

**ATHENS-CLARKE COUNTY PLANNING COMMISSION  
RECOMMENDATION**

<b>DATE: June 7, 2018</b>				<b>FILE NO: Text Amendment</b>			
<b>LOCATION:</b> Athens-Clarke County <b>APPLICANT:</b> Planning Department, Unified Government of Athens-Clarke County <b>REQUEST:</b> Future Development Map update and related text amendments <b>COMMISSION DISTRICTS:</b> All							
<b>PLANNING COMMISSION MOTION AND RECOMMENDATION:</b>							
Ms. Kinman made a motion to recommend approval. Ms. Morales seconded.							
NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Jim Anderson, Chair Present				Alice Kinman Present	X		
Sara Beresford Present	X			Kristen Morales Present	X		
Maxine Easom, Vice-Chair Present	X			Lucy Rowland Present	X		
David Finkel Absent				Jim Scanlon Present	X		
Hank Joiner Present	X			Jeff Scarbrough Present	X		
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:		8	0
<b>For:</b> None <b>Against:</b> None  <b>Discussion:</b> None  <b>Motion:</b> Ms. Kinman made a motion to recommend approval. Ms. Rowland seconded the motion, which passed unanimously.							

The Official Future Development Map is being updated to reflect the map that is included in the 2018 Comprehensive Plan. The map is now entitled the Official Future Land Use Map. The following text amendments are associated with the updated map.

## CHAPTER 8-1. ATHENS-CLARKE COUNTY PLANNING COMMISSION

### Sec. 8-1-4. Land use plan adopted

The future development map of Athens-Clarke County, as amended, and *The Athens-Clarke County and the City of Winterville, Comprehensive Plan*, as adopted by resolution of the Mayor and Commission, including amendments, is hereby adopted by reference. *The Athens-Clarke County and the City of Winterville, 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 9-3-3A2 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.

## CHAPTER 9-2. DEFINITIONS

### Sec. 9-2-1. General

*Future development map:* That certain land use plan as described in Section 8-1-4 of the Code of the 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.

*Future land use plan:* The Future Development Land Use Map adopted by the Athens-Clarke County Commission in conjunction with the Athens-Clarke County and City of Winterville Comprehensive Plan. For purposes of this title, this phrase is intended to be synonymous with the phrase "Future Development Map."

## CHAPTER 9-3. OFFICIAL MAPS

### Sec. 9-3-3. Official zoning map

- A. The following maps are adopted contemporaneously with the text of this title and shall be considered an integral part of this title:
  2. Future Development map Map, adopted on ~~February 4, 2014~~ 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 Development 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 ~~December 4, 2012~~ February 4, 2014, and certified ~~December 10, 2012~~

**February 6, 2014.** Said map is made a part of the Athens-Clarke County and the City of Winterville 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.

#### CHAPTER 9-4. PROCEDURES

Table 9.4 COMPATIBILITY MATRIX [see attachment]

**PROPOSED**  
**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.