

AN ORDINANCE TO AMEND THE TEXT OF SEC. 202-6 (RELATIONSHIP TO COMPREHENSIVE PLAN) OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS, Title 2 the Unified Development Ordinance of Rockdale County (Subpart B – Planning and Development of The Code of Rockdale County, Georgia), as amended, governs land use and zoning; and

WHEREAS, provisions within the Unified Development Ordinance pertaining to the relationship of the Unified Development Ordinance with the Comprehensive Plan require revision in order to create standardized regulations and criteria governing their location so as to protect the health, safety, climate, and welfare;

WHEREAS, public hearings were held following public notice and all other requirements of Sec. 238-4 of the Unified Development Ordinance;

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 I

That Sec. 214-5 entitled “Relationship to Comprehensive Plan” is hereby amended by enacting 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 Natural Resources	Low Density Residential / Agriculture	Medium Density Residential	High Density Residential	Neighborhood Commercial	Commercial	Mixed Use / Employment Center	Historic Village	Office / Institutional	Light Industrial	Technology Park
		Zoning District	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	X	X							
Conservation Subdivision Development (CSD)			X	X	X	X							
Conservation Subdivision (CSO)	X		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 II

That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.

Section III

That should any court of competent jurisdiction declare any section of this ordinance invalid or unconstitutional, such declaration shall not affect the validity of the ordinance as a whole, or any part thereof, which is not specifically declared to be invalid or unconstitutional.

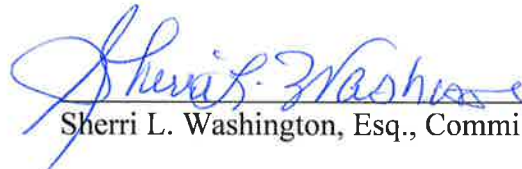
EFFECTIVE DATE: This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS 10th **DAY OF** August, 2021.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman




Sherri L. Washington, Esq., Commissioner Post I



Dr. Doreen Williams, Commissioner Post II

Attest:

By:  _____
Jennifer Rutledge, County Clerk

Approved as to Form:

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

First Reading: June 22, 2021

Second Reading: August 10, 2021

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



Type of Request: Text Amendment Request - Case #2021-18		County Clerk Use Only Ordinance #: 2021- 39	
<input checked="" type="checkbox"/> Submission Information		<input checked="" type="checkbox"/> Information	
Contact Name: Kalanos V. Johnson / Tiras Winn Petrea Department: Planning & Development		Summary of Request: Second Reading: A request by County Staff to amend Sec. 202-6 (Relationship to comprehensive plan).	
<input checked="" 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.		I have reviewed the attached, and it is approved for processing.	
Signature: <i>Klanos Johnson</i> Date: 7-23-21		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.		I have reviewed the attached, and it is approved for processing.	
Signature: _____ Date: _____		Signature: _____ Date: _____	

Notes and Comments:

June 15: First Reading Work Session;
 June 22: First Reading Voting Session;
 July 8: Planning Commission;
 July 22: Zoning Public Hearing;
 August 3: Second Reading Work Session;
 August 10: Second Reading Voting Session.