

CITY OF HAMPTON

STATE OF GEORGIA

ORDINANCE NO. **2025-30**

**TO AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF HAMPTON;  
TO REZONE A CERTAIN PARCEL OF LAND FROM GENERAL  
COMMERCIAL (C-2) TO TOWNHOME AND COTTAGE COURT  
DISTRICT (MR-1); TO ALLOW FOR TOWNHOME AND COTTAGE  
COURT DEVELOPMENT; TO PROVIDE FOR SEVERABILITY; TO REPEAL  
CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND  
FOR OTHER LAWFUL PURPOSES.**

**THE COUNCIL OF THE CITY OF HAMPTON HEREBY ORDAINS:**

**WHEREAS**, the Mayor and Council are the governing body of the City of Hampton, Georgia;

**WHEREAS**, a certain parcel of land bearing address 0 South Hampton Road, comprised of Parcel Identification No. 022-01004000, and being 15.69 +/- acres; and

**WHEREAS**, the owner of said property is desirous of rezoning to MR-1 (Townhome and Cottage Court District) to allow for a townhome development; and

**WHEREAS**, a public hearing on the application was conducted by the Mayor and Council on November 10, 2025, pursuant to O.C.G.A. § 33-66-1, et seq. and local ordinances at the Hampton City Hall; and

**WHEREAS**, the City agrees with the Owner and is desirous of amending the City's zoning map to provide for MR-1 zoning of this certain parcel of land bearing address 0 South Hampton Road, comprised of Parcel Identification No. 022-01004000, and being 15.69 +/- acres; and to allow for townhome use; and

**WHEREAS**, the City has sought the guidance of its staff and the Mayor and Council to determine if any conditions that must accompany the rezoning, and any and all alternate proposals or amendments, the report of Staff, and all data and evidence taken at the public hearing; and

**NOW THEREFORE, IT IS HEREBY ORDAINED** after a vote by the Mayor and Council of the City of Hampton that:

## Section 1. Rezoning

The Zoning Map of the City of the Hampton be amended to provide for the rezoning of a certain parcel of land bearing address 0 Hampton-Locust Grove Road, and comprised of Parcel Identification No. 022-01004000, and being 15.69 +/- acres in size described in **Exhibit "A"** incorporated by reference, and that all conditions recommended by staff and/or the Mayor and Council, be adopted to allow for the rezoning from C-2 (General Commercial) to MR-1 (Townhome and Cottage Court District) subject to the following **ten (10)** conditions:

1. Owner/Developer shall develop property in accordance with the City of Hampton zoning district MR-1 (Townhome and Cottage Court District) development regulations and provisions, that are in effect on the date of the adoption ORD. 2025-30.
2. Owner/Developer shall establish a Homeowner's Association (HOA) or similar agreement for maintenance of the property to ensure uniformity in the appearance and maintenance of the townhomes and common areas including parking facilities, entry monument signage, amenity structures, accessory structures, lighting, bike facilities, landscaping, parks, open space, fencing, stormwater facilities, and the like. The agreement shall be filed with Clerk of Superior Court, Henry County, GA prior to City of Hampton approval of final plat for the development.
3. Owner/Developer shall develop the property as fee simple ownership with not more than ten (10) percent of the homes within the development available as rental property at any given time. The development HOA shall include the rental provision in the community's Declaration of Covenants, Conditions, and Restrictions (CC&R) and record the CC&Rs with the Clerk of Superior Court, Henry County, GA, prior to approval of final plat for the development.
4. Owner/Developer shall install an irrigation system with rain sensor controller for all lawn, trees, shrub and ground cover areas within amenity areas and all common areas managed by the development's HOA. Standalone trees and shrubs/ground cover shall be planted in a mulch bed area.

5. Owner/Developer shall install exterior lighting on building structures with full cut off light fixtures and full cut off light fixtures on decorative poles when installed on the grounds and parking areas.
6. Owner/Developer shall provide required amenities in adherence with the City of Hampton Code, Article 3. Section 3-4 for Townhouse Development.
7. Owner/Developer agrees that the entirety of the development shall be separately metered utilities including water, sewer, and electric and shall be occupied by a family as defined by City of Hampton Code Appendix A. Article 2. Definitions.
8. Owner/Developer shall provide an off-site sidewalk that connects the property with Cobblestone Ridge Subdivision, along South Hampton Road.
9. Owner/Developer shall provide the city with a Traffic Analysis Report that shall objectively discuss the impact of the proposed traffic patterns, volumes and road improvements, prepared by a design professional.
10. Owner/Developer shall provide a minimum of fifty (50) feet of vegetative buffer along SR 20 and South Hampton Road.

**Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**Section 3.** This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Hampton.

**Section 4.** This Ordinance shall take effect immediately upon its adoption. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Hampton, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

**Section 5.**

- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.
- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, and phrase of this Ordinance is severable from every other, section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no

section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.


- c. In the event that any phrase, clause, sentence, paragraph or Section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Article shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 7.** The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this 9th day of December, 2025.

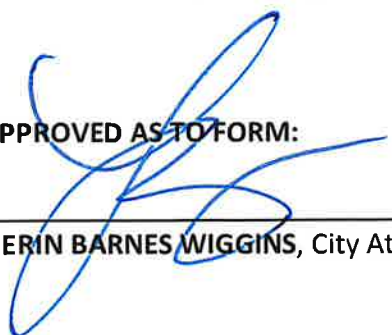
CITY OF HAMPTON, GEORGIA

  
ANN N. TARPLEY, Mayor

ATTEST:

  
MICHELLE HOOD, City Clerk

APPROVED AS TO FORM:

  
L'ERIN BARNES WIGGINS, City Attorney

First Reading: 11/10/2025

Second Reading/Adoption: 12/9/2025

## EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lots 143 and 146 of the 3<sup>rd</sup> District, Henry County Georgia and being more particularly described as follows:

Commencing at a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND, located at the most northwestern mitered intersection of the right of ways common to the apparent southern right of way of Georgia Highway No. 20 (said right of way having a variable width) and the apparent western right of way of South Hampton Road (said right of way having a variable width), said CONCRETE RIGHT OF WAY MONUMENT FOUND being the **TRUE POINT OF BEGINNING** for said **TRACT**. With the **TRUE POINT OF BEGINNING** being established for said **TRACT**; thence along the aforementioned apparent southwesterly right of way of South Hampton Road, in a southeasterly *South 55 Degrees 58 minutes 21 seconds East a distance of 91.21 feet* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND; thence continuing along the apparent westerly right of way of South Hampton Road in a southerly direction, *181.57 feet along an arc to the RIGHT* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND, (said arc having a Radius of 780.00 feet and being subtended by a Chord Bearing of *South 31 Degrees 46 minutes 25 seconds East and a Chord distance of 181.16 feet*); thence continuing along the apparent westerly right of way of South Hampton Road in a southeasterly direction, *South 38 Degrees 26 minutes 32 seconds East a distance of 10.60 feet* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND; thence continuing along the apparent westerly right of way of South Hampton Road in a southeasterly direction *227.28 feet along an arc to the RIGHT* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND, (said arc having a Radius of 780.00 feet and being subtended by a Chord Bearing of *South 46 Degrees 47 minutes 25 seconds East and a Chord distance of 226.48 feet*); thence continuing along the apparent westerly right of way of South Hampton Road in a southeasterly direction, *South 55 Degrees 08 minutes 15 seconds East a distance of 155.61 feet* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND; thence continuing along the apparent westerly right of way of South Hampton Road in a southeasterly direction *348.31 feet along an arc to the LEFT* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND, (said arc having a Radius of 1420.00 feet and being subtended by a Chord Bearing of *South 48 Degrees 06 minutes 37 seconds East and a Chord distance of 347.44 feet*); thence continuing along the apparent westerly right of way of South Hampton Road in a northeasterly direction, *North 48 Degrees 54 minutes 59 seconds East a distance of 55.15 feet* to a POINT; thence continuing along the apparent westerly right of way of South Hampton Road in a southeasterly direction, *South 40 Degrees 52 minutes 21 seconds East a distance of 125.39 feet* to a ½" REBAR SET (said rebar having a cap with the inscription of "R.S.LEWIS" & "GARLS2789"); thence leaving the apparent westerly right of way of South Hampton Road in an easterly direction, *South 84 Degrees 19 minutes 22 seconds West a distance of 1,231.65 feet* to a ½" REBAR SET (said rebar having a cap with the inscription of "R.S.LEWIS" & "GARLS2789"); thence, *North 80 Degrees 21 minutes 13 seconds West a distance of 58.85 feet* to a ½" REBAR SET (said rebar having a cap with the inscription of "R.S.LEWIS" & "GARLS2789"); thence, *North 01 Degrees 54 minutes 51 seconds East a distance of 884.38 feet* to a ½" REBAR SET at the aforementioned southern right of way of Georgia Highway No. 20, (said rebar having a cap with the inscription of "R.S.LEWIS" & "GARLS2789"); thence along the aforementioned southern right of way of Georgia Highway No. 20 in an easterly direction, *South 79 Degrees 39 minutes 02 seconds East a distance of 64.12 feet* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND; thence continuing along the aforementioned southern right of way of Georgia Highway No. 20 in an northerly direction, *North 10 Degrees 20 minutes 58 seconds East a distance of 14.00 feet* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND; thence along the aforementioned southern right of way of Georgia Highway No. 20 in an easterly direction, *337.52 feet along an arc to the RIGHT* to a GEORGIA D.O.T. CONCRETE RIGHT OF WAY MONUMENT FOUND, (said arc having a Radius of 1643.88 feet and being subtended by a Chord Bearing of *South 85 Degrees 31 minutes 57 seconds East and a Chord distance of 336.92 feet*), said CONCRETE RIGHT OF WAY MONUMENT FOUND being the **TRUE POINT OF BEGINNING** for said **TRACT**.

Said **TRACT** contains 15.69 acres (683,463 sq. ft.).