

AN ORDINANCE TO AMEND THE TEXT OF SEC. 218-1 (TABLE OF PERMITTED USES) OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, AS AMENDED, ADDING BEER, WINE AND LIQUOR STORES TO THE MXD (MIXED-USE DEVELOPMENT) ZONING DISTRICT; 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, Section 218-1 of the Unified Development Ordinance provides the permitted uses within each Zoning District; and

WHEREAS, food and beverage stores and convenience markets are listed as permitted uses in the MxD Zoning District; and

WHEREAS, the North American Industry Classification System (NAICS) defines food and beverage stores and convenience markets as retailers providing a general line of food and beverage products; and

WHEREAS, the majority of convenience markets and food and beverage stores include the sale of beer and wine; and

WHEREAS, amending the permitted uses table by adding Beer, Wine and Liquor Stores to the MxD Zoning District will provide consistency among uses and eliminate any potential use interpretation conflicts for future retailers in the MxD Zoning District; and

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 Section 218-1 entitled “Permitted Uses Table” is hereby amended by enacting the following:

NAICS Code	Uses	Supplemental Reg?	MxD
445310	Beer, Wine & Liquor Stores	No	P

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That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.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

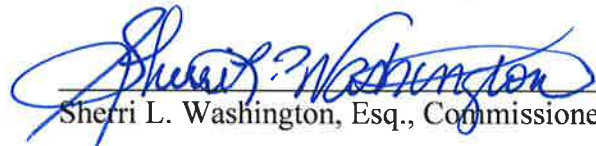
EFFECTIVE DATE: This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS 12 **DAY OF** September, 2023.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn 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: 6/3/2023

Second Reading: 9/12/2023