



Rockdale County Unified Development Ordinance (UDO) Developers Roundtable

May 2025

UDO Update Vision and Goals

- **Develop** County facilities and citizen resources to promote better access to services and recreational and cultural resources, especially for youth and seniors.
- **Create and maintain** a diverse and sustainable economy that supports and attracts quality jobs and a robust commercial tax base while meeting the requirements of a healthy environment and high quality of life.
- **Assure** housing availability across all demographic sectors, with a focus on safe and sustainable communities, both economically and environmentally.



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UDO Update Vision and Goals

- **Protect** the County's water, air, and soil to curtail pollution, preserve the water supply, and minimize land disturbance in sensitive areas.
- **Shape** the distribution, location, and extent of development to ensure services are delivered efficiently and effectively while quality of life and livability is protected, preserved, and enhanced.
- **Modernize** the County's transportation system to maximize convenience and safety, with deliberate advocacy for current and future environmental concerns



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Discussion with Stakeholders

Process:

- What aspects of the current development ordinance work well?
- What aspects of the current development ordinance need improvement?
- Are there any specific code enforcement challenges you'd like the code to help address?
- Are there other municipalities that you'd like Rockdale County to emulate?
- What outcomes would make the updated UDC a success for you?

Land Uses/Housing:

- What land uses/businesses are of greatest importance for you?
- Which areas or corridors of the county should be prioritized for re-development or conservation?
- What projects do you want to see more of and less of?
- Would you like the new UDC to proactively incentivize a greater variety of housing types?
- What are your thoughts on mixed-use development? Planned use developments?

Consultant Team



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Introductions

- Name and Company Name
- Area of development specialty
- Years working in Rockdale County
- One thing you think Rockdale County does well in terms of current code



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Tell Us Your Development Story



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Tell us Your Development Story

- 1. What drew you to develop in Rockdale County in comparison with other areas?**
- 2. Do you work in other areas in GA and nationally?**
- 3. What developments are you working on now or have recently completed?**



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How does your company interact with the Development Ordinance?



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How does your company interact with the Development Ordinance?

- How has the current code guided your development decisions?



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How does your company interact with the Development Ordinance?

- Have you encountered any challenges with the current Rockdale code?



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How does your company interact with the Development Ordinance?

- Have you encountered any challenges with the current Rockdale code?

What are the challenges?



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Opportunities for Growth



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Share Your Experience - Opportunities for Growth

- Does the Development Ordinance align with the practical realities of design and construction?



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Share Your Experience - Opportunities for Growth

- Are there conflicts or challenges you frequently encounter?



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Share Your Experience - Opportunities for Growth

- Does the current Development Ordinance allow flexibility for innovative site design?



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Tell Us What You Know



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Tell Us What You Know

- For multi-phased, multi-year projects:

Which tools or methods do you use to track compliance with the required code (open space minimums, unit maximums, etc)?



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Tell Us What You Know

Are you familiar with the specific penalties and incentives outlined in Rockdale County's Development Ordinance?



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Tell Us What You Know

Do you know the penalties and incentives in the Development Ordinance?

Are they effective in encouraging compliance?



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Tell Us What You Know

Is it to obtain a permit in Rockdale County (compared to other counties or cities you may have worked with)?



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Rockdale in the Market



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Rockdale in the Market

For home builders: What products does Rockdale's market support?



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Rockdale in the Market

For industrial/commercial developers: What products does Rockdale's market support?



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Rockdale in the Market

Are there any broader industry challenges impacting construction or development that you'd like to bring to the County's attention?



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Open Space and Green Initiatives



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Open Space and Green Initiatives

At what point does green space integration or conservation of natural features/trees come into play on the developer side?



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Expanding the Code



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Expanding the Code

What resources can Rockdale provide to better support you through the plan review and permit approval process?



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Expanding the Code

What suggestions would you offer the County to consider as part of the UDO update process?



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Questions?



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Contact

Us...

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Coming June, 2025



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