

## ORDINANCE NO. 2024-30

**BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE CITY OF FORT OGLETHORPE A ZONING AMENDMENT ORDINANCE TO ORDINANCE 2021-10, THE UNIFORM DEVELOPMENTAL CODE (UDC) CHAPTER 2, ARTICLE 1, SEC 2.10, AND THE LAFAYETTE ROAD OVERLAY DISTRICT PURSUANT TO CHAPTER 2, ARTICLE 3, SEC 4.2, SO AS TO APPROVE DISTRIBUTION CENTERS (NAICS REF # 493) AND GENERAL WAREHOUSING AND IN-DOOR STORAGE (NAICS REF# 49311) USES AS SPECIAL EXCEPTIONS FOR C-2 ZONED PROPERTIES LOCATED IN THE CITY AND THE LAFAYETTE ROAD OVERLAY DISTRICT; TO AMEND THE OFFICIAL ZONING MAP AND USE TABLE FOR THE CITY OF FORT OGLETHORPE; TO REPEAL CONFLICTING ORDINANCES; AND OTHER RELATED PURPOSES.**

### **WITNESSETH:**

**WHEREAS** the City of Fort Oglethorpe (the "City") recognizes an existing opportunity to amend the Uniform Developmental Code (UDC) so as to approve Distribution Centers (NAICS Ref # 493) And General Warehousing And In-Door Storage (NAICS Ref# 49311) uses in C-2 zoned properties as special exceptions throughout the City.

**WHEREAS** the Mayor and Council of the City recognize certain land use economic opportunities in C-2 zoned properties; and,

**WHEREAS** the proposed changes will not require a change in public services.

**NOW THEREFORE**, based upon the foregoing premises, be it hereby RESOLVED AND ORDAINED by the Mayor and Council of the City of Fort Oglethorpe as follows:

**Zoning of Property:** From and after the effective date of this Ordinance, the UDC and the Lafayette Road Overlay District shall be amended as to authorize distribution centers (NAICS Ref # 493) and general warehousing and in-door storage (NAICS Ref# 49311) uses for C-2 zoned properties as special exceptions.

**Modification of Official Zoning Map and Chart of Uses:** From and after the effective date of this Ordinance, C-2 zoned properties within the City may be granted special exceptions to be approved for distribution centers (NAICS Ref # 493) and general warehousing and in-door storage (NAICS Ref# 49311), and shall be designated as same on the Official Zoning Map and the UDC use table for the City of Fort Oglethorpe and so reflected on the City's Chart of Uses.

**Effective Date; Repeal of Conflicting Ordinances:** This Ordinance shall be effective as of the date of its adoption. Any prior or existing Ordinances or regulations

of the City which conflict with the provisions of this Ordinance and the provisions contained herein are hereby repealed.

SO ADOPTED AND ORDAINED THIS 9TH day of SEPTEMBER 2024.

CITY OF FORT OGLETHORPE, GEORGIA

BY: Earl L. Gray  
Honorable Earl Gray, Mayor

ATTEST:

Carol Murray  
Carol Murray, Clerk

First Reading: 08/12/2024

Public Hearing: 09/09/2024

Second Reading: 08/26/2029

THIRD & Final Reading: 09/09/2024