

**AN ORDINANCE TO AMEND TITLE 3 OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED, SO AS TO AMEND SECTION 202-6 AS IT RELATES TO LAND USE AND ITS RELATIONSHIP TO THE COMPREHENSIVE PLAN; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES INCLUDING PROPOSALS TO RELATED CODE PROVISIONS NOT CONTAINED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY.**

**WHEREAS**, Title 2 of the Unified Development Ordinance of Rockdale County governs land use and zoning; and

**WHEREAS**, since the adoption of the Unified Development Ordinance, Rockdale County has received numerous Future Land Use Map Amendments; and

**WHEREAS**, the Rockdale County Board of Commissioners are required to review Future Land Use Map Amendments and Zoning Amendments, and, whereas, the current Unified Development Ordinance, as written, only allows for amendments to the map to reflect the Future Land Use designation, designed by the Comprehensive Plan; and,

**WHEREAS**, the Comprehensive Plan is a set policy to provide guidance in development and create a flexible framework of development, which is responsive to the needs of and in the best interest of the community;

**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 202-6 of the Rockdale County Code of Ordinances, as amended, entitled "Relationship to Comprehensive Plan," is hereby amended by deleting the current section 202-6 in its entirety and replacing same with the following:

(a) *Land use role of the Comprehensive Plan.* The Comprehensive Plan is hereby established as the official policy of the County concerning designated land uses and development types, under which the unincorporated areas of the County are divided into land use categories and character areas.

(1) As Rockdale County has adopted the Comprehensive Plan to include a Future Land Use Map, and a Character Area Map. The two maps shall work in tandem with one another to provide guidance in the request for zoning amendments. The Character Area map is mandated to identify the broad character of the landscape, including where limited growth is desirable, and areas where more intense development is preferred.

(b) *Relationship between land use categories and zoning districts.* The land use categories established in the adopted Comprehensive Plan and shown on the Future Land Use Map are to be implemented by approving zoning map amendments to zoning districts listed within the following categories table.

(1) The comprehensive plan does not change the existing zoning districts in the county, does not effectuate an amendment to the official zoning map, and does not itself permit or prohibit any existing land uses. Instead, the comprehensive plan establishes broad planning policy for current and future land uses and provides, among other things, designated categories within which only certain zoning districts may be authorized. The Future Land Use Map is a designation of the highest use available, it is utilized for staff and commissioners to consider the most compatible use for the proposed area.

(2) The zoning districts that are permitted within each land use category shall be restricted to those shown in table of zoning districts permitted in each land use category of the comprehensive plan in this section.

Table of Zoning Districts Permitted in Each Land Use Category of the Comprehensive Plan

		Future Land Use Designation														
		Watershed Protection	Parks and Recreation	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Commercial	Mixed Use/ Employment Center	Historic Village	Office/ Institutional	Light Industrial	Technology Park			
<b>Zoning District Classification</b>	Watershed Protection (WP)	X	X	X												
	Agricultural Residential (AR)		X	X	X											
	Single Family Residential (R1)		X	X	X					X						
	Two Family Residential (R2)				X	X				X						
	Collaborative Residential Subdivision (CRS)	X	X	X												
	Conservation Subdivision Development (CSD)		X	X	X	X										
	Conservation Subdivision (CSO)	X	X	X	X											
	Mixed Use Residential (MUR)		X	X	X	X										
	Residential Multi-family (RM)				X	X			X	X						
	Civic Institutional (CID)		X					X	X		X					
	Office Institutional (OI)							X	X	X		X			X	
	Neighborhood Commercial (NC)							X	X	X	X	X				
	Local Commercial (C1)							X	X	X		X				
	General Commercial (C2)								X							
	Mixed Use Development (MXD)								X	X						
	Office Business Park (OBP)								X	X		X			X	
	Limited Industrial District (M1)								X					X	X	
General Industrial District (M2)													X			

**Section 2**

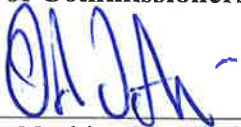
That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.

**Section 3**

That this Ordinance shall become effective upon adoption.

This 26 day of March, 2019.

**Rockdale County, Georgia  
Board of Commissioners**

By:   
Oz Nesbitt, Sr., Chairman

By:   
Sherri L. Washington

By:   
Doreen L. Williams

Attest:

By:   
Jennifer Rutledge, County Clerk

Approved as to form:

By:   
M. Qader A. Baig, County Attorney

1<sup>st</sup> reading 11/22/2019

2<sup>nd</sup> reading 3/26/2019