



Rockdale County Board of Commissioners

Priority:
RUSH/30/60/90

Agenda Item Summary: Item

MEETING DATE:

Requesting Department
Planning & Development

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
2nd Reading and Action by BOC (Case No. TXT 2016-05)

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*
Sec. 218-7 and Sec. 106- 1 of the Code of Rockdale County

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board of Commissioners Focus Area or Goal)*

Yes No Sustainability & Community

Summary & Background

(First sentence includes Department recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

The proposed text amendment will amend Section 7 of Chapter 218 to correct a scrivener's error, to prohibit the use of certain items as accessory structures, to restrict the long-term placement of self-storage containers in non-industrial zoning districts, and to detail the standards of use for transport containers as accessory structures in industrial zoning districts. The proposed text amendment will also provide a definition of Transport Containers in Section 1 of Chapter 106.

The Department of Planning & Development recommends approval of the proposed Ordinance.

August 2, 2016 – Work Session
August 9, 2016 - 1st Reading & Referral to Planning Commission
August 11, 2016 – Planning Commission – Recommended Approval
August 23, 2016 – Zoning Public Hearing
September 27, 2016 – 2nd Reading & Action

Fiscal Impact / Funding Source

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

N/A

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

(1) Final Ordinance

Source of Additional Information

(Type Name, Title, Department and Phone)

Kirsten Cook, Planner, Planning & Development, 770.278.7140

Department Head/Director's Approval

Typed Name and Title
Marshall Walker, Director

Phone
770.278.7135

Signature
Marshall W. Walker

Date
08/29/16

Chief of Staff
Approval

AN ORDINANCE TO AMEND SUBPART B, PLANNING AND DEVELOPMENT, TITLE 2, LAND USE AND ZONING, OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, SO AS TO FURTHER AMEND VARIOUS SECTIONS OF CHAPTER 218, ARTICLE II, ACCESSORY USE STANDARDS; TO REPEAL CONFLICTING LAWS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Rockdale County comprehensively regulates land uses pursuant to its general police powers, planning powers, zoning powers, and other authority derived from applicable local laws, the Constitution of the State of Georgia, state and federal statutory authority, and other sources; and

WHEREAS, the Code of Rockdale County intends to maintain a safe, aesthetically pleasing environment while also protecting the health, safety, and general welfare of the citizens of the county;

WHEREAS, it is the desire of the Board of Commissioners to update accessory use standards as recommended by the planning staff;

WHEREAS, the Unified Development Ordinance intends to protect the established character of both private and public property and to establish high quality standards for buildings and development; and

WHEREAS, public hearings as required by law have been conducted by the Rockdale County/City of Conyers Planning Commission and the Board of Commissioners.

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

Section I

That subsection 218-7(m) of the Code of Ordinances of Rockdale County, Georgia, is hereby amended so as to correct a scrivener's error and replace the number one with the lowercase letter "l" by deleting said subsection in its entirety and inserting in lieu thereof the following:

m. The following industrial/manufacturing accessory uses and structures, including similar uses and structures, shall be permitted in the M-1 and M-2 districts, provided that they comply with all stated conditions and standards in subsection (c) through (g):

- (1) Uses permitted in subsection (l) above.
- (2) Caretaker dwellings in compliance with Section 218-13 of this chapter.

Section II

That the following subsection 218-7(o) is hereby added to Section 218-7 of the Code of Ordinances of Rockdale County, Georgia, so as to prohibit the use of certain items as accessory structures in all zoning districts:

- (o) Truck vans, mobile homes, converted mobile homes, self-storage containers, trailers, recreational vehicles, bus bodies, vehicles, and similarly prefabricated items shall not be permitted as accessory structures on property in any zoning district.

Section III

That the following subsection 218-7(p) is hereby added to Section 218-7 of the Code of Ordinances of Rockdale County, Georgia, so as to prohibit the long-term placement of self-storage containers:

- (p) Temporary placement of self-storage containers in non-industrial zoning districts for the limited purpose of loading and unloading shall be allowed for a period of time not to exceed 30 days in any one calendar year.

Section IV

That the following subsection 218-7(q) is hereby added to Section 218-7 of the Code of Ordinances of Rockdale County, Georgia, so as to permit transport containers as accessory structures solely in industrial zoning districts:

(q) Transport containers, as defined in Section 106-1, shall only be permitted as accessory structures on property in the Limited Industrial (M-1) and General Industrial (M-2) zoning districts, and are subject to the following standards:

- (1) An Accessory Structure permit must be obtained prior to placement of a transport container.
- (2) Transport containers must be accessory to the permitted use of the property and included in the calculation of overall lot coverage.
- (3) Transport containers must meet the requirements of the International Building Code.
- (4) Transport containers must meet outdoor screening requirements on all primary road frontages, as specified in Sections 328-7 and 214-6.
- (5) Transport containers must not occupy required off-street parking, loading, or landscaping areas.
- (6) Materials stored in transport containers shall be subject to review and approval by the fire marshal.

Section V

That Section 106-1 of the Code of Ordinances of Rockdale County, Georgia, is hereby amended so as to add the following definition in its proper alphabetical order, following the definition of *Transport Roots* and preceding the definition of *Tree*:

Transport containers: Standardized reusable vessels that were 1) originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or 2) originally designed for or capable of being mounted or moved by rail, truck, or ship by means of being mounted on a chassis or similar transport device.

Section VI

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section VII

That this Ordinance shall become effective upon adoption.

This ____ day of _____, 2016.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

Richard A. Oden, Chairman and CEO

Osborn Nesbitt, Sr., Commissioner Post I

Dr. Doreen Williams, Commissioner Post II

Attest:

By: _____
Jennifer Rutledge, County Clerk

Approved as to form:

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

First reading: _____

Second reading: _____