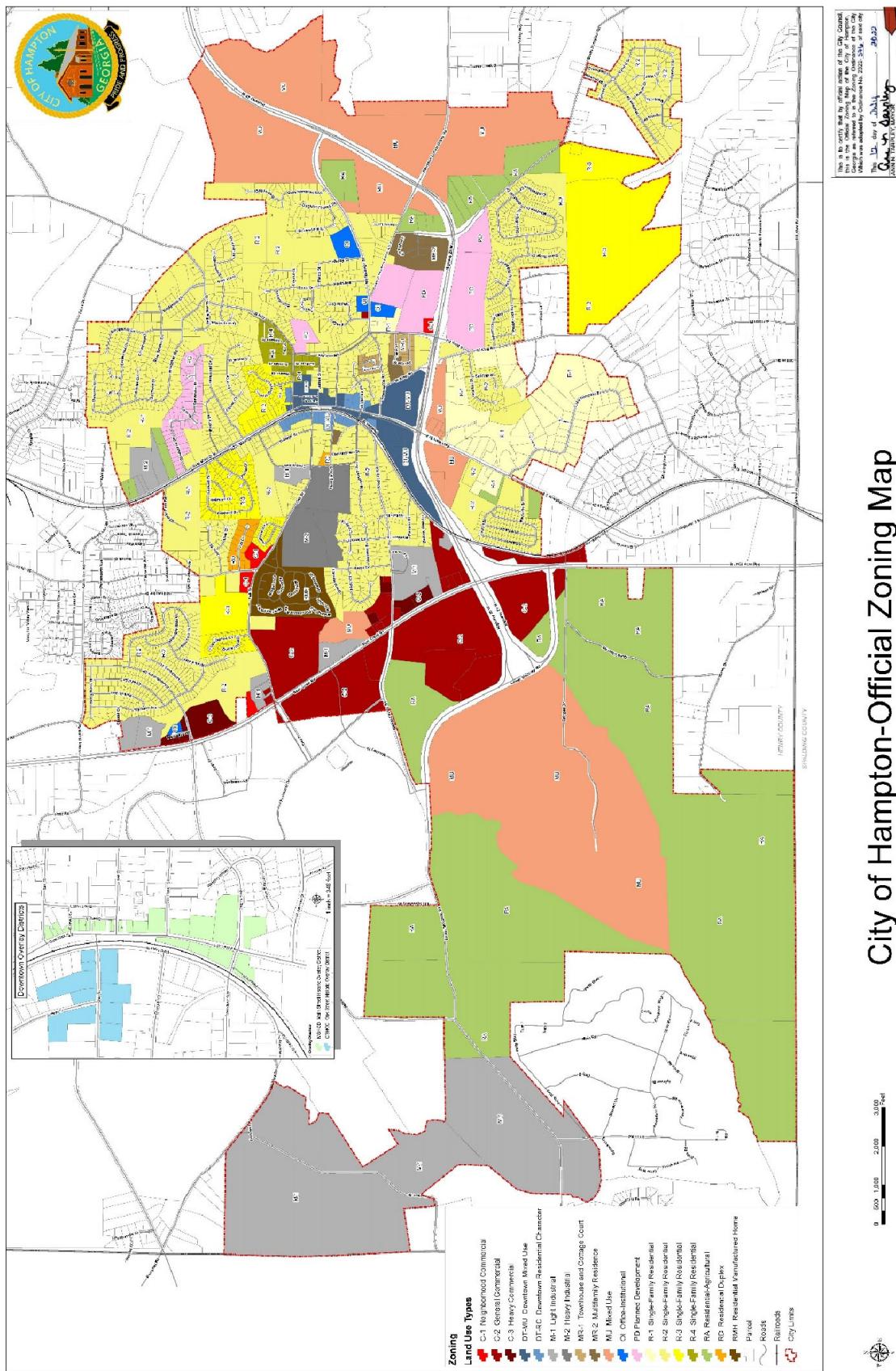


City of Hampton Urban Redevelopment Area Map

Urban Redevelopment Plan Impacts

- ❖ Land Use: No changes are required as the existing allowable land uses in the URAs are diverse enough to permit a wide range of commercial and residential uses. (see Zoning Map, Appendix A)
- ❖ Building Requirements: The City of Hampton will utilize the existing building requirements and life safety regulations in the Hampton Code of Ordinances.
- ❖ Zoning Changes: The 2018 city-wide rezoning of properties to mimic the new FLUM, and adoption of a form-based code provides a mixture of commercial, residential, industrial, and mixed-use sufficient to allow a wide range of uses. No zoning changes are required.
- ❖ Development Densities: No change to existing development densities currently allowed in the City of Hampton Code of Ordinances and 2023 Comprehensive Plan are proposed in this Plan.
- ❖ Description of Parcels to be Acquired: The city may act to acquire a pocket of blight or portion thereof. No families will be displaced or relocated from the Urban Redevelopment Plan. Rather, activities will focus on the removal of a substantial number of vacant dilapidated structures and other blighting influences.
- ❖ Historic Preservation Considerations: No historic properties will be affected by this Plan.
- ❖ Strategy for Leveraging Private Resources for Redevelopment: Purchasing blighted properties and making public infrastructure improvements support the city's general plan which promotes and encourages private redevelopment.

Appendix A



CITY OF HAMPTON

STATE OF GEORGIA

RESOLUTION NO. 2024-12

RESOLUTION DESIGNATING URBAN REDEVELOPMENT AREA

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”), authorizes the City of Hampton, Georgia (the “City”) to designate an “urban redevelopment area,” which is defined to mean a “pocket of blight” that the Mayor and Council of the City designates as appropriate for an urban redevelopment project; and

WHEREAS, the Urban Redevelopment Law defines “pocket of blight” to mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare. Pocket of blight also means an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, the City, by Resolution 2023-23 on August 8, 2023 created an Urban Redevelopment Agency; and

WHEREAS, after careful study and investigation, the City desires to describe the original urban redevelopment area by designating the areas described in Exhibit A attached to this resolution, as urban redevelopment areas (collectively, the “Urban Redevelopment Area”); and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City that the each area described in Exhibit A attached to this resolution is hereby determined to be a “pocket of blight,” by reason of the presence of a substantial number of deteriorating structures, predominance of defective or inadequate street layout, deterioration of site or other improvements, and by having development impaired by transportation noise, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public

health, safety, morals, or welfare in its present condition and use, and that each such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Mayor and Council of the City.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 6th day of March, 2024.

ATTEST:


Rashida Fairley, City Clerk

THE CITY OF HAMPTON, GEORGIA


ANN N. TARPLEY, Mayor

APPROVED AS TO FORM:

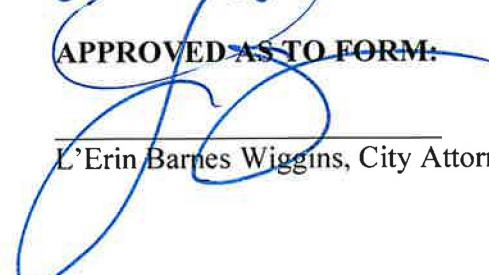
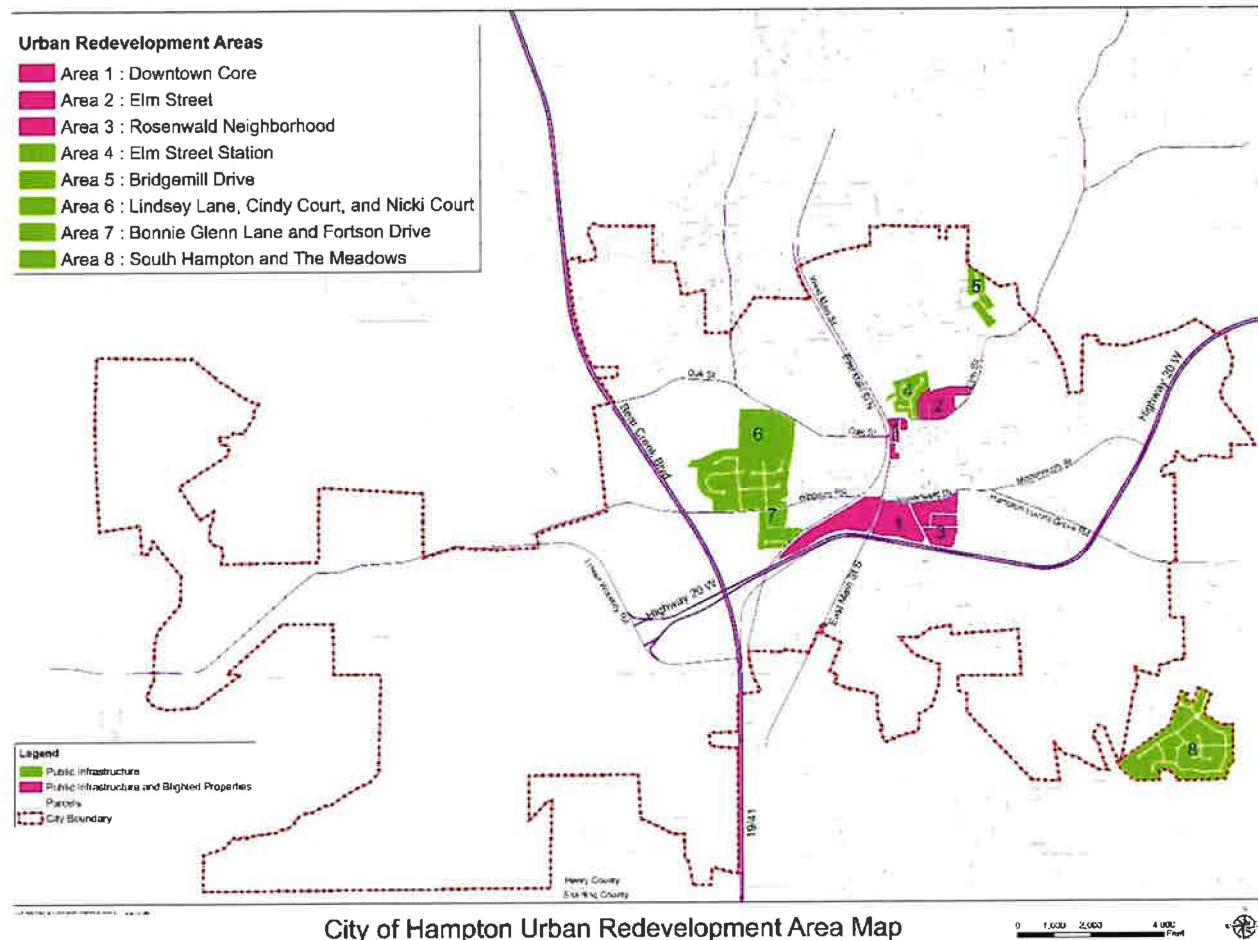

L'Erin Barnes Wiggins, City Attorney

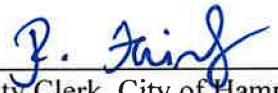
EXHIBIT A



CITY CLERK'S CERTIFICATE

I, RASHIDA FAIRLEY, the duly appointed, qualified, and acting City Clerk of the City of Hampton, Georgia (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on 3/6/24, by the Mayor and Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of ✓ Yea and Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this 6th day of March, 2024.



City Clerk, City of Hampton, Georgia



CITY OF HAMPTON

STATE OF GEORGIA

RESOLUTION NO. 2024-13

**A RESOLUTION OF THE CITY OF HAMPTON, GEORGIA; TO ADOPT AN URBAN
REDEVELOPMENT PLAN FOR AREAS WITHIN HAMPTON, GEORGIA,
PURSUANT TO THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW,
O.C.G.A. § 36-61-1 ET SEQ.; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND
WELFARE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER
LAWFUL PURPOSES.**

WHEREAS, the duly elected governing authority of the City of Hampton, Georgia is the Mayor and Council (hereinafter "City") thereof; and

WHEREAS, it has been determined by the City, that there is a need for the revitalization and redevelopment of further areas of the City of Hampton to develop and promote for the public good and general welfare, housing, trade, commerce, and employment opportunities with the City of Hampton; and

WHEREAS, it has been determined by the City that there are areas within the City (a) where there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and detrimental to the public health, safety, morals, or welfare, and/or (b) which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors, substantially impairs or arrests the sound growth of a municipality or county, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, it has been determined by the City, that it is in the public interest and is vital to the public welfare of the people of the City of Hampton and the people of the State of Georgia to revitalize and redevelop such areas of the City of Hampton; and

WHEREAS, it has been found and determined by the City that such areas meet the criteria of O.C.G.A. § 36-61-7 and O.C.G.A. § 36-61-2(15) and as such adopted Resolution 2024-12 City

of Hampton Urban Redevelopment Area designating such areas as "urban redevelopment areas" appropriate for urban redevelopment projects; and

WHEREAS, the City of Hampton Community Development has prepared a workable program to encourage needed urban rehabilitation, to provide for redevelopment, and to undertake such activities as may be suitably employe to achieve these objectives in the Urban Redevelopment Areas, to be known as the Hampton Urban Redevelopment Plan, in the form attached hereto as Exhibit "A"; and

WHEREAS, the City has caused a public hearing on the adoption of the Hampton Urban Redevelopment Plan to be held pursuant to the provisions of O.C.G.A 36-61-7 on March 6, 2024, at 7:00 pm at the Hampton City Hall, after notice of such hearing was published in a newspaper having a general circulation in the City; and

WHEREAS, it is determined by the City that the Hampton Urban Redevelopment Plan conforms to the general plan of the City of Hampton as a whole; and is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban redevelopment area; zoning and planning changes, if any; land uses; maximum densities; building requirements; and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City that the area described in Exhibit A attached to this resolution is hereby approved as the "Hampton Urban Redevelopment Plan," by reason of the presence of a substantial number of deteriorating structures, predominance of defective or inadequate street layout, deterioration of site or other improvements, and by having development impaired by transportation noise, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that each such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that there is hereby found, determined, and declared that (a) no families will be displaced from the Urban Redevelopment Area, and therefore no method for relocation of such families need to be provided (b) the Hampton Urban Redevelopment Plan conforms to the general plan of the City as a whole, and (c) the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Urban Redevelopment Areas by private development.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

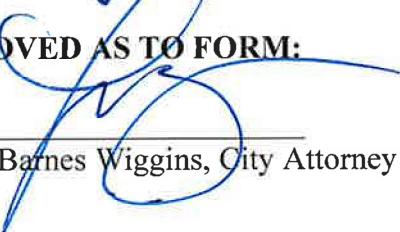
BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Mayor and Council of the City.

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE this 6th day of March 2024.

ATTEST:


Rashida Fairley, City Clerk

APPROVED AS TO FORM:


L'Erin Barnes Wiggins, City Attorney

THE CITY OF HAMPTON, GEORGIA


ANN N. TARPLEY, Mayor

CITY CLERK'S CERTIFICATE

I, RASHIDA FAIRLEY, the duly appointed, qualified, and acting City Clerk of the City of Hampton, Georgia (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on 3/6/24, by the Mayor and Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of ✓ Yea and Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this 6th day of March, 2024.



R. Fairley
City Clerk, City of Hampton, Georgia