

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.

The purpose of this amendment is to better clarify that the character area map is a broad planning tool. The map doesn’t regulate zoning but is updated every 5 years and is a tool the commissioners use to help shape growth of the county. We currently require any petition for a rezone follow the map and if it is not in compliance, the applicant has to apply for a land use amendment as well as the rezone.

The Planning Commission recommended that this step of requiring a land use amendment in subsection D be removed.

Work Session 10-14-24 comments: Leave requirement for land use amendment when applying for rezone that does not comply.

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 and 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

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.

The purpose of this amendment is to better clarify that the character area map is a broad planning tool. The map doesn’t regulate zoning but is updated every 5 years and is a tool the commissioners use to help shape growth of the county. We currently require any petition for a rezone follow the map and if it is not in compliance, the applicant has to apply for a land use amendment as well as the rezone.

The Planning Commission recommended that this step of requiring a land use amendment in subsection D be removed.

Work Session 10-14-24 comments: Leave requirement for land use amendment when applying for rezone that does not comply.

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
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**

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.

The purpose of this amendment is to better clarify that the character area map is a broad planning tool. The map doesn’t regulate zoning but is updated every 5 years and is a tool the commissioners use to help shape growth of the county. We currently require any petition for a rezone follow the map and if it is not in compliance, the applicant has to apply for a land use amendment as well as the rezone.

The Planning Commission recommended that this step of requiring a land use amendment in subsection D be removed.

Work Session 10-14-24 comments: Leave requirement for land use amendment when applying for rezone that does not comply.

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.