



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 2016-07)

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

Sec. 222-3 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 3 of Chapter 222 to allow for reductions in minimum parking requirements through the use of a landscaped reserve.

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 222, SECTION 3, REDUCTION IN MINIMUM PARKING REQUIREMENTS; 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 Unified Development Ordinance intends to promote the preservation of open space and to establish high quality standards for land development for the protection of the environment and users of developed property;

WHEREAS, Title 2 of the Unified Development Ordinance states that one of its intended purposes is to facilitate the adequate provision of transportation and sewerage and other public requirements;

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 222-3(g) of the Code of Ordinances of Rockdale County, Georgia, is hereby added so as to allow for reductions in minimum parking requirements through the use of a landscaped reserve by inserting the following:

Sec. 222-3.

(g) Landscaped reserve. Where it can be demonstrated that a use or establishment will temporarily need a lesser number of parking spaces than is required (such as phased occupancy of large new facilities or eventual succession of a new use), the number of such spaces required may be reduced by not more than 50%, subject to the site plan approval, provided that the following requirements are met:

- (1) The applicant shall submit documentary evidence to the Planning and Development Director that the use will temporarily justify a lesser number of spaces for a period of time not less than one year.
- (2) A reserve area provided shall be sufficient to accommodate the difference between the spaces required and the lesser number provided. Said reserve area shall:

- a. Be inclusive of all associated parking spaces, drive aisles, access routes, transition slopes, and infrastructure.
 - b. Not encroach upon or directly drain to any water body, wetland, undisturbed buffer, impervious setback, floodplain, or other environmentally sensitive area.
- (3) Said reserved area shall be maintained exclusively as landscaped area and shall be clearly indicated as "Reserve Parking Area" on the site plan.
 - (4) The landscaping may either consist of existing natural vegetation or be developed as a new landscaped area, whichever is granted site plan approval.
 - (5) No structure, mechanical equipment, material stockpile, or trash may be placed in the landscaped reserve; and no parking shall be allowed within the landscaped reserve until developed as a parking lot.
 - (6) Said reserve area shall not be counted toward the minimum open space required by lot coverage provisions of this section.
 - (7) When in the opinion of the Planning Director additional parking is required, said reserve area may be required to be developed as a parking lot.
 - (8) A separate land disturbance permit shall be required for any modification to the reserve area regarding its location, size, use, configuration, or impervious coverage.

Section II

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

Section III

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: _____