

STATE OF GEORGIA

COUNTY OF CLAYTON

ORDINANCE NO. 2021-245

AN ORDINANCE TO AMEND THE CLAYTON COUNTY ZONING ORDINANCE, AS AMENDED, SPECIFICALLY APPENDIX A – ZONING, ARTICLE TO ADD “FILM AND MOVIE STUDIOS” AS A PERMITTED USE TO ARTICLE 3, SEC. 3.29 – LI LIGHT INDUSTRIAL DISTRICT AND ARTICLE 3, SEC. 3.31 – HI HEAVY INDUSTRIAL DISTRICT; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners has determined there is a need to revise the Clayton County Zoning Ordinance, Appendix A - Zoning, Article 3, Sec. 3.29 - LI Light Industrial District Intent, Permitted Uses and Conditional Uses and Article 3, Sec.3.31- HI - Heavy Industrial District Intent, Permitted Uses, and Conditional Uses to add “Film and Movie Studios” as a permitted use; and

WHEREAS, the Clayton County Zoning Code References “Film and Movie Studios” as a permitted use only in the Appendix A - Zoning, Article 3, Sec. 3.34.7- Industrial Park District Intent, Permitted Uses, Conditional Uses, and Accessory Uses, which was created in 2020; and

WHEREAS, allowing “Film and Movie Studios” in Light Industrial and Heavy Industrial Districts provides the opportunity to attract or address requests for Film and Movie Studios in unincorporated Clayton County; and

WHEREAS, the Board of Commissioners has determined there is a need to revise these provisions in accordance with the zoning powers of Clayton County; and

WHEREAS, upon consideration of input from County staff, the citizens and interested parties, the Board of Commissioners believes it is in the best interests of the County and its citizens to make changes to the Zoning Ordinance.

**NOW THEREFORE, BE IT ORDAINED BY THE CLAYTON COUNTY
BOARD OF COMMISSIONERS AND IT IS HEREBY ORDAINED**

PART I

Section 1. The Appendix A Zoning Code of Clayton County, Georgia, as amended, Article 3, Sec. 3.29 – “LI Light Industrial District Intent, Permitted Uses and Conditional Uses” - is hereby further amended by:

Inserting the following Permitted Uses and Industrial Uses:

- a. Film and movie studio

Section 2. The Appendix A Zoning Code of Clayton County, Georgia, as amended, Article 3, Sec. 3.31 – “HI Heavy Industrial District Intent, Permitted Uses and Conditional Uses” - is hereby further amended by:

Inserting the following Permitted Uses and Industrial Uses:

- a. Film and movie studio

PART II

(a) It is hereby declared to be the intention of the Board of Commissioners that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Board of Commissioners, 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 Board of Commissioners 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 Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

PART III.

All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

PART IV.

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

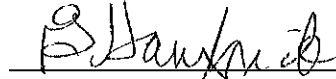
SO ORDAINED this _____ day of _____, 2021.

[Signatures on the Following Page]

CLAYTON COUNTY BOARD OF COMMISSIONERS



JEFFREY E. TURNER, CHAIRMAN



GAIL HAMBRICK, VICE-CHAIR



ALIEKA ANDERSON, COMMISSIONER




FELICIA FRANKLIN, COMMISSIONER



DEMONT DAVIS, COMMISSIONER

ATTEST:



BRÉNDÁ B. JAMES, CLERK