

AN ORDINANCE TO AMEND THE TEXT OF SEC. 202-6.(B)(2) (RELATIONSHIP TO COMPREHENSIVE PLAN - TABLE OF ZONING DISTRICTS PERMITTED IN EACH LAND USE CATEGORY OF THE COMPREHENSIVE PLAN) AND 206-5.B.1 (COLLABORATIVE RESIDENTIAL SUBDIVISION – APPLICABILITY OF THE COMPREHENSIVE PLAN) OF THE UNIFIED DEVELOPMENT ORDINANCE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, CHANGING AND IDENTIFYING THE FUTURE LAND USE CATEGORIES OF THE ROCKDALE COUNTY COMPREHENSIVE PLAN WHERE THE COLLABORATIVE RESIDENTIAL SUBDIVISION (CRS) DISTRICT CAN BE PERMITTED; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

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

WHEREAS, Section 202-6.(b)(2) of the Unified Development Ordinance identifies the relationship between the land use categories noted on the Future Land Use Map of the Comprehensive Plan and the zoning districts established by the Unified Development Ordinance; and

WHEREAS, Section 206-5.(b)(1) of the Unified Development Ordinance identifies the land use categories of the Future Land Use Map of the Comprehensive Plan where the CRS zoning district can be established; and

WHEREAS, adding the CRS zoning district as a permitted zone within the Medium Density Residential land use designation is appropriate as both encourage detached single family residential developments at densities up to 2 dwellings per acre; and

WHEREAS, amending the CRS zoning district to properly identify the applicable Future Land Use categories is necessary in order to bring both sections of the Unified Development Ordinance into consistency with one another; and

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

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of Rockdale County, Georgia, and it is hereby ordained by the authority of same as follows:

Section I

That Section 202-6.(b)(2) entitled “Relationship to Comprehensive Plan Table of Zoning Districts Permitted in Each Land Use Category of the Comprehensive Plan” is hereby amended by enacting the following:

	Future Land Use Designation Medium Density Residential
Zoning Classification Collaborative Residential Subdivision	X

Section II

That Section 206-5.(b)(1) entitled "CRS Collaborative Residential Subdivision – Applicability of Comprehensive Plan" is hereby amended by deleting "conservation subdivision land use category" and adding in its place "Watershed Protection, Parks and Recreation, Low Density Residential and Medium Family Residential land use categories."

Section III

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

Section IV

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

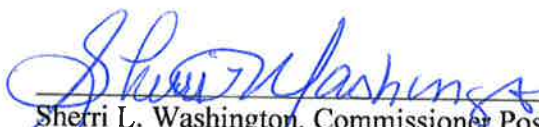
EFFECTIVE DATE: This Ordinance shall become effective as of the date hereof.

ADOPTED AND APPROVED THIS 14th **DAY OF** November, 2023.

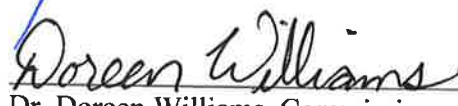
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman

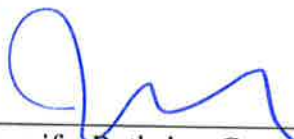


Sherri L. Washington, Commissioner Post I



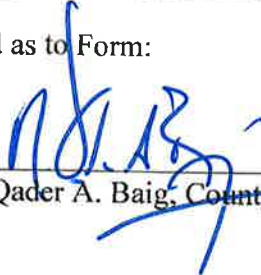
Dr. Doreen Williams, Commissioner Post II

Attest:

By: 

Jennifer Rutledge, County Clerk

Approved as to Form:

By: 

M. Qader A. Baig, County Attorney

Ordinance No. H0-2023-24

TEXT Case No. 2023-06

First Reading: 10-10-2023

Second Reading: 11-14-2023