

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **ADOPTION OF A FUTURE DEVELOPMENT MAP**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 8-1-4, entitled “*Land use plan adopted*,” of the Code of Athens-Clarke County, is hereby amended by deleting therefrom the words “and the City of Winterville,” adding parentheses to “9-3-3A2,” and adding a new sentence to the end of said section regarding the phrases “future development map” and “Future Land Use Map” so that it is as follows:

The future development map of Athens-Clarke County, as amended, and *The Athens-Clarke County Comprehensive Plan*, as adopted by resolution of the Mayor and Commission, including amendments, is hereby adopted by reference. *The Athens-Clarke County Comprehensive Plan* is available for public inspection in the office of the Clerk of Commission of Athens-Clarke County, Room 204, City Hall, 301 College Avenue, Athens, Georgia. The future development map is incorporated into the zoning code in subsection 9-3-3(A)(2) and is available for public inspection in the office of the Clerk of Commission of Athens-Clarke County, Room 204, City Hall, 301 College Avenue, Athens, Georgia. For the purposes of this title, the phrase “future development map” is intended to be synonymous with the phrase “Future Land Use Map” as found in the rules and regulations of the Georgia Department of Community Affairs, Chapter 110-12-1 of the Official Compilation of the Rules and Regulations of the State of Georgia.

SECTION 2. Section 9-2-1, entitled “*General*,” of the Code of Athens-Clarke County, is hereby amended by adding a new definition thereto of the term “future development map” so that it is as follows:

*Future development map*: That certain land use plan as described in Section 8-1-4 of the Code of Athens-Clarke County, Georgia. For the purposes of this title, this phrase is intended to be synonymous with the phrase “Future Land Use Map” as found in the rules and regulations of the Georgia Department of Community Affairs, Chapter 110-12-1 of the Official Compilation of the Rules and Regulations of the State of Georgia.

SECTION 3. Section 9-2-1, entitled “*General*,” of the Code of Athens-Clarke County, is hereby further amended by changing the definition of “land use plan” by deleting therefrom the word “development” and the phrase “and City of Winterville,” and adding a new sentence at the end of said definition so that it is as follows:

*Land use plan*: The Future Land Use Map adopted by the Athens-Clarke County Commission in conjunction with the Athens-Clarke County Comprehensive Plan. For purposes of this title, this phrase is intended to be synonymous with the phrase “future development map.”

SECTION 4. Section 9-3-3, entitled “*Official zoning map*,” of the Code of Athens-Clarke County, is hereby amended in sub-section(A), paragraph (2) thereof by capitalizing the word “map,” changing “February 4, 2014” to “July 3, 2018,” changing “December 4, 2012,” to “February 4, 2014,” changing “December 10, 2012,” to “February 6, 2014,” and deleting the phrase “and the City of Winterville” so that it is as follows:

2. Future Development Map, adopted on July 3, 2018, as an integral component of the Athens-Clarke County Comprehensive Plan, and signed by the Athens-Clarke County Mayor and Clerk of Commission, with the following certification: “This is to certify that this is the Official Future Land Use Map of Athens-Clarke County referred to and incorporated in the Zoning Ordinance of Athens-Clarke County, Georgia.” This map supersedes the Official Future Development Map adopted February 4, 2014, and certified February 6, 2014. Said map is made a part of the Athens-Clarke County Comprehensive Plan by reference herein and a part of Title 9 of the Code of Athens-Clarke County by reference and incorporation as if fully set forth herein.

SECTION 5. Chapter 9-4 of the Code of Athens-Clarke County, entitled “*Procedures*,” is hereby amended by replacing the compatibility matrix therein with the compatibility matrix attached hereto as Exhibit A, said exhibit being incorporated herein by reference.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

TABLE 9.4 COMPATIBILITY MATRIX

Future Land Use Designations	Zoning Districts																			
	AR	RS-40	RS-25	RS-15	RS-8	RS-5	RM-1	RM-2	RM-3	C-R	C-O	C-N	C-G	C-D	E-O	E-I	I	IN	G	P
General Business									X		X	X	X		X			X	X	X
Downtown									X					X				X	X	X
Main Street Business								X	X		X	X			X			X	X	X
Employment Center															X	X	X	X	X	X
Government																		X	X	X
Mixed Density Residential						X	X	X			X	X							X	X
Traditional Neighborhood			X	X	X	X	X				X	X							X	X
Single-Family Residential		X	X	X	X														X	X
Rural	X									X									X	X

X = Future Land Use Designation is compatible with the zoning district.