

CITY OF HAMPTON
STATE OF GEORGIA

*Not approved on 2nd
Read*

ORDINANCE NO. 2024-12

TO AMEND THE OFFICIAL ZONING MAP FOR THE CITY OF HAMPTON; TO REZONE A CERTAIN PARCEL OF LAND FROM TOWNHOUSE AND COTTAGE COURT DISTRICT (MR-1) TO DOWNTOWN RESIDENTIAL CHARACTER (DT-RC); TO ALLOW FOR MIXED-USE 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 2a Daniel Street, Parcel Identification No. H10-01013000, and being .280 +/- acres; and

WHEREAS, the owner of said property is desirous of rezoning to DT-RC (Downtown Residential Character) to allow for mixed-use development; and

WHEREAS, a public hearing on the application was conducted by the Mayor and Council on June 11, 2024, pursuant to O.C.G.A. § 33-66-1, et seq. and local ordinances at Hampton City Hall; and

WHEREAS, the City agrees with the Owner and is desirous of amending the City's zoning map to provide for DT-RC zoning of this certain parcel of land bearing address 2a Daniel Street, Parcel Identification No. H10-01013000, and being .280 +/- acres; and to allow for mixed 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 2a Daniel Street, Parcel Identification No. H10-01013000, and being .280 +/- acres in size described in Attachment "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 MR-1 (Townhouse and Cottage Court District) to DT-RC (Downtown Residential Character) subject to the following eight (8) conditions:

1. Applicant shall submit a concept plan approval to Community Development, both homes shall vary in size and setbacks.
2. The owner-developer shall comply with all development standards and ordinances that are current as of the date of application for each permit. These include App. A. Article 3-2. Residential Design Standards, Article 7 Mixed Use, and the 2023 City of Hampton Comprehensive Plan.
3. House floor plans and elevations shall be approved by the Zoning Administrator and represent Images submitted with the proposed zoning application.
4. Homes shall provide Rear-loaded access by a 12' wide alley or a side entry garage.
5. The owner/developer shall install pedestrian street lighting and street trees along Daniel Street property frontage.
6. The Owner/Developer shall develop the property(s) located at 2a Daniel St., to be conveyed as fee simple ownership to individuals and Families (as defined in appendix A. Art. 2 Definitions) that will occupy the Property as their primary residence.
7. All homes shall be built on-site.
8. Each home will have a 5' recessed Garage door which will include decorative lighting on either side with either a decorative keystone above or an awning.

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.

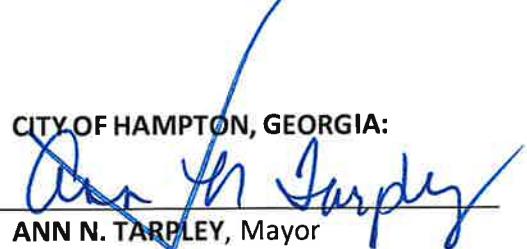
- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to 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.

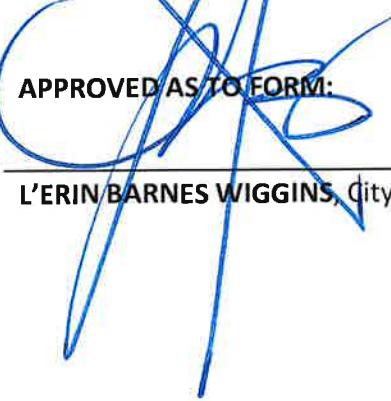
BE IT HEREBY RESOLVED, by a majority this 10th day of September, 2024.

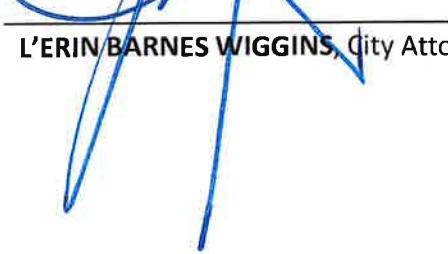
CITY OF HAMPTON, GEORGIA:


ANN N. TARPLEY, Mayor

ATTEST:


RASHIDA FAIRLEY, City Clerk


APPROVED AS TO FORM:


L'ERIN BARNES WIGGINS, City Attorney



LEGAL NOTICES

THE DESIGNATED LEGAL ORGAN FOR HENRY COUNTY, GEORGIA

Mail legal to:

Times Journal, Inc.

HENRY LEGAL ADS

P.O. Box 1286

Lawrenceville, GA 30046

Attention: Legal Advertising

Telephone:

(770) 963-9205, Ext. 1155

Email address is:

legals@henryherald.com

(text or word format)

Times Journal, Inc.

Swindell Daily Post

Rockdale Citizen

Jackson Progress-Argus

LEGAL ADVERTISING DEADLINES THROUGH DECEMBER 2024

The deadline for legal advertising in the Wednesday Legal Section (other than Foreclosures and Tax Sales) is 3pm Tuesday of the previous week.

EARLY DEADLINES DUE TO HOLIDAYS ARE MARKED WITH AN *

PLEASE NOTIFY US IF YOU HAVE LATE ADS AND APPROX. HOW MANY IF MORE THAN A FEW.
LATE FEE IS A \$100.00 FEE PER AD FOR 1ST 24 HOURS LATE ** AFTER 24 HOURS THE LATE FEE IS \$200.00

The deadline for Modifications, Cancellations or Early Pubs is Tuesday (week prior) at 3pm for the following week's publications. This deadline is only for changes to ads currently published or starting early (Early Pubs).

Foreclosures, Sheriff's Sales and Tax Sales are held on the first Tuesday of each month. Notices publish four consecutive weeks prior to the first Tuesday. Deadlines are below:

MONTH	DEADLINES (NOON)	PUBLICATION DATES	SALE DATE
JANUARY	*NOV 27, 2023	DEC 6, 13, 20, 27, 2023	JAN 2, 2024
FEBRUARY	DEC 29	JAN 10, 17, 24, 31	FEB 6, 2024
MARCH	JAN 29	FEB 7, 14, 21, 28	MAR 5, 2024
APRIL	FEB 26	MAR 6, 13, 20, 27	APR 2, 2024
MAY	APR 1	APR 10, 17, 24, MAY 1	MAY 7, 2024
JUNE	APR 29	MAY 8, 15, 22, 29	JUN 4, 2024
JULY	MAY 27	JUN 5, 12, 19, 26	JUL 2, 2024
AUGUST	JUL 1	JUL 10, 17, 24, 31	AUG 6, 2024
SEPTEMBER	JUL 29	AUG 7, 14, 21, 28	SEPT 3, 2024
OCTOBER	AUG 26	SEPT 4, 11, 18, 25	OCT 1, 2024
NOVEMBER	SEPT 30	OCT 8, 15, 23, 30	NOV 5, 2024
DECEMBER	OCT 28	NOV 6, 13, 20, 27	DEC 3, 2024
	DEC 2	DEC 11, 18, 25, 2024; JAN 1, 2025	JAN 7, 2025

Clayton News Daily
Henry Herald

Swindell Daily Post

Rockdale Citizen

Jackson Progress-Argus

Swindell Daily Post

Rockdale Citizen



Application to Amend the Official Zoning Map of the City of Hampton

Evaluation Report

City of Hampton, Georgia

REZONING CASE NO.

Caban Albert (RZ-24-05-03)

City Council: Ann N. Tarpley, Mayor
Marty Meeks, Mayor Pro Tem
Sheila Barlow
Henry Byrd
Mary Ann Mitcham
Devlin Cleveland
Willie Turner

Report prepared by: Tiffany Dobbins / Planner II

Applicant: Albert Caban
795 Cleermont Ct.
Lawrenceville, GA 30043

Location: 2A Daniel Street
City of Hampton, GA 30228

Request: Rezoning from MR-1 (Townhouse and Cottage Court) to DT-RC (Downtown Residential Character)

Parcel ID: H10-01013000

Proposed Use: Lot Division of Single Lot into 2 parcels to build a single-family home on each lot.

Current Land Use: MR-1 (Townhome and Cottage Court District)

Future Land Use: High-Density Residential

Legal Notice: May 22, 2024

Sign Posted: May 23, 2024

Council Hearing: June 11, 2024

Property Area: +/- .280 acres

Road Access: Daniel Street.

Zoning History: According to the Official Zoning Map, the property is zoned MR-1 (Townhouse and Cottage Court). There have been no prior approved zoning actions for the subject property

Table 1.0 Illustrates the current zoning and land use(s) of adjacent properties:

Position	Current Zoning	Current Land Use
North	MR-1 Townhouse and Cottage Court	High Density Residential
South	R-2 Single-Family Residential	Low Density Residential
East	MR-1 Townhouse and Cottage Court	High Density Residential
West	MR-1 Townhouse and Cottage Court	High Density Residential



Introduction: The subject property is located along Daniel St. Hampton GA 30228. The property is currently zoned MR-1 and consists of +/- .280 acres. The applicant requests to rezone the subject property from MR-1 Townhouse and Cottage Court to DT-RC (Downtown Residential Character). The adjacent properties are zoned MR-1 (Townhouse and Cottage Court) and R2 single-family residential. The single-family residential Property is being used by the Zion Baptist church. The owner is requesting a rezoning of the property to DT-RC (Downtown Residential Character). The subject parcel is currently vacant and hosts a single-family property. There is one access point from Daniel St. where the parcel meets the street. The applicant has stated that he believes the rezoning will help him to pursue his vision of enhancing the neighborhood. He would like to build two single-family homes and divide the lot to accommodate as shown on the aerial map.

Development Regulations Relevant to Request:

- Appendix A - Article 7. Sec. 7-3.- DT-RC (Downtown Residential Character District)
- City of Hampton 2023 Comprehensive Plan, Future Land Use Map, Policies.
- All other sections regarding site development standards and requirements.

Analysis of Request (Section 12-7. - Rezoning Requests and Text Amendments):

Criteria Point 1: The possible effects of the proposed amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community.

The existing character of the area is residential. The property is located within the King, George, and Daniel Street neighborhood. This neighborhood was a focus of the 2022 Livable Centers Initiative Study which focused on revitalization strategies for the area. The Comp Plan designation is High-Density Residential. Hampton High -Density Residential Land Uses include:

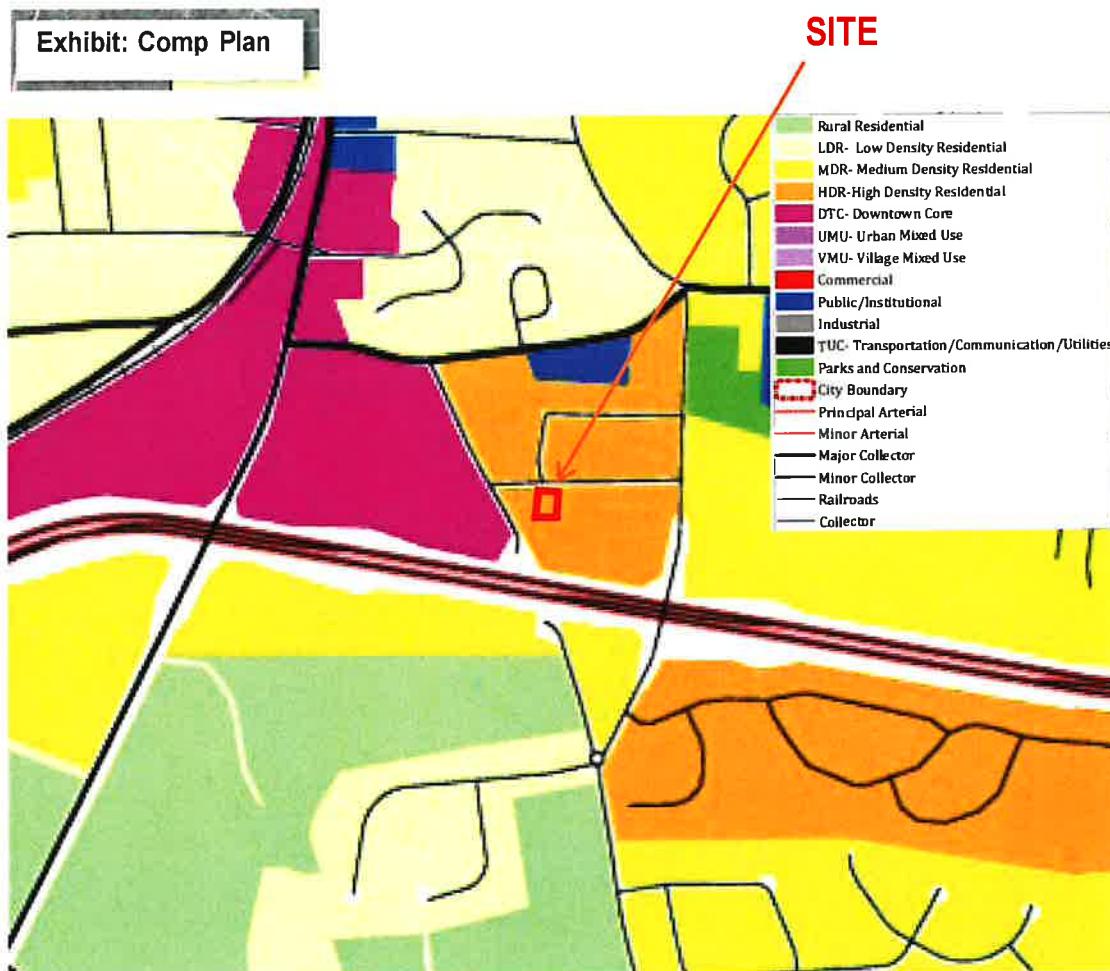
- *MR-1 Townhouse and Cottage Court District*
- *MR-2 Multifamily Residential District*
- *DT-RC Downtown Residential Character*

The property owner is requesting to rezone to DT-RC Downtown Residential Character which is an approved High-density residential land use according to our future land use map.

Criteria Point 2: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed amendment will help carry out the purposes of this Appendix.

The development of the property as a Downtown Residential Character would "occur adjacent to downtown mixed-use areas where multimodal transportation facilities can be extended" Which coincides with the high-density residential district.

The character of the proposed development on the subject property is consistent with the proposed use of DT-RC Downtown Residential as stated in Appendix A-Article V. Sec. 7-3. Considering the compliance with the stated Article, the proposed amendment will help carry out the purposes of this Appendix.

Criteria Point 3: Consistency with the Comprehensive Plan.

The City of Hampton comprehensively identifies the area for the development of High-Density Residential. The applicant is requesting DT-RC (Downtown Residential Character), which is a High-density residential use consistent with the city's FLUM.

Criteria Point 4: Potential impact on infrastructure including water and sewerage systems.**Water and Wastewater Treatment**

The City of Hampton has water service along Daniel Street, and the property will connect to those systems.

Transportation

The site will have driveway frontage along Daniel Street. Daniel Street is identified in our 2022 LCI study for Sidewalks.

Streets and Sidewalks

The site will have driveway frontage along Daniel Street. Daniel Street is identified in our 2022 LCI study for Sidewalks.

Criteria Point 5: Impact on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

As two individual single-family homes, this development should pose little to no impact on adjacent thoroughfares and pedestrian and vehicular circulation, and traffic volumes.

Criteria Point 6: Impact upon adjacent property owners.

This project should have negligible impact on Adjacent property owners. The owner will be connecting a drive to Daniel Street. He will be required to connect to the existing City of Hampton water and sewer within the neighborhood.

Criteria Point 7: Ability of the subject land to be developed as it is presently zoned.

The property is zoned MR-1 townhome and cottage court district. The property has access to city utilities and can be developed as presently zoned into either Cottage Court or Townhomes.

Criteria Point 8: Physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject parcel is currently dilapidated. The existing structure is vacant, and the lot is overgrown and unmanaged. The property appears to be physically capable of being developed as proposed. The applicant would need to adhere to DT-RC zoning standards as well as our residential design guidelines. Currently, the examples/concepts provided do not seem to follow guidelines such as:

- Alley-loaded drives/ garages or side garages
- Front porches shall be at least 8 feet in depth.
- Windows shall be provided on all exterior walls facing a public street for a minimum of 65 percent of the length of the wall etc.

Criteria Point 9: Merits of the requested amendment relative to any other guidelines and policies for development which the City Council may use in furthering the objectives of the land use plan.

The proposed zoning request is consistent with the FLUM. The FLUM designates this property for high-density residential and lists DT-RC as a High-density zoning district. The LCI study targeted this area for redevelopment and encouraged affordable housing options to avoid displacement.

Summary:

The property Owner would like to rezone the property from MR-1 to DT-RC to legally subdivide the lot in order to build a single-family home on each lot. This zoning is consistent with our future land use map as well as with the 2022 LCI study. Staff recommends approval of the rezoning with the following suggested Zoning conditions....

1. Applicant shall submit a concept plan approval to Community Development, both homes shall vary in size and setbacks.
2. The owner-developer shall comply with all development standards and ordinances that are current as of the date of application for each permit. These include App. A. Article 3-2. Residential Design Standards, Article 7 Mixed Use, and the 2023 City of Hampton Comprehensive Plan.
3. House floor plans and elevations shall be approved by the Zoning Administrator and represent images submitted with the proposed zoning application.
4. Homes shall provide Rear-loaded access by a 12' wide alley or a side entry garage.
5. The owner/developer shall install pedestrian street lighting and street trees along Daniel Street property frontage.
6. The Owner/Developer shall develop the property(s) located at 2a Daniel St., to be conveyed as fee simple ownership to individuals and Families (as defined in appendix A. Art. 2 Definitions) that will occupy the Property as their primary residence.
7. All homes shall be built on-site.
8. Each home will have a 5' recessed Garage door which will include decorative lighting on either side with either a decorative keystone above or an awning.



Recommendation: To be provided public hearing staff report published November 11, 2024.

Attachments:

- Application
- Survey Plat
- Sign Posting
- Legal Ad



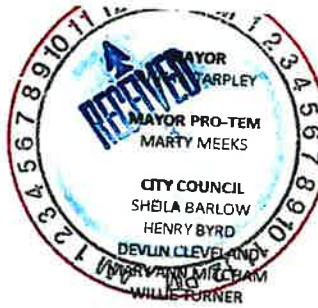
City of Hampton

REZONING APPLICATION

(Pursuant to Appendix A: Zoning, Article 12. Section 12-7)

City Hall
17 East Main Street South
PO Box 400
Hampton, GA 30228

Phone: 770.946.4306
Fax: 770.946.4356
www.hamptonga.gov



CITY MANAGER
ALEX S. COHILAS

Name of Applicant: ALBERT CABAN / AQC CONSTRUCTION LLC Tel.: (678)800-8118

Mailing Address: 795 Cleermont Ct Lawrenceville Ga 30043 Email: ACEQUALITYWOK@GMAIL.COM

Name of Property Owner: ALBERT CABAN / AQC CONSTRUCTION Tel: (678)800-8118
(Attach additional page for more than one owner)

Address of Property 2A Daniels St Hampton Ga 30028 Tax Parcel No: H10-01013000

Zoning Classification: Current: MR-1 Requested: DTRC

Use of Property: Current: VACANT/HABITABLE Requested: DTRC

Surrounding Zoning North MR-1 South R-2 East MR-1 West MR-1

N/A If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

N/A If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining property. (How does it differ from adjoining property, and why should it be subject to different restrictions than those applying to adjoining property?)

**WE ARE RESPECTFULLY REQUESTING TO REZONE THIS LOT CONSISTANT
WITH THE CITY'S COMPREHENSIVE PLAN. (LIVABLE HOUSING)**

ATTACH THE FOLLOWING DOCUMENTS:

1. Written legal description of the property (copy of deed) – full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit seven copies of the plat. Submit on PDF of the plat.
3. List of adjacent property owners
4. Disclosure of Campaign Contributions and Gifts Form.
5. If Property Owner and Applicant are not the same, Authorization by Property Owner Form or Authorization of Attorney Form.
6. Filing fee payable to the City of Hampton.
7. Letter of Intent, conceptual plan

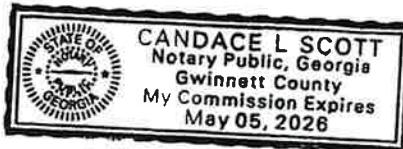
I hereby authorize the staff of City of Hampton to inspect the premises of the above described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to subscribe before me
This 2 day of May, 2024.

Candace L. Scott
Notary Public



Signature of Applicant



Planning Department Review:

Date of Review: _____

Staff's Recommendation: _____

Conditions: _____

Mayor and Council of the City of Hampton:

Date of Hearing: _____

Council's Decision _____

Conditions required: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20____ to rezone real property described as follows:

Within two years preceding the above filing date, the Applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Hampton who will consider the Application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each such campaign contribution.

N/A

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

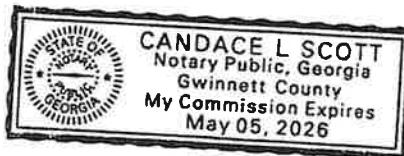


Signature of Applicant

Sworn to and subscribed before me

This 2 day of May, 2024.

Candace L. Scott
Notary Public



DISCLOSURE OF FINANCIAL INTERESTS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on _____, 20_____, to rezone real property described as follows:

N / A The undersigned official of the City of Hampton has a property interest (Note 1) in said property as follows:

N / A The undersigned official of the City of Hampton has a financial interest (Note 2) in a business entity (Note 3) which has a property interest in said property, which financial interest is as follows:

N / A The undersigned official of the City of Hampton has a member of the family (Note 4) having a property interest in said property of a financial interest in a business entity in said property, which family member and property interest or financial interest are as follows:

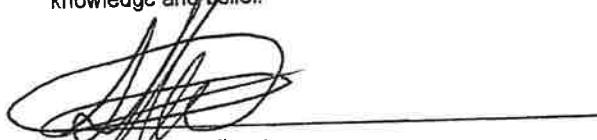
Note 1: Property interests – Direct ownership of real property, including and percentage of ownership less than total ownership.

Note 2: Financial interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent (10%) or more.

Note 3: Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.

Note 4: Member of family – Spouse, mother, father, brother, sister, son or daughter.

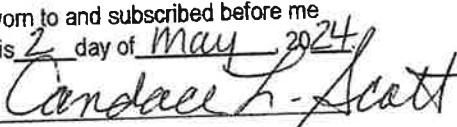
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

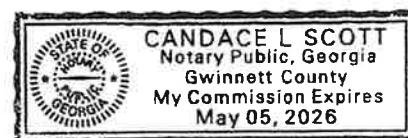


Signature of Applicant

Sworn to and subscribed before me

This 2 day of May, 2024


Candace L. Scott
Notary Public



AUTHORIZATION OF ATTORNEY

Application of Rezoning or Variance

X

I swear that as an attorney at law, I have been authorized by the owner to file the attached application.

Signature of Attorney

Name

Address

City

State

Zip Code

Telephone Number

N/A

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning or Variance

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Henry County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

Name of Applicant _____

Address _____

Telephone No. _____



Signature of Owner

Personally, appeared before me

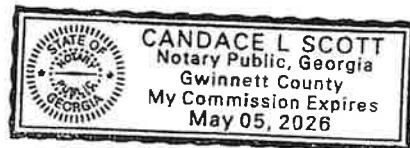
Albert Caban

Who swears the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Candace L. Scott
Notary Public

5/2/24

Date



BK-19299 PG:1516-1518
Filed and Recorded
Nov-02-2023 06:02 PM
DOC# 2023 - 026368
Real Estate Transfer Tax
Paid: \$ 0.00
0752023008203
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 8109064677

AFTER RECORDING, RETURN TO:
Bradley Hutchins
Weissman PC
3500 Lenox Road
One Alliance Center, 4th Floor
Atlanta, GA 30326

TAX FORECLOSURE DEED

**STATE OF GEORGIA
COUNTY OF HENRY**

**Cross Reference:
Deed Book 5199
Page 277**

THIS INDENTURE, Made this 9th day of October, 2023, between Annie Ruth H. Goggins and Bobby Lee Goggins, ("Owner(s)") by and through Michael C. Harris, Henry County Tax Commissioner, as party of the first part, hereinafter called Grantor, and Albert Caban, AQC Construction LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

WHEREAS on the 1st of August, 2023, during the legal hours of sale, Grantor did expose for sale at public outcry to the highest bidder for cash before the courthouse door in Henry County, Georgia, the Property (as hereinafter defined) at which sale Grantee was the highest and best bidder for the sum of \$31,000.00 and the Property was then and there knocked off to Grantee for said sum.

WHEREAS the sale was made by Grantor pursuant to and by virtue of the power and authority granted to it in that certain Order granted May 22, 2023, Case No. SUCV2023000529, Superior Court of Henry County, Georgia (the "Order"). Said sale was made after advertising the time, place, and terms thereof in the Henry Herald, published in Henry County, Georgia and being the publication in which Sheriff's advertisements for said county are now published, once a week for four consecutive weeks prior to said sale, and said advertisement in all respects complied with the requirements of Code Section 48-4-75, et seq. of the Official Code of Georgia Annotated.

Notice of the time, place, and terms of the sale of the Property was given pursuant to Code Section 9-13-140 of the Official Code of Georgia Annotated.

WHEREAS said sale was made for the purpose of paying the ad valorem taxes owed to The Tax Commissioner of Henry County, the interest and penalties on said indebtedness, the expenses of the sale including attorney's fees, all of which were mature and payable because of failure of the owner to pay the ad valorem taxes owed.

NOW, THEREFORE, Grantor, acting under and by virtue of the Order and pursuant to Code Section 48-4-78 of the Official Code of Georgia Annotated, for and in consideration of the facts hereinbefore recited, has bargained, sold, and conveyed and does hereby bargain, sell, and convey unto Grantee, its successors and assigns, the following described property (herein referred to as the "Property"); to wit:

All that tract or parcel of land lying and being in the City of Hampton, Henry County, Georgia and being more particularly described as Lot 2, Block A, according to a plat and survey entitled "Carver Heights Subdivision Property of Daniel Supply Company" dated November 2, 1970, last revision dated July 19, 1973, as prepared by Griffin Engineering Company, of record in Plat Book 5 page 202, Office of Clerk of Superior Court, Henry County, Georgia and said plat and survey is by this reference incorporated herein and made a part of this description.

Tax ID#: H10-01013000

Known As 2A Daniel Street, Hampton, GA 30228

This Deed is given subject to all restrictions and easements, if any, to which the Deed is junior and inferior in terms of priority, and any and all tax liens which pursuant to subsection (b) of Code Section 48-2-56 of the Official Code of Georgia Annotated are superior to the rights conveyed herein relating to the Property.

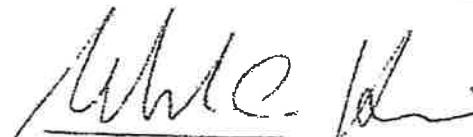
TO HAVE AND TO HOLD, the Property unto Grantee, its successors and assigns in fee simple.

[Intentionally left blank]

IN WITNESS WHEREOF, Grantor, has caused its duly authorized officer to sign and seal this Deed as of the day and year first above written.

GRANTOR:

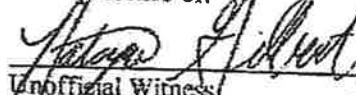
Annie Ruth H. Goggins and Bobby Lee Goggins,
by and through Michael C. Harris, Henry County
Tax Commissioner and Ex-Officio Sheriff.



By: Michael C. Harris, Henry County Tax
Commissioner

(Seal)

Signed, Sealed and Delivered
in the presence of:



Unofficial Witness



Notary Public:
My Commission expires: 3/31/2025

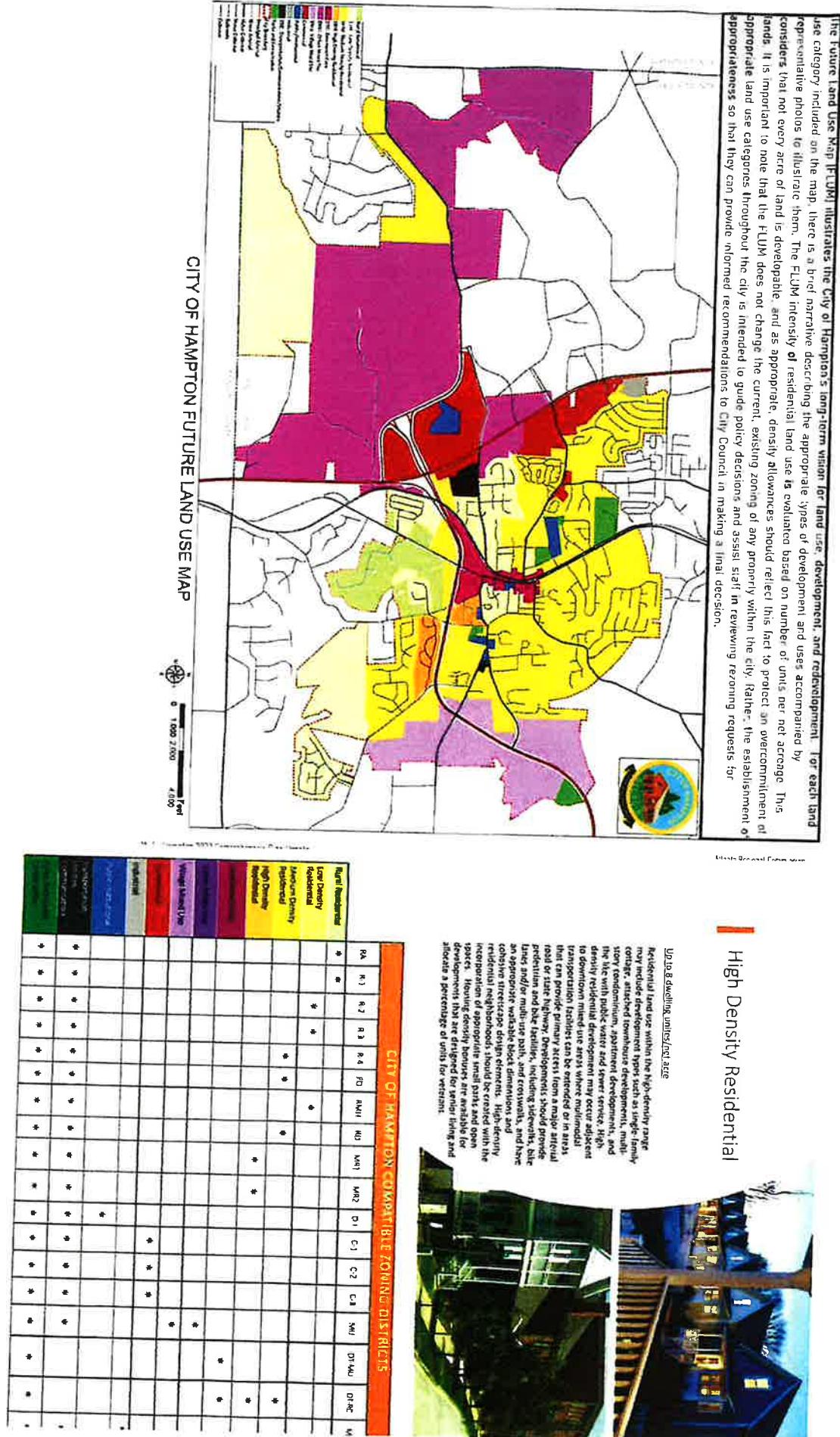


Similar



TWO Located next to each other!
(New builds)

Comp Plan Update – Adopted October 2023



Sec. 5-8. - MR-1 Townhouse and Cottage Court District.

A. Purpose. It is the intent of this district to provide for the development of townhouses and cottage courts at moderate to high densities.

B. Development standards.

1. Maximum density: 8 dwelling units per net useable acre.

2. Minimum lot width: 20 feet.

3. Frontage. All units must front a public street or a landscaped courtyard of at least 40 feet in width and 3,000 square feet in total area.

4. Minimum front yard: 10 feet.

5. Minimum side yard: 10 feet.

6. Minimum distance between buildings: none.

7. Minimum rear yard: 20 feet.

8. Maximum height: 45 feet.

9. Minimum floor area (heated space): 1,000 square feet.

10. All off-street parking must be accessed from alleys.

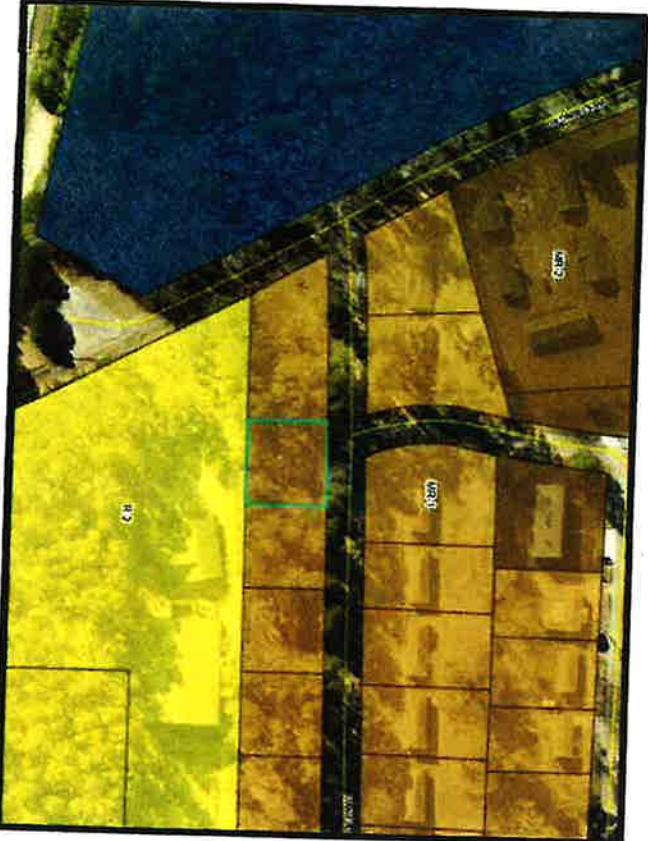
C. Miscellaneous provisions.

1. No more than 40 percent of the net useable acreage shall be covered with buildings or impervious surface.

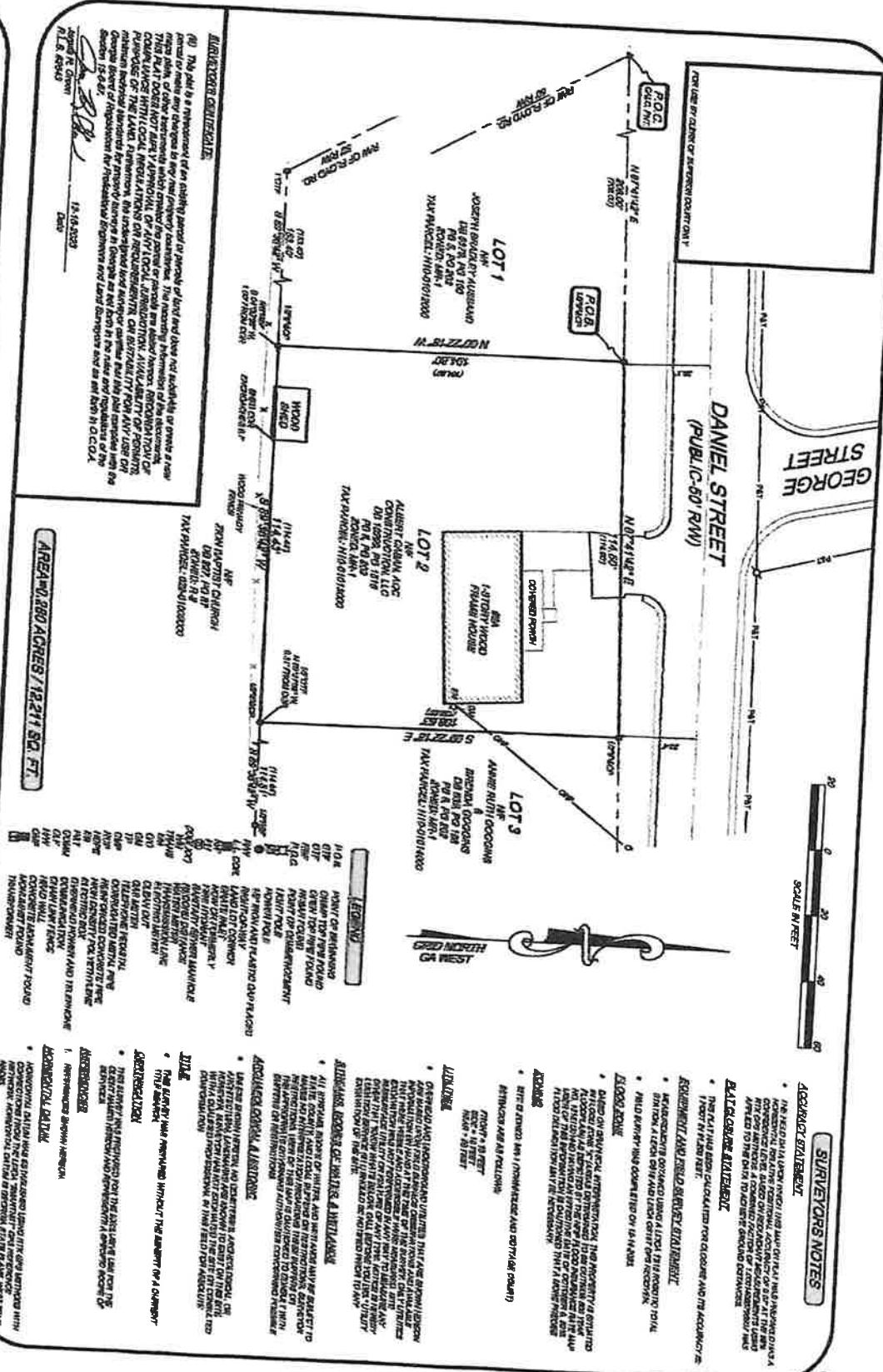
2. In the event of a conflict between this section and any other code provision, the terms of this section shall control.

Appendix A. Definitions. Cottage court. A group of detached single-family dwelling units organized around a shared internal courtyard.

Dwelling, townhouse. A dwelling unit in a row of at least three such units in which each unit has its own front and rear access to the outside, separately metered for all utilities, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.



Residential Uses	RA	R-1	R-2	R-3	R-4	PD	R-D	MR-1	MR-2	RMH	Use Standards
Single-family dwelling	P	P	P	P	P	-	-	-	-	-	
Two-family dwelling	-	-	-	-	-	P	-	-	-	-	
Cottage court	-	-	-	-	-	-	P	-	-	-	
Townhouse	-	-	-	-	-	-	-	P	-	-	
Multi-family dwelling	-	-	-	-	-	-	-	P	-	-	
Manufactured home	CU	-	-	-	-	-	-	P	-	-	
Recreational Vehicle (RV) park	CU	-	-	-	-	-	-	-	-	-	Sec. 4-5
Boarding or rooming house	-	-	-	-	-	-	-	-	-	-	
Congregate housing	CU	CU	CU	CU	CU	-	CU	-	CU	-	Sec. 4-15



CAY

2004-0023

**A NEW RESIDENTIAL CONSTRUCTION
LOCATED AT:
2A DANIEL ST., HAMPTON, GA 30228**

**SITE PLAN
(PROPOSED)**

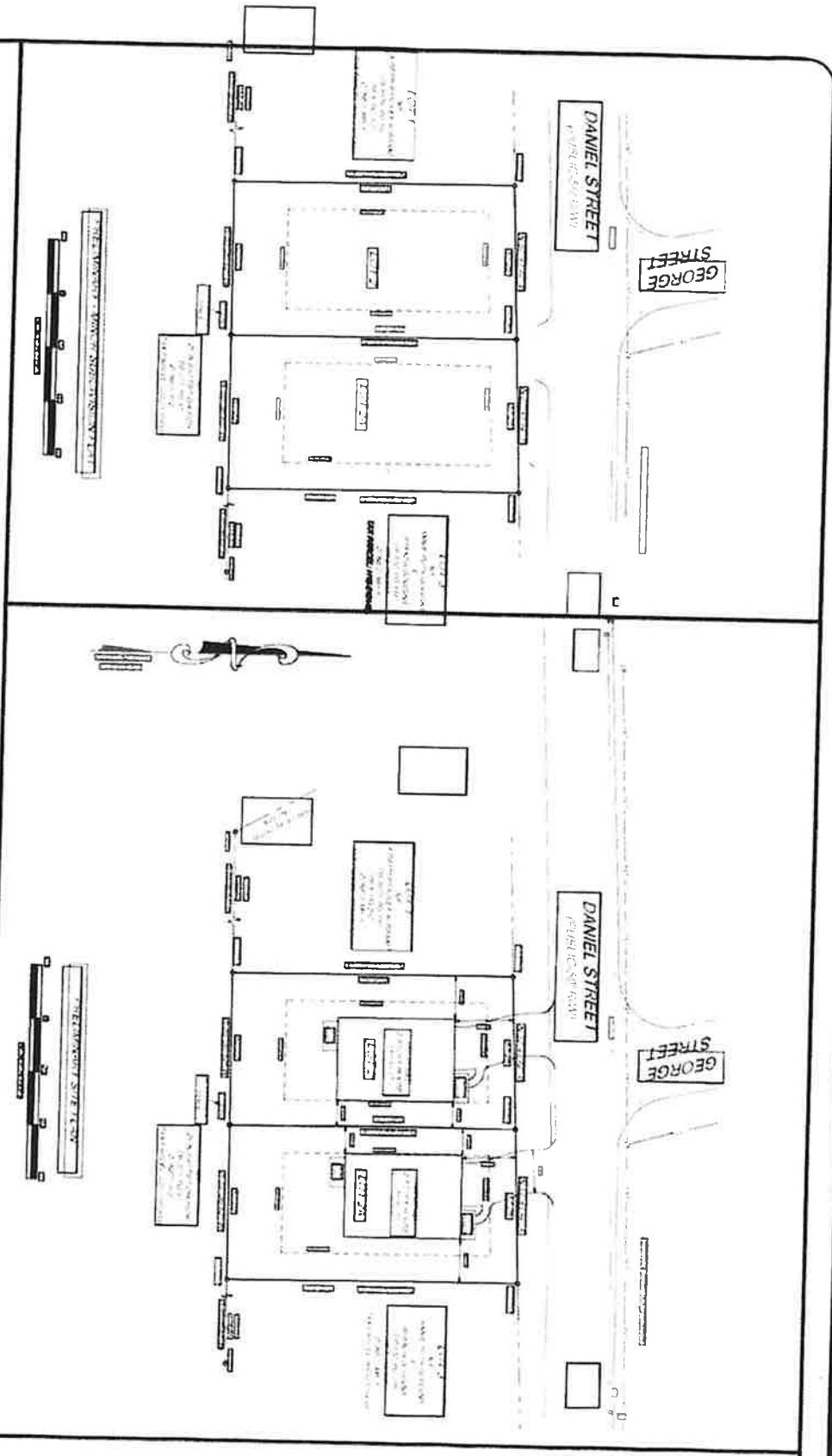
SITE PLAN (CORRODED)

This architectural site plan illustrates the layout of Lot 2. The property is bounded by a dashed line. A building footprint is shown as a solid rectangle with a central entrance. The plan includes a north arrow and dimensions: 17'-0" for the width of the building footprint and 22'-0" for the total depth of the property. The label "LOT 2" is positioned on the left side of the plan.

DANIEL OTTAWAY

LOT 2403 - 100' x 100' ACRES DAY 101-52
1/24 MILE S. OF 100' ACRES DAY 101-52
FEDERAL HIGHWAY 100' ACRES DAY 101-52

Lot Survey



LOT 2404 - 100' x 100' ACRES DAY 101-52
1/24 MILE S. OF 100' ACRES DAY 101-52
FEDERAL HIGHWAY 100' ACRES DAY 101-52

LOT COVERAGE SUMMARY

CA

CURRY &
ASSOCIATES
ARCHITECTS
DESIGNERS
CONTRACTORS
GENERAL BUILDERS

A NEW RESIDENTIAL CONSTRUCTION
LOCATED AT:
2A DANIEL ST., HAMPTON, GA 30228



John