

**CITY OF HAMPTON
STATE OF GEORGIA**

ORDINANCE NO. 2024-02

TO AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF HAMPTON; TO REZONE A CERTAIN PARCEL OF LAND FROM CLAYTON COUNTY ZONING AGRICULTURE (AG) TO CITY OF HAMPTON ZONING LIGHT INDUSTRIAL (M-1); TO ALLOW FOR LIGHT INDUSTRIAL 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 Fortson Road, Parcel Identification No. 04239 541001, and being 32.84 +/- acres sought annexation into the City at the time of this request of rezoning; and

WHEREAS, said parcel at the time of annexation was zoned Clayton County AG (Agriculture); and

WHEREAS, the owner of said property is desirous of rezoning to City M-1 (Light Industrial District) to allow for industrial development; and

WHEREAS, a public hearing on the application was conducted by the Mayor and Council on March 1, 2024, 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 annexed the aforementioned parcel into the City and agrees to amend the City's zoning map to provide for M-1 zoning for this certain parcel of land bearing address 0 Fortson Road, Parcel Identification No. 04239 541001, and being 32.84 +/- acres to allow for light industrial 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 Fortson Road, Parcel Identification No. 04239 541001, and being 32.84 +/- acres (in size described in Attachment "A" incorporated by reference, and be adopted to allow for the rezoning from Clayton County AG (Agriculture) to City M-1 (Light Industrial).

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 6th day of March, 2024.

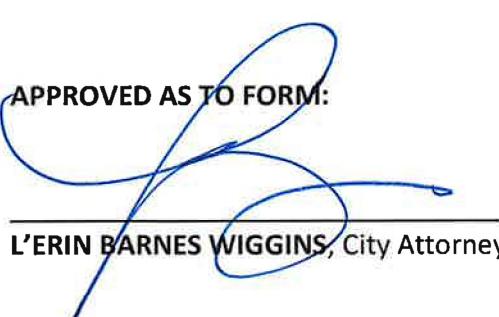
CITY OF HAMPTON, GEORGIA


Ann N. Tarpley, Mayor

ATTEST:


RASHIDA FAIRLEY, City Clerk

APPROVED AS TO FORM:


L'ERIN BARNES WIGGINS, City Attorney

First Reading: 3/1/2024

Second Reading/
Adoption: 3/6/24

Attachment "A"

[description of 0 Fortson Road, Parcel Identification No. 04239 541001, and
being 32.84 +/- acres]

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 241 OF THE 4TH DISTRICT OF CLAYTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH OPE TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOT 16, 5TH DISTRICT, CLAYTON COUNTY, GEORGIA AND LAND LOT 241, 4TH DISTRICT, CLAYTON COUNTY, GEORGIA, ALSO BEING THE COMMON COUNTY LINE;

THENCE, FOLLOWING ALONG COMMON COUNTY LINE, SOUTH 00 DEGREES 12 MINUTES 26 SECONDS EAST A DISTANCE OF 2584.45 FEET TO A 1 INCH REBAR;

THENCE, LEAVING COMMON LINE, SOUTH 88 DEGREES 03 MINUTES 40 SECONDS WEST A DISTANCE OF 601.42 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND;

THENCE, NORTH 02 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 2612.05 FEET TO A 1 INCH OPE TOP PIPE FOUND ON THE COMMON LAND LOTS 16 & 241;

THENCE, FOLLOWING ALONG COMMON LAND LOT LINE, SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST A DISTANCE OF 500.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND HAVING AN AREA OF **32.84 ACRES (1,430,419 SQUARE FEET)**.