



**Board of Commissioners
Agenda Item Transmittal Form
Ordinance Transmittal Form**

Type of Request: Text Amendment for Travel Center Second Reading		County Clerk Use Only Ordinance #:
<input type="checkbox"/> Submission Information	<input type="checkbox"/> Information	
Contact Name: Kc M. Krzic Department: Planning & Development	Summary of Request: Second reading of a text amendment to create a new use to be known as "Travel Center."	
<input type="checkbox"/> Department Director /Elected Official Signature	<input type="checkbox"/> Chief of Staff Signature	
I have reviewed the attached, and it is approved as to substance. Signature: <i>Kc M. Krzic</i> Date: <i>Oct. 30, 2018</i>	I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	
<input type="checkbox"/> County Attorney Signature	<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature	
I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____	

Notes and Comments:

11/13/2018 deferred

11/27/2018 deferred

2018-464

AN ORDINANCE TO AMEND TITLES 1 AND 2 OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED, SO AS TO CHANGE CERTAIN DEFINITIONS IN SECTION 106 REGARDING TRAVEL CENTERS; TO AMEND THE TABLE OF PERMITTED USES IN SECTION 218-1 TO INCLUDE TRAVEL CENTERS; TO AMEND THE STANDARDS OF USE AND DEVELOPMENT IN SECTION 218-13(BBBB) REGARDING TRAVEL CENTERS; TO AMEND THE TABLE OF MINIMUM PARKING REQUIREMENTS IN SECTION 222-2 TO INCLUDE TRAVEL CENTERS; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES INCLUDING PROPOSALS TO AMEND RELATED CODE PROVISIONS NOT CONTAINED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY.

WHEREAS, Titles 1 and 2 of the Unified Development Ordinance of Rockdale County govern planning and development; and

WHEREAS, provisions within the Unified Development Ordinance regulate the zoning district and standards of use and development for travel centers, as well as definitions related thereto; and

WHEREAS, provisions within the Unified Development Ordinance pertaining travel centers require revision in order to create standardized regulations and criteria governing the establishment of travel centers so as to protect the health, safety and welfare;

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of Rockdale County, Georgia, and it is hereby ordained by the authority of same as follows:

Section 1

That Section 106-1(c) of the Rockdale County Code of Ordinances, as amended, entitled "Definitions", is hereby further amended by adding the definition of "Travel Center" by inserting the following definition in correct alphabetical order:

"Travel center: Building, premises, or land in or upon which motor fuel or other petroleum products are sold both to automobiles and heavy trucks. Such Centers may have limited restaurant facilities and scales. However, they shall not have overnight accommodations or parking, showers, or laundry facilities for use by the motoring public."

Section 2

That Section 218-1 of the Rockdale County Code of Ordinances, as amended, entitled "Permitted and Special Uses" is hereby further amended by the addition of said use for "Travel center" by inserting the following:

NAICS Code	Uses	Suppl Regs?	A R	R 1	R 2	C R S	C S D	M U R	R M	C I D	O I	N C	M x D	C 1	C 2	O B P	M 1	M 2	C S O
447110 447190	Travel Center	Yes													C		C		

Section 3

That Section 218-13(bbbb) of the Rockdale County Code of Ordinances, as amended, is hereby further amended by the addition of said section by inserting the following:

“(bbbb) *Travel centers.* Travel centers shall comply with the following regulations:

- (1) The site must be a minimum of four acres in size.
- (2) The site must be located within 1,000 feet of an interstate highway, which includes on or off ramps.
- (3) If adjacent to residentially zoned or residentially utilized property, a 100 feet wide natural or landscaped buffer shall be planted.
- (4) Maximum lot coverage shall be 75 percent.
- (5) Any heavy truck fueling bays/pumps and parking spaces shall be located to the rear of the building.
- (6) There shall be more fuel pumps for automobiles and light-duty trucks than for heavy-duty trucks and tractor-trailers.
- (7) All primary and accessory structure(s) shall be limited to one (1) story in height.
- (8) All primary and accessory exterior building materials shall be constructed of brick, stone, stucco, or similar building materials as approved by the Director.
- (9) All canopy support structures shall be constructed of brick or stone.
- (10) Dumpsters shall be screened on three (3) sides by a brick or stone wall and have opaque closeable gates of a suitable height and material to adequately conceal them.
- (11) A traffic study shall be submitted identifying that all public roadway connection at any road frontage are capable of handling heavy truck traffic. If traffic study identifies any deficiencies, all roadway and signalization upgrades shall be completed.”

Section 4

That Section 222-2(b)(3) of the Rockdale County Code of Ordinances, as amended, is hereby further amended by amending the Table of Minimum Parking Requirements with the addition of said regulations for "Travel center" by inserting the following:

Use	Minimum Number of Parking Spaces:	Required for Each:
Institutional and Other		
Travel Center	3	1,000 sq. ft. of GFA for passenger vehicles
	4	Designated for heavy-duty trucks/ tractor-trailers

Section 5

That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.

Section 6

That this Ordinance shall become effective upon adoption.

This _____ day of _____, 2018.

**Rockdale County, Georgia
Board of Commissioners**

By: _____
Oz Nesbitt, Sr., Chairman

By: _____
Sherri L. Washington

By: _____
Doreen L. Williams

[SIGNATURES CONTINUED TO NEXT PAGE]

Attest:

By: _____
Jennifer Rutledge, County Clerk

Approved as to form:

By: _____
M. Qader A. Baig, County Attorney

1st reading _____

2nd reading _____