

**A RESOLUTION ADOPTING THE ROCKDALE COUNTY 2023
COMPREHENSIVE LAND USE PLAN AS SUBMITTED TO AND
APPROVED BY THE ATLANTA REGIONAL COMMISSION AND
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

WHEREAS, Rockdale County prepared a comprehensive plan under the 2023 minimum planning standards of the Georgia Department of Community Affairs; and

WHEREAS, an update of the comprehensive plan is required for Rockdale County in order to maintain its Qualified Local Government Status; and

WHEREAS, Rockdale County prepared an update to its comprehensive plan; according to requirements set forth by the Georgia Department of Community Affairs Office of Planning and Quality Growth; and

WHEREAS, requirements for the plan update specify each update must be submitted for regional and state review; and

WHEREAS, the Board of Commissioners submitted, as transmitted the Rockdale County 2023 Comprehensive Plan to the Atlanta Regional Commission and the Georgia Department of Community Affairs; and

WHEREAS, the Board of Commissioners has now received the approval from the Atlanta Regional Commission and approval of the Department of Community Affairs; and

WHEREAS, the Rockdale County 2023 Comprehensive Plan was approved by the Georgia Department of Community Affairs on September 19, 2023; and

WHEREAS, the Board of Commissioners wishes to adopt the Rockdale County 2023 Comprehensive Plan as submitted, reviewed and approved by the Atlanta Regional Commission and the Georgia Department of Community Affairs.

NOW, THEREFORE, be it resolved by the Board of Commissioners of Rockdale County, that the Rockdale County 2023 Comprehensive Plan, attached hereto and incorporated herein by the reference, is hereby adopted and the Comprehensive Land Use Plan is hereby amended as described therein.

BE IT FURTHER RESOLVED that any resolution in conflict with this resolution is hereby repealed.

Approved this 24th Day of October, 2023.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

not present
Osborn Nesbitt, Sr., Chairman


ATTEST:


Jennifer O. Rutledge, County Clerk/
Executive Director of Government Affairs


Sherri L. Washington, Commissioner Post I


Dr. Doreen Williams, Commissioner Post II

Approved as to form:

By: 
M. Qader A. Baig, County Attorney



ROCKDALE COUNTY 2023 COMPREHENSIVE PLAN



DRAFT
JULY 2023
prepared by the
ARC
Atlanta Regional Commission

ACKNOWLEDGEMENTS

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This document was prepared by the Atlanta Regional Commission.
Unless otherwise noted, all photographs were taken by ARC or Rockdale County staff.

Cover image courtesy of Explore Georgia.



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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 is 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, 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 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 reflect 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 Work Program. The Comprehensive Plan is a living document and should be updated regularly as conditions change and shifts occur in public policy.

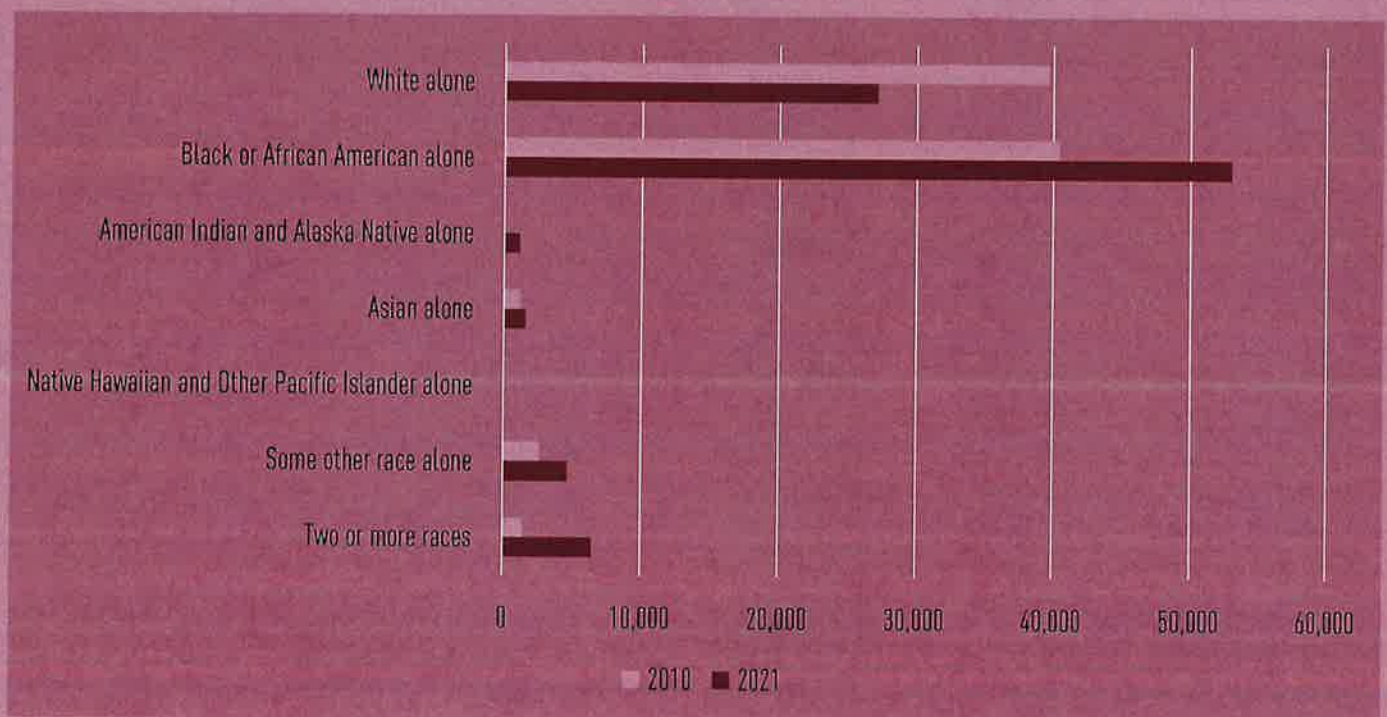
DEMOGRAPHICS

Additional data and demographics can be found in Appendix C.

As of the 2020 Census data, the current population of Rockdale County is approximately 93,570 people. The average age is approximately 39 years old. Currently the median household income is \$66,267, and 13% of residents live in poverty. In 2021 there were 44,488 people employed in Rockdale County.

Racial Composition

Census Form B02001 (2010-2021)



EXECUTIVE SUMMARY

COMMUNITY GOALS

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

Community Facilities

Develop County facilities and citizen resources to promote better access to services and recreational and cultural resources, especially for youth and seniors.

Economic Development

Create and maintain a diverse and sustainable economy that supports and attracts quality jobs and a robust commercial tax base while meeting the requirements of a healthy environment and high quality of life.

Housing

Assure housing availability across all demographic sectors, with a focus on safe and sustainable communities, both economically and environmentally.

Natural Resources

Protect the County's water, air, and soil to curtail pollution, preserve the water supply, and minimize land disturbance in sensitive areas.

Land Use

Shape the distribution, location, and extent of development to ensure services are delivered efficiently and effectively while quality of life and livability is protected, preserved, and enhanced.

Transportation

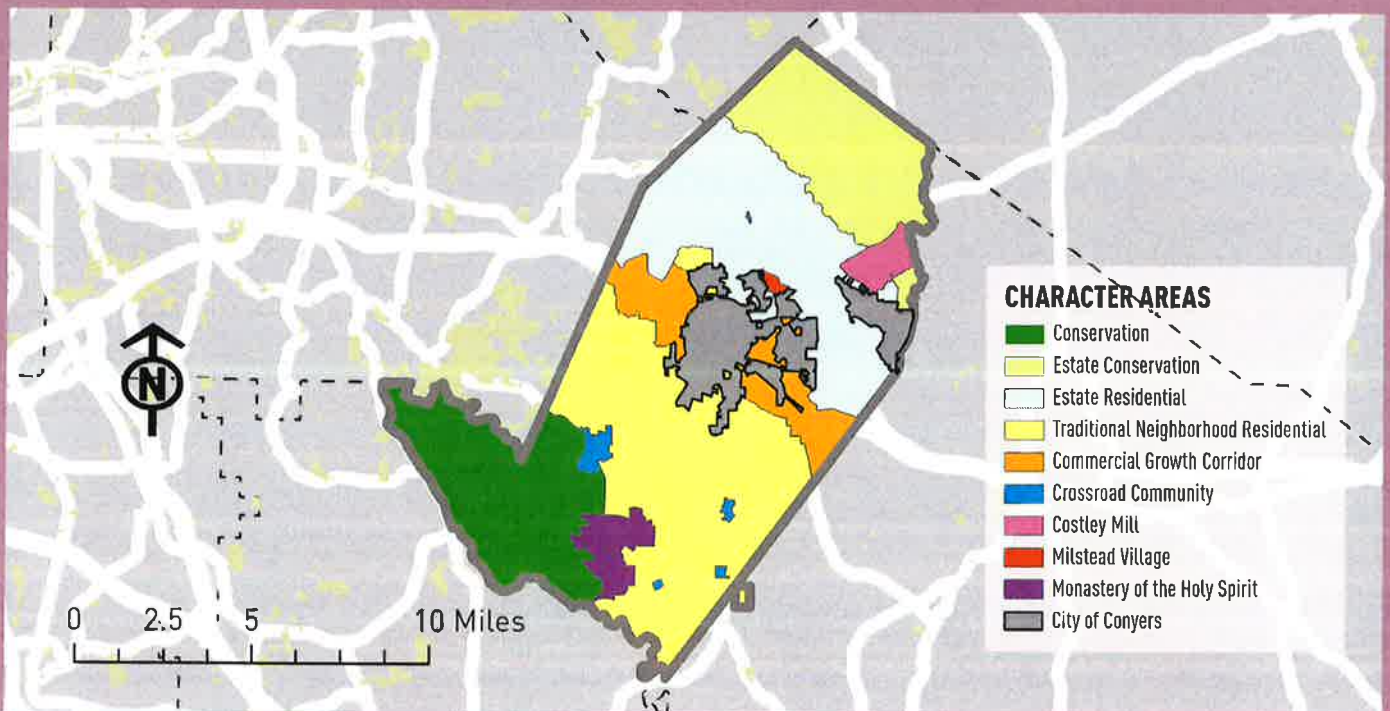
Modernize the County's transportation system to maximize convenience and safety, with deliberate advocacy for current and future environmental concerns.

LAND USE

Character area planning focuses on the way an area looks and how it functions and is designed to define the context of the neighborhood or district. Zoning is utilized to define parcels within the character areas to apply regulations of development for each parcel.

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. Land use strategies outlined in the Comprehensive Plan do not supersede standards and regulations in the zoning ordinance, development regulations, or other ordinances adopted by the Rockdale County Board of Commissioners.

Character Area Map



INGS YOU HERE?

place a dot near your home.
place a dot near your business.

RTUNITIES

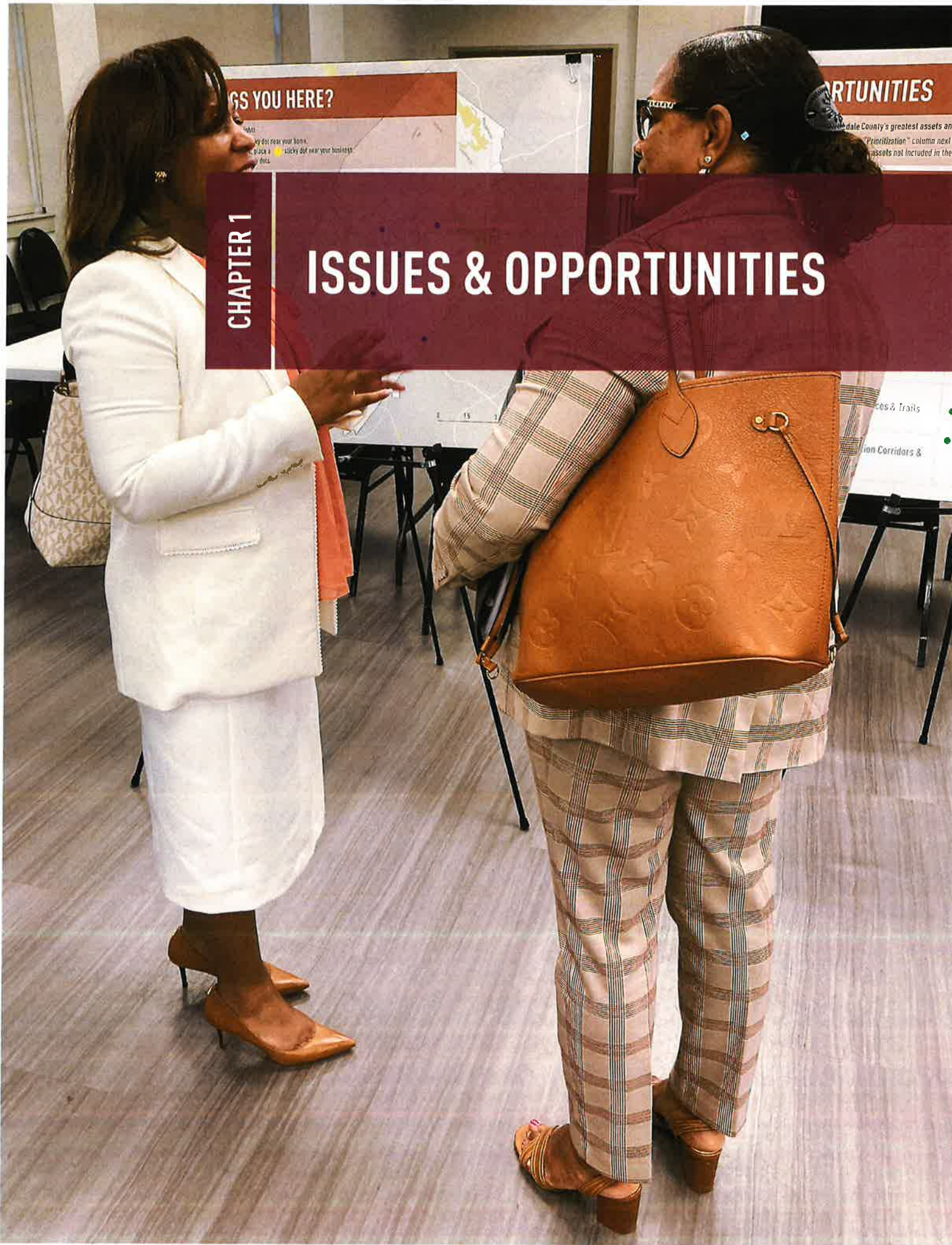
dale County's greatest assets and
"Prioritization" column next to
assets not included in the list

CHAPTER 1

ISSUES & OPPORTUNITIES

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ion Corridors &



COMMUNITY PARTICIPATION

Between February and May 2023, an online survey was provided through Rockdale County's PublicInput webpage which included a Strength, Weakness, Opportunity, and Threat (SWOT) Analysis of a wide range of topics from natural and environmental resources to housing. Over **380 people** responded in total – the majority of respondents were 50-79 years old (69%), white (52%), female (60%) homeowners (93%). Respondents described Rockdale County as a **growing community** with over half (57%) of respondents rating their quality of life in the County as "Average" and 40% rating is as "Low." The **proximity to major transportation corridors and municipalities, growth potential, and community members** were cited as Rockdale County's top assets while an **outdated zoning ordinance, lack of property and infrastructure modernization and maintenance, and unmanaged population growth** were listed as the most pressing challenges (see Appendix A for full results).

A community engagement event was held in May 2022 at the J.P. Carr Community Center to discuss the County's recreational resources, transportation infrastructure, and future development in greater detail. Over **15 people** provided insight into County's needs and priorities related to natural and historic resources, housing, transportation. Overwhelmingly, Rockdale County's **sense of community** was shared (see Appendix B for full results).

Finally, a 20-member steering committee comprised of residents and business owners, organizational representatives, and elected and volunteer officials was convened, and meetings held in April and June 2022. A SWOT Analysis was conducted during which the committee was asked to identify the city's primary assets and challenges. The committee also reviewed and made amendments to the 2018 community goals.

The results on pages 9-11 are the opinions of those who participated in the survey and community meetings and may not necessarily be reflective of the opinions of the city as a whole.



NEEDS & OPPORTUNITIES

TOP 3

NEEDS & OPPORTUNITIES	GOAL
1. Update zoning ordinance	Land Use
2. Encourage property and infrastructure modernization and maintenance	Economic Development
3. Improve growth management practices	Land Use

NATURAL & ENVIRONMENTAL RESOURCES

Unsurprisingly, **Georgia International Horse Park** and its surroundings was identified as one of the most significant natural and environmental resources. **Cowan Lake** was identified as a potential nature preserve. Finally, **Randy Poynter Lake** and **Big Haynes Creek** and their surroundings were identified as areas in need of increased watershed protection.

HISTORIC & CULTURAL RESOURCES

Milstead Village was identified as the most significant historic and cultural resource within Rockdale County. In addition, the significance of **Olde Town Conyers** was highlighted as the County’s only municipality with a history spanning two centuries. Finally, **The Monastery of the Holy Spirit** was identified and the potential for a corresponding nature preserve shared.

FUTURE DEVELOPMENT

Respondents indicated a desire to see the majority of future development occur along **GA-20 and GA-138 south of I-20** and major

FUTURE DEVELOPMENT (CONT'D)

intersections along said thoroughfare, as well as **Flat Shoals Road near the intersection of GA-20 and GA-138** and major intersections along said thoroughfare. The majority of respondents indicated a desire to see **redevelopment of existing vacant or underutilized commercial property** as well as **corresponding transportation infrastructure updates** prior to the construction of new developments. In addition, respondents identified the **southern part of the County along GA-138** as an opportunity to develop additional commercial and residential areas with corresponding transportation infrastructure updates.

ECONOMIC DEVELOPMENT

44% of respondents visit Olde Town Conyers to utilize Government Services – the remaining 58% are divided between Restaurants (18%), Other (17%), Business/Banking (14%), and Entertainment/Nightlife (8%). Respondents identified the need for **improved building and landscape aesthetics, more public gathering spaces, and more municipally- or County-sponsored activities**

ECONOMIC DEVELOPMENT (CONT'D)

as the primary improvements that need to be made to enhance Olde Town Conyers. Overwhelmingly, respondents indicated a need for **more diverse retail and restaurant options.**

TRANSPORTATION

The majority of respondents ranked traffic congestion (86%), traffic safety (73%), road conditions (66%), pedestrian and bicycle safety (62%), and public transportation (57%) as "Poor" or "Below Average." Numerous areas throughout the city were identified as dangerous for pedestrians and/or bicyclists, primarily **along GA-20 and GA-138** and major intersections along said thoroughfare. Finally, respondents noted **lack of sidewalks and bicycle lanes** as the chief reasons for these unsafe conditions.

HOUSING

Respondents indicated a need for more **senior housing** (52%), **single family detached homes** (36%), and **affordable or workforce housing** (23%). When asked to identify Rockdale County's most important housing need, respondents identified **affordable housing, infrastructure improvements, and renovation of existing housing.** However, a number of respondents felt that any new housing would be detrimental to the County's quality of life.



Courtesy of Soha Media



CHAPTER 2

COMMUNITY GOALS



COMMUNITY FACILITIES

Purpose

Develop County facilities and citizen resources to promote better access to services and recreational and cultural resources, especially for youth and seniors.

Goals

- 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.
- Create technology nodes centering libraries and cultural facilities.
- Expand opportunities and locations for waste management and solid waste recycling.
- Upgrade and restore current recreation centers and parks.
- Reconsider and maximize usage of Rockdale County Auditorium.

Objectives

- Improve the regional detention/water quality treatment pond and continue Lake Rockaway Dam repair and rehabilitation projects.
- Identify facilities which need improvement, enhancement, and expansion.
- Engage in research of funding sources to update and improve services, equipment, and material for public safety.

ECONOMIC DEVELOPMENT

Purpose

Create and maintain a diverse and sustainable economy that supports and attracts quality jobs and a robust commercial tax base while meeting the requirements of a healthy environment and high quality of life.

Goals

- Support existing and attract new businesses and industries to Rockdale County that provide a diversity of jobs requiring different skillsets at corresponding pay scales.
- Make Rockdale County even more attractive to prospective residents.
- Promote quality infill and redevelopment.

Objectives

- Compile vacant properties and industrial sites within proposed industrial development corridors to promote and solicit new business development.
- Invest County resources into the rehabilitation of blighted industry corridors.
- Implement Urban Redevelopment Plan.
- Revitalize arts, entertainment, and recreation positioning with consideration to the quality of life of current and future residents.
- Reassess and update the county's beautification plan in target areas of opportunity, such as GA 138.

HOUSING

Purpose

Assure housing availability across all demographic sectors, with a focus on safe and sustainable communities, both economically and environmentally.

HOUSING (CONT'D)

Goals

- 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.
- Encourage increased rehousing of the homeless population.

Objectives

- Select contractors favorable to the ethos of the Rockdale County community.
- Ensure code enforcement and highest equity position for our neighborhoods.
- Assure we have survey or study of homelessness issue and resources available.
- Increase short-term and transient housing options (e.g., homeless shelter).
- Explore affordable housing partnerships with community based financial institutions (e.g., home buyer education, homeowner assistance) to promote wiser home buying and ownership.

NATURAL RESOURCES

Purpose

Protect the County's water, air, and soil to curtail pollution, preserve the water supply, and minimize land disturbance in sensitive areas.

Goals

- Create land development regulations that re-orient development towards a pattern of sustainability while balancing developer interests and attracting quality development.
- 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, including the Monastery of the Holy Spirit.
- Create a negotiation infrastructure for large organizations that could impede the county's natural resources, such as replanting trees and wildlife conservation initiatives.

Objectives

- Develop a tree preservation plan.
- Establish more robust tree buffer requirements.
- Create incentive programs encouraging natural resource conservation.
- Establish a land bank.

LAND USE

Purpose

Shape the distribution, location, and extent of development to ensure services are delivered efficiently and effectively while quality of life and livability is protected, preserved, and enhanced.

Goals

- 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.

LAND USE (CONTD)

- 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 the development of mixed-use developments connected by multimodal transportation networks to other community facilities.
- 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.

Objectives

- Create zoning ordinances which will preserve existing neighborhood character and create standards of design for future development to create a consistent texture.
- Develop Future Land Use models which are reflective of patterns of growth to promote economic development and preserve quality of life.
- Focus housing development to be responsive to market demand, density to promote the conservation of greenspace and create connectivity to natural resources.
- Create incentive programs for conservation developments on existing large tracts of land.
- Create a comprehensive or strategic master plan that effectively balances the commercial, public, and private development of Rockdale County.
- Prepare and adopt a redevelopment and infill ordinance.

TRANSPORTATION

Purpose

Modernize the County's transportation system to maximize convenience and safety, with deliberate advocacy for current and future environmental concerns.

Goals

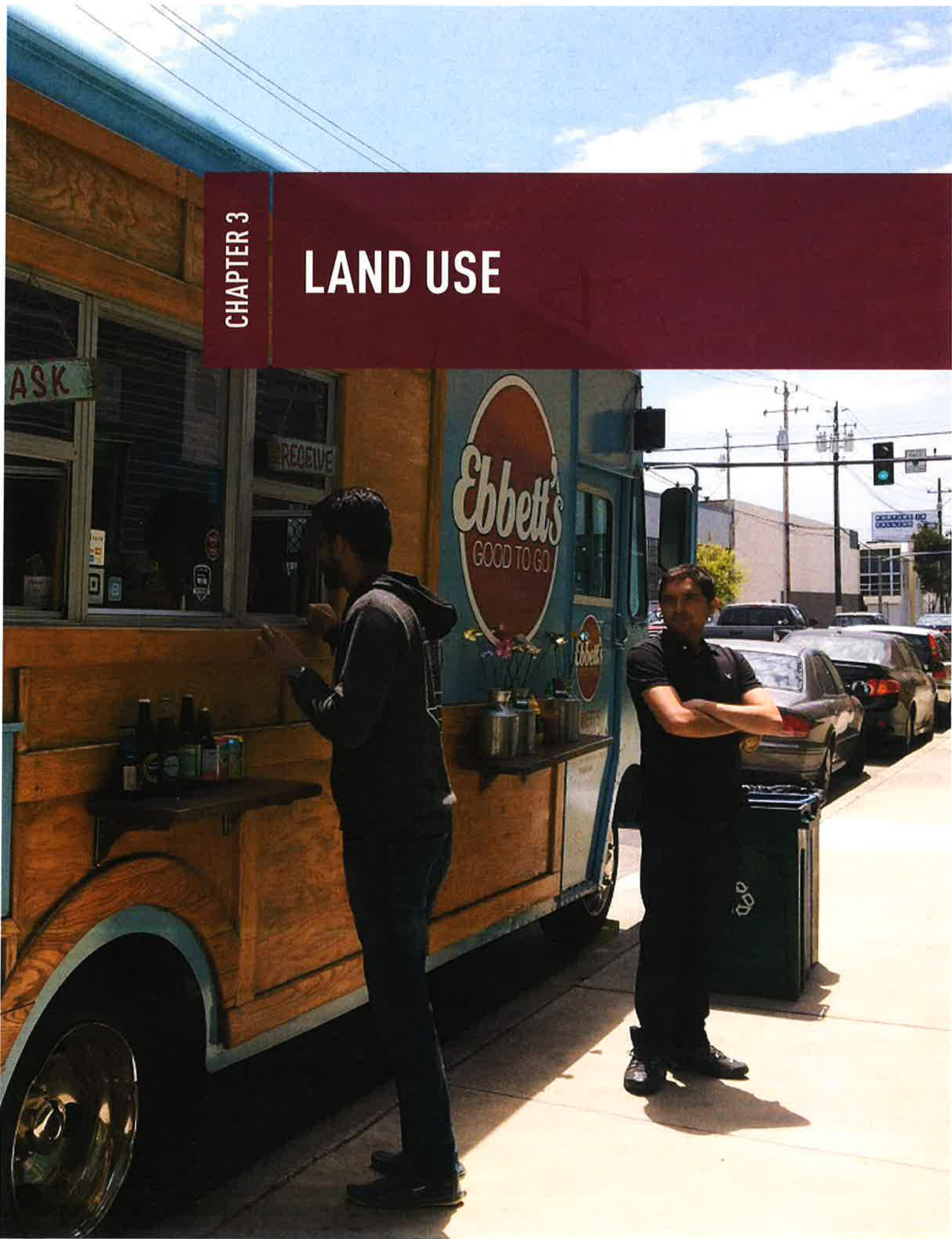
- Ensure safe and equitable mobility for all residents.
- Ensure implementation of the circulation system improvements are tied to new development.
- Promote installation of EV infrastructure concurrently with new development and redevelopment.

Objectives

- Implement and update the Comprehensive Transportation Plan.
- Continue efforts to improve bicycle and pedestrian networks throughout the County.
- Conduct multimodal transportation infrastructure assessment.
- Amend regulations to require infrastructure improvements be installed by property owners or developers. Develop legally defensible exaction program to ensure new development does not overly burden existing roadways.

CHAPTER 3

LAND USE



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.

The colors of the Character Area categories below coordinate with the colors of the Character Area Map on page 30.

Table 1. Land Use and Character Area Compatibility

	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																

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 complimentary with these uses and give consideration to a village development pattern in order to preserve open space consistent with 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
- Encourage village development on the contiguous, large tracts of land to preserve open space to protect the rural, low density scale of development in the conservation character area
- Promote the protection of scenic viewsheds
- 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 & WATERSHED PROTECTION

The Estate Conservation & Watershed Protection 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 areas of open space
- Promote development that enhances Black Shoals Park and Randy Poynter Lake that is compatible with all applicable local and state regulations
- Preserve the agricultural-residential lifestyle prevalent in this character area
- 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 contribute 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 areas of open space
- Concentrate Crossroad Community development at intersections along major transportation routes
- Preserve the agricultural-residential lifestyle prevalent in this character area
- Plan for the preservation of historic sites, including cemeteries



TRADITIONAL NEIGHBORHOOD RESIDENTIAL

The Traditional Neighborhood Residential Character Area of Rockdale County 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 Character Area 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 Community Character Area 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 the adjacent Crossroad Community Character Area
- 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



COMMERCIAL GROWTH CORRIDOR

The Commercial Growth Corridor Character Area in Rockdale County includes the bulk of industrial and commercial properties concentrated along the Interstate 20 corridor, including the City of Conyers. The Commercial Growth Corridor Character Area has been developed with a mix of land uses that include commercial, office, warehousing, and light industrial land uses. The Commercial Growth Corridor Character Area 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 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 accommodate through-travelers are appropriate, 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



CROSSROAD COMMUNITY

The Crossroads Community Character Area in Rockdale County includes areas of limited nonresidential 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 nonresidential development keeping with the scale and character of similar and typical uses.

- 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



COSTLEY MILL

The Costley Mill Character Area 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



MILSTEAD VILLAGE

The Milstead Village Character Area in Rockdale County includes the historic village of Milstead, 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

The Monastery of the Holy Spirit Character Area in Rockdale County includes the Monastery of the Holy Spirit, established in 1044 by a community of Trappist monks. 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



FUTURE LAND USES

The colors of the Land Use categories below coordinate with the colors of the Future Land Use Map on page 31.

PARKS AND NATURAL RESOURCES

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), agricultural-residential and agricultural uses.

MEDIUM DENSITY RESIDENTIAL

This area is appropriate for single-family detached residential dwellings (2-4 units per 1 acre).

HIGH DENSITY RESIDENTIAL

This area is appropriate for a variety of single-family attached and multi-family residential units (6-8 units per 1 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 along 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 (8-12 residential units per 1 acre), 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 the City of Conyers. This area is appropriate for single-family detached and attached residential dwellings and limited retail and commercial services activities to serve the everyday needs of local residents. Redevelopment and infill development should match the historic character unique to the village.

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.

LIGHT INDUSTRIAL

This category includes warehousing, distribution, trucking, and manufacturing, 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.

TECHNOLOGY PARK

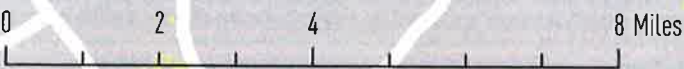
This category includes warehouse and distribution uses, with limited industrial operations. New developments have campus-like settings and protective covenants. Zoning conditions ensure that design of structures, landscaping, and signage are compatible with adjacent uses.

WATER / WATERSHED PROTECTION

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 Rockdale County is also identified.

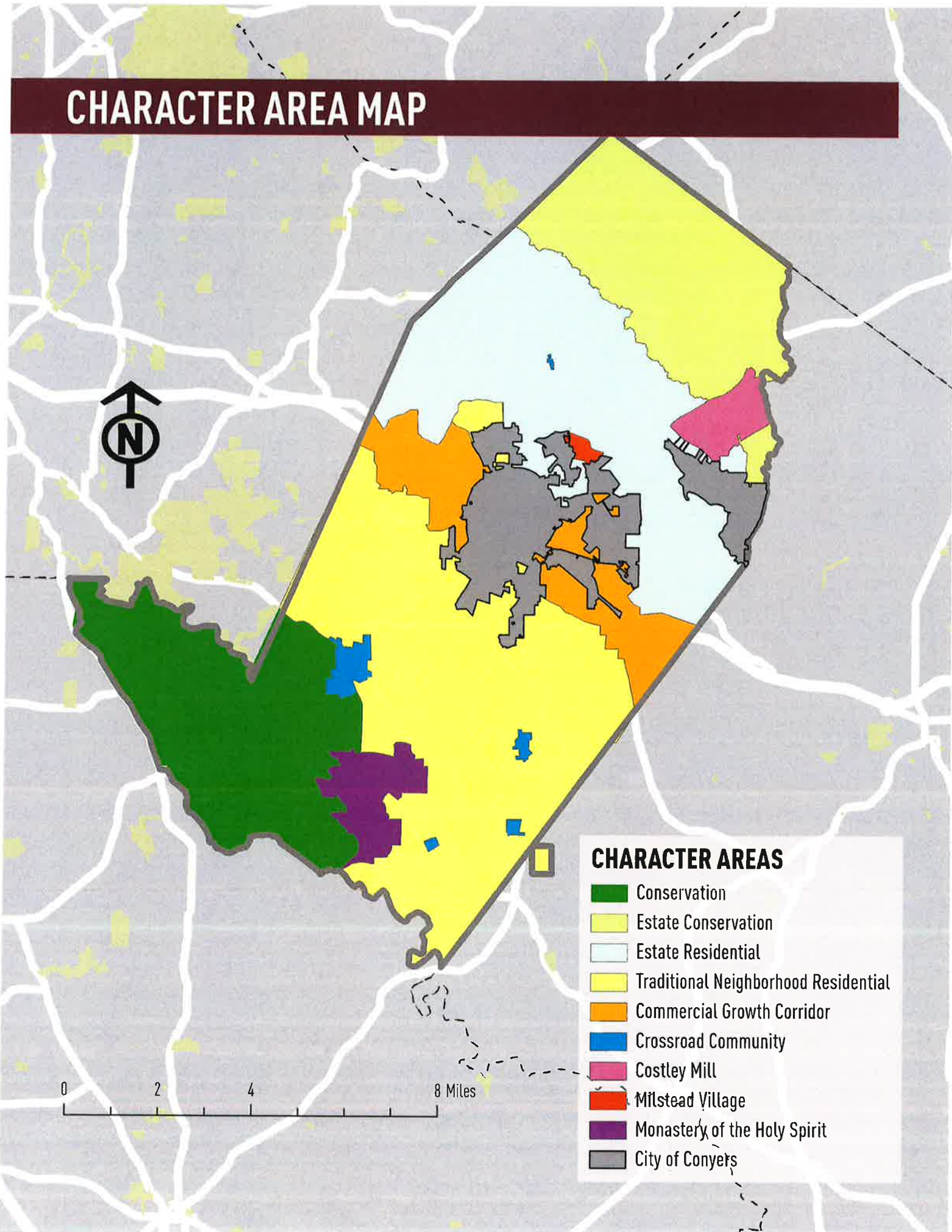


CHARACTER AREA MAP

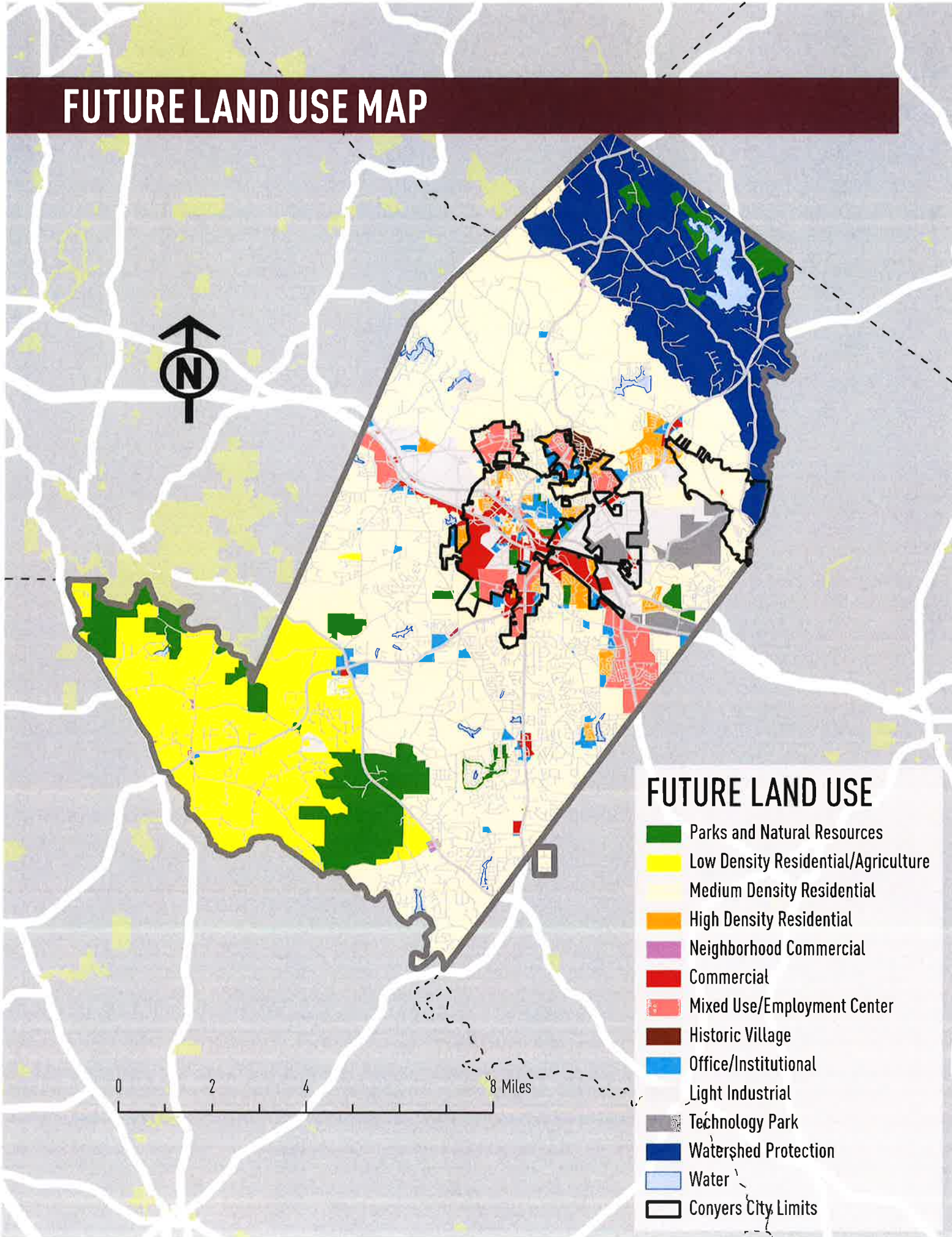


CHARACTER AREAS

- Conservation
- Estate Conservation
- Estate Residential
- Traditional Neighborhood Residential
- Commercial Growth Corridor
- Crossroad Community
- Costley Mill
- Milstead Village
- Monastery of the Holy Spirit
- City of Conyers



FUTURE LAND USE MAP



CHAPTER 4

TRANSPORTATION



Courtesy of Explore Georgia

ROCKDALE IN MOTION (2018)

The Atlanta Regional Commission (ARC) established the Comprehensive Transportation Plan (CTP) program in the mid-2000s to provide financial assistance to communities to develop long range transportation plans that can also serve as the foundation for regional planning efforts. The CTP program is utilized to help cities and counties jointly identify and analyze their needs, develop solutions which are acceptable to the community, and better articulate their priorities when funding opportunities arise. As a condition of providing financial assistance to develop a CTP, ARC developed the following expected outcomes:

- Prioritized list of transportation investments necessary to support the visions for economic development and strong communities established by cities and counties.
- Five (5) to ten (10) year fiscally constrained action plan which reflects currently available funding sources and feasible policy actions that can be taken at the city or county level.
- Recommendations that have been vetted through a robust community engagement process and formally adopted by local government officials.
- Recommendations that leverage regional facilities, services and programs to address local needs and priorities.
- Recommendations that can knit together previous plans and projects identified at the community level through Livable Centers Initiative (LCI) studies, Community Improvement District (CID) work programs, city or county Capital Improvement Programs (CIP), corridor studies, and other initiatives.

As Rockdale County's first update to its inaugural CTP, the planning process for *Rockdale In Motion: Comprehensive Transportation Plan Update* was designed to address a handful of broader goals beyond the expected outcomes identified above. *Rockdale In Motion* was developed to take stock and understand what has changed since the completion of the original CTP in December 2009. This includes understanding the projects and initiatives that have been implemented since the original CTP. It also includes re-examining the projects recommended in the original CTP that have not yet been implemented. Finally, it includes understanding where additional transportation needs may exist and the development of new projects and initiatives to address emerging changes in the community.

A full list of project recommendations can be found in [Rockdale In Motion](#).

METROPOLITAN TRANSPORTATION PLAN (2020)

The *Metropolitan Transportation Plan* (MTP) (previously the *Regional Transportation Plan* (RTP)) is one piece of *The Atlanta Region's Plan* (TARP). Both plans establish long-term visions and detail the policies and programs that will bring those visions to fruition. The MTP focuses on current transportation conditions, expected trends that will impact the transportation network, and documents the strategies and investments necessary to meet the multi-modal transportation needs of all residents and visitors of the Atlanta region through 2050.

The MTP contains robust transportation infrastructure investments – from pedestrian safety measures to congestion management – designed to improve mobility, access, and safety for all of the Atlanta region's residents and visitors. This ambitious list of recommendations addresses the varied challenges faced across the region and provides a higher quality of life for everyone.

METROPOLITAN TRANSPORTATION PLAN (CONT'D)

The recommendations are grouped into three program areas – Demand Management, Expansion, and Maintenance & Modernization – and eight corresponding subareas.

A full list of projects for Rockdale County from the MPT can be found in Table 2 below.

Table 2. Land Use and Character Area Compatibility*

ARC #	GDOT #	Description	Sponsor	Status**
AR-514	0015996	Xpress Rockdale Park-And-Ride Expansion	SRTA	Programmed
AR-5307-RO	NA	FTA Section 5307/5340 Formula Funds Allocations for Rockdale County	Rockdale County	Programmed
NE-110	0018008	Dial Mill Road Bridge Replacement	Newton County	Programmed
RO-015F	NA	Millers Chapel Road Widening	Rockdale County	Long Range
RO-025C	NA	Flat Shoals Road Widening	Rockdale County	Long Range
RO-138B	0002040	SR 138 (Stockbridge Highway) Operations and Safety Improvements	GDOT	Programmed
RO-206	0013628	SR162 (Salem Road) Widening	GDOT	Programmed
RO-214	NA	Old Covington Highway Widening	Rockdale County	Long Range
RO-217A	NA	Old Salem Road – Widening	Rockdale County	Long Range
RO-235C	0013163	Sigman Road Widening – Phase 2	Rockdale County	Programmed
RO-235D	0012594	Sigman Road Widening – Phase 3	Rockdale County	Programmed
RO-235E1	752210-	Sigman Road Widening	Rockdale County	Programmed
RO-243	0006934	Courtesy Parkway Extension / I-2- Overpass – New Alignment	Rockdale County	Programmed
RO-256	0012886	Sigman Road Multi-Use Trail – Segment 1	Rockdale County	Completed
RO-259	0015100	Honey Creek Road Bridge Replacement	GDOT	Programmed
RO-260	0017821	Rockdale River Trail Extension to Conyers	Rockdale County	Programmed
RO-261B	0018263	Rockdale County School Bus Replacement – FY 2023	Rockdale County	Programmed
RO-261C	0018264	Rockdale County School Bus Replacement – FY 2024	Rockdale County	Programmed
RO-AR-138	731048-	I-20 East Interchange Improvements	GDOT	Programmed

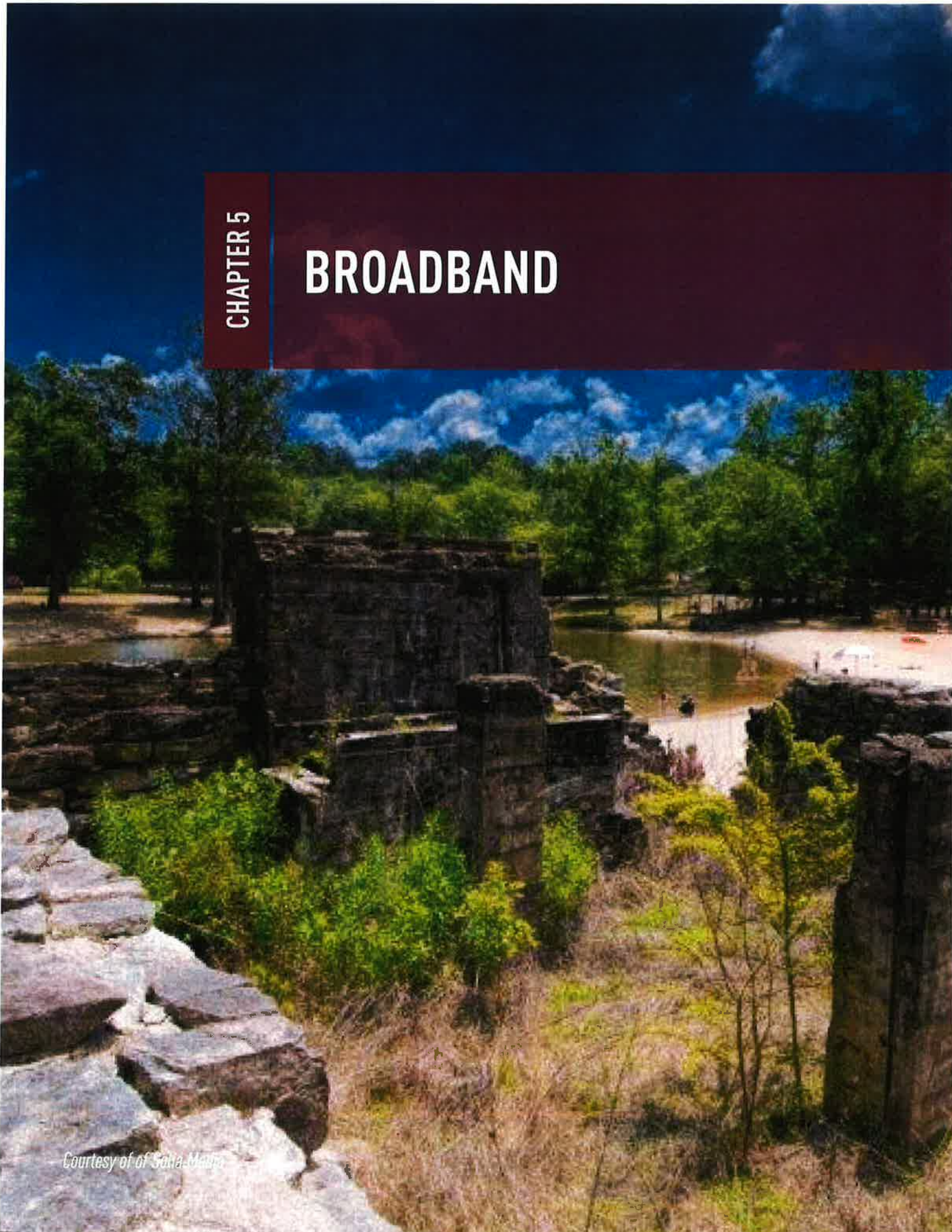
* This table is a direct copy of the The Atlanta Region's Plan MTP Project List, including any discrepancies or errors.

**"Programmed" indicates that one or more phase is scheduled to be undertaken during the years covered by the TIP (2020-2025). "Long Range" indicates that all phases are not scheduled until 2026 or later. These are the only two statuses which comprise the adopted and conforming Transportation Improvement Program (TIP) and MTP project list.

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CHAPTER 5

BROADBAND

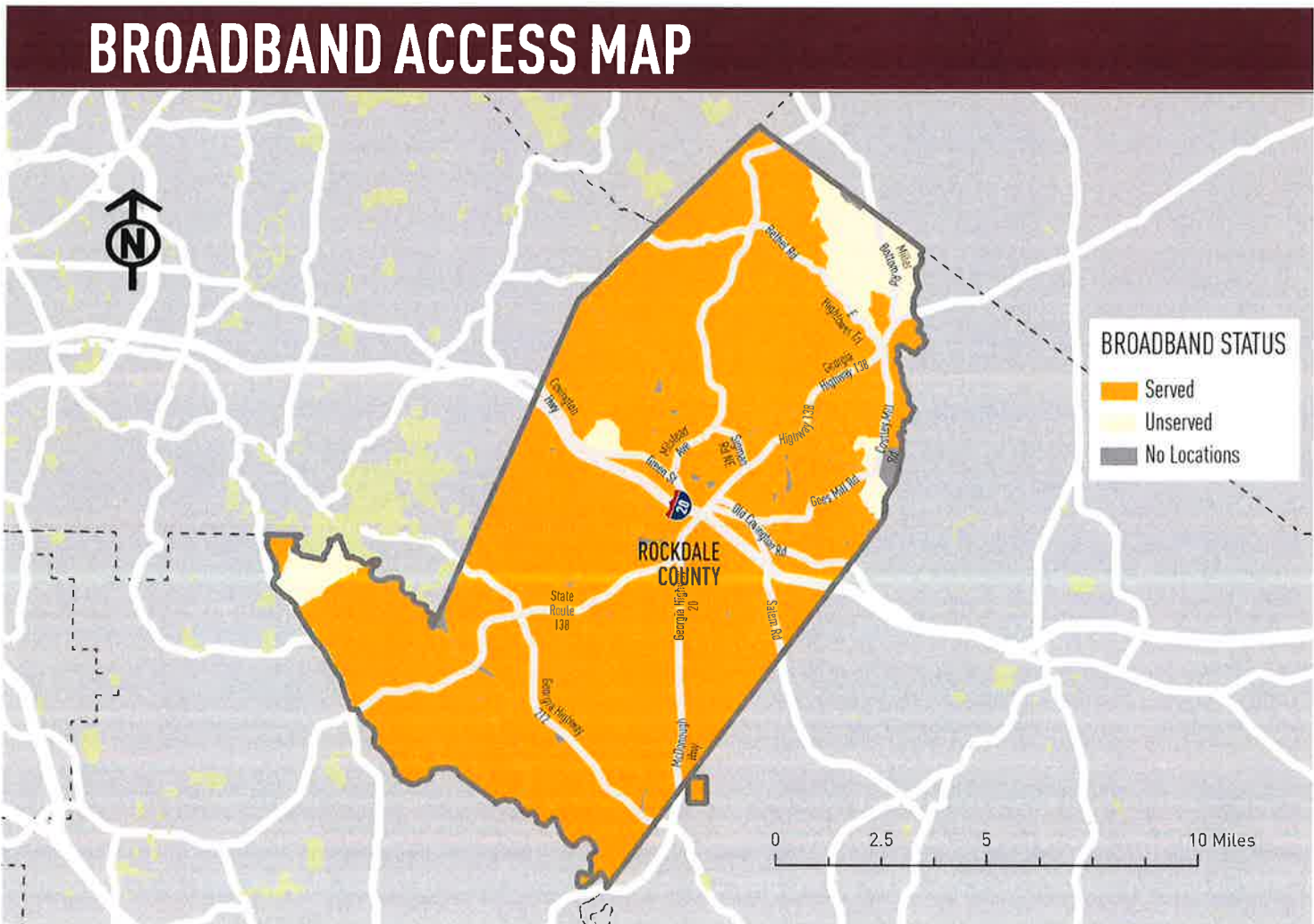


Courtesy of of Santa Maria

BROADBAND ACCESS

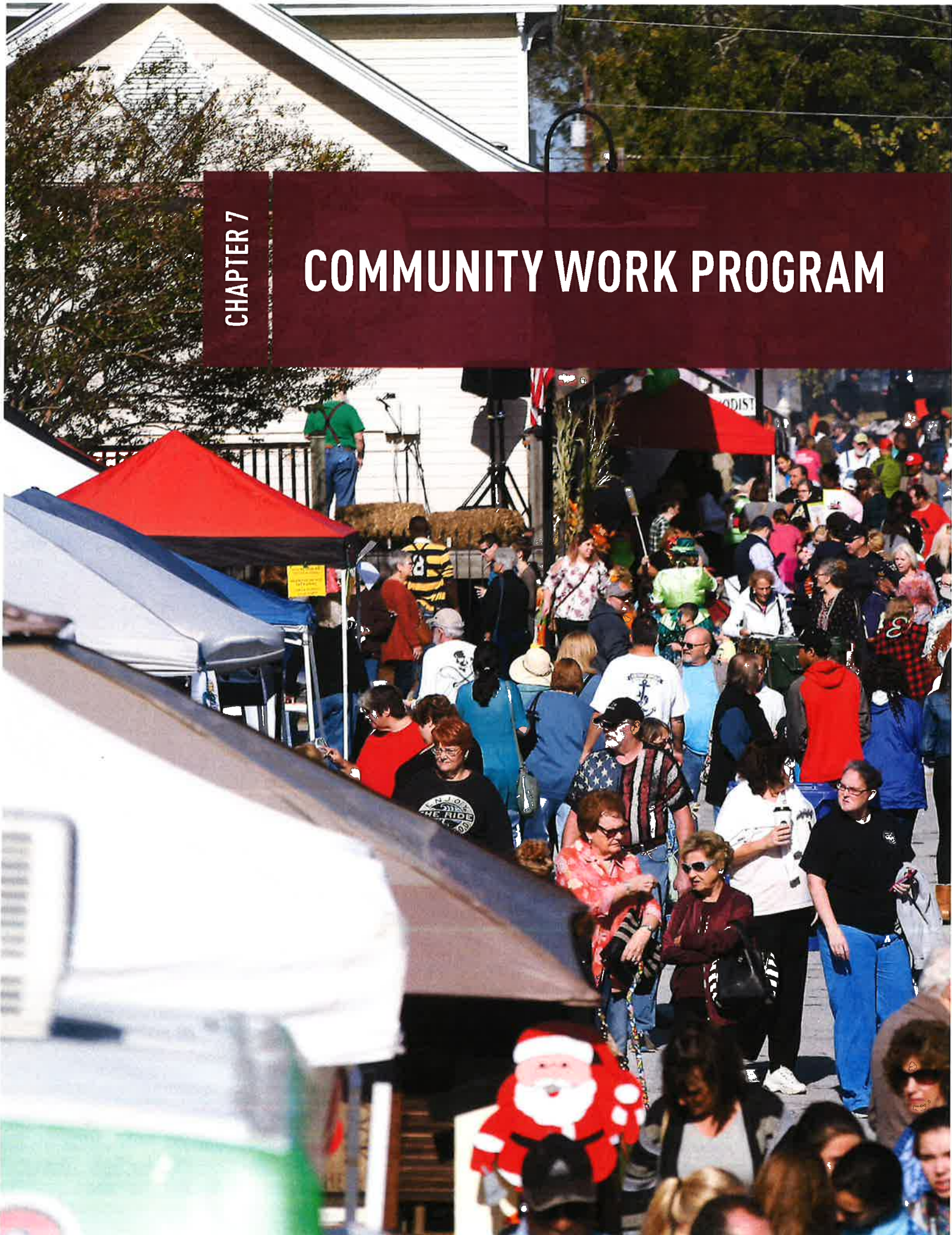
According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in Rockdale County were unserved by broadband as of 2022. The map below illustrates that the vast majority of Rockdale County is served by broadband. Unserved pockets may be representative of extensive surface parking, undeveloped lots, or simply older development. Note: Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved.'

County officials should also consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Broadband Ready Community Designation demonstrates that a local unit of government has taken steps to reduce obstacles to broadband infrastructure investment by amending their comprehensive plan to include the promotion of the deployment broadband services and adopting a broadband model ordinance. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.



CHAPTER 7

COMMUNITY WORK PROGRAM



COMMUNITY WORK PROGRAM 2023-2027

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Natural and Historic Resources								
NHR.01. Revise regulations as necessary to protect the integrity of waterways and "303(d)" List of Impaired Waters	X	X	X	X	X	RWR, SM	Staff Time	Operating Budget
NHR.02. Identify partners and resources to undertake a countywide historic resource survey	X	X	X	X	X	PD	Staff Time	Operating Budget
NHR.03. Establish Milstead Village as a local historic district			X	X	X	PD	Staff Time	Operating Budget
NHR.04. Create design guidelines and standards for Milstead Village			X	X	X	PD	Staff Time	Operating Budget
NHR.05. Work with Stormwater and RWR to create list of critical waters	X	X				PD, RWR, SM	Staff Time	Operating Budget
Community Facilities and Services: Water and Sewer								
WS.01. Implement the Honey Creek Lift Station at the time of the decommissioning of the Honey Creek WWTP	X	X	X			FD, RWR	\$7,500,000	Local Water and Sewer Fund, SPLOST
Community Facilities and Services: Solid Waste and Stormwater								
SWS.01. Lake Rockaway Dam Repair and Rehabilitation	X	X	X	X	X	SM	\$1,500,000	CDBG, Local Stormwater Utility Fund
Community Facilities and Services: Parks and Recreation								
PR.01. Rockdale River Trail System	X	X	X	X	X	RM	\$8,500,000	GOOT, SPLOST, FEDNR
Urban Design								
UD.01. Prepare and adopt a redevelopment and infill ordinance				X	X	PD	Staff Time	Operating Budget
UD.02. Prepare and adopt an updated zoning code	X	X				PD, Consultant	\$200,000	Operating Budget
UD.03. Develop policies and standards that will promote tourism opportunities throughout the county.		X	X	X	X	PD	Staff Time	Operating Budget

COMMUNITY WORK PROGRAM 2023-2027 (CONT'D)

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Economic Development and Redevelopment								
EDR.01. Implement the Urban Redevelopment Plan through an overlay district		X	X	X	X	PD	Staff Time	Operating Budget
Housing and Community Development								
HCD.01. Propose new development standards for mobile home parks					X	PD	Staff Time	Operating Budget
HCD.02. Create a walkability assessment of the county			X	X	X	PD, RDOT	Staff Time	Operating Budget
HCD.03. Pursue Community Development funding for designated historic districts and incentive match for homeowners to engage in maintenance or rehabilitation			X	X	X	PD, Grant Writer	Staff Time	Operating Budget
HCD.04. Utilize the Development Authority to evaluate local commercial and identify potential development opportunities	X	X	X	X	X	PD, County Attorney	Staff Time	Operating Budget
HCD.05. Conduct housing study		X	X			PD	\$50,000	Operating Budget
HCD.06. Conduct arts and culture study			X	X		BOC, PD	\$10,000	Operating Budget
Land Use								
LU.01. Evaluate the workings of the Salem Road (SR 162) Corridor Overlay District; amend regulations as necessary	X	X	X			PD	Staff Time	Operating Budget
LU.02. Analyse neighborhood commercial development in rural Rockdale County; revise development regulations if appropriate		X	X	X		PD	Staff Time	Operating Budget
LU.03. Rewrite UDD	X	X				PD	\$200,000	Operating Budget
Transportation								
T.01. Develop infrastructure master plan		X	X			PD	\$75,000	Operating Budget
Intergovernmental Coordination								
T.01. Continue to participate in Land Use Coordination Committee	X	X	X	X	X	PD	Staff Time	Operating Budget

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
Intergovernmental Coordination (cont'd)								
T.02. Cooperate with Georgia Regional Transportation Authority (GRTA) to improve or expand bus service	X	X	X	X	X	RDOT	Staff Time	Operating Budget
T.03. Monitor plan amendment efforts and continue to comply with all mandates of the Metro North Georgia Water Planning District	X	X	X	X	X	PD, RWR, RCSW	Staff Time	Operating Budget

REPORT OF ACCOMPLISHMENTS 2018-2022

Project	Status	Notes
Natural and Historic Resources		
Revise regulations as necessary to protect the integrity of waterways on "303(d)" List of Impaired Waters	Underway	Required of the MS4 Permit and the Watershed Protection Plan. Conduct monitoring and track results. See CWP Item NHR.01.
Identify partners and resources to undertake a countywide historic resource survey	Postponed	Identify the Atlanta Regional Commission as a partner to help conduct a survey. See CWP Item NHR.02.
Establish Milstead Village as a local historic district	Postponed	Working on gathering local support for historic designation. See CWP Item NHR.03.
Create design guidelines and standards for Milstead Village	Postponed	Design Guidelines were created in cooperation with Georgia Conservancy. See CWP Item NHR.04.
Work with Stormwater and RWR to create list of critical waters	Postponed	Working on a process to identify critical waters. See CWP Item NHR.05.
Community Facilities and Services: Water and Sewer		
Expand water and sewer line coverage in service areas per master plan	Canceled	(Draft) Master Plan doesn't identify water and sewer lines.
Implement the Honey Creek Lift Station at the time of the decommissioning of the Honey Creek WWTP	Underway	Current Design for WWTP are underway. See CWP Item WS.01.
New 4MG water storage tank at the water treatment plant	Complete	4MG water storage tank at the water treatment.
Community Facilities and Services: Solid Waste and Stormwater		
Regional detention/ water quality treatment pond (Lakefield Dam Facility)	Complete	Completed 2019-2020.
Lake Rockaway Dam Repair and Rehabilitation	Underway	Working on updating timeline for repair. See CWP Item SWS.01.
Continued educational program and public outreach on stormwater pollution program	Complete	Public Meeting and outreach continued.
Community Facilities and Services: Parks and Recreation		
Black Shoals Park Improvements	Complete	Replaced Boat Dock, Fishing Pier. Add ADA Travel Path and Kayak Launch.
Review and adopt the Greenway Master Plan as component to Parks and Recreation Comprehensive Master Plan	Complete	Adopted in 2020 with Recreation Master Plan.
Rockdale River Trail System	Underway	Currently undergoing mapping and interface. See CWP Item PR.01
Pursue additional federal and state funding for open space acquisition and park and greenway improvements	Complete	Finalizing concept for integrated programming and infrastructure improvement.
Urban Design		
SR 138 Beautification and Economic Initiative	Canceled	Coordinate with the Chamber to identify Economic Initiative.
Prepare and adopt a redevelopment and infill ordinance	Postponed	Reviewing current zoning ordinance and available approaches on redevelopment and infill ordinance. See CWP Item UD.01.
Prepare and adopt and updated zoning code	Underway	Identify current code sections and process of updating. See CWP Item UD.02.
Develop policies and standards that will promote tourism opportunities throughout the county.	Canceled	Coordinate with the Chamber to identify other avenues for tourism opportunities. See CWP Item UD.03.

Project	Status	Notes
Economic Development and Redevelopment		
Implement the Urban Redevelopment Plan through an overlay district	Underway	Reviewing and revising sections of the Salem Road Corridor Overlay. See CWP Item EDR.01.
Undertake a countywide economic development strategy that identifies strategic sectors, including opportunities for green jobs	Canceled	Will draft steps need to identify areas of opportunities.
Support the Local WorkSource Georgia initiatives in Rockdale County	Complete	Will reach out to the Chamber to reevaluate initiatives.
Housing and Community Development		
Propose new development standards for mobile home parks	Underway	Evaluating current mobile home sites, and create development standards for manufactured housing. See CWP Item HCD.01.
Continue participation in the Neighborhood Stabilization Program	Complete	Active and ongoing, purchasing and rehabbing program. Since 2009 we have bought, rehabbed and sold 70 homes. One is currently on the market.
Create a walkability assessment of the county	Postponed	Reassess the parameters for walkability assessment. See CWP Item HCD.02.
Evaluate land development opportunities to increase the availability for age-friendly communities	Canceled	Look for other opportunities to increase age-friendly communities.
Pursue Community Development funding for designated historic districts and incentive match for homeowners to engage in maintenance or rehabilitation	Postponed	Looking for resource partners for funding historic districts and incentives. See CWP Item HCD.03.
Utilize the Development Authority to evaluate local commercial and identify potential development opportunities	Postponed	Reevaluating strategy to identify potential development opportunities. See CWP Item HCD.04.
Land Use		
Evaluate the workings of the Salem Road (SR 162) Corridor Overlay District; amend regulations as necessary	Underway	Drafting revision for the Salem Road Corridor Overlay. See CWP Item LU.01.
Analyse neighborhood commercial development in rural Rockdale County; revise development regulations if appropriate	Postponed	Will draft steps need to identify areas for commercial development. See CWP Item LU.02.
Prepare the new Comprehensive Plan	Complete	Completed in 2018. Currently updating the current plan (2023 Comprehensive Plan)
Develop county strategic plan	Complete	Completed in 2020. Currently updating the current plan (Reimagine Rockdale)
Transportation		
Implement and update the Comprehensive Transportation Plan	Complete	RFP for CTP is currently in progress in coordination with ARC Team.
Continue efforts to improve bicycle and pedestrian networks throughout the County.	Complete	RDOT is coordinating with General Services on the construction of the Rock River Trail. Gen Services is currently working with a design team to complete PE, ROW and Utilities Plans.
Widening of Sigman Road to 4 lanes with a full median from Irwin Br. to SR 138 (Walnut Grove Road)	Complete	RDOT has broken Phase 3 into two parts(B-SR to Hwy 138 GDOT Sponsored. A-Irwin Bridge to SR 20 RDOT sponsored) 4-lane with median and bike path design carried through to I-20 interchanged east of Conyers.
Conduct a feasibility study to create peak route usage for senior use of available transportation resources	Complete	Senior Friendly routes to be incorporated into the Master Transportation Plan
Intergovernmental Coordination		
Continue to participate in Land Use Coordination Committee	Underway	Actively participating through ARC. See CWP Item T.01.

REPORT OF ACCOMPLISHMENTS 2018-2022 (CONT'D)

Project	Status	Notes
Intergovernmental Coordination (cont'd)		
Cooperate with Georgia Regional Transportation Authority (GRTA) to improve or expand bus service	Underway	Looking at public transportation options to service Rockdale County. See CWP Item T.02.
Monitor plan amendment efforts and continue to comply with all mandates of the Metro North Georgia Water Planning District	Underway	Stormwater is currently overseeing development of standards and use. See CWP Item T.03.

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An aerial photograph of a winding river flowing through a lush, green forest. The river is dark blue and reflects the surrounding trees. A prominent sandbar is visible on the left side of the river, and another smaller one is on the right. The trees are dense and vibrant green, with some sunlight filtering through the canopy. The sky is a clear, deep blue.

APPENDIX A

Courtesy of Solia Media

Rockdale County 2023 Comprehensive Plan Update

MOVE

FILTER BY SEGMENT 
Project engagement

OPTIONS 

VIEWS	PARTICIPANTS
2,414	381
RESPONSES	COMMENTS
5,685	584
SUBSCRIBERS	
112	

What's one word or phrase you would use to describe Rockdale County to someone unfamiliar with the community?

Too many unnecessary liquor stores, gas stations. County commission does not care about community. Building homes and townhouses without regard of residents already here. M&O taxes we pay are entirely too much for what we are not getting. Did I mention we need to change commission board?

2 months ago

Challenges; traffic near Dogwood/I-20. No fine dining options. No family fun spots or event centers. Main city corridors and downtown Conyers needs better upkeep, modernization.

3 months ago

Poorly ran county with little concern for current citizens. Elected officials only interested in personal ambitions, not the best interests of the community.

2 months ago

We have elected officials, appointed officials, and bureaucrats in the city, county, and school board that don't have a clue how difficult it is for average citizens in Rockdale. Commissioners allow more development than infrastructure is presently able to handle. Government wants to expand and fail to realize the ONE priority of government is to protect the citizens. After that things like water and so forth. NOTHING is a mandatory requirement like more parks, more services, more, more, more...when the citizens are struggling to pay their living expenses only to be strapped with more tax. Government needs to be better managed and restricted. As a senior who hasn't had a child in school in 23 years, I still pay for school tax while living on Social Security. Who cares? Not our school board or commissioners.

2 months ago

Property taxes through the roof, creating renters instead of homeowners. No regard for current residents, especially the elders.

2 months ago

Congested

3 months ago

Poorly run by elected officials. They want what's good for their pockets not the county. Schools overcrowded, traffic is horrendous, quality restaurants non-existent.

2 months ago

Completely agree with all of the above. Some new dining options other than the usual Longhorn, Applebees, O'Charley's etc... We need some places like Taco Mac... A nice Japanese restaurant that's not on a road known to have a lot of crime where your car might get broken into or just walking to your car may get you mugged. Definitely no family entertainment venues. The bowling alley has seen better days... most of our parks are crime ridden... no jump places, museums, no indoor play places for rainy, freezing cold or extremely hot days. The movie theater has also seen better days. It's dirty... never kept clean... run by teenagers that goof off instead of working! The traffic lights on 138 are terrible. People block intersections because none of the lights are in sync.

2 months ago

High Taxes

2 months ago

The elected officials that run the City, County and School Board should be required to reside in Rockdale county. They would then see first hand how high the property taxes are as well as all the transits there are here.

We need to save our green space and stop the building. There are a lot of vacant buildings that need to be utilized (ie, corner of GA 20 and Oglesby Bridge Rd).

Our subdivisions are turning into Rental Subdivisions which is lowering our home values for the homeowners. This needs to stop! We have more than enough apartments available for them!

2 months ago

*Poor Leadership - Vote them out
*Worst schools in the state - Vote out the superintendent
*School Superintendent shouldn't make more than the president of the USA
*County Officials should be payed based on results.
*Highest property taxes in the state.. for the worst schools? That doesn't add up.
*Need 5 Chairs representing the WHOLE County
*VOTE OZ, Sherry and Doreen OUT!
Rockdale County used to have a money surplus. They have taken everything from us.
*WE NEED TO VOTE THESE PEOPLE OUT!

2 months ago

Run down. Too many multi-family locations with more on the way due to greed. Second class food. Customer service is a loss art at almost any location in Rockdale. So sad.

2 months ago

To many apartments going up. This school system can not handle growth Lived her all my life. Every one feels entitled. It's not the small town feel anymore. No one seems to know how to handle 4 way stops.

2 months ago

Crime is getting out of Control. We don't have any Higher Education in Rockdale. Renters have become the highest percentage of the Residents and that is not good for a Community. This has been allowed in both the City and County with no thought of slowing it down. Our School System has broken down as Students are out of Control. Taxes have gone up tremendously without regard of the needs of the Community. The County has bought building after building taking them off Tax roles and increasing the Costs to the Citizens. These Old Buildings are Inefficient and unsecure.

2 months ago

Losing that home feeling - growing too fast

2 months ago

The Infrastructure can not handle the growth , also not enough businesses outside of the Conyers city limits .

2 months ago

It's becoming over populated along with ever rising taxes. The roads need to be widened to accommodate all the traffic

2 months ago

Growing community

4 months ago

Uncontrolled growth

2 months ago

Soon to be the next STONECREST!

2 months ago

Overwhelmed

3 months ago

I agree with every one of these comments. This Commissioners Board is not interested in the County just doing what suits their agenda!

2 months ago

Born and raised in Rockdale County and it is overpopulated now, becoming so RUNDOWN. Who owns the businesses near the hospital? I've never seen trash all over the place like this before! The roads are in horrible condition and the traffic is ridiculous. Please stop building apartments and townhomes. We are FULL. We don't need another hotel. Why not add more parks, CLEAN places to take our families to eat, for recreation. Property taxes are far too high. Conyers is losing its quiet, hometown feel. Our county deserves better than this.

2 months ago

I copied this from above because it needs to be said over and over! This county is in trouble and we the people are sticking our heads in the sand! Get out and VOTE these officials out of office!

- *Poor Leadership - Vote them out
 - *Worst schools in the state - Vote out the superintendent
 - *School Superintendent shouldn't make more than the president of the USA
 - *County Officials should be payed based on results.
 - *Highest property taxes in the state.. for the worst schools? That doesn't add up.
 - *Need 5 Chairs representing the WHOLE County
 - *VOTE OZ, Sherry and Doreen OUT!
- Rockdale County used to have a money surplus. They have taken everything from us.
*WE NEED TO VOTE THESE PEOPLE OUT

2 months ago

Too much new construction of townhomes, apts, etc., with no regard for infrastructure— schools, roads, etc. Also too much construction of industrial buildings while many newer ones remain empty. Is it lack of caring or planning by commissioners - or both ? Or is it about the money?

2 months ago

Please Rockdale County Government, stop wasting our money!!!! Repair our roads and properly maintain them, THEN and only THEN do you need to look at public transportation. I'll say it again, REPAIR AND PROPERLY MAINTAIN OUR ROADS, PLEASE!!!!!!!

2 months ago

Not the worst but for the taxes we pay something doesn't feel right. Someone is dropping the ball here and it's creating a strained relationship between citizens and local government. Near Sigman and Irwin bridge everything feels a bit run down. You could better the Quality of living just by upkeep of the county.

2 months ago

To congestive, to many new apt. And business/warehouses. Our roads, schools etc can't accommodate all this growth. Seems Conyers just sees dollar sign and not what is best for The county. We are no longer a small community.

2 months ago

Unnecessary building without concern for current Infrastructure

2 months ago

Traffic congestion poor schools, poor leadership, overcrowded, too many liquor stores...pawn shops, nail shops, gas stations, barbershops, beauty shops. Crime is increasing this county has changed and not for the better. I moved here 23 years ago this was a very nice community. I would never move here today.

2 months ago

Declining

2 months ago

Poorly planned.

2 months ago

Poor school system

2 months ago

Disorganized

2 months ago

Antiquated

3 months ago

Born and raised in Rockdale County. Worked eight years in the county going on 20 years. A lot has changed especially the population amount. Biggest problem is the traffic on Hwy 138.

2 months ago

Developing

3 months ago

Overdevelopment and crowded

2 months ago

Magnet school and Career Academy are hidden gems in an otherwise average school system. Magnet needs some investment in facilities to repair issues such as leaking roof and falling ceiling tiles.

2 months ago

Overcrowded

2 months ago

Rockdale has changed drastically over the past 20 years. The school systems are losing touch with community and family-based services. The taxes are extended high and we as citizens have no clue what they're being used for because we don't see any improvements. The businesses that are being allowed into the county have no actual value to the communities. They provide no decent-paying jobs and there are too many fast-food businesses being allowed in which the service is awful. No real family restaurants are being built on Hwy 20. Too many package stores are taking over vital probable green space...which the county lacks also. And how many convenient stores/gas stations does every corner need in our communities??? There are no family entertainment entities in Rockdale except the bowling alley, we definitely could use something more entertaining and exciting so we don't have to drive miles and invest in other counties' businesses. Then there are no health food stores such as Trader Joe's, Sprouts, etc. When there should be at least one of those for our communities. And our roadways/traffic maintenance needs reevaluation because the traffic on Hwy 138 is ridiculous. I know we can do better to look and be one of the best cities on I20.

2 months ago

Too many new home and townhome communities being built while current schools are already overwhelmed, understaffed, and underperforming. Traffic on 138 near Dogwood is terrible.

one month ago

We moved here from Sandy Springs in 2008 for a more affordable life. The following are our concerns causing consideration to move...The cost of property taxes, monthly water increases with no better quality, is adequately prepared for TRAFFIC especially 138, the crossings in Old Town by the railroads are a death trap, no health-based food stores such as Sprouts and TOO many apt, townhouse etc permits given to investors and rented out. Crime rates with juveniles are out of control, Rockdale isn't safe any more and our neighborhoods aren't safe for healthy walking etc. Those 55+ are being pushed out.

2 months ago

Rockdale is trying to be something it's not without making

2 months ago

Dishonest Government and Government Officials

2 months ago

I have lived in Rockdale my whole life and I use to say I loved this place but now I want to move. I fear for my child each day at school, schools are no longer safe. The property taxes keep going up without regard of the needs of the community. There is too much traffic. Too much construction of townhouses and apartments. No more small town feel. People are rude and disrespectful. All elected officials that run the city, county and school board should be required to live in Rockdale County, so they can pay these high taxes also.

one month ago

Traffic, no upscale restaurants, limited walkability.

one month ago

Rockdale needs to stop allowing building permits for more Sub Divisions because we are good right now.

one month ago

I see so much more litter in and around Conyers and Rockdale County. It's awful. Notice that more people are driving crazy - disrespecting other drivers on the road.

one month ago

In one word, thwarted. Rockdale County is not living up to its potential because we have leadership that does not seek to elevate our county to be its best and to maximize its potential but instead allows in any type of development, no matter how much it conflicts with what is appropriate, out of sheer desperation for more property tax revenue, and they call it growth. But because of their short sighted decisions and lack of vision, we get weeds instead of roses. Meanwhile, everywhere around us, the neighboring suburbs continue to grow and evolve on a higher level, attracting more quality developers of both commercial and residential, becoming more and more desirable places to live. There is no forward thinking and no real vision for Rockdale County. We are becoming a pit stop on the way to someplace better.

2 months ago

There is unity here and opportunity for growth as we continue to put politics aside and work together. Stop complaining and start getting involved. Love your neighbor, volunteer at the schools, etc. As far as restaurants go, we cannot have the restaurants and stores you are asking for until the average family income increases. Stop fighting one another and get involved!

2 months ago

Diverse and high quality housing options to meet a growing population.

3 months ago

Rural community that is quickly developing

3 months ago

Too many multifamily homes (apartments and condos are being built. This must stop. Traffic (not to mention quality of life) are continuing to deteriorate.

one month ago

Rockdale taxes outrageous

especially for senior citizens. School taxes are a large part of the tax bill. Seniors are given a small exemption increase and then the rates are increased offsetting the benefit. Children are not receiving a quality education. Each school is individually rated. In order for a child to receive a better education parents need to research each school in the county and request a transfer to the one with the best rating. To me that is unacceptable. The Superintendent and the Board members need to investigate and correct the issues.

2 months ago

This town is turning into little Atlanta too many people and not enough space to live they are pushing the older people out where they have been for years and there are NO MORE ROOM FOR MORE PEOPLE ENOUGH!

2 months ago

We live in the watershed area and are very saddened by how the county continuously keeps making "special exceptions" to allow things to be put in that are against the restrictions of the watershed. We purposely bought here because the country atmosphere and the limited growth. The reservoir is the county's main water source and it's being threatened because county officials keep allowing special rezoning deals and slowly chipping away at it. They have a "gem" of a very nice green area within the watershed with some farms and large tracts of land that is soon to be gone if they continue on the reckless path they are on. We agree with the comments about Rockdale everyone has posted. Taxes, crime, low rated schools and over development is a huge concern to us too! Rockdale could be such a nice place to live if the county officials would listen to the concerns of the citizens and then do SOMETHING!

one month ago

Worn: Business areas look worn out and are sleazy looking along much of 138.

one month ago

Why does county have to grow? Nothing wrong with preserving open space, not adding to population. Be known as a sleepy community, where time does not rush by.

one month ago

regressing, frustrating, behind, lack of..., unfortunately nothing positive comes to mind when asked about Rockdale County. Roads are overwhelmed and congested, many businesses are struggling due to a lack of help, there isn't enough benefit or amenities within the county to attract or retain upscale businesses and services, crime is on the increase, homelessness is on the increase, taxes are increasing - but there is no benefit to the taxpayer... Rockdale is becoming a run-down, inconvenient, extension of other run-down surrounding areas.

one month ago

Taxes are far too high for this Atlanta bedroom community. Police and fire services appear to be adequate but not necessarily keeping up with the excessive growth. Government is growing unchecked which can be demonstrated by the creation of the new unnecessary diversity equity and inclusion office which added at least 10 new positions with no demonstrated need other than a liberal Democratic talking point. One only has to visit a Rockdale County office, any office, to see that the county employees are as diverse if not more so than the population. More government unchecked growth and waste.

2 months ago

I would urge every one who is thinking of moving here to rethink that idea. I don't encourage anyone to move to Rockdale County.

2 months ago

Failing its residents

one month ago

I very much agree how expensive it has gotten. And when I saw the commissioner's office buying stamps because their machine had broken I thought to myself there's my money. It's like when will it be enough. I've been living here for 10 years my son is special needs, and the taxes continue to go up when my pay doesn't. I have no children in school why do I have to continue to pay the school taxes. They built 4 new schools in the last 2 years and remodeled the parks. For real people who have been here for 10 year or more should pay less let the new comers have to pay more here. It's utterly ridiculous. My house note has my taxes and insurance included this makes my mortgage climb from year to year. Enough!

2 months ago

If there is a development department, they need to research building an Amphitheater at the horse park. It could generate revenue for the county. Or BUILD quality subdivisions there. Golf club is nice. The Sheriff needs to do his job by getting someone to police GA Hwy 205 for speeders 24/7. Dangerous to even pull out of subdivision on Hwy 20. Rockdale County used to be a nice county to live. There are only 3-4 quality restaurants in the county. No specialties grocery stores. You have to go to Newton/Gwinnett County or into Atlanta to eat/shop. Some resourceful person needs to seek businesses or franchisees to open businesses here instead of oil, mattress or tire businesses.

one month ago

We moved to the county 25 yrs ago, taxes low, School stats were one of the highest in the State. The county was seemingly progressive, moving ahead at a slower pace. Today is the exact opposite. Govt has their hands in our pockets, school stats are lower than most, Taxes are over the top. Twice the county has tried to work shady deals only to be caught and visited by many county residents. Crime is getting much worse and new neighbors today do not respect others. Many calls have been made to Sheriff and 911 for loud vulgar music, cars in sub divisions parked all over the street making it hard for cars and buses to negotiate the streets. Just a general disregard for neighbors and coexisting. 2008 brought a lot of new people to the county some home owners some renters. the county does a poor job of enforcing ordinances, laws, building and code regulations.

one month ago

What we need is more efficient street lighting for the long dark roads. Especially with no where for nature to go because of all the building of apartments and townhomes.

Traffic control at 138 & Dogwood with a better system of traffic flow.

Put something on Sigman Rd/ 20 We need some family entertainment or restaurants as stated.

2 months ago

The covington hwy (Hwy 278) stretch of road cutting through Rockdale has dangerous shoulder drop offs of more than six inches. The Dogwood drive access road is even worse with no safety on the shoulders.

2 months ago

I have been living in Rockdale Country for the past 16 years.. when I moved here I loved it and was excited to invite friends and family visit..it was so warm and homey. Sad to say that is no more.. Two gas station on almost every corner..new construction everywhere..spiking up my property tax for no good reasons..what are the plans to accommodate all the traffic coming into Conyers..it is already a nightmare...no upscale stores opening..city trend @ seriously. It was fun for me and my then youngest son to go shopping in Walmart later evenings.. now that place is so dirty, the parking lot is filled with litter...Ross was one of the places to go now it's an absolute mess..landscaping outside business places are disgraceful.. the appearance of Rockdale County is going downhill.. To be honestly I no longer want to live here,, I don't feel safe and relaxed..and the nerve of wanting public transport in here..that would be the our greatest downfall.

Not enough is done to secure the safety and peace of mind of the citizens. Getting out of here asap.

one month ago

Rockdale County can't help but grow, but we need SMART growth. Slow growth. Diversity. Safety. Cleanliness. We can grow and still maintain those things that brought us here in the first place.

one month ago

Poor city/community planning. Traffic congestion is a major problem for a minor/small town/city, Traffic patterns and parking are a problem in old town Conyers.

one month ago

Stop building, leave some green space

one month ago

Elections are soooooo important on the city and legislative levels. Please vote for change in leadership so we may see change and accountability.

one month ago

Choking on it's own growth.

one month ago

Too high taxes, too much growth without a plan, boondoggles like new courthouse, the list is endless

one month ago

Small town with lots of charm

3 months ago

Taxes are being raised too high with little to show for it, litter is everywhere, crime is out of control, speed limit is rarely enforced on GA Hwy 20 and there are far too many apartments being built. Rockdale used to be a nice community but it is rapidly turning into a suburb of the wasted east side of Dekalb County.

one month ago

Expensive

2 months ago

I feel it's a growing city but not sure if the growth is in the right direction.

2 months ago

I feel that the utility cost is too high. I'm a single person and my bill remains the same even when I go out of town and my usage is up.

2 months ago

Sketchy

2 months ago

Don't live here.

2 months ago

Bridge between the country and the ghetto

2 months ago

Small Town feels

2 months ago

Too many homes being built and too many liquor stores. I use to love conyers due to it not being overly packed with homes and apartments. Conyers is now cutting down way too many trees to build homes and apartments. Property taxes have gone up every year for the past 5 years which is ridiculous. We also need more green space were we could have a picnic or sit with friends and chat that's away from play grounds. Gwinnett county have amazing parks that have green space away from the playground.

one month ago

Rockdale County can be described as an "exurb". It sits on the eastern edge of the greater metro Atlanta suburbs. When I moved here 23yrs ago, this was a good thing. Exit 82 wasn't as congested as it is because there just weren't many businesses there. Now, it's growing along with property taxes. I got sticker shock when I left Newton County two years ago for Rockdale and saw my water bill! RIDICULOUS! There's clearly a LOT of mismanagement in county government, but I'm fighting the urge to leave Rockdale and go back to Newton or try my hand at living in Henry County. I love Rockdale County and I'm hoping that we citizens can replace some folks in leadership to get the things we need. Let's start with getting a handle on taxes, water, more funding for schools, attracting businesses that support our communities, widening roads like 138 and Salem Rd., etc. Let's make home ownership attractive in Rockdale County by offering buyer incentives to public servants. Shout out to Rockdale County Sheriff's Department for their hard work and community policing! They're doing a great job and definitely deserve a pay raise along with Rockdale County teachers and support staff. We definitely need a change in leadership to make these things happen.

one month ago

Sad ☹️ days for Rockdale, building too many homes/town homes with out any regard to over crowding the infrastructure. Rockdale look at Dekalb county! We're the count clear cut land in ever place reducing the space of how close you can build a home next to each other. Schools over crowded. Rockdale county Development is out of control.

one month ago

Indiscriminate residential and commercial development without consideration of traffic and infrastructure.

one month ago

Going downhill. Not a good place to retire or raise kids. OK for singles who just buy beer on the way home to their rental. Current path leads to Rockdale becoming Atlanta's premiere slum.

one month ago

Love the city yet nature vibe of the town. Moving out this summer, only because there's nothing for teenagers to do. As my kids grows our family needs grow as well. Rockdale county needs to bring businesses family/teenagers oriented while keeping the nature/outdoor vibe.

2 months ago

Small county east of Atlanta

2 months ago

Too many apartments, townhomes, and new single family homes are being built without improvements to the existing infrastructure.

The roads need repair, the water and sewer system need repair. The parks in Rockdale need improvements or new parks installed.

It would be nice to get a Whole Foods or Sprouts in this area.

one month ago

Please repair the road on Dogwood where Courtesy Ford and BJ's is located I am always dodging potholes and afraid I am going to ruin my car. Build more quality homes in Rockdale and less apartments it's becoming to crowded for me. We need an amphitheater in Rockdale so we don't need to go to Stockbridge or other cities to enjoy a concert.

one month ago

Needs to have recycling options and opportunities

one month ago

too crowded. We have more people & houses coming than we have roads & schools to provide for

one month ago

Very congested

one month ago

Oz newspaper if you're his friend and I'm not sure if that is if you have given to his campaign or not you have a job and right there a high paying job in this county. The people from this week in Rockdale asked elsen has been a couple years ago what happened to the surplus oh I believe it was \$2 million dollars nesbitt just laughed. Didn't answer the question just laughed corruption. One of the doreen's I don't remember if it's Carter or Williams gets in military write-off on her property taxes and yet she votes to raise our property taxes how is that allowed I call it corruption. And I don't know half the things that they're doing that are considered corruption. School superintendent was going to raise the school taxes I forget what he said I talked to him on the phone I think it was 47%, he dropped it down like he's a good guy he tells me this over the phone like he's a good guy turns out he dropped it down so he can get his into your bonus why are elected officials getting bonuses corruption. Right now county sheriff his uncle is the corner the only person that can fire the sheriff is the corner. Now for the people of Rockdale you keep voting these people in oh voting comment stop voting incumbent pay attention to the job they're doing your property taxes your rent is going up because these people keep raising property taxes and that affects your rent that affects your money in your bank account stop voting incumbent. Pay attention to what these people are doing before you say oh I want them back in they are not here to help you.

one month ago

Too many vacant and abandoned houses and business that need to be torn down. TOO MANY townhouses and apartments

one month ago

Crowded. County needs to update all of Rockdale and not just certain parts of the county. For example, cut down and or maintain trees outside of the city.

one month ago

Rockdale: on the brink of great success if we stop fighting one another.

2 months ago

Quiet town with some crime

2 months ago

Unfortunately the county does not listen to the citizens when changes have a negative impact in the community.

one month ago

Way too much trash on public roads and no accountability. Need to install road cameras so responsible person(s) can be fined and/or prosecuted.

Wild and dangerous drivers on the road.

Citizens lack pride and care concerning the community aesthetics.

one month ago

Poorly ran county that has no regard to its citizens. We do not have any nice places to dine outside of chain restaurants, we need better grocery stores, more places where young adults can go to and have a good time. Rockdale does not need anymore apartments, liquor stores, car washes and gas stations. I should not have to go outside of Rockdale for entertainment and good food. I want to spend my money in my county. There is no way for me to do that because the board of commissioners only care about pinning their pockets and running our county into the ground. We do not want to be another DeKalb County. Vote everyone out and start over. We need forward thinking leadership that care about the county and its residents.

one month ago

To many apartment buildings, townhomes. We are a small county over populated. We have a Horse Park not being utilized for events such as school graduation instead were paying someone else to use there facilities. Unreasonable to charge and have emissions in the county but keep hauling people in here. Revenue can be made. I attended a free event memorial day weekend with zero charge but can only imagine the revenue for hotel stay, food trucks, restaurant, etc brought in. Parks and recreation in this county are minimum.

one month ago

Random houses being used as rental property and no upkeep. Multiple families living in the house with 6-10 cars. Owner doesn't care and renters surely don't. My property value is going down!!

one month ago

The Commission needs to work for the residents of Rockdale. Their personal beliefs should not supersede the overall needs of Rockdale Residents. Nor assume that we do not understand what's right for Rockdale. Some progress is not always a "good" thing, i.e., approving housing development in already congested areas.

one month ago

FULL!!!

one month ago

Seniors paying school taxes that has no children in school. Sorry and I do mean sorry excuse of code enforcement. Elected officials care more of their position than the people that elected them. Traffic is horrible roads need repair police response is horrific. These or just a few examples that I have personally had experience with.

one month ago

Family has lived here for over 60 years. Not what it use to be which is sad. Building all these apartments and townhomes is overcrowding roads (not to mention rude drivers) and schools. Building is everywhere. I would not recommend moving to Rockdale.

one month ago

Quaint

2 months ago

Classic

2 months ago

Potential to grow

3 months ago

County must hold business owners responsible for cutting grass and keeping their space clean (pickup trash, etc.) We don't like higher taxes. However, if we are paying higher taxes we must see the results of those taxes. Code enforcement needs to be priority for business and residential. When an area goes downhill it's starts with rundown business that don't take care of their space and then property value goes down in area. The area becomes less desirable, no nice business wants to move to area. A nice business area and a clean business area increase property value. Location is the first component of property value. Before I went off to serve our county, Conyers was know for being though on crime and one of the nicest areas closest to Atlanta. PLEASE lets take our county back. Go up on taxes if you want. Most of us understand you have to pay for what you get. We are paying so lets get proactive and take this county back. Get these county works on the street keeping them clean. Ensure and enforce these business to keep their space clean. Our law enforcement officers need to have a active presence daily and heavy at night. Salem Road needs extra attention on all the above. Trust my words I've had residency in 15 states and I have seen how an area can go downhill fast. I also know how it can be corrected an thrive. City officials please don't over look this post, you live here too. We all would like a better quality of life. Overlooking these items will lead to more crime and just a 5% increase could even change your life forever. Let's not increase our chances. City officials these are controllable items and within you immediate power to make happen. Thank you in advance for being proactive. Let's get to work.

one month ago

Poorly run by elected officials. They want what's good for their pockets not the county.

one month ago

A lot of building, metro Atlanta is expanding, I get it. But please tell us all of these developers are paying substantial impact fees. Our sewer and water bills are quite high already, and having to add to that infrastructure is expensive AND is the gift that never stops giving - maintenance costs never stop. Same with our roads.

I believe everyone would benefit from growth designs that push toward a more village-like environment, with an emphasis on walking and bike trails and paths, and a concerted effort to stop enabling out of control car/truck traffic.

one month ago

Small county close to the city, but still in the country. It is growing and becoming crowded, which raises concerns for traffic, schools and taxes. I do like the new lights and flashing yellow arrows and new signage.

one month ago

Family income will not raise in Rockdale County when you continue to build apartments for renters. Need to build single family homes!

one month ago

declining schysteool system, increasing traffic, poor response from county government, endangered water supply, rising taxes beyond inflation

one month ago

Stay away

one month ago

Rockdale leadership share a vision of the future which provides for the highest level of employment and quality of life for everyone. Rockdale wants to make the American dream achievable for all. That starts with affordable housing for every level of income and jobs.

one month ago

Too many homeless people with no place to stay. Too many cars parked on the street in Pinedale Community

one month ago

RUNI Rockdale is becoming a dump and run by corrupt government.

one month ago

This maybe a minor concern for most, but when I drive out State Rd. 20 the median is so poorly maintained, the landscape service that is used by the county doesn't trim along the edge nor get the weeds pulled up or eradicated between the the road surface cracks

one month ago

Would not recommend this county to anyone. Poorly managed

one month ago

we need speed breakers in deer run subdivision asap. people go 50-60 mph from east shore to kirk.

one month ago

In the last 15 years, Rockdale County has changed significantly and not for the better. The county commissioners have not been focused on quality of life issues, but rather have brought in businesses and developments that are taxing the infrastructure and solidifying the demise of the community.

one month ago

Antiquated

one month ago

The second smallest county in the state with some very high ambitions.

one month ago

Progressive

one month ago

In 2019 we moved here from Gwinnett county and I regret it.

one month ago

Overcrowded and too much traffic!

one month ago

Rockdale county is now the hood.

The people I know are trying to get out

one month ago

I love living in Conyers. Too many unnecessary liquor stores, gas stations. Stop trying to make it a big city. School bathrooms need to be updated immediately, and Conyers middle school should be first.

one month ago

Transition. A community transitioning from a sleepy suburb of Atlanta to another bonafide urban land mass connected to Metro Atlanta.

one month ago

I come from Powder Springs and I was soo happy to see almost all If the neighborhoods revamped, rifferaff out, and community focused in. It looks and feels ilke a brand new Powder Springs. Less talkers and more doers...I purchased In Conyers (Rockdale County) and first off I see sooo much Black Excellence here. Mini mansions and castles everywhere (much more cohesion) remodeling, and stablilzing abandoned houses and buidlings..Rockdale has the potential to be a quality City within the Country. I would like to see less Cemeteries and less churches..No offense I am actualy of the cloth..but one thing I loved about Powder Springs GA was that you dldn't see a church h on every corner..there are larger churches a few miles from each other so It doesn't seem crowded. So at least each subdivslon or community can worship at the local Mini Megga..but there does not need to be one on almost every corner and turn..they need to come together and collaborate..Also..AM I going to FIGHT to get a tennis court and swimming pool In our HOA of Honey Creek..YES I AM.

one month ago

congested.

one month ago

Small Tow

one month ago

OK

one month ago

Friendly

2 months ago

We need better quality restaurants-like Ray's on the River or Oceanaire in Atlanta, instead of so many fast food options. We also need more family friendly entertainment options, such as a water park, new movie theater, skating rink, etc.

3 months ago

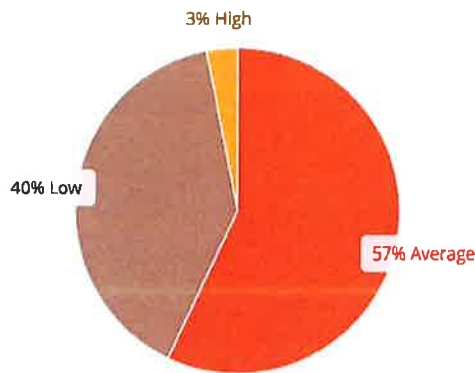
Old

3 months ago

Shrinking greenspace, declining schools, and horrible traffic.

4 months ago

How would you rate Rockdale County's quality of life?



318 respondents