Rockdale County, Georgia Comprehensive Plan Update 2018

This document was prepared by the Atlanta Regional Commission using funds provided by the State of Georgia.

Executive Summary

Rockdale County has prepared an updated comprehensive plan document that guides the communities' collective growth and development decisions over the course of the next 20 years. The Rockdale County Comprehensive Plan serves the community as a general statement of intent regarding actions that will be taken, or policies which will be observed, to promote locally generated and preferred goals related to economic development, land use, transportation housing, quality of life and other interrelated topics.

The Rockdale County Comprehensive Plan I the community's principal guiding or "vision" document – designed to formulate a coordinated, long term planning program to maintain and enhance the health and viability of the jurisdiction. The Comprehensive Plan lays out the desired future for Rockdale, and relates how that future is to be achieved. The plan serves as a resource to both the public and private sector by projecting how land will develop, how housing will be made available, how jobs will be attracted and retained, and how open space and the environment will be protected, how public services and facilities will be provided and how transportation facilities will be improved. In short the Rockdale County Comprehensive Plan is intended to provide for a consistent policy direction.

The Rockdale County Board of Commissioners, and local community leaders will use the Rockdale County Comprehensive Plan in the following ways:

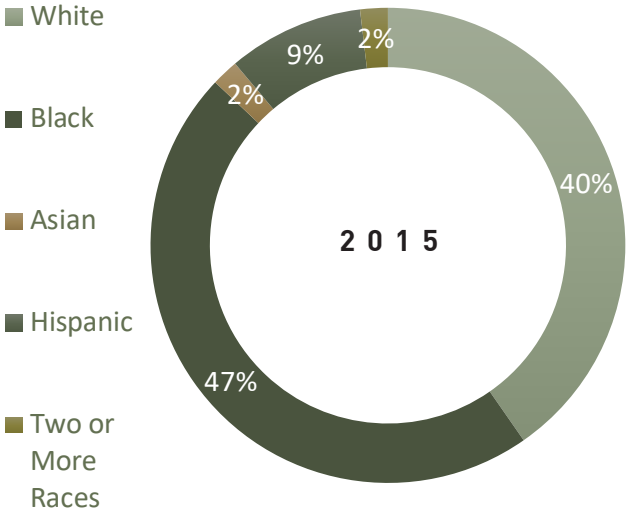
The Future Land Use Map shall be referenced in making rezoning and capital investment decisions: It provides a representation of the community's vision helping to guide development based on community preferences and also indicates character areas where various types of land uses should be permitted.

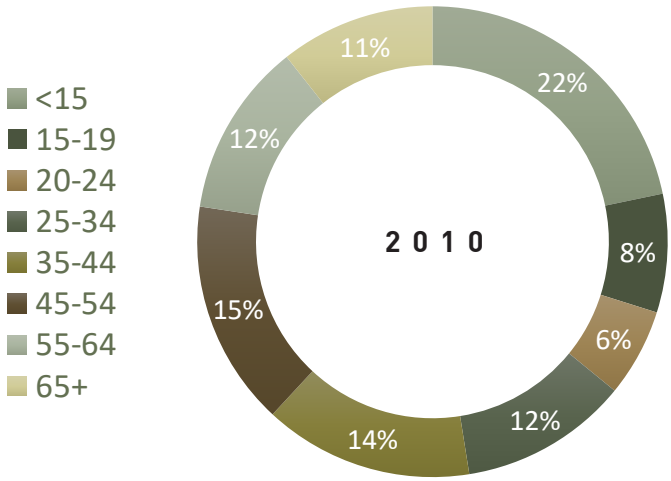
The Comprehensive Plan provides policies that help guide day-to-day decisions: These policies are reflections of community values identified through public outreach efforts. These policies will be used as guidelines in the analysis of rezoning decisions and other capital investment decisions.

The Comprehensive Plan includes an Implementation Program that will direct public investment and private initiative: Plan implementation is carried out through the adoption and revision of regulations, including zoning and development codes, and through the completion of projects and programs outlined in the Community Goals and Community Strategic Plan and Work Program. The Comprehensive Plan is a living document and should be updated regularly as conditions change and shifts occur in public policy.

Demographics

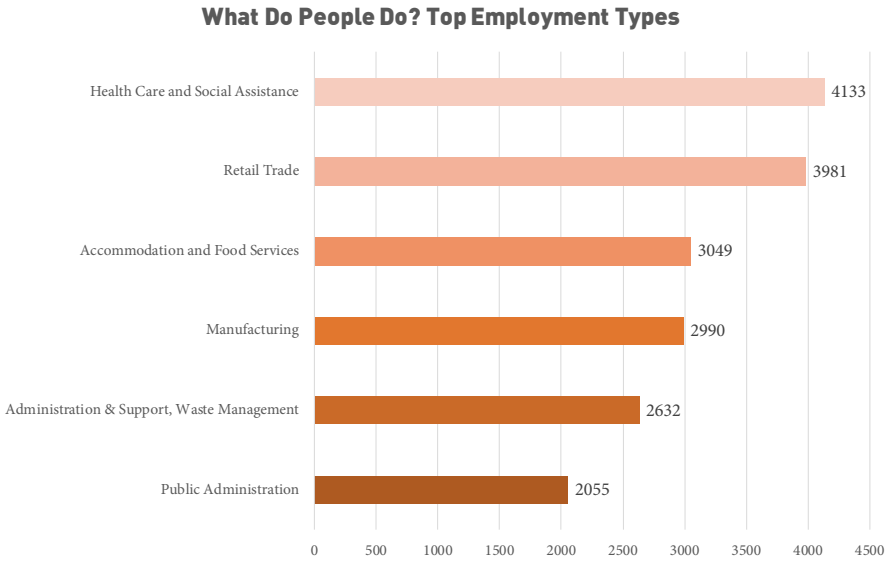
As of the 2016 Census data, the current population of Rockdale County is approximately 89,355 people. The average age is 37 years old.





Employment

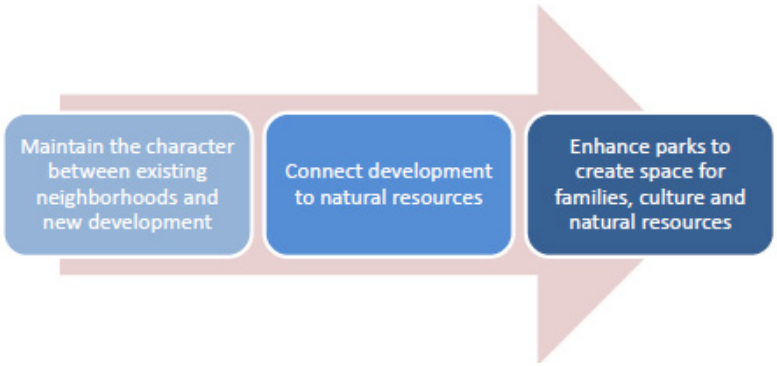
Currently the median household income is $51,072, and 14.7% of residents live in poverty. In 2016 there were 31,053 people employed in Rockdale County.



Rockdale County

The Plan provides the community, stakeholders, staff and decision makers with a strategic long-term vision that includes basic goals, objectives and recommendations that are used to guide future growth and development. The Plan is one of the primary tools used by various City Departments, the Planning Commission, County Board of Commissioners and other policy bodies to make divisions about the location of land uses and community facilities, priorities for public investment, the extension of public services, business development and how to meet transportation needs. The Plan provides a community-wide framework for the many other levels of plans and ongoing planning activities that are an integral part to achieving the overall vision of Rockdale County, including neighborhood and special area plans, transportation plans and plans for specific community facilities and services, such as parks, and public safety.

Community Goals



Land Use

Purpose: Analyze neighborhood and commercial development throughout Rockdale County, to provide

Goals

1. Create zoning ordinances which will preserve existing neighborhood character and create standards of design for future development to create a consistent texture.
2. Develop Future Land Use models which are reflective of patterns of growth to promote economic development and preserve quality of life.
3. Focus housing development to be responsive to market demand, density to promote the conservation of greenspace and create connectivity to natural resources.
4. Preserve Agricultural lands

Economic Development

Purpose: Create and maintain a diversified economy that encourages quality jobs and a maximum tax contribution while meeting the requirements of a healthy environment

Goals

1. Compile vacant properties and industrial sites within proposed industrial development corridors to promote and solicit new business development
2. Invest County resources into the rehabilitation of blighted industry corridors.
3. Implement Urban Redevelopment Plan
4. Implement strategies for Agri-tourism

Transportation

Purpose: Establish and maintain a comprehensive transportation system that provides safe and convenient circulation through and around the County.

Goals

1. Implement and update the Comprehensive Transportation Plan.
2. Continue efforts to improve bicycle and pedestrian networks throughout the County.
3. Widening of Sigman Road to 4 lanes with a full median from Irwin Bridge to state Route 138 (Walnut Grove Road)

Public Facilities

Purpose: Develop County facilities and citizen resources to promote better access to services, recreational and cultural resources.

1. Improvement of regional detention/water quality treatment pond, and Lake Rockaway Dam Repair and Rehabilitation projects.
2. Identify facilities which need improvement, enhancement and expansion.
3. Engage in research of funding sources to update, and improve services, equipment and material for public safety.

Community Goals

Purpose: Generate policy goals and standards which emphasize the quality of life for all citizens.

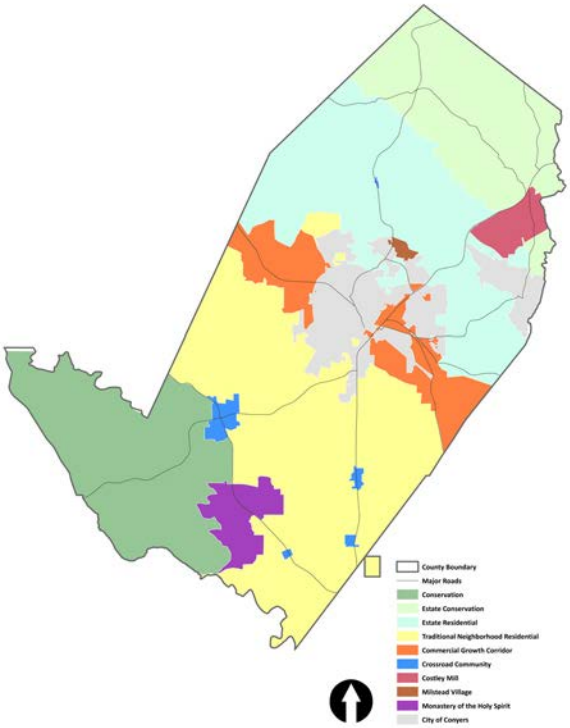
Goals

1. Propose new development standards for mobile home parks.
2. Prepare and adopt a redevelopment and infill ordinance.
3. Evaluate need and opportunities for Seniors in housing, recreation and services.

Character Area Map

Character Areas for Development

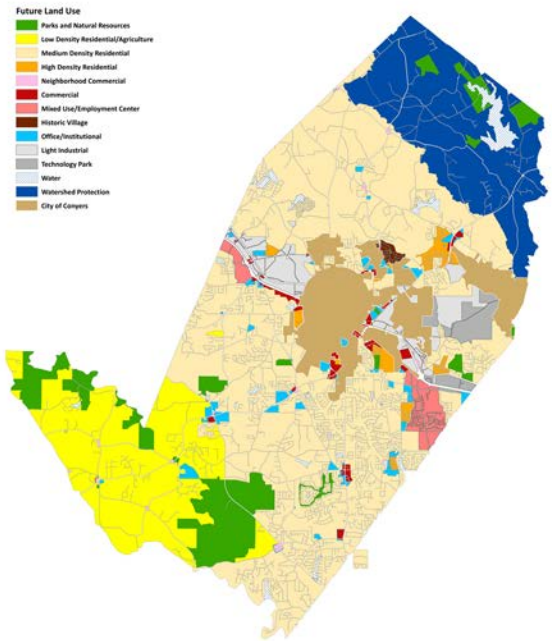
Character area planning focuses on the way an area looks and how it functions, instead of only existing land use. It is utilized to protect the area as a whole as development occurs.



Zoning is utilized to define parcels within the character areas to apply regulations of development for each parcel. The character area is designed to define the context of the neighborhood or district

Character areas define the geography of Rockdale County, identify the broad character of the landscape, including areas where limited growth is desirable, and areas where more intense development is preferable. Strategies do not supersede standards and regulations in the zoning ordinance, development regulations and other ordinances adopted by the Board of Commissioners.

Future Land Use Map



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Acknowledgments

Board of Commissioners

Oz Nesbitt, Sr. Chairman
Sherri L. Washington, Post I
Doreen Williams, Post II*
*denotes Commission liaison to the Steering Committee

Comprehensive Planning Steering Committee

Ariel Alvarado
Michael Hutcheson
Shelli Siebert
Cheryl Board*
Katrina Young*
Magalie Pierre
Vanessa Armand*
Tim Schneider*
Clark Dowdy
Nathaniel Buck
Lewis Carr
Joey Gouge
David Shipp
Iffat Walker
Pastor Lee
Dee Barnes
Alan George
Sarah Teach
*denotes an Econmic Development representative

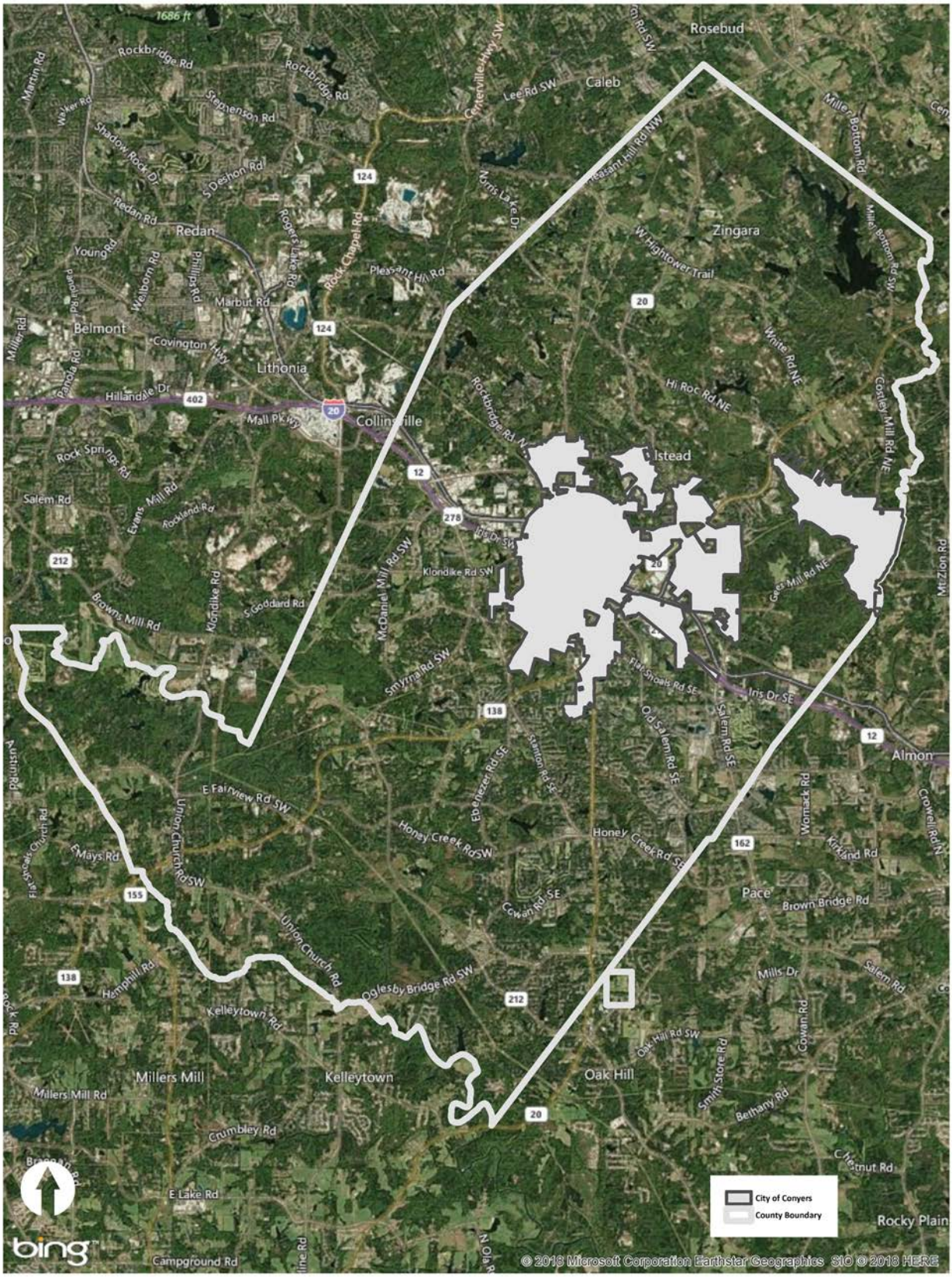
Rockdale County Staff

Kc Krzic
Kellie Littlefield

Atlanta Regional Commission Staff

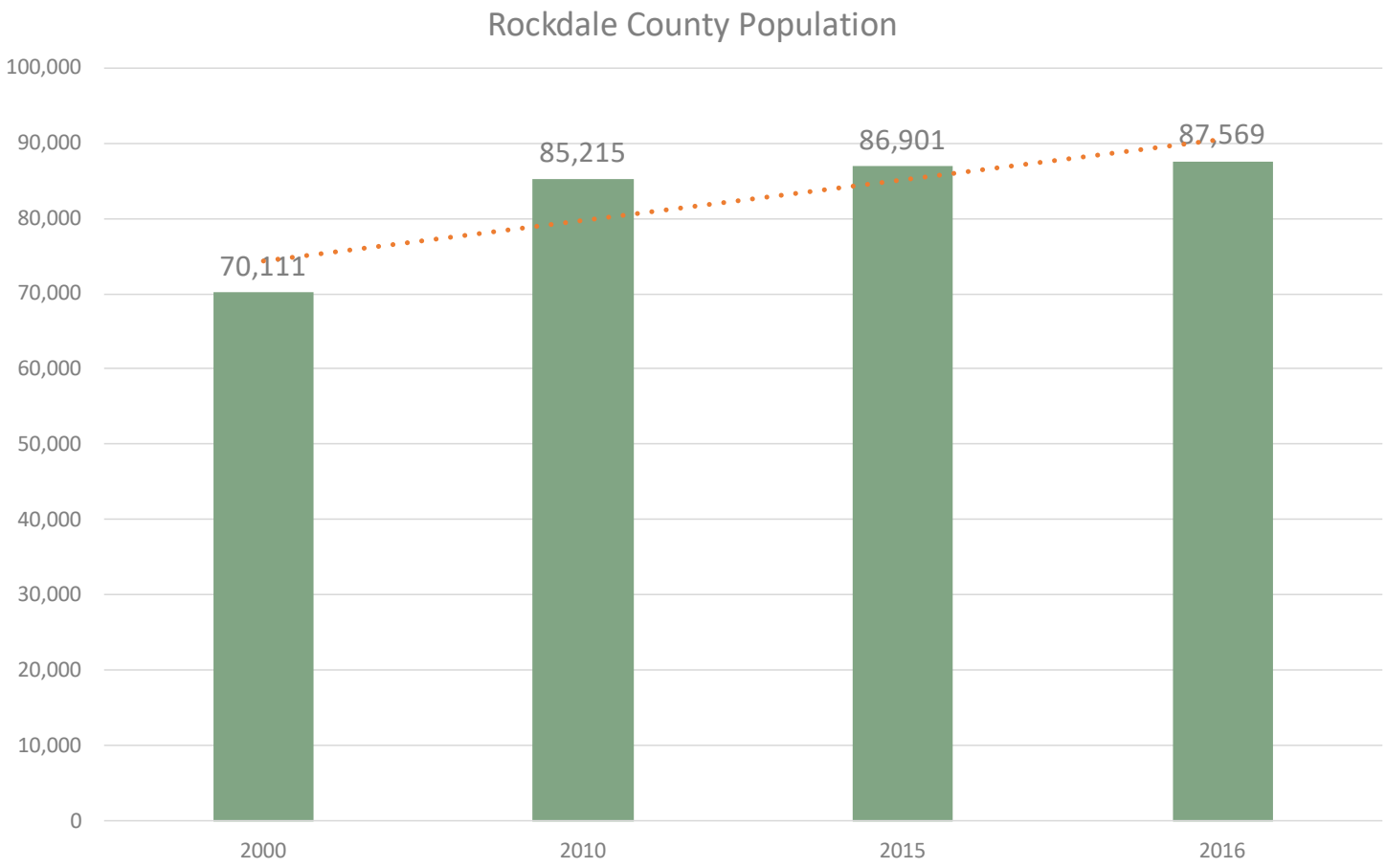
Jared Lombard
Allison Duncan
Robert Herrig

Data & Demographics



Rockdale County, Georgia

Population

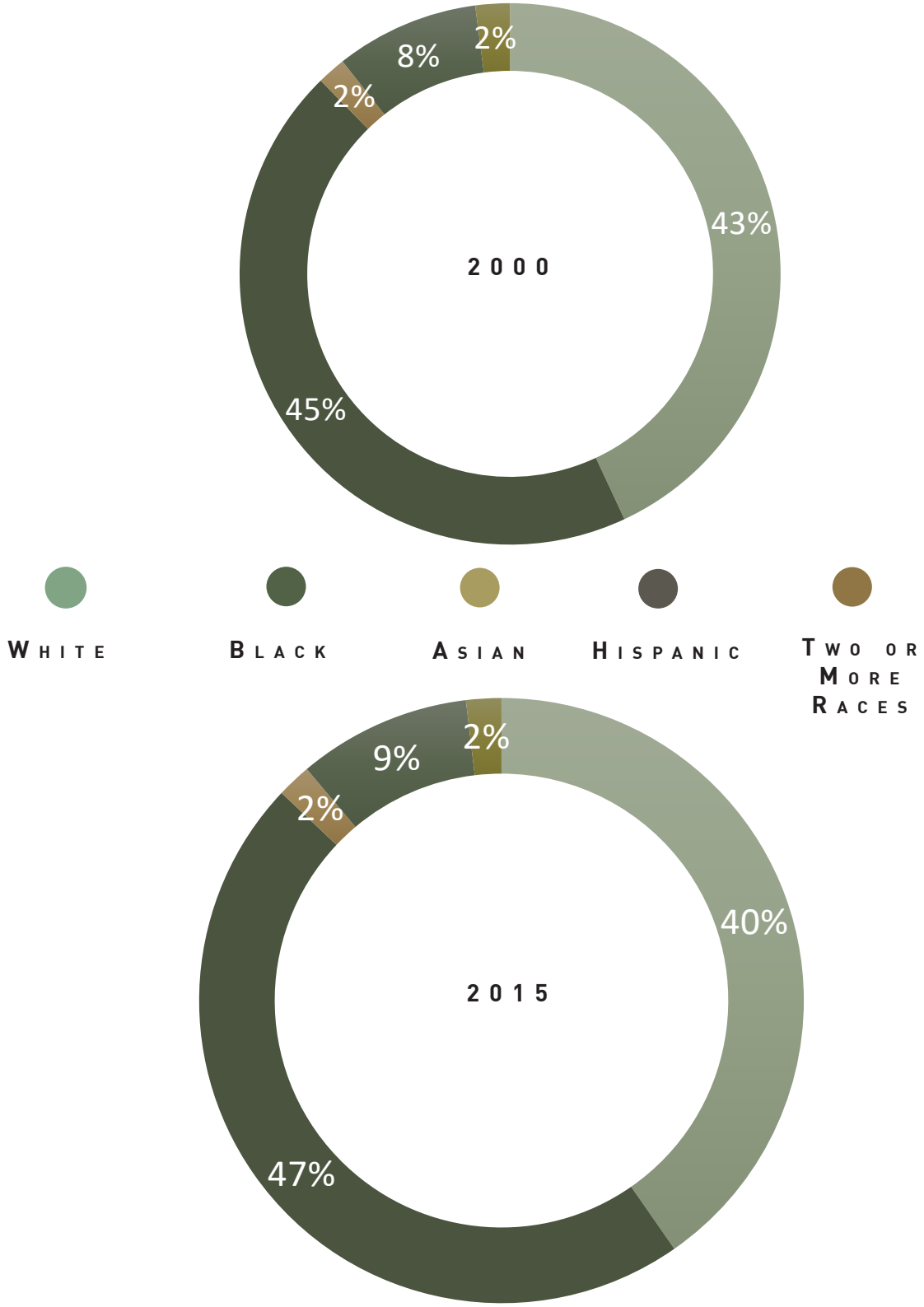


The Rockdale County 2020 Comprehensive Plan projected that population figures will range between a low of 105,400 and high of 119,700 people. Population has increased steadily from 2000 to present. Population growth has been rising more slowly in recent years, and is estimated to be 90,312 people in 2017. Given current trends, Rockdale will likely not meet their low projection for 2020.

ARC projections for Rockdale County in 2040 forecast a population of around 128,000 people.

Source: U.S. Census American Factfinder (2000, 2010) American Communities Survey (2015, 2016, 2017), ARC 2040 Population Forecast (2018).

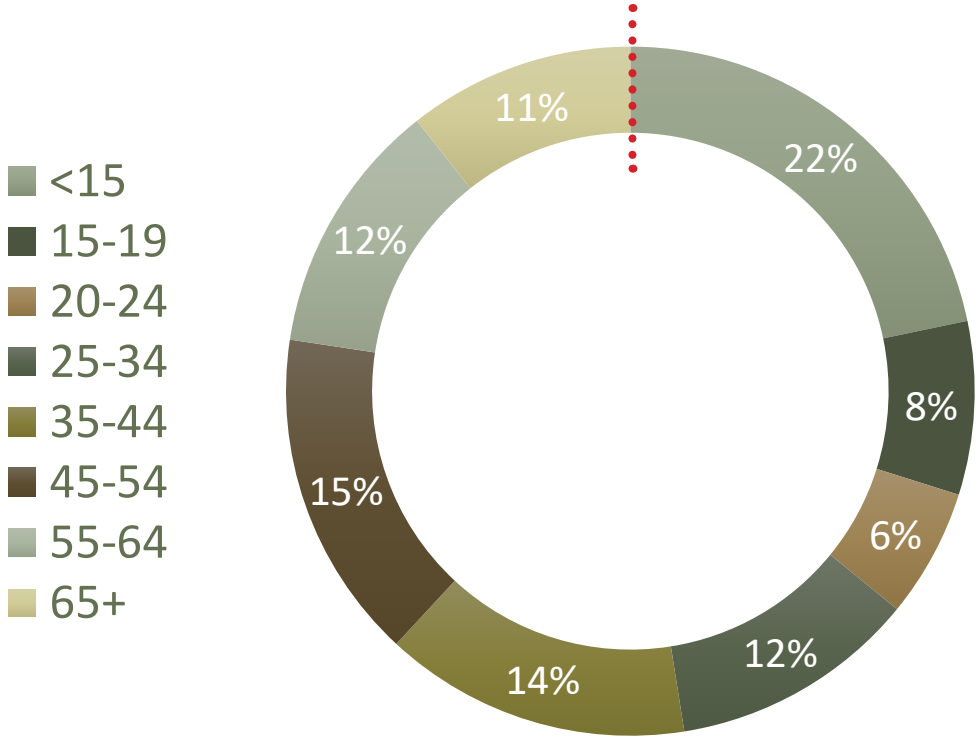
Race



The percentage of African American individuals has increased significantly. The population percentage of Asian individuals has not changed significantly. The Hispanic population has also increased from 6% in 2000 to 9.9% in 2015.

Source: U.S. Census American FactFinder Profile of General Population and Housing Characteristics: 2010

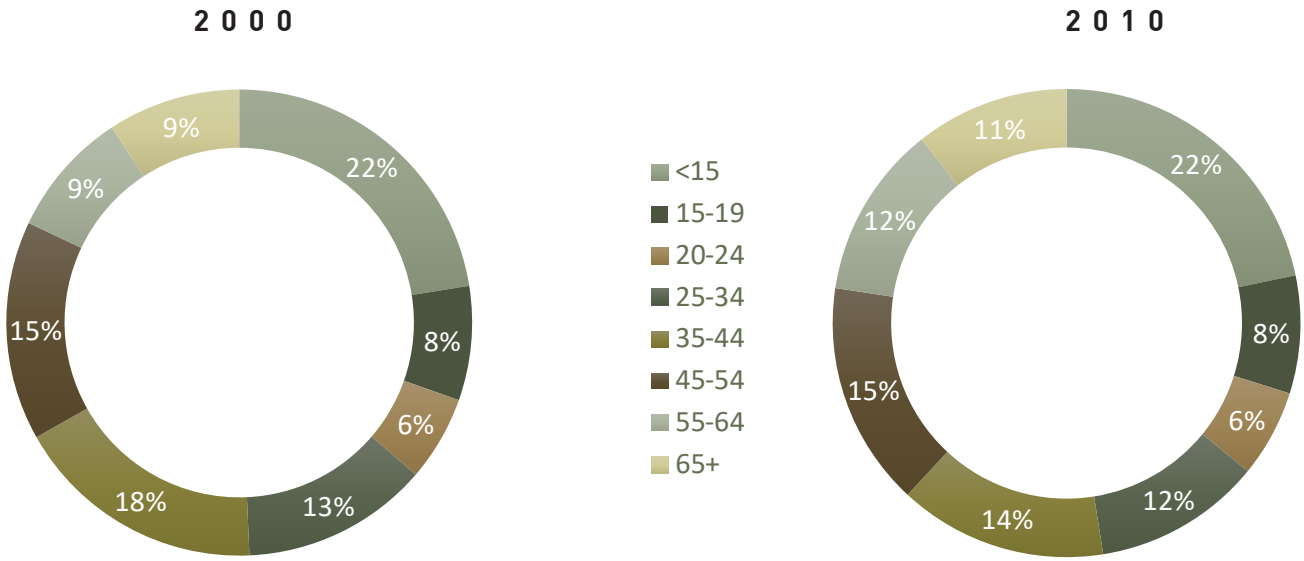
Age



The age group under 19 makes up just under one-third of the total population in Rockdale County. Roughly another third of the population falls under age groups 35-44 and 45-54.

Source: US Census Bureau 2010 Census Data

Between 2000 and 2010, the population age distribution has remained nearly unchanged. Age groups 55-64 and 65+ both increase slightly, while the age group 35-44 decreased 3%.
Source: US 2000 and 2010 Census Data



Rockdale County's Tapestry

Tapestry is national comparative data that helps identify lifestyle choices, consumer preferences, habits and hobbies. It classifies 67 unique segments based on demographic and socioeconomic characteristics. The top five categories Tapestry segments for Rockdale County are identified here. Understanding Tapestry segments can help Rockdale County better plan for land use patterns to accommodate market preferences and consumer demand in a community.

Green Acres - 17.6%

The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living also features a variety of sports: hunting and fi shing, motorcycling, hiking and camping, and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future yet are heavily invested in it.

Home Improvement - 15.6%

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fi fth of the households occupied by renters. Education and diversity levels are similar to the US as a whole. These families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

Middleburg - 13.7%

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

Bright Young Professionals - 9.6%

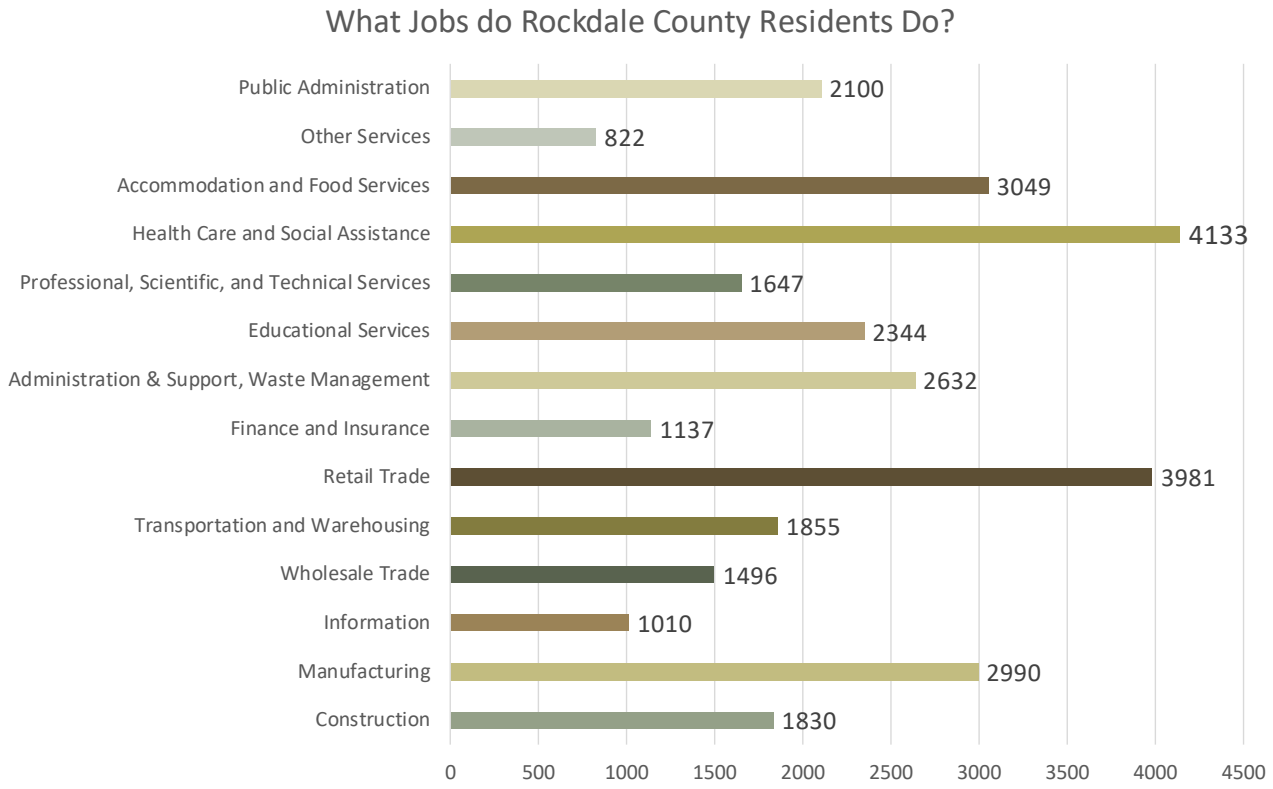
Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household ncome, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

Traditional Living - 8.2%

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

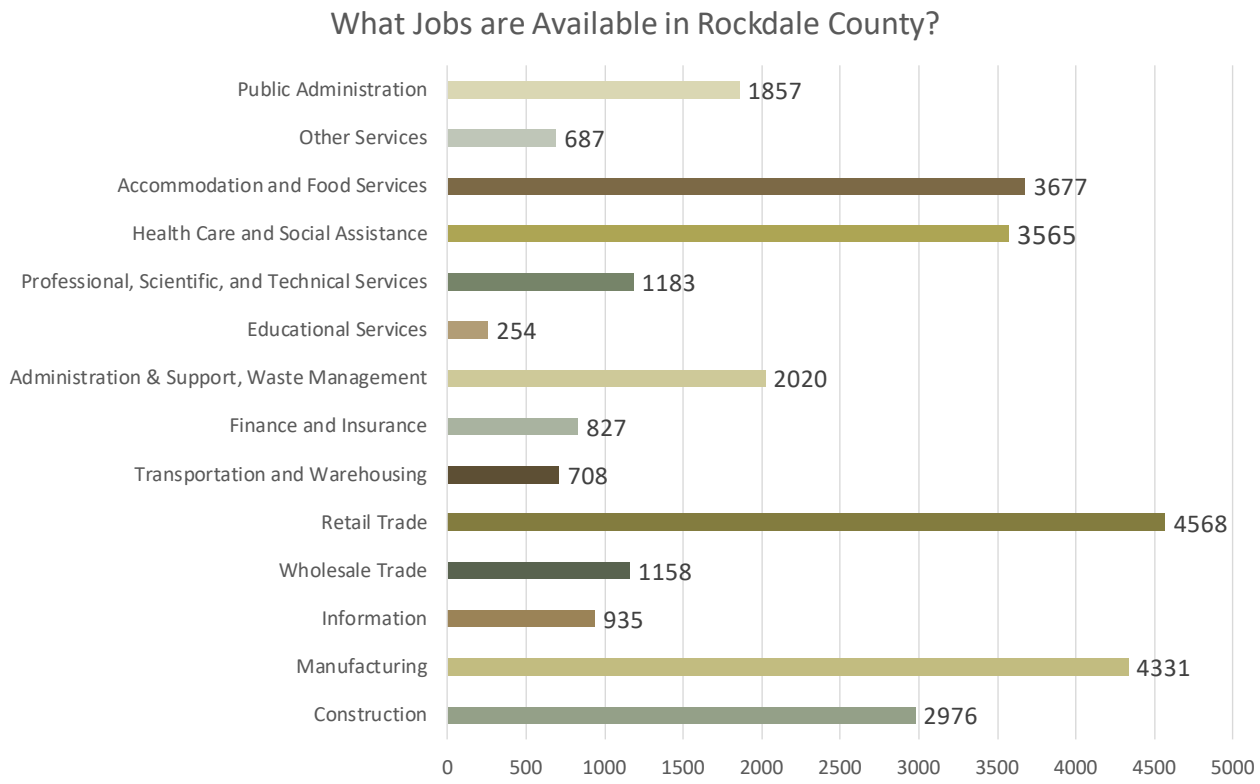
Employment

Resident Area Characteristics



Resident Area Characteristics (RAC) describe the industry that residents of a certain area work in for a living. The most popular industries are Health Care and Social Assistance, Retail Trade, Accommodation and Food Services, and Manufacturing.

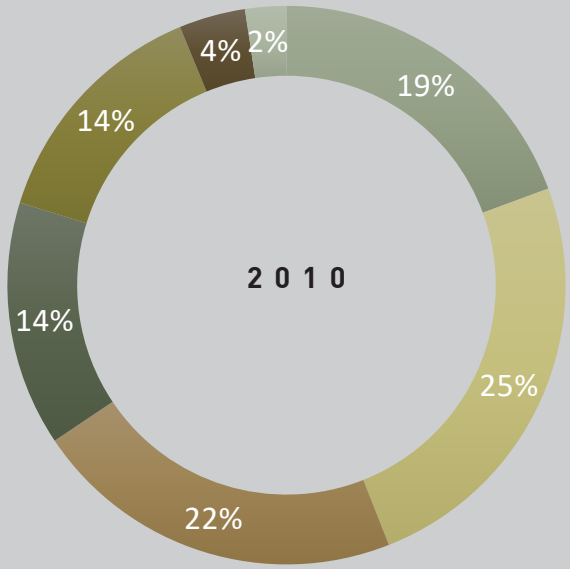
Workplace Area Characteristics

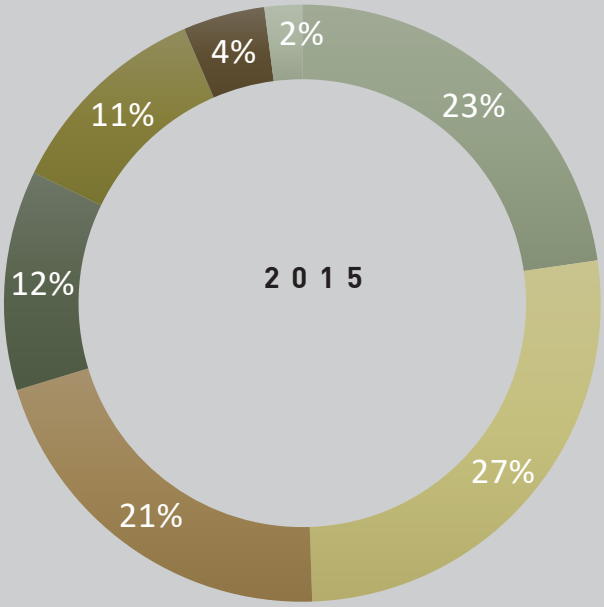


Workplace Area Characteristics (WAC) describe the jobs that are available within a given study area. Most jobs are available in Manufacturing, Retail Trade, and Health Care and Social Assistance, Accommodation and Food Services.

Source: US Census Bureau, Census on the Map Resident Area Profile Analysis 2015

Income



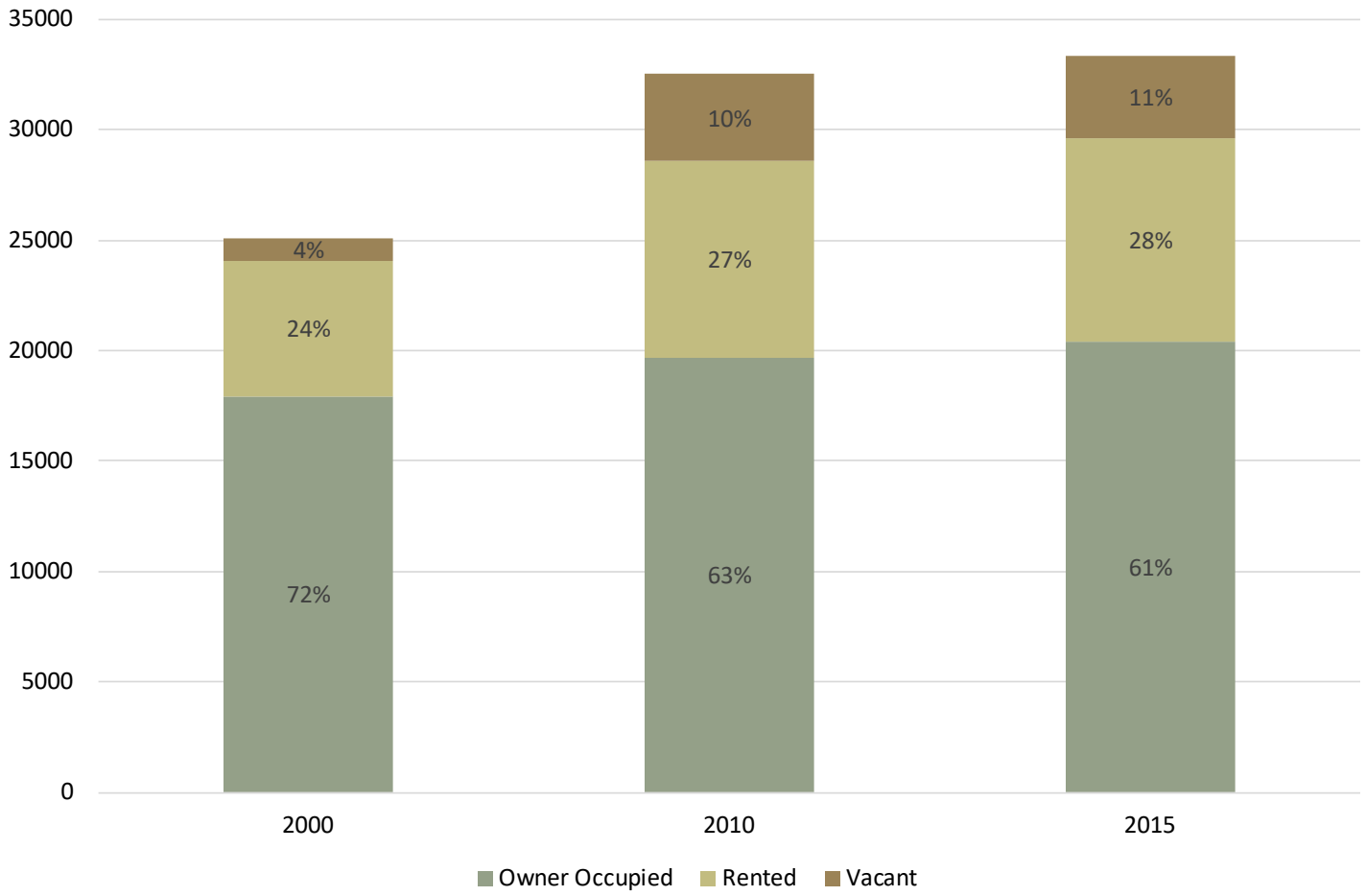


Household incomes in the range $25,000-$49,999 make up the majority percentage of household incomes in both 2010 and 2015. The percentage of income distribution has remained relatively steady from 2010 to 2015.

The median household income for Rockdale County in 2016 is $51,072.

Source: 2010 data- US Census American Fact Finder ACS 2015, 2016 Selected Economic Characteristics

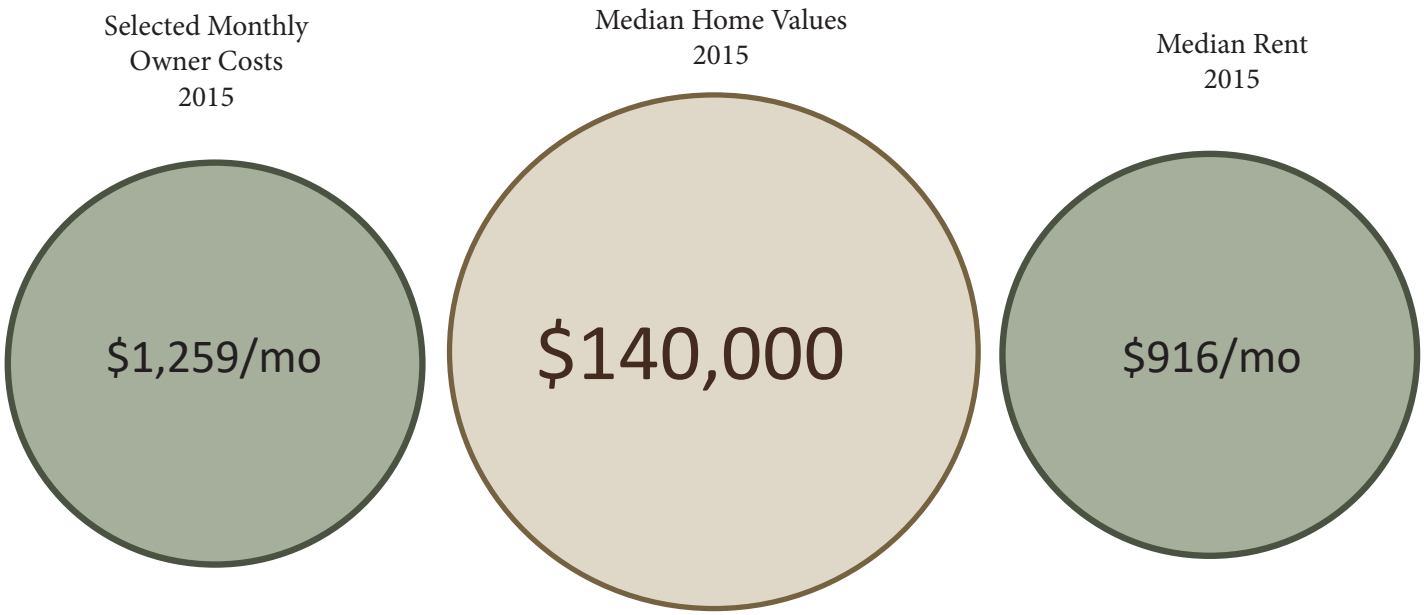
Housing Demand



Over the past 15 years, the majority of Rockdale County residents have owned their homes. However, the percentage of both vacant homes and rented homes has been increasing.

Source: U.S. Census American FactFinder

Housing Values



Source: U.S. Census American FactFinder Selected Housing Characteristics, 2015 American Community Survey 5-year Estimates

Community Goals

The following goals were identified to guide growth and development in Rockdale County through the course of this Comprehensive Plan Update.

Economic Development

- Attract desirable businesses and industries to Rockdale County.
- Make Rockdale County even more attractive to prospective residents.
- Promote infill and redevelopment.

Natural Resources

- Create land development regulations that re-orient development towards a pattern of sustainability while protecting developer interests.
- Design the necessary programs and regulations to protect and preserve open space and sensitive lands throughout the county in a coordinated way.
- Preserve Rockdale County's historic and cultural sites and structures.

Community Facilities

- Cluster community facilities into nodes, which would serve as activity centers in the county.
- Continue adding park land and facilities as the county continues to grow.
- Provide adequate support for the county's libraries and cultural facilities so the quality of these resources stays high.
- Expand opportunities and locations for solid waste recycling.

Housing

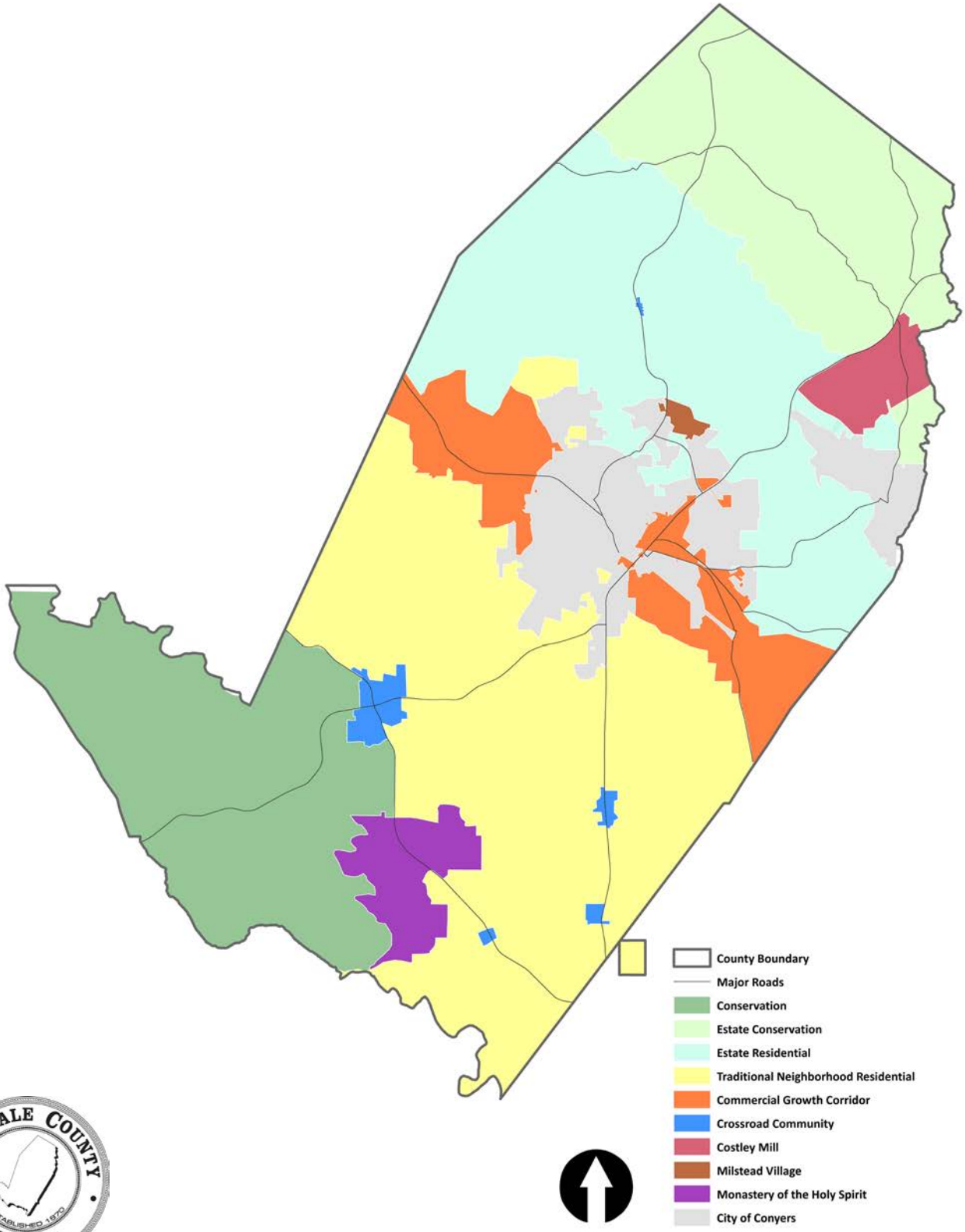
- Provide a variety of housing choices to ensure housing for individuals and families of diverse incomes and age groups.
- Preserve and enhance existing residential neighborhoods.
- Improve the sustainability of existing and new residential neighborhoods.

Land Use

- Make rezoning decisions consistent with the Comprehensive Land Use Plan.
- Direct development to the areas of the county that have in place, or agreements to provide, adequate community infrastructure and services to accommodate future growth.
- Establish adequate land use transitions.
- Preserve and protect the character and viability of existing community and developing new communities.
- Maintain the distinction between conservation areas and developed areas.
- Direct transportation system improvements away from environmentally sensitive areas toward locations where community services can be provided more economically.
- Require careful coordination of transportation facility planning and design with land use planning, growth management, and design standards.
- Promote regional cooperation regarding comprehensive planning.
- Implement programs and standards that will advance Rockdale County toward ARC's Green Communities certification.
- Implement policies and standards to facilitate the development of age-friendly communities in accordance with lifelong communities principles.

Character Areas

Character areas define the geography of Rockdale County, identify the broad character of the landscape, including areas where limited growth is desirable, and areas where more intense development is preferable. Strategies do not supersede standards and regulations in the zoning ordinance, development regulations and other ordinances adopted by the Board of Commissioners.



Conservation

The Conservation Character Area of Rockdale County encompasses an area of low density, agricultural and rural residential development in the southern portion of the community. Land is mostly undeveloped with small pockets of rural residential and rural estates interspersed with the farmhouses and agricultural outbuildings from an era when the economy was predominantly unindustrialized. Panola Mountain State Park is included in this area, and the Arabia Mountain National Heritage Area covers most of this character area. New development should be compatible with these uses and give consideration to the benefit of preserving the existing character of the area. Utility service is very limited, and there are no plans for expansion.

- Promote expansion and connectivity of the PATH system
- Protect the rural, low density scale of development in the conservation character area
- Promote the protection of scenic viewsheds and contiguous, large tracts of land
- Identify economic opportunities appropriate with the low density character of the conservation character area
- Plan for the preservation of historic sites, including cemeteries

Estate Conservation

The Estate Conservation Character Area of Rockdale County encompasses an area of low density, rural residential development in the northern portion of the community. Black Shoals Park and Randy Poynter Lake are significant attractions that draw people to the area. Utility service is limited, and the presence of granite throughout the area makes expansion of services difficult. Randy Poynter Lake is a reservoir located on Big Haynes Creek and is the principal source of raw water for Rockdale County and the City of Conyers. Watershed Protection regulations largely overlap with this Character Area and will limit development capacity and protect water quality and quantity for the community.

- Allow for residential development at various scales that preserves contiguous large tracts of land
- Promote development that enhances Black Shoals Park and Randy Poynter Lake that is compatible with all applicable local and state regulations
- Preserve agricultural -residential land uses
- Promote the expansion and connectivity of the PATH system
- Plan for the preservation of historic sites, including cemeteries

Estate Residential

The Estate Residential Character Area of Rockdale County encompasses a transitional land use area on the north side of the city of Conyers. The area is largely comprised of rural residential development, but is adjacent to areas where the County encourages compact development at higher densities (though not always higher intensity), such as Milstead Village and Costley Mill. The area has the largest concentration of granite outcrops in the county compared with other character areas. These outcrops will limit the availability of developable land, and should be protected for their contribution to the natural and rural character of the county. New development should give consideration to the benefit of preserving the existing character of the area.

- Allow for residential development at various scales that preserves contiguous large tracts of land
- Concentrate Crossroad Community development at intersections along major transportation routes
- Preserve agricultural-residential land uses
- Plan for the preservation of historic sites, including cemeteries

Traditional Neighborhood Residential

This Character Area has seen the largest influx of traditional neighborhood development in Rockdale County outside of the City of Conyers. Availability of utilities and relatively limited environmental constraints (compared with other areas of the county) have allowed residential development at higher densities than other unincorporated areas of Rockdale County. It is a transition area between the intensive development in the City of Conyers and along Interstate 20, and the largely rural agrarian character of the southern tip of the county in the Conservation Character Area. Consideration should be given to the design of new developments closer to the Conservation areas to ensure compatibility with adjacent low intensity uses and the benefit of preserving the character of the area. Service uses should be confined to areas identified in the Crossroad Communities to protect the existing neighborhoods.

- Allow for residential development and densities that support traditional neighborhood uses, as well as economic viability in the non-residential uses in adjacent Crossroad Communities
- Preserve stable existing single family residential neighborhoods
- Provide institutional and recreational opportunities at a scale that is compatible with adjacent traditional residential uses
- Plan for the preservation of historic sites, including cemeteries

Costley Mill

Costley Mill is the site of a 77-acre regional park owned by Rockdale County. The park will become the central amenity for residents of the area, as well as a destination for the county and the region. The County's Watershed Protection standards will establish the benchmarks for resource conservation in the surrounding area.

- Support a vibrant amenity with the recreation and historic site as the focus
- Protect adjacent land uses through the uses of adequate transition areas, design regulations, landscaping and streetscaping materials
- Protect environmentally sensitive areas from potential impacts to water resources, granite outcroppings, archaeological sites or other unique natural or historic features of the area

Crossroad Community

Crossroads Communities are areas of limited non-residential developments in rural and residential areas that provide service and institutional amenities to the community. They can include civic uses such as schools and churches; commercial uses such as gas stations, restaurants or grocery stores; and other limited non-residential development keeping with the scale and character of similar and typical uses. These areas are not intended to expand to become commercial centers that serve residents beyond the immediate neighborhoods.

- Support limited non-residential and mixed use development at identified intersections along major thoroughfares
- Provide limited services to neighborhoods and rural areas that are appropriate outside of major commercial areas
- Implement zoning regulations and development standards that encourage lifelong communities principles in age-friendly communities.

Commercial Growth Corridor

The bulk of industrial and commercial properties is concentrated along the Interstate 20 corridor, which includes the City of Conyers. The Commercial Growth Corridor has been developed with a mix of land uses that include commercial, office, warehousing and light industrial land uses. The Commercial Growth Corridor is intended to accommodate intense office, commercial, institutional and light industrial uses, including those that require access for trucking, adjacent to the County's major activity center in the in the City of Conyers.

- Promote development that is compatible with existing uses and distinct from other non-residential character areas in the county
- Encourage daily service and convenience uses for local residents, as well as shopping and dining amenities that will create a regional retail attractor
- Recognizing the proximity to I-20, some uses that accomodate through-travelers are approprortiate, so long as they blend with the general character of the area in design and scale
- Appropriate for intensive commercial development that serves industries such as landscaping, home improvement, automotive customization and detailing, and equipment rental and sales

Milstead Village

The historic village of Mistead was established in 1885 as Long Shoals. Initially founded around Rockdale Paper Mill, in 1902 the Milstead Manufacturing cotton mill was built on the site. The mill closed in the 1960s, and the village is all that remains. Principal structures include both Baptist and Methodist churches, two large foreman houses, employee houses, and recreation facilities. New development should give consideration to the historical context of the site, including architectural styles and materials that are compatible with the existing development.

- Preserve the traditional character of the community, including style and scale of existing buildings, relationship to the existing street network, landscaping and streetscaping materials
- Allow new development that is compatible with the traditional development within the community

Monastery of the Holy Spirit

A community of Trappist monks established the Monastery of the Holy Spirit in 1944. From humble beginnings, the Monastery has grown to encompass 2,000 acres that includes an urban farm, a conservation burial ground, information center, garden center, bakery and glass studio. It is part of the Arabia Mountain National Heritage Area and connected to the Arabia PATH network. In addition to being a place of respite and meditation, it has become a regional tourist destination that attracts visitors to participate in its many different offerings. Planning for the uses both on this site, and adjacent to it, will require unique consideration as the land uses evolve in the context of its rural South Rockdale landscape.

- Limit development to only those uses that enhance the unique nature of the Monastery site
- Allow for new uses that support cultural and economic activity that align with the unique nature of the Monastery site
- Preserve viewsheds that impact the Monastery and important vistas associated with the property
- Protect the site from obtrusive noise, lighting or other negative impacts of encroaching development that would detract from the unique nature of the site

Land Use and Character Area Compatibility

This matrix identifies the land use classifications that align with each character area.

	Water/ Watershed Protection	Parks/ Recreation/ Conservation	Low Density Residential/ Agriculture	Medium Density Residential	High Density Residential	Conservation Residential	Neighborhood Commercial	Commercial	Office/ Professional	Public/ Institutional	Mixed Use/ Activity Center	Historic Village	Office/ Distribution/ Technology	Light Industrial	Manufacturing	Transportation/ Communications/ Utilities
Conservation	■	■	■	■		■	■	■	■	■						■
Costley Mill	■	■	■	■			■									■
Crossroad Community		■		■	■		■		■	■						■
East Commercial Growth Corridor	■			■	■	■		■	■	■	■		■	■	■	■
Estate Conservation	■	■	■				■									■
Estate Residential	■	■		■		■										■
Milstead Village		■	■	■			■	■			■	■				■
Monastery of the Holy Spirit		■														■
Traditional Neighborhood Residential	■	■	■	■	■	■	■	■	■	■	■			■		■
West Commercial Growth Corridor		■		■	■	■	■	■	■	■	■		■	■	■	■

Issues & Opportunities

Community Survey

The community survey elicited 120 responses, with 36-55 year-olds being the largest response group (38.3%). The survey asked questions about economic development, housing, transportation, and amenity needs for the County. Just over half of the respondents considered themselves 'employed professionals', while about a quarter were 'retirees'. Half of the respondents indicated that they were in good socio-economic standing; 42% can pay their bills, but with little wiggle room after that.

To further meet the economic needs of residents, respondents indicated that they would like to see the development of a diverse landscape with multiple tiers of economic development in the next five years. There was a divide amongst respondents on what the greatest need for economic development was, between bringing technical (21%) and manufacturing jobs (17%), creating business incubators (20%), and providing more workforce development (42%). Manufacturing jobs already provide a great deal of jobs in the County. Another opportunity for meeting economic development needs is providing better education. Roughly 76% of respondents were either neutral, disagreed, or strongly disagreed that the education system in Rockdale County prepared students for the workforce.

Housing needs in the County were also identified as an opportunity for investment by respondents. Only 40% felt that the housing stock in Rockdale met the needs of the County. To better meet housing needs, respondents felt that more zoning categories for mixed use and special enforcement mechanisms for maintenance were needed. Additionally, 63% of respondents felt that more single-family housing was needed.

Most respondents to this survey indicated some level of car dependency as they identified themselves as commuters or as using an auto when necessary. In a car dependent County, 72% of respondents believed that the streets are not safe for non-auto users and recommended more bicycle paths and sidewalks as well as longer turn lanes for traffic calming measures. Another mechanism for improving mobility in the area is through the respondents' identified greatest public transportation need -- routes which integrate into MARTA.

The livelihood of the respondents was assessed through various questions about the available amenities in the County. Only 20% either agreed or strongly agreed that Rockdale County has enough amenities that make it fun to live here. Of the amenities that are currently available in Rockdale County, recreational amenities such as parks, trails, and the recreation center accounted for 63% of the public facilities used in Rockdale County, while the other 37% were government buildings.

To improve the amenities, respondents would like to see more walking trails, senior oriented activities, community center activities, fitness and wellness programs, and sports fields for youth activities. Additionally, the respondents would prefer to see small local festivals and fairs as well as pop-up markets such as farmers marts as an added amenity in the County. The Monastery of the Holy Spirit and the trail system are currently the most important cultural and natural resources in Rockdale County. To enhance these amenities, respondents would like to see tighter regulations governing these important greenspaces and would like more corridors between natural resource amenities to provide linkages.

Final Issues and Opportunities

Economic Development

- Continue to encourage job growth to provide opportunities for residents within the county and mitigate the need for commute trips outside of the county.
- Develop the skilled workforce to match available jobs by encouraging workforce training programs.
- Identify target clusters of industry sectors that align with the workforce of Rockdale County and are well suited to both local industry and regional assets.
- Improve the visual appearance of existing commercial and industrial areas to attract new development.
- Understand constraints on existing infrastructure that limit or prevent the desired growth that Rockdale County wishes to attract.

Natural Resources

- Preserve agricultural lands and open space.
- Plan for the preservation of important historic and cultural resources in unincorporated areas.
- Implement policies and ordinances that preserve water quality and quantity for the community.
- Improve ecologically impaired streams and creeks.
- Undertake planning and protection for environmentally significant, character-defining features of the county, that include rock outcrops and scenic viewsheds.

Community Facilities

- Create activity centers by clustering community facilities in strategic location.
- Monitor growing areas of the county in order to provide needed public safety facilities and personnel.
- Continued investment in parks and recreational facilities is needed.
- Continue to expand the trail system throughout the county.

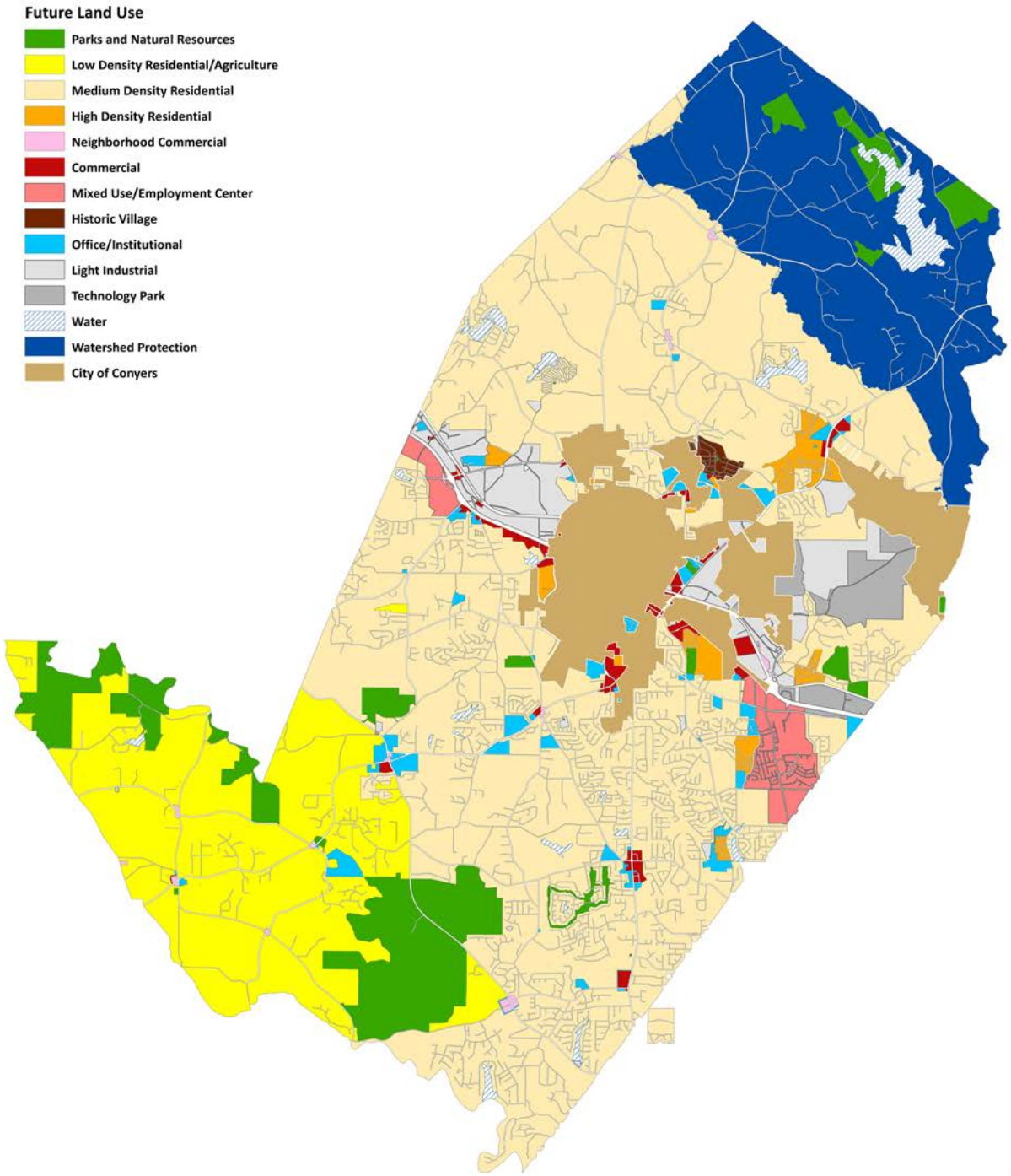
Housing

- Rockdale County has a variety of household types in the community. In addition to traditional family households, the population includes, single parent households, individuals living alone, and older adults living alone or in multi-generational households.
- Housing opportunities should accommodate the needs of the community and reflect the variety of options to suit consumer preferences.
- Appropriate regulations and code enforcement are needed to ensure that quality and minimum maintenance of existing housing are preserved.

Land Use

- The growth in aging generations may require changes in service delivery to meet the needs for housing, social and recreational services, and medical care.
- Encourage growth patterns that limit development in environmentally sensitive areas, such as the water supply watershed in the northern part of the county, or areas without sanitary sewer in the southern part of the county.
- Land use plans should be aligned with zoning and development codes to create simple and effective regulations that further the County's desired objectives for sustainable growth.
- Develop plans and regulations that ensure a Sense of Place is developed in neighborhoods and communities throughout the county.

Future Land Use Map



Future Land Use Map Narrative

The colors of the Land Use Categories below coordinate with the colors of the Future Land Use Map.

Parks/ Recreation/ Conservation

This category includes land dedicated to public or privately owned active and passive recreation uses.

Low Density Residential/ Agriculture

This area is appropriate for single family detached residential dwellings (1 unit per 1 acre).

Medium Density Residential

This area is appropriate for single family detached residential dwellings (1-2 units per 1 acre).

High Density Residential

This area is appropriate for a variety of attached and multi-family residential units. These areas are appropriate for a density of 3-4 units per acre. High-density residential should be located near areas of high employment concentration, large commercial nodes, transportation nodes, and mixed use developments. It is essential that these developments include proper buffering between adjacent land uses.

Neighborhood Commercial

This category includes limited retail and commercial services activities to serve the everyday needs of local residents. The basic character of this neighborhood should be designed to encourage the development of neighborhood scale shopping that offers both goods and projects and the furnishing of selected services.

Commercial

This category includes standard retail and commercial services activities. These establishments should be located appropriated transportation corridors to easily serve the public. Visual impacts should be minimized through design controls and landscaping.

Mixed Use/ Employment Center

This category includes residential, commercial, entertainment and public/ institutional land uses. Uses should be complemented with walking, biking and transit opportunities to provide alternative modes of transportation. Roadway improvements should carefully consider the scale of the area.

Historic Village

This category includes land that is part of the historic Milstead Village located north of Conyers.

Office/ Institutional

This category accommodates business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity, involve the manufacture, storage or distribution of products. This category includes small, single-occupant structures for professionals, as well as large office parks with a variety of tenants in multi-story buildings. This category also includes schools, colleges, hospitals, municipal community centers, churches, cemeteries, municipal buildings and post offices.

	Technology Park This category includes warehouse and distribution uses, with limited industrial operations. New developments have campus-like settings and protective covenants. Zoning conditions ensure that design of structures, landscaping and signage are compatible with adjacent uses.

	Light Industrial This category includes warehousing, distribution, trucking and manufacturing which are primary uses, manufacturing would be limited to assembly of small items with components made elsewhere. This category also includes the storage of large quantities of bulk materials or other uses that could have adverse impacts on adjacent properties, as well as public or private landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc.

	Water/ Watershed Protection The area of Rockdale County within the Big Haynes watershed. This area is appropriate for conservation development, primarily consisting of single family detached residential units. (1 unit per 3 acres). Land that is included as a part of a lake or pond in the county is also identified.

Transportation

The Rockdale County/ City of Conyers Comprehensive Transportation Plan was adopted in December 2009. It identifies multiple goals and objectives to facilitate the development of the transportation network in Rockdale County.

Goal 1: Enhance access to jobs, homes, and services within Rockdale County and throughout the Atlanta Region through a multi-modal transportation system.

Objectives:

1.1 Ensure that funding is established for bicycle and pedestrian improvements identified in the Long Range Transportation Plan.

1.2 Explore projects that improve access to and from I-20.

1.3 Work with the Georgia Regional Transportation Authority (GRTA) in support of future Xpress Park and Ride lot expansion and explore the potential for future regional rail transit connections.

1.4 Improve cross county connections with DeKalb, Newton, Gwinnett, and Walton Counties.

1.5 Coordinate with Planning Partners including the Georgia Department of Transportation, the Georgia Regional Transportation Authority, the Atlanta Regional Commission, and neighboring Counties regarding regional plans and opportunities for partnership.

Goal 2: Improve mobility within Rockdale County through enhanced multimodal connectivity.

Objectives:

2.1 Identify potential projects that provide key linkages between existing roadway facilities and/or improve linkages by upgrading existing facilities on a grid-like system.

2.2 Address congested corridors with solutions that enhance and connect existing roadways.

2.3 Enhance north-south and east-west connectivity in the County by improving existing connections and creating new connections including additional crossings over I-20.

2.4 Connect residential and commercial activity center nodes through roadway, bicycle, pedestrian, and transit improvements along major transportation corridors.

2.5 Explore the potential for future local transit connections within Rockdale County.

Goal 3: Maintain a safe, reliable and efficient transportation network which will sustain economic activity and promote economic development.

Objectives:

3.1 Improve the safety of the roadway network by identifying high-crash locations and identifying safety-related funding sources to implement improvements at these locations.

3.2 Identify projects that improve and enhance access to employment and activity centers.

3.3 Ensure mobility for freight within the County.

3.4 Explore transportation solutions that accommodate growth in travel demand while enhancing quality of life.

3.5 Promote system preservation through projects and funding commitments that maintain and enhance the existing transportation network.

3.6 Coordinate with the Rockdale County Chamber of Commerce and Development Authority regarding future initiatives and opportunities.

Goal 4: Promote sustainability through the coordination of land use and transportation plans.

Objectives:

4.1 Review the plan in conjunction with the future land use element of the Rockdale County Comprehensive plan to assess potential impacts to the transportation system.

4.2 Encourage transportation improvements compatible with area development types.

4.3 As development is permitted, review the impact to the transportation system to ensure mobility is protected as parcel level development occurs.

4.4 Focus transportation improvements on developed and developing areas outside of the County's watershed protection area.

Goal 5: Facilitate implementation of plan recommendations through coordination efforts and local initiatives.

Objectives:

5.1 Explore projects that link to other ongoing studies in the County, in neighboring Counties, and the Region.

5.2 Identify programmatic funding sources for potential projects.

5.3 Coordinate with Elected Officials and Citizens during the identification of projects to ensure support and identify potential issues early in the process.

5.4 Work with local Elected Officials and County Staff to appropriately integrate plan recommendations into ongoing County Initiatives.

Current Project List for Rockdale County

The following projects are currently programmed for improvements in Rockdale County.

Project #	Improvement Type	Facility	Segment Limits	Existing Configuration	Potential Improvements
GDOT PI 0000416	Roadway/ General Purpose Capacity	SR 20	From Pleasant Hill Road in Rockdale County to North Sharon Church Road in Walton County	2 lanes	4 lanes
GDOT PI 0007869	Roadway/ General Purpose Capacity	SR 20	From Sigman Road to Pleasant Hill Road	2 lanes	4 lanes
GDOT PI 0013163	Roadway/ General Purpose Capacity	Sigman Road	From East of Lester Road to Irwin Bridge Road	2 lanes	4 lanes
GDOT PI 0013594	Roadway/ General Purpose Capacity	Sigman Road	From Irwin Bridge Road to SR 138	2 lanes	4 lanes
GDOT PI 752210-2	Roadway/ General Purpose Capacity	Sigman Road	From SR 20/138 to Old Covington Road/ Dogwood Drive	2 lanes	4 lanes
GDOT PI 0002040	Roadway/ Operations & Safety	SR 138	From Ebenezer Road/ Stanton Road to Parker Road	2 lanes	2 lanes with improvements to eliminate safety hazards and facilitate turn movements

N/A	Roadway/ General Purpose Capacity	Millers Chapel Road	From SR 138 to SR 20	2 lanes	4 lanes
GDOT PI 0006078	Roadway/ General Purpose Capacity	Old Salem Road	From Flat Shoals Road to SR 162 in Newton County	2 lanes	4 lanes
GDOT PI 0013628	Roadway/ General Purpose Capacity	SR 162	From Flat Shoals Road in Rockdale County to Old Salem Road in Newton County	2 lanes	4 lanes
N/A	Roadway/ General Purpose Capacity	Flat Shoals Road	From Old Salem Road to Salem Road	2 lanes	4 lanes
GDOT PI 0006934	Roadway/ General Purpose Capacity	Courtesy Parkway Extension/ I-20 Overpass New Alignment	From current alignment of Courtesy Parkway South of Old Covington Highway to Intersection of Flat Shoals Road and Mission Ridge Drive	0 lanes	4 lanes
GDOT PI 0006931	Roadway/ General Purpose Capacity	Sigman Road Extension/ Hayden Quarry Road – New Alignment	From DeKalb County line to I-20 at Sigman Road	0 lanes	4 lanes

Rockdale in Motion 2018

Rockdale County is currently updating their Comprehensive Transportation Plan, *Rockdale in Motion.* The evaluation process gives equal consideration to

- A technical analysis that evaluates how effective these projects are likely to be in addressing transportation issues.
- A analysis to identify the projects that address community identified goals of the transportation system, such as
    - North-South travel within Rockdale
    - East-West travel within Rockdale
    - Improve connectivity to surrounding communities
    - Facilitate safe and efficient freight movement
    - Address bottleneck locations
    - Enhance connections to I-20
    - Identify opportunities for active transportation
    - Invest in principal routes to maximize system efficiency
    - Develop parallel alternatives to major routes
- An analysis of public support in how these projects address specific feedback from the community

Based on this analysis, the some of the top-scoring road projects include

- State Route 138 at 1-20 Interchange
- Courtesy Parkway Extension
- State Route 20 widening (south)

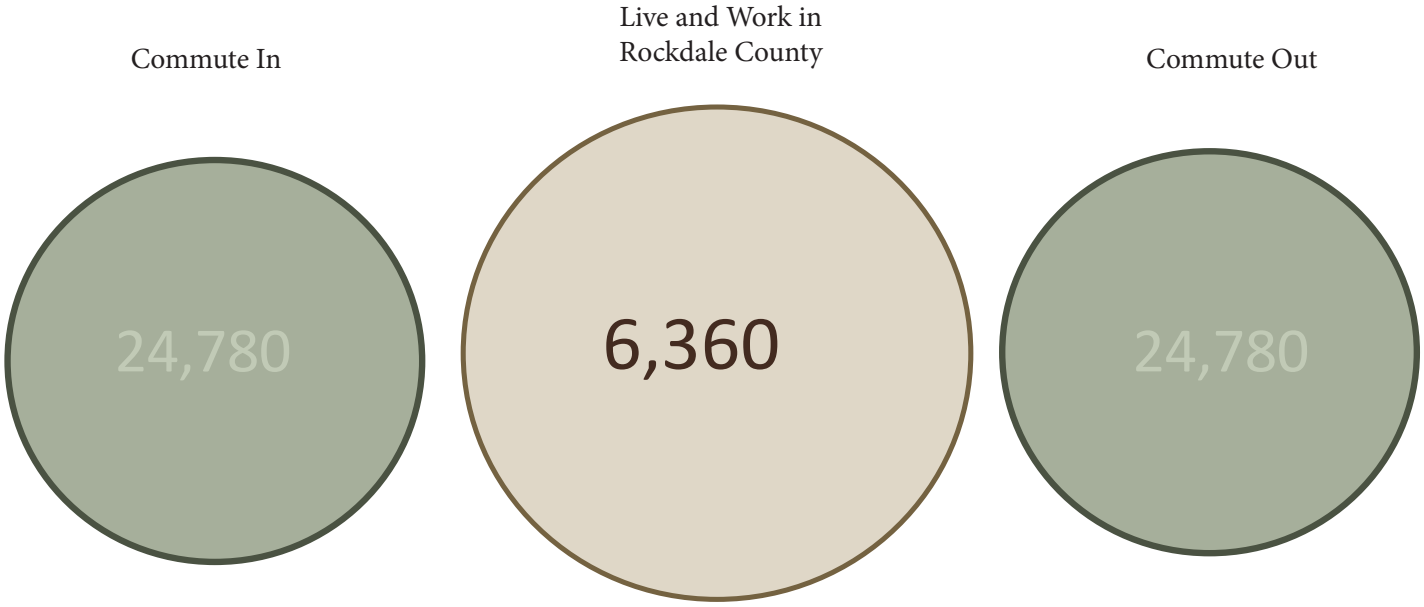
- Sigman Road widening
- State Route 138 widening (west)
- Salem Road widening
- Flat Shoals Road widening
- State Route 138 and Old Covington Road Intersection Improvements
- Old Salem Road widening

Based on this analysis, some of the top-scoring bicycle/ pedestrian projects include

- Multi-use trail loop around Conyers and to the Horse Park
- Smaller bicycle facilities loop around Conyers
- Bicycle facilities along State Route 138 and State Route 20

Recommendations will be developed by considered first those projects that already have committed transportation funding to develop Short Term Recommendations. Mid-Term and Long-Term Recommendations are further developed by considering likely levels of future transportation funding with those projects that scored highest in the evaluation process. The final project list will be adopted as a part of the updated Comprehensive Transportation Plan sometime in 2018.

Commute Patterns



Source: Rockdale in Motion 2018, Draft CTP Update

Report of Accomplishments

Key to Terminology:

Items that are **Completed** have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are **Underway** have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update, unless otherwise noted.

Items that are **Ongoing** are still priorities for the community with no specific end-date, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Postponed** are still priorities for the community and will have a specific end-date, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are **Canceled** will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine city operations, and they have been identified appropriately as such.

Description	Status	Explanation/ Comment
Natural and Historic Resources		
Revise regulations as necessary to protect the integrity of waterways on "303(d)" List of Impaired Waters	Ongoing - Not in Ordinance	Required of the MS4 Permit and the Watershed Protection Plan. Conduct monitoring and track results
Establish relationships with preservation stakeholders	Ongoing	This item is carried over to the Community Work Program and revised for clarity.
Community Facilities and Services: Water and Sewer		
Expand water and sewer line coverage in service areas per master plan	Ongoing	RWR has focused on pipeline reinvestment and renewal which is consistent with the W/ WW Master Plan
Purchase water leak detection equipment	Completed	
Implement the Honey Creek Lift Station	Postponed	The Honey Creek pump station will be constructed with the decommissioning of the Honey Creek WWTP. RWR is performing improvements to extend its usefulness for serval more years.
New 10MG water storage tank at the water treatment plant	Underway	The water storage tank was downsized to 4 MG and is currently under construction.
Community Facilities and Services: Solid Waste and Stormwater		
Regional detention/ water quality treatment pond (Lakefield Dam Facility)	Ongoing	In middle of doing contracts for work progress

Description	Status	Explanation/ Comment
Lake Rockaway Dam Repair and Rehabilitation	Ongoing	Stabilized at the moment, working with RDOT and Leadership. Working on project to create permenant solution.
Milstead II Drainage Improvements	Complete	Will be complete May 31, 2018
Continue educational program and public outreach on stormwater pollution prevention	Ongoing	Public Meetings and outreach continue.
Prepare and implement guidelines or regulations for low impact development: Green infrastructure feasibility study	Complete	Completed ordinance review, reviewing need for feasibility study. Looking at changes, evaluting impacts.
Community Facilities and Services: Parks and Recreation		
Black Shoals Park Improvements	Ongoing	Currently in replanning stage, to evaluate future of the park.
Review and adopt the Greenway Master Plan as component to Parks and Recreation Comprehensive Master Plan	Ongoing	The plan has been done, and approved. Integrating improvements, and changes into action plan.
Rockdale River Trail System	Ongoing	Currently undergoing mapping and interface.
Pursue additional federal and state funding for open space acquisition and park and greenway improvements	Ongoing	Identifying funding sources to integrate programming and infrastructure improvements.
Community Facilities and Services: Public Safety		
Replacement of 911 system from analog to digital, including a new tower in north part of the County	Complete	New facility is online and operational.
Community Facilities and Services: Other		
Annually update the Capital Improvements Element for impact fees	Complete	Project list and status sheet is confirmed annually.
Urban Design		
SR 138 Beautification and Economic Initiative	Ongoing	Preparing ordinance to implement design standards, and update landscaping. Currently requesting developers to model and integrate designs with City of Conyers.
Prepareand adopt a comprehensive landscape ordinance	Complete	
Prepare and adopt a redevelopment and infill ordinance	Ongoing	Review of current ordinances and available approaches on redevelopment and infill ordinance.
Economic Development and Redevelopment		
Implement the Urban Redevelopment Plan through an overlay district	Ongoing	Created the Salem Road Overlay district to encourage growth and development
Housing and Community Development		
Propose new development standards for mobile home parks	Ongoing	Evaluating current mobile home sites, and create development standards for manufactured housing.
Continue participation in the Neighborhood Stabilization Program	Ongoing	Active and ongoing, purchasing and rehabbing program. Since 2009 we have bought, rehabbed and sold 70 homes. One is currently on the market.

Description	Status	Explanation/ Comment
Land Use		
Annually adopt the Future Land Use Map	Complete	Done annually with updates based on Planning Commission and BOC confirmation
Evaluate the workings of the Salem Road (SR 162) Corridor Overlay District; amend regulations as necessary	Ongoing	Evaluation of standards of development, need to complete assessment on accomplishments and milestones.
Analyze neighborhood commercial development in rural Rockdale County; revise development regulations if appropriate	Ongoing	Development has reappeared in mass within the last year, and little has been done prior to 2017 in development to evaluate.
Prepare the new Comprehensive Plan	Ongoing	ARC is assisting in developing new Comp Plan; new plan is due October 2018.
Transportation		
Implement and update the Comprehensive Transportation Plan	Ongoing	RDOT is developing bike lanes throughout the county to connect trail system to established neighborhoods and planned development.
Continue efforts to improve bicycle and pedestrian networks throughout the County.	Ongoing	Encourage development of new sidewalks, bike lanes and pedestrian use.
Widening of Sigman Road to 4 lanes with a full median from Irwin Br. To SR 138 (Walnut Grove Road)	Ongoing	Working on implementing program to phase prorgram.
Intergovernmental Coordination		
Continue to participate in Land Use Coordination Committee	Ongoing	Participation through ARC
Cooperate with Georgia Regional Transportation Authority (GRTA) to improve or expand bus service	Ongoing	Looking at public transporation options to service Rockdale County
Monitor plan amendment efforts and continue to comply with all mandates of the Metro North Georgia Water Planning District	Ongoing	Stormwater is currently overseeing development of standards and use.
Update Rockdale County Service Delivery Strategy	Complete	

Community Work Program

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Natural and Historic Resources								
Revise regulations as necessary to protect the integrity of waterwasy aon "303(d)" List of Impaired Waters	x	x	x	x	x	Staff Function	Operating Budget	RWR, Stormwater
Work with Stormwater and RWR to create list of critical waters	x	x	x	x	x	Staff Function	Operating Budget	RWR, P&D, Stormwater
Identify partners and resources to undertake a countywide historic resource survey	x	x	x	x	x	Staff Function	Operating Budget	P&D
Establish Milstead Village as a local historic district	x	x				Staff Function	Operating Budget	P&D
Create design guidelines and standards for Milstead Village	x	x				Staff Function	Operating Budget	P&D
Community Facilities and Services: Water and Sewer								
Expand water and sewer line coverage in service areas per master plan	x	x	x	x	x	$7.5 million	Local Water and sewer fund, SPLOST	RWR, Finance Dept.
Implement the Honey Creek Lift Station at the time of the decommissioning of the Honey Creek WWTP.	x	x	x	x	x	$3.3 million	GEFA loan, local water and sewer fund	RWR
New 4MG water storage tank at the water treatment plant	x	x				$4.5 million	SPLOST	RWR, Finance Dept.
Community Facilities and Services: Solid Waste and Stormwater								
Regional detention/ water quality treatment pond (Lakefield Dam Facility)	x	x	x			$4.9 million	local stormwater utility fund,	Stormwater

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Lake Rockaway Dam Repair and Rehabilitation	x	x	x	x	x	$1.5 million	CDBG, local stormwater utility fund	Stormwater
Continue educational program and public outreach on stormwater pollution prevention	x	x	x	x	x	$25K	local stormwater utility fund	Stormwater
Community Facilities and Services: Parks and Recreation								
Black Shoals Park Improvements				x	x	$300K	SPLOST, DNR grant	R&M
Review and adopt the Greenway Master Plan as component to Parks and Recreation Comprehensive Master Plan	x	x				Staff Function	Operating Budget	R&M, Maintenance
Rockdale River Trail System	x	x	x	x	x	$8.5 million	SPLOST, GDOT, TE, DNR	R&M
Pursue additional federal and state funding for open space acquisition and park and greenway improvements	x	x	x	x	x	Staff Function	Operating Budget	R&M, Grantwriter
Urban Design								
SR 138 Beautification and Economic Initiative	x	x	x	x		Staff Function, Consultant	Operating Budget	P&D
Prepare and adopt a redevelopment and infill ordinance	x	x				Staff Function	Operating Budget	P&D
Prepare and adopt and updated zoning code	x	x				$250,000	Operating Budget	P&D, consultant
Develop policies and standards that will promote tourism opportunities throughout the county.	x	x	x			Staff Function	Operating Budget	P&D
Economic Development								
Implement the Urban Redevelopment Plan through an overlay district	x	x	x	x	x	Staff Function	Operating Budget	P&D
Undertake a countywide economic development strategy that identifies strategic sectors, including opportunities for green jobs				x	x	$350,000	Operating Budget	P&D, CREDC, consultant
Suppor the local WorkSource Georgia initiatives in Rockdale County	x	x	x	x	x	Staff Function	Operating Budget	Chamber of Commerce

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Housing and Community Development								
Propose new development standards for mobile home parks	x	x				Staff Function	Operating Budget	P&D
Continue participation in the Neighborhood Stabilization Program		x	x	x		Staff Function	Operating Budget	P&D
Create a walkability assessment of the county			x	x	x	Staff Function	Operating Budget	P&D, RDOT, intern
Evaluate land development opportunities to increase the availability for age-friendly communities		x	x	x		Staff Function	Operating Budget	P&D
Pursue Community Development funding for designated historic districts and incentive match for homeowners to engage in mantenance or rehabilitation	x	x	x	x	x	Staff Function	Operating Budget	P&D
Utilize the Development Authority to evaluate local commercial and identify potential development opportunities	x	x	x	x	x	Staff Function	Operating Budget	P&D, County Attorney
Land Use								
Evaluate the workings of the Salem Road (SR 162) Corridor Overlay District; amend regulations as necessary	x	x				Staff Function	Operating Budget	P&D
Analyse neighborhood commercial development in rural Rockdale County; revise development regulations if appropriate		x	x	x		Staff Function	Operating Budget	P&D
Prepare the new Comprehensive Plan	x					Staff Function, ARC	Operating Budget	P&D
Develop county strategic plan	x					Staff, BOC, Consultant	$20,000	BOC
Transportation								
Implement and update the Comprehensive Transporation Plan	x	x				Staff Function	Operating Budget	RDOT
Continue efforts to improve bicycle and pedestrian networks throughout the County.	x	x	x	x	x	Staff Function	Operating Budget	RDOT, Path Foundation
Widening of Sigman Road to 4 lanes with a full median from Irwin Br. To SR 138 (Walnut Grove Road)			x	x	x	Staff Function	$16 million	RDOT, GDOT, ARC
Conduct a feasibility study to create peak route usage for senior use of available transportation resources			x	x	x	Staff Function	Operating Budget	P&D, RDOT

Description	2019	2020	2021	2022	2023	Estimated Cost	Possible Funding Source	Responsible Party
Intergovernmental Coordination								
Continue to participate in Land Use Coordination Committee	x	x	x	x	x	Staff Function	Operating Budget	P&D
Cooperate with Georgia Regional Transportation Authority (GRTA) to improve or expand bus service	x	x	x	x	x	Staff Function	Operating Budget	RDOT
Monitor plan amendment efforts and continue to comply with all mandates of the Metro North Georgia Water Planning District	x	x	x	x	x	Staff Function	Operating Budget	P&D, RWR, Stormwater

Key to Acronyms:

ARC – Atlanta Regional Commission
CDBG – Community Development Block Grant
CREDC - Conyers - Rockdale Economic Development Council
DNR – Department of Natural Resources
GDOT – Georgia Department of Transportation
GEFA – Georgia Environmental Finance Authority
BOC - Board of Commissioners
P&D – Planning and Development
RDOT – Rockdale Department of Transportation
R&M – Recreation and Maintenance
RWR – Rockdale Water Resources
SPLOST – Special Purpose Local Option Sales Tax
TE – Transportation Enhancement

Appendix A: Community Engagement

Community Input Opportunities

The Rockdale County Comprehensive Plan Update process was guided by a Steering Committee comprised of citizens, local business owners, elected officials and Rockdale County staff. The Steering Committee provided direction and feedback at key points in the process, and all meetings were open to the public. There were additional opportunities for public participation at community meetings, as well as the regularly scheduled Board of Commissioners meetings where the plan was discussed. Meetings were advertised through local media outlets and on the county's social media sites.

County Commissioners Hearings

Thursday April **13** 2017 Public Kick Off Meeting	Tuesday January **23** 2018 Board of Commissioners Meeting	Thursday June **14** Second Public Hearing Planning Commission Meeting	Tuesday June **19** Board of Commissioners Public Hearing	Day Month **XX** Board of Commissioners Final Adoption

Steering Committee Meetings

Monday December **18** Steering Committee Meeting	Monday March **12** Steering Committee Meeting

Public Engagement

Thursday January **25** Public Open House	Tuesday March **6** Public Forum	Tuesday March **8** Public Forum	Thursday March **22** Public Open House

Final Adoption Deadline: October 31, 2018

Community Meetings

Kick Off - April 13, 2017

Please sign in here

Name	Zip Code
Muriel Whitten	30013
Michael Hutchison	30094
Marybeth Hornbeck	30094
Aleshia Ruins	30094
Jacob Wolfe	30094
Antoinette Tucker	30094
Sybil Seibert	30012
Aileen Hyche	30094
Donna Ballard	30012
Cheryl Board	30013
Charlene Scott	30012
Tiwanys Saint-Louis	30012
John & Becky Darby	30281
Barbara Nieman	30012
Jerry Wainright	30252
Corey Hambrick	30094
Vanessa Firmand	30039
Sheila Armond	30038

[redacted]

Name			Job Title/Company
Ariel Alvarado	[redacted]		N/A (High Schooler)
Michael Hutches			
Shelli Siebert			
Cheryl Board			
Katrina Young			Director, GP-TC
Magalie Pierre			
Vanessa Armand			
Tim Schneider			
Clark Dowdy			
Nathaniel Buck			Student
Lewis Carr			
Joey Gouge			
David Shipp			
Iffat Walker			
Pastor Lee			
Dee Barnes			
Alan George			
Sarah Teach			

KC Kirzic
Candy McCullough
Kellie Littlefield

Rockdale County

Sam & Jared to Allison

Agenda - Board Of Commissioners
Tuesday, January 23, 2018 at 10:00 a.m.
Assembly Hall
901 Main Street, Conyers, Georgia 30012
Page 1

1. Call to Order

2. Invocation and Pledge of Allegiance: Pastor Billie Cox, Macedonia Baptist Church

3. Special Recognition/Presentation
   A. Years of Service Award - Judge Cindy Stacey, Magistrate Court
   B. Comprehensive Planning Process - Allison Duncan, Atlanta Regional Commission

4. Approval of the Agenda

5. Approval of the Minutes: January 9, 2018; January 16, 2018

6. Unfinished Business: None.

7. Consent Agenda
2018-35: Greenhood – Finance – Consulting and Environmental Services – No Cost – Five (5) years with option to renew two (2) additional one-year periods
2018-36: Martin Marietta Materials, Inc. – Stormwater – Aggregates ITB #17-38 – Unit Price – One year with option to renew two additional one-year terms
2018-37: Ross & Associates – Planning & Development – Impact Fee Program Update - $53,350
2018-38: Lloyd Johnson – Recreation & Maintenance – Tennis Instructor for Youth and Adults at the Tennis Center at 1385 Parker Road - $12,000 – 1/9/18 – 12/31/18
2018-39: New South Construction Company – Recreation & Maintenance – RFP #17-34 Construction Management at Risk Services for the RCSO 3rd Floor Administration Construction – Pre-construction = $30,000, Monthly Overhead = $30,250 & Construction Fee = 8% – 15 months
2018-40: Resolution to Fix and Publish Qualifying Fees for County Offices for the 2018 Election
2018-41: Rights of Entry – Stormwater Utility Projects
2018-45: Requisition– Clerk of Courts – Ruth Wilson – Juror Fees for 2018 - $65,000
2018-46: Requisition– MIS – IMSCT LLC – Technology Assessment - $23,400
2018-47: Requisition– Recreation and Maintenance – Bizzy Bee Exterminators – County Facilities Pest Control - $20,656
2018-48: Requisition– Recreation and Maintenance – James River Solution – County Vehicle Fuel - $64,500
2018-49: Requisition– Recreation and Maintenance – Petroleum Traders Corporation – County Vehicle Fuel - $64,500
2018-50: Requisition– Recreation and Maintenance – Mansfield Oil Company – County Vehicle Fuel – $979,923.30
2018-51: Requisition– Recreation and Maintenance – Border Equipment – Attachments for Loader - $18,349
2018-52: Requisition– Recreation and Maintenance – Deere & Company – Gator Utility Vehicle - $23,968.01

8. Regular Agenda:
2018-42: An Ordinance, Pursuant to the Provisions of Section 238-6 of the Code of Rockdale County, Georgia, As Amended, to Authorize A Special Use Permit Following Application for Same for A K-12 School, as an Accessory Use to a Place of Worship (Conyers Seventh Day Adventist Church), Located at 3001 Old Salem Road; To Impose Conditions Upon Said Special Use Permit; To Repeal Conflicting Ordinances; To Set and Effective Date; And for Other Purposes – First Reading

Rockdale County Comprehensive Plan Update
Public Open House
Sign In Sheet
Thursday, January 25, 2018, 4:00 p.m.

Name	Email Address
Nate Pulliam	[redacted]
Tom Harrison	
George E. Byrd	
JOE EIFRIS	
DAN MORGAN	
MARTY JONES	
KENNY A. JOHNSON	
STEPHEN GARRETT	
IAN JACOBS	
A. Fye. Hightower	
Dusty & Lillis Brown	
Aileen Hycner	
MADOLYN SPANN	

Rockdale County Comprehensive Plan Update
Public Open House
Sign In Sheet
Thursday, January 25, 2018, 4:00 p.m.

Name	Email Address
Lori Boissiere, Eckerd Connects	[redacted]
Doreen Williams	
Al Jasper	
G. Smith	
Annise Mabry	
Bettie Rounsaville	
Sarah Williams	
Lamar Sims	
ROBERT & JUDITH HORNBACK	
Michael Lewis	
Takosha Swan	
Leslie Lambert	
Candy McCullough	

Rockdale County Comprehensive Plan Update
Public Open House
Sign In Sheet
Thursday, March 22, 2018, 5:30 p.m.

Name	Email Address
Ken and Amanda Corley	[redacted]
Patricia A. Sullivan	
Greta Ann Hurst	
WES KSIAZCZYK	
Faye Phillips	
Elaine Nash	
OTIS WALLACE	
Sally Robertson	
Darius Broughton	
Jesus Olivares	
JAMES LEONARD	
LYNNE ANDERSON	
Crystal Broughton	

Rockdale County Comprehensive Plan Update
Public Open House
Sign In Sheet
Thursday, June 7, 2018, 4:30 p.m.

Name	Email Address
Max McFarlin	[redacted]
Yvonne Cleveland	
Tommy Morgan	
Nichele Ford	
Elaine [illegible]	
Marty Jones	
Jay Phillips	
Eleanor Davis	
Don Meyer	
Takosha Swan	
Blair Bernhardt	

Conyers/Rockdale Planning Commission Meeting
June 14, 2018 7:00 P.M.
Rockdale County Assembly Hall
901 N. Main Street, Conyers, Georgia 30012

AGENDA

1. Opening Remarks
2. Invocation
3. Rules of Procedure for Public Hearings
4. Determination of a Quorum
5. Approval of Agenda
6. Approval of Minutes from May 10, 2018
7. City of Conyers Old Business (None)
8. City of Conyers New Business

ITEM – C-1:	An application requesting a special use permit to allow a contractor (equipment or materials stored on the premises) as a permitted use for 959 Klondike Ct. **(Ord No. 1132)** **Zoning Case:** **2018-06** **Owner:** **Glen Schroeder** 1725 Means Lane The Villages, FL 32162 **Applicant:** **Paul Schroeder** 1110 Hammond Dr. #643 Sandy Springs, GA 30328 **Location:** **959 Klondike Court** **Land Lot:** 267 of the 16th District **Tax Parcel:** 0430020029
ITEM – C-2	A request by the City of Conyers to amend Section 8-7-66 (North Conyers Design Overlay District) so as to remove the requirement that exterior shutters be operable. **(Ord No 1127)**
ITEM – C-3	A request by the City of Conyers to amend Section 8-7-90 (Principal permitted and special uses) to revise the taxi use category to include non-emergency transportation. **(Ord No 1129)**
ITEM – C-4	A request by the City of Conyers to amend Section 8-7-39 (Mixed-use Development District), Section 8-7-44 (Gateway Village District), and Section 8-7-66 (North Conyers Design Overlay District) to require carriage style garage doors. **(Ord No 1130)**
ITEM – C-5	A request by the City of Conyers to amend Section 8-7-39 (Mixed-use Development District) to revise the standards for pedestrian lighting on local streets. **(Ord No 1131)**

ROCKDALE COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT

9. Rockdale County Old Business
10. Rockdale County New Business

ITEM R-1:	**Public Hearing:** Rockdale County's Comprehensive Plan Update Public Comments.

11. Reports

City Of Conyers

ORD NO. 1126	An application requesting to rezone 1.47 acres from the I-D (Industrial / Distribution) District to the BG (General Business) District. **Approved by the City Council on May 16, 2018.**

Rockdale County (none)

12. Public Comment (Excluding Business in Process)
13. Adjournment

Agenda - Board Of Commissioners
Tuesday, June 19, 2018 at 7:00 p.m.
Public Hearing and Work Session
Barksdale Elementary School
596 Oglesby Bridge Road, SE
Conyers Georgia 30012
Page 1

1. Call to Order

2. Public Hearing - Capital Improvements Element – KC Krzic, Director, Planning and Development
    a. Comprehensive Land Use Plan Update 2018 Presentation – Allison Duncan, Atlanta Regional Commission
    b. Transmittal Resolution - Draft Capital Improvements Element Presentation – Bill Ross, Ross and Associates
    c. Public Comment
    d. Close Public Hearing Portion

3. Rockdale Coalition for Children and Families – Michael Hutcheson, Director

4. Agenda Review (Tuesday, June 26, 2018 at 10:00 a.m.)

5. Public Comment

6. Board Comment

7. Executive Session

8. Adjournment