

AN ORDINANCE OF WALTON COUNTY, GEORGIA OA24060019-2

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 07/03/2024.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 07/03/2024.

Amendment #2 – Section 1-1-170 Relationship to Comprehensive Plan

Adopted by the Walton County Board of Commissioners on this 1st day of October 2024.

David G Thompson, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Rhonda Hawk, County Clerk
Board of Commissioners
Walton County, Georgia

Charles Ferguson
County Attorney
Walton County, Georgia

Section 1-1-170 Relationship to Comprehensive Plan

A. Land Use Role of the Comprehensive Plan

~~The Comprehensive Plan is hereby established as the official policy of the County concerning designated character areas, under which the unincorporated areas of Walton County are divided into character area categories as shown in Section B.~~

A. Land Use Role of the Comprehensive Plan. The Comprehensive Plan of Walton County consisting of its Future Development (character area) Map and related policies, as may be amended from time to time, is hereby established as the official policy of the County concerning designated future land uses, and as a guide to decisions regarding the appropriate manner in which property shall be zoned in the unincorporated area of the County.

~~**B. Relationship Between Character Area Categories and Zoning Districts**~~

~~The Comprehensive Plan does not change the existing zoning districts in the County, does not effectuate an amendment to the official zoning maps, and does not itself permit or prohibit any existing land uses.~~

~~The zoning districts that are permitted within each character area category shall be restricted to the following:~~

B. Relationship between Comprehensive Plan and Zoning. The Comprehensive Plan does not change the existing zoning districts in the County, does not effectuate an amendment to the County Zoning Maps. The Plan establishes a broad planning policy for current and future land uses and should be consulted as a guideline for making decisions about applications to amend the County Zoning Maps and text of the Land Development Ordinance.

The zoning districts that are permitted within each character area category shall be as follows:

Character Area	Description of Character Area	Zoning Allowed	Appropriate Land Uses
Conservation	Undeveloped land to be limited from development pressures due to sensitive environmental conditions and natural resource protection	A, A1, A2, (OSC), (GS)	Agriculture, Forestry, Low-Density Residential, Conservation, Parks and Outdoor Recreation
Rural Residential and Agriculture	Undeveloped land likely to face development pressures for low-density residential land	A, A1, A2, MHP, (OSC), (GS)	Residential, Agriculture, Public, Outdoor Recreation
Suburban	Planned to accommodate the majority of new residential growth	A, A1, A2, R1, MHP, B1, (OSC), (GS)	Residential, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use

Amendment #2 Amend Article 1 "Relationship to Comprehensive Plan" to better clarify the "character area map" is to be used as a guide in establishing zoning.

Neighborhood Residential	Traditional residential development with neighborhood-scale businesses located throughout	A, (R1), (R2), (R3), O-I, (TC), B1, B2,	Residential, Commercial, Agriculture, Public, General Recreation (Rec. Sports and Outdoor Rec.), Mixed Use
Village Center	Focal point/activity center with retail, service, office, high-density housing, and public/open space.	R1, R2, R3, B1, O-I, TC	Mixed-use, Residential, Public, General Recreation, (Rec Sports and Outdoor Rec) Office, Commercial
Employment Center	Larger-scale commercial, including light industry, office, retail, and services	B1, B2, B3, OI, M1, M2, MUBP, SSBP	Commercial, Office, Industry
Highway Corridor	Accommodates commercial and industrial development; appropriate for major thoroughfares.	A, B1, B2, B3, O-I, M1, M2, MUBP,	Commercial, Office, Industry, Public, Agriculture

C. Compatibility of the Comprehensive Land Use Plan character areas and Residential Dwelling Unit Density
 A residential zoning district that allows a greater dwelling unit density than is normally permitted within a given character area category may be established within such character area category only if the zoning is conditioned so as to limit the allowable density of dwelling units to the maximum permitted by the character area category.

D. **Remove: Conformity of the Zoning Maps with the Comprehensive Land Use Plan**
 Within the various character area categories described in this Article and shown on the comprehensive plan, no amendment to the official zoning maps shall permit a use except in accordance with the uses permitted in the comprehensive plan character area category applicable to the property to which the proposed zoning map amendment applies. Amendments to the official zoning maps that permit uses associated with a less intensive zoning category are permitted.

Or add we can choose to not require the change to the plan.