

CITY OF HAMPTON  
STATE OF GEORGIA

ORDINANCE NO. 2024-12

*Not  
approved on 2nd  
Read*

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









# 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)**

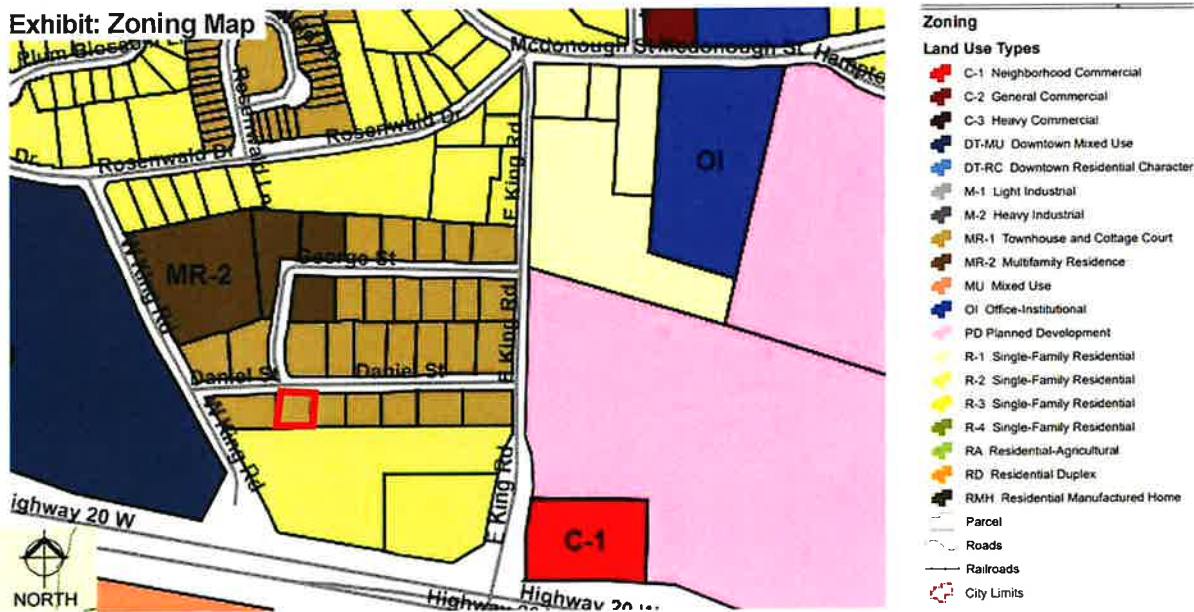
<b>City Council:</b>	Ann N. Tarpley, Mayor Marty Meeks, Mayor Pro Tern Sheila Barlow Henry Byrd Mary Ann Mitcham Devlin Cleveland Willie Turner
<b>Report prepared by:</b>	Tiffany Dobbins / Planner II
<b>Applicant:</b>	Albert Caban 795 Cleermont Ct. Lawrenceville, GA 30043
<b>Location:</b>	2A Daniel Street City of Hampton, GA 30228
<b>Request:</b>	Rezoning from MR-1 (Townhouse and Cottage Court) to DT-RC (Downtown Residential Character)
<b>Parcel ID:</b>	H10-01013000
<b>Proposed Use:</b>	Lot Division of Single Lot into 2 parcels to build a single-family home on each lot.
<b>Current Land Use:</b>	MR-1 (Townhome and Cottage Court District)
<b>Future Land Use:</b>	High-Density Residential
<b>Legal Notice:</b>	May 22, 2024
<b>Sign Posted:</b>	May 23, 2024
<b>Council Hearing:</b>	June 11, 2024
<b>Property Area:</b>	+/- .280 acres
<b>Road Access:</b>	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

June 11, 2024

**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

**Exhibit: Zoning Map****Exhibit: Aerial Map**

**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*

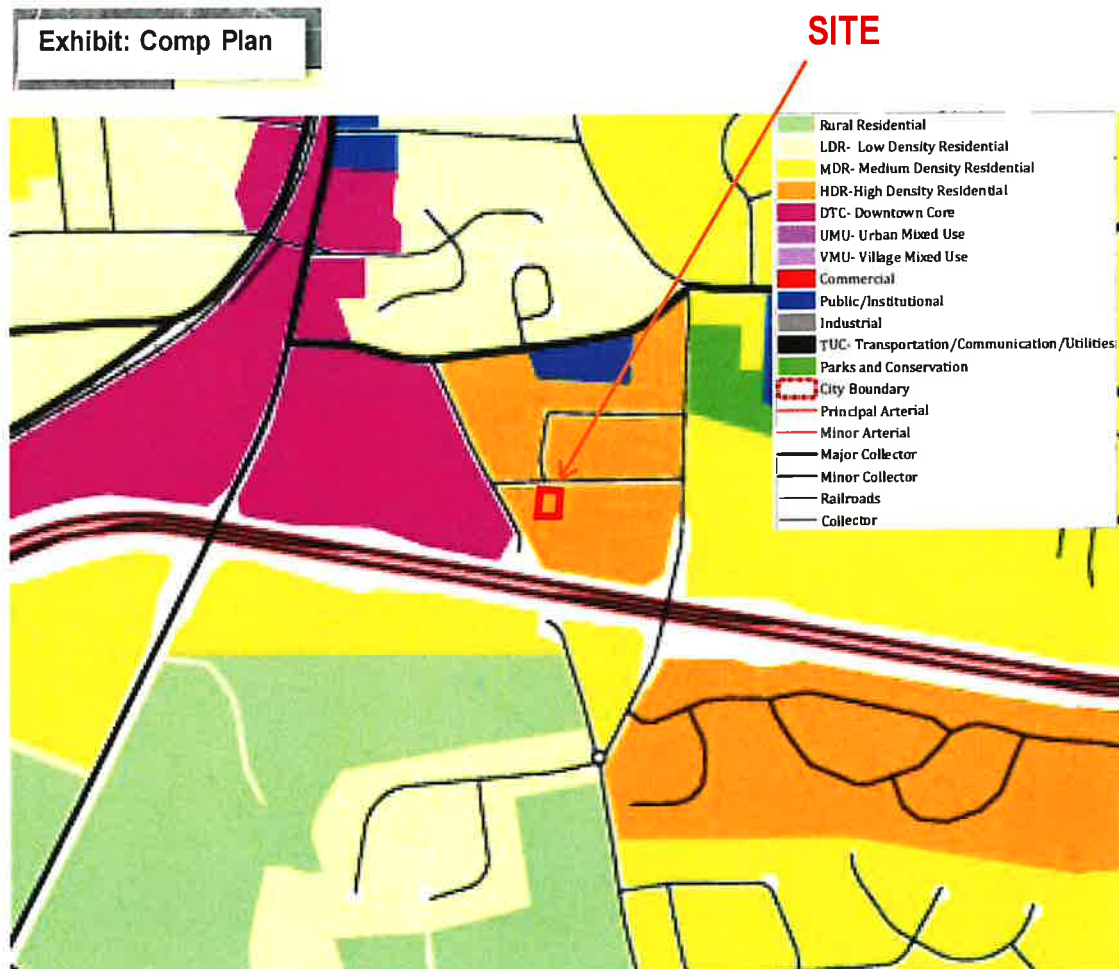
The property owner is requesting to rezone to DT-RC Downtown Residential Character which is an approved High-density residential land use according to our future land use map.

**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.

June 11, 2024

**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



EST. 1872

# 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: 770.946.4308  
Fax: 770.946.4358  
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:

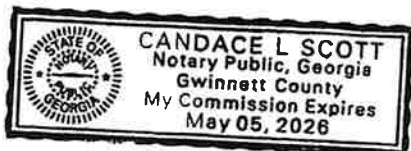
1. Written legal description of the property (copy of deed) – full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit seven copies of the plat. Submit on PDF 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]  
Signature of Applicant





## Planning Department Review:

Date of Review:

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Staff's Recommendation:

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Conditions:

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## Mayor and Council of the City of Hampton:

Date of Hearing:

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Council's Decision

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Conditions required:

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# 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

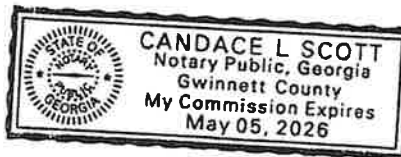
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

  
Signature of Applicant

Sworn to and subscribed before me

This 2 day of May, 2024.

  
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.

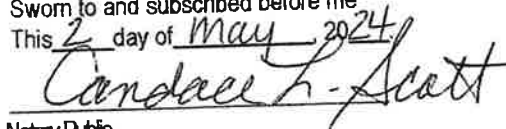
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

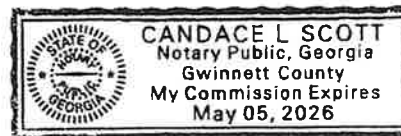
  
\_\_\_\_\_  
Signature of Applicant

Sworn to and subscribed before me

This 2 day of May, 2024

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

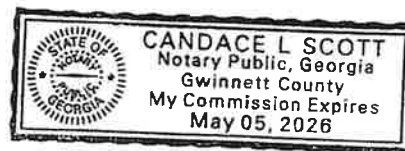
Personally, appeared before me

Albert Caban

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

  
\_\_\_\_\_  
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, 4<sup>th</sup> 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 Annic 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.

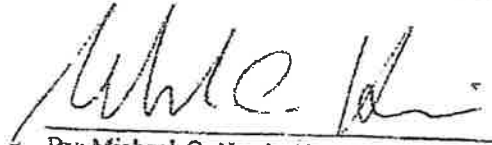
TO HAVE AND TO HOLD, the Property unto Grantee, its successors and assigns in fee simple.

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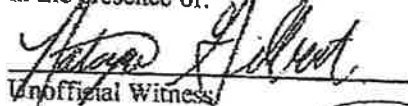
IN WITNESS WHEREOF, Grantor, has caused its duly authorized officer to sign and seal this Deed as of the day and year first above written.

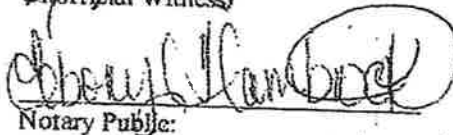
GRANTOR:

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

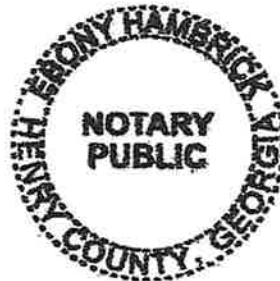
  
By: Michael C. Harris, Henry County Tax  
Commissioner (Seal)

Signed, Sealed and Delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public:

My Commission expires: 3/10/2025



Similar



Two Located next to each other!  
(New builds)



**CITY OF HAMPTON FUTURE LAND USE MAP**

**Legend:**

- 1. City Center (Red)
- 2. Central Business District (Red)
- 3. Office/Professional (Red)
- 4. Retail/Service (Red)
- 5. Medium Density Residential (Yellow)
- 6. Single-Family Residential (Yellow)
- 7. Low Density Residential (Yellow)
- 8. Rural Residential (Yellow)
- 9. Agriculture (Green)
- 10. Forest (Green)
- 11. Parks/Recreation (Green)
- 12. Open Space (Green)
- 13. Industrial (Purple)
- 14. Airport (Purple)
- 15. Military (Purple)
- 16. Water (Blue)
- 17. Wetlands (Blue)
- 18. Unimproved Land (White)

**Scale:** 0 1,000 2,000 4,000 Feet

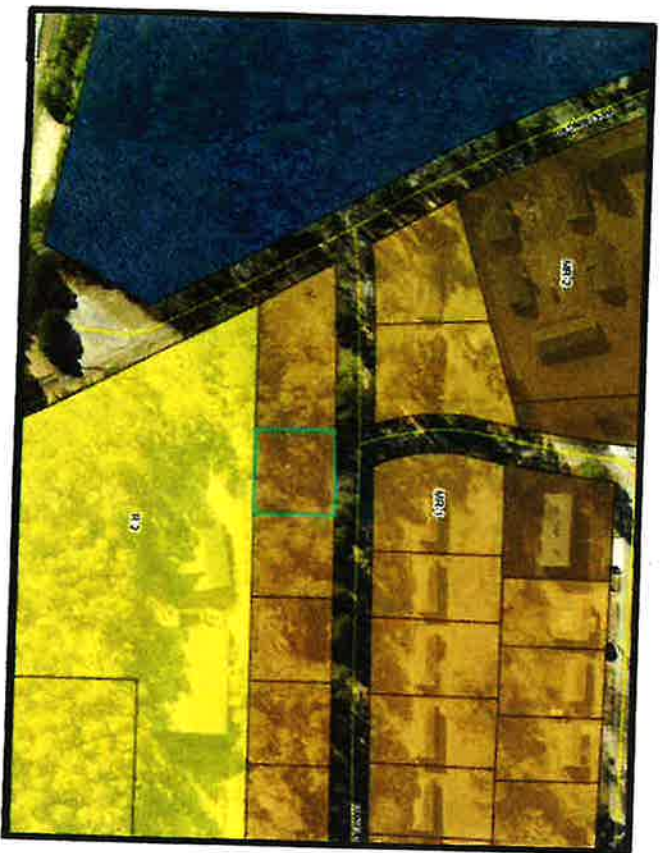
**North Arrow**

Up to 8 dwelling units/1/4 acre

A photograph of a modern, two-story house with a dark exterior and large windows, set against a backdrop of trees and a clear sky. The house features a prominent white balcony railing on the upper level. The surrounding landscape includes green grass and some shrubbery.

[illegible]





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: 46 feet.
9. Minimum floor area (heated space): 1,000 square feet.
10. All off-street parking must be accessed from alleys.
11. Cottage court standards. All units must be detached dwelling units. Units shall not be vertically mixed.

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 or 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	P	-	-	-	-	
Two-family dwelling	-	-	-	-	-	-	-	-	-	-	
Cottage court	-	-	-	-	-	P	-	-	-	-	
Townhouse	-	-	-	-	-	-	-	-	-	-	
Multi-family dwelling	-	-	-	-	-	-	-	P	-	-	
Manu-factured home	CU	-	-	-	-	-	-	-	-	P	
Recreational vehicle (RV) park	CU	-	-	-	-	-	-	-	-	-	
Boarding or rooming house	-	-	-	-	-	-	-	-	-	-	Sec. 4-5
Congregate housing	CU	CU	CU	CU	CU	-	CU	-	CU	-	Sec. 4-15

## Current Zoning Ordinance



**CA**

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

BITE PLAN  
(PROPOSED)





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

CERRY &  
ASSOCIATES  
ARCHITECTURAL  
DRAWINGS  
2010 100 2117