



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** August 30, 2023

**TO:** Chairman Oz Nesbitt Sr., Rockdale County Commission  
**ATTN TO:** Christopher Wheeler, Deputy Planning and Development Director, Rockdale County  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** 2023 Rockdale County Comprehensive Plan Update

**Description:** A regional review of the draft 2023 Rockdale County Comprehensive Plan Update.

**Submitting Local Government:** Rockdale County

**Action Under Consideration:** Approval

**Date Opened:** August 30, 2023

**Deadline for Comments:** September 20, 2023

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
DEKALB COUNTY  
GWINNETT COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF CONYERS  
WALTON COUNTY  
NEWTON COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
CITY OF STONECREST  
HENRY COUNTY

## Review information is attached.

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact ARC Plan Review Manager Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or 470-378-1531. If no comments are received by **September 20, 2023**, ARC will assume your agency has no input on the subject plan. For more information visit the ARC review website at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

BOARD OF COMMISSIONERS

Oz NESBITT, SR., CHAIRMAN

Sherri L. Washington, Esq., Commissioner Post I

Dr. Doreen Williams, Commissioner Post II



TELEPHONE: 770-278-7001

FACSIMILE: 770-278-8900

August 24, 2023

Atlanta Regional Commission  
229 Peachtree Street NE  
Suite 100  
Atlanta, Georgia 30303

RE: Comprehensive Plan Update Submittal

Rockdale County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Juliana Njoku, Director, Rockdale County Department of Planning and Development at 770-278-7135.

Sincerely,

Oz Nesbitt, Sr., Chairman  
Rockdale County Board of Commissioners

Enclosures





# ROCKDALE COUNTY 2023 COMPREHENSIVE PLAN



DRAFT  
JULY 2023

*prepared by the*



Atlanta Regional Commission

# ACKNOWLEDGEMENTS

## Board of Commissioners

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## Rockdale County Staff

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Tim Hults - Interim Director of Planning and Development

## Atlanta Regional Commission Staff

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This document was prepared by the Atlanta Regional Commission.  
Unless otherwise noted, all photographs were taken by ARC or Rockdale County staff.

Cover image courtesy of Explore Georgia.



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# EXECUTIVE SUMMARY

Rockdale County has prepared an updated comprehensive plan document that guides the communities' collective growth and development decisions over the course of the next 20 years. The Rockdale County Comprehensive Plan serves the community as a general statement of intent regarding actions that will be taken, or policies which will be observed, to promote locally generated and preferred goals related to economic development, land use, transportation, housing, quality of life, and other interrelated topics.

The Rockdale County Comprehensive Plan is the community's principal guiding or "vision" document – designed to formulate a coordinated, long term planning program to maintain and enhance the health and viability of the jurisdiction. The Comprehensive Plan lays out the desired future for Rockdale and relates how that future is to be achieved. The plan serves as a resource to both the public and private sector by projecting how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. In short, the Rockdale County Comprehensive Plan is intended to provide for a consistent policy direction.

The Rockdale County Board of Commissioners and local community leaders will use the Rockdale County Comprehensive Plan in the following ways.

***The Future Land Use Map shall be referenced in making rezoning and capital investment decisions***

It provides a representation of the community's vision helping to guide development based on community preferences and indicates character areas where various types of land uses should be permitted.

***The Comprehensive Plan provides policies that help guide day-to-day decisions.***

These policies reflect community values identified through public outreach efforts. These policies will be used as guidelines in the analysis of rezoning decisions and other capital investment decisions.

***The Comprehensive Plan includes an Implementation Program that will direct public investment and private initiative.***

Plan implementation is carried out through the adoption and revision of regulations, including zoning and

development codes, and through the completion of projects and programs outlined in the Community Goals and Community Work Program. The Comprehensive Plan is a living document and should be updated regularly as conditions change and shifts occur in public policy.

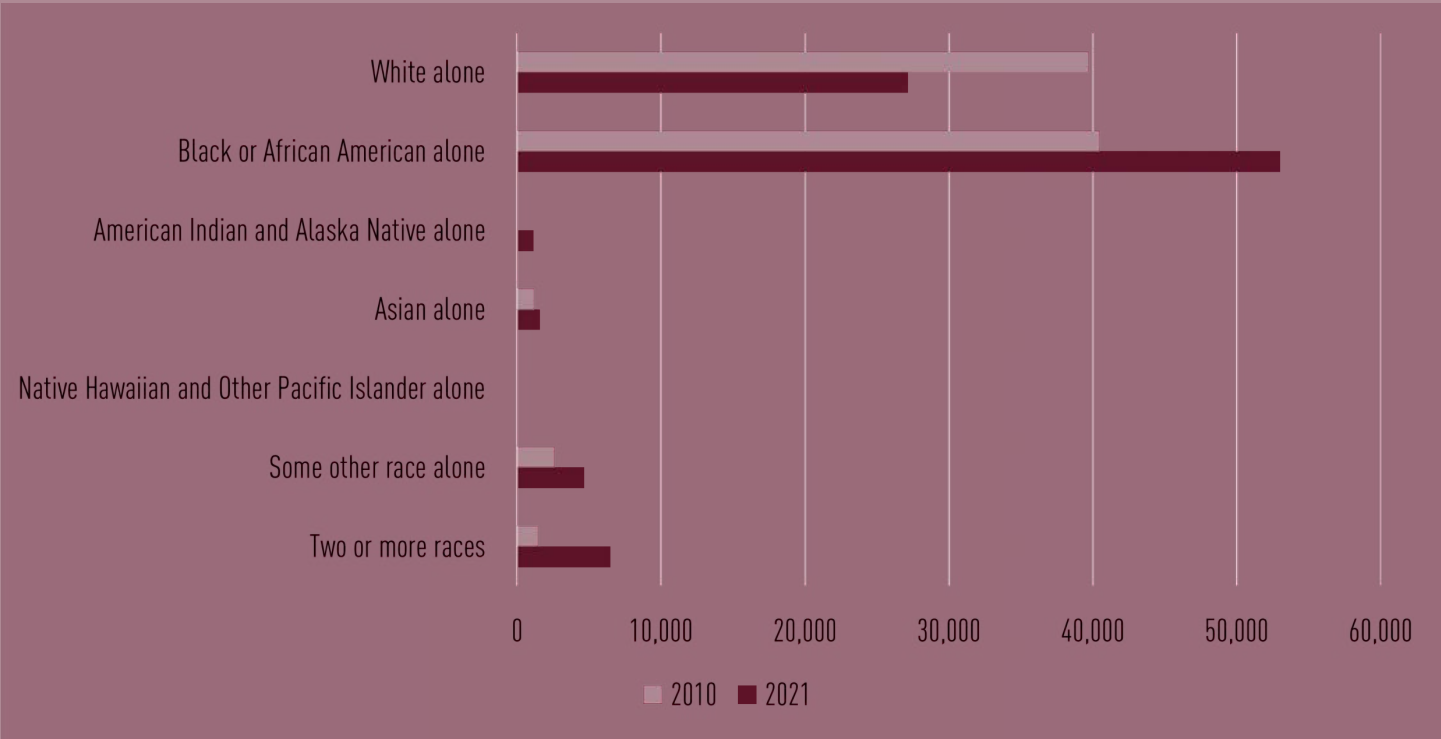
# DEMOGRAPHICS

*Additional data and demographics can be found in Appendix C.*

As of the 2020 Census data, the current population of Rockdale County is approximately 93,570 people. The average age is approximately 39 years old. Currently the median household income is \$66,267, and 13% of residents live in poverty. In 2021 there were 44,488 people employed in Rockdale County.

## Racial Composition

*Census Form B02001 (2010-2021)*





# EXECUTIVE SUMMARY

## COMMUNITY GOALS

The following goals were identified to guide growth and development in Rockdale County through the course of this Comprehensive Plan Update.

### Community Facilities

Develop County facilities and citizen resources to promote better access to services and recreational and cultural resources, especially for youth and seniors.

### Economic Development

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.

### Housing

Assure housing availability across all demographic sectors, with a focus on safe and sustainable communities, both economically and environmentally.

### Natural Resources

Protect the County's water, air, and soil to curtail pollution, preserve the water supply, and minimize land disturbance in sensitive areas.

### Land Use

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.

### Transportation

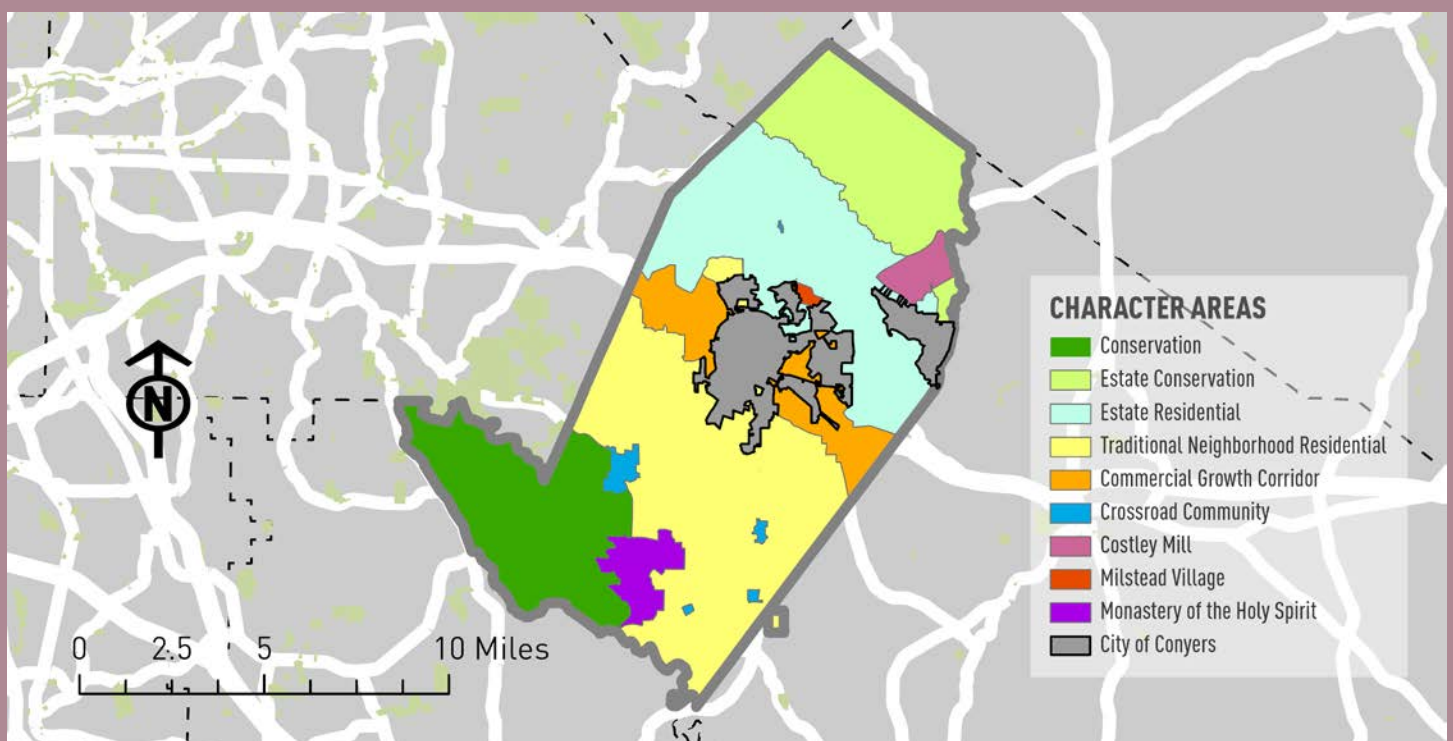
Modernize the County's transportation system to maximize convenience and safety, with deliberate advocacy for current and future environmental concerns.

# LAND USE

Character area planning focuses on the way an area looks and how it functions and is designed to define the context of the neighborhood or district. Zoning is utilized to define parcels within the character areas to apply regulations of development for each parcel.

Character areas define the geography of Rockdale County, identify the broad character of the landscape, including areas where limited growth is desirable, and areas where more intense development is preferable. Land use strategies outlined in the Comprehensive Plan do not supersede standards and regulations in the zoning ordinance, development regulations, or other ordinances adopted by the Rockdale County Board of Commissioners.

## Character Area Map





## CHAPTER 1

# ISSUES & OPPORTUNITIES

GS YOU HERE?

light  
dot near your home.  
place a sticky dot near your business.  
dots.

GLOBAL INTERNATIONAL  
WIDE VIEW

RTUNITIES

dale County's greatest assets and  
"Prioritization" column next to  
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ion Corridors &



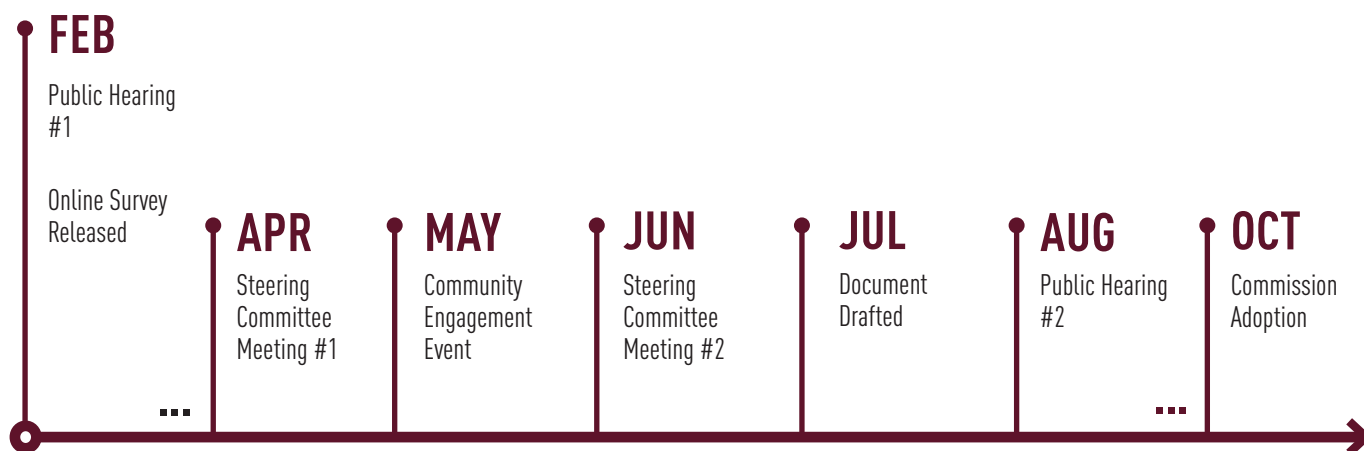
# COMMUNITY PARTICIPATION

Between February and May 2023, an online survey was provided through Rockdale County's PublicInput webpage which included a Strength, Weakness, Opportunity, and Threat (SWOT) Analysis of a wide range of topics from natural and environmental resources to housing. Over **380 people** responded in total – the majority of respondents were 50-79 years old (69%), white (52%), female (60%) homeowners (93%). Respondents described Rockdale County as a **growing community** with over half (57%) of respondents rating their quality of life in the County as "Average" and 40% rating is as "Low." The **proximity to major transportation corridors and municipalities, growth potential, and community members** were cited as Rockdale County's top assets while an **outdated zoning ordinance, lack of property and infrastructure modernization and maintenance, and unmanaged population growth** were listed as the most pressing challenges (see Appendix A for full results).

A community engagement event was held in May 2022 at the J.P. Carr Community Center to discuss the County's recreational resources, transportation infrastructure, and future development in greater detail. Over **15 people** provided insight into County's needs and priorities related to natural and historic resources, housing, transportation. Overwhelmingly, Rockdale County's **sense of community** was shared (see Appendix B for full results).

Finally, a 20-member steering committee comprised of residents and business owners, organizational representatives, and elected and volunteer officials was convened, and meetings held in April and June 2022. A SWOT Analysis was conducted during which the committee was asked to identify the city's primary assets and challenges. The committee also reviewed and made amendments to the 2018 community goals.

*The results on pages 9-11 are the opinions of those who participated in the survey and community meetings and may not necessarily be reflective of the opinions of the city as a whole.*



## COMMUNITY PARTICIPATION TIMELINE

# NEEDS & OPPORTUNITIES

## TOP 3

NEEDS & OPPORTUNITIES	GOAL
1. Update zoning ordinance	Land Use
2. Encourage property and infrastructure modernization and maintenance	Economic Development
3. Improve growth management practices	Land Use

### NATURAL & ENVIRONMENTAL RESOURCES

Unsurprisingly, **Georgia International Horse Park** and its surroundings was identified as one of the most significant natural and environmental resources. **Cowan Lake** was identified as a potential nature preserve and the need to protect the reservoir's infrastructure was shared. Finally, **Randy Poynter Lake** and **Rockdale River** and their surroundings were identified as areas in need of increased watershed protection.

### HISTORIC & CULTURAL RESOURCES

**Milstead Village** was identified as the most significant historic and cultural resource within Rockdale County. In addition, the significance of **Olde Town Conyers** was highlighted as the County's only municipality with a history spanning two centuries. Finally, **The Monastery of the Holy Spirit** was identified and the potential for a corresponding nature preserve shared.

### FUTURE DEVELOPMENT

Respondents indicated a desire to see the majority of future development occur along

### FUTURE DEVELOPMENT (CONT'D)

**GA-20 and GA-138 south of I-20** and major intersections along said thoroughfare, as well as **Flat Shoals Road near the intersection of GA-20 and GA-138** and major intersections along said thoroughfare. The majority of respondents indicated a desire to see **redevelopment of existing vacant or underutilized commercial property** as well as **corresponding transportation infrastructure updates** prior to the construction of new developments. In addition, respondents identified the **southern part of the County along GA-138** as an opportunity to develop additional commercial and residential areas with corresponding transportation infrastructure updates.

### ECONOMIC DEVELOPMENT

44% of respondents visit Olde Town Conyers to utilize Government Services – the remaining 58% are divided between Restaurants (18%), Other (17%), Business/Banking (14%), and Entertainment/Nightlife (8%). Respondents identified the need for **improved building and landscape aesthetics, more public gathering spaces, and more**

## ECONOMIC DEVELOPMENT (CONT'D)

**municipally- or County-sponsored activities** as the primary improvements that need to be made to enhance Olde Town Conyers. Overwhelmingly, respondents indicated a need for **more diverse retail and restaurant options**.

## TRANSPORTATION

The majority of respondents ranked traffic congestion (86%), traffic safety (73%), road conditions (66%), pedestrian and bicycle safety (62%), and public transportation (57%) as “Poor” or “Below Average.” Numerous areas throughout the city were identified as dangerous for pedestrians and/or bicyclists, primarily **along GA-20 and GA-138** and major intersections along said thoroughfare. Finally, respondents noted **lack of sidewalks and bicycle lanes** as the chief reasons for these unsafe conditions.

## HOUSING

Respondents indicated a need for more **senior housing** (52%), **single family detached homes** (36%), and **affordable or workforce housing** (23%). When asked to identify Marietta’s most important housing need, respondents identified **affordable housing, infrastructure improvements, and renovation of existing housing**. However, a number of respondents felt that any new housing would be detrimental to the County’s quality of life.





## CHAPTER 2

# COMMUNITY GOALS





# COMMUNITY FACILITIES

## Purpose

Develop County facilities and citizen resources to promote better access to services and recreational and cultural resources, especially for youth and seniors.

## Goals

- Cluster community facilities into nodes, which would serve as activity centers in the county.
- Continue adding park land and facilities as the county continues to grow.
- Create technology nodes centering libraries and cultural facilities.
- Expand opportunities and locations for waste management and solid waste recycling.
- Upgrade and restore current recreation centers and parks.
- Reconsider and maximize usage of Rockdale County Auditorium.

## Objectives

- Improve the regional detention/water quality treatment pond and continue Lake Rockaway Dam repair and rehabilitation projects.
- Identify facilities which need improvement, enhancement, and expansion.
- Engage in research of funding sources to update and improve services, equipment, and material for public safety.

# ECONOMIC DEVELOPMENT

## Purpose

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.

## Goals

- Support existing and attract new businesses and industries to Rockdale County that provide a diversity of jobs requiring different skillsets at corresponding pay scales.
- Make Rockdale County even more attractive to prospective residents.
- Promote quality infill and redevelopment.

## Objectives

- Compile vacant properties and industrial sites within proposed industrial development corridors to promote and solicit new business development.
- Invest County resources into the rehabilitation of blighted industry corridors.
- Implement Urban Redevelopment Plan.
- Revitalize arts, entertainment, and recreation positioning with consideration to the quality of life of current and future residents.
- Reassess and update the county's beautification plan in target areas of opportunity, such as GA 138.

# HOUSING

## Purpose

Assure housing availability across all demographic sectors, with a focus on safe and sustainable communities, both economically and environmentally.

# HOUSING (CONT'D)

## Goals

- Provide a variety of housing choices to ensure housing for individuals and families of diverse incomes and age groups.
- Preserve and enhance existing residential neighborhoods.
- Improve the sustainability of existing and new residential neighborhoods.
- Encourage increased rehousing of the homeless population.

## Objectives

- Select contractors favorable to the ethos of the Rockdale County community.
- Ensure code enforcement and highest equity position for our neighborhoods.
- Assure we have survey or study of homelessness issue and resources available.
- Increase short-term and transient housing options (e.g., homeless shelter).
- Explore affordable housing partnerships with community based financial institutions (e.g., home buyer education, homeowner assistance) to promote wiser home buying and ownership.

# NATURAL RESOURCES

## Purpose

Protect the County's water, air, and soil to curtail pollution, preserve the water supply, and minimize land disturbance in sensitive areas.

## Goals

- Create land development regulations that re-orient development towards a pattern of sustainability while balancing developer interests and attracting quality development.
- Design the necessary programs and regulations to protect and preserve open space and sensitive lands throughout the county in a coordinated way.
- Preserve Rockdale County's historic and cultural sites and structures, including the Monastery of the Holy Spirit.
- Create a negotiation infrastructure for large organizations that could impede the county's natural resources, such as replanting trees and wildlife conservation initiatives.

## Objectives

- Develop a tree preservation plan.
- Establish more robust tree buffer requirements.
- Create incentive programs encouraging natural resource conservation.
- Establish a land bank.

# LAND USE

## Purpose

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.

## Goals

- Make rezoning decisions consistent with the Comprehensive Land Use Plan.
- Direct development to the areas of the county that have in place, or agreements to provide, adequate community infrastructure and services to accommodate future growth.



# LAND USE (CONTD)

- Establish adequate land use transitions.
- Preserve and protect the character and viability of existing community and developing new communities.
- Maintain the distinction between conservation areas and developed areas.
- Direct transportation system improvements away from environmentally sensitive areas toward locations where community services can be provided more economically.
- Require careful coordination of transportation facility planning and design with land use planning, growth management, and design standards.
- Promote the development of mixed-use developments connected by multimodal transportation networks to other community facilities.
- Promote regional cooperation regarding comprehensive planning.
- Implement programs and standards that will advance Rockdale County toward ARC's Green Communities certification.
- Implement policies and standards to facilitate the development of age-friendly communities in accordance with lifelong communities' principles.

## Objectives

- Create zoning ordinances which will preserve existing neighborhood character and create standards of design for future development to create a consistent texture.
- Develop Future Land Use models which are reflective of patterns of growth to promote economic development and preserve quality of life.
- Focus housing development to be responsive to market demand, density to promote the conservation of greenspace and create connectivity to natural resources.
- Create incentive programs for conservation developments on existing large tracts of land.
- Create a comprehensive or strategic master plan that effectively balances the commercial, public, and private development of Rockdale County.
- Prepare and adopt a redevelopment and infill ordinance.

# TRANSPORTATION

## Purpose

Modernize the County's transportation system to maximize convenience and safety, with deliberate advocacy for current and future environmental concerns.

## Goals

- Ensure safe and equitable mobility for all residents.
- Ensure implementation of the circulation system improvements are tied to new development.
- Promote installation of EV infrastructure concurrently with new development and redevelopment.

## Objectives

- Implement and update the Comprehensive Transportation Plan.
- Continue efforts to improve bicycle and pedestrian networks throughout the County.
- Conduct multimodal transportation infrastructure assessment.
- Amend regulations to require infrastructure improvements be installed by property owners or developers. Develop legally defensible exaction program to ensure new development does not overly burden existing roadways.

## CHAPTER 3

# LAND USE



# CHARACTER AREAS

Character areas define the geography of Rockdale County, identify the broad character of the landscape, including areas where limited growth is desirable, and areas where more intense development is preferable. Strategies do not supersede standards and regulations in the zoning ordinance, development regulations, and other ordinances adopted by the Board of Commissioners.

The colors of the Character Area categories below coordinate with the colors of the Character Area Map on page 24.

Table. 1. Land Use and Character Area Compatibility																
	Water/ Watershed Protection	Parks/ Recreation/ Conservation	Low Density Residential/ Agriculture	Medium Density Residential	High Density Residential	Conservation Residential	Neighborhood Commercial	Commercial	Office/ Professional	Public/ Institutional	Mixed Use/ Activity Center	Historic Village	Office/ Distribution/ Technology	Light Industrial	Manufacturing	Transportation/ Communications/ Utilities
Conservation																
Costley Mill																
Crossroad Community																
East Commercial Growth Corridor																
Estate Conservation																
Estate Residential																
Milstead Village																
Monastery of the Holy Spirit																
Traditional Neighborhood Residential																
West Commercial Growth Corridor																

## CONSERVATION

The Conservation Character Area of Rockdale County encompasses an area of low density, agricultural and rural residential development in the southern portion of the community. Land is mostly undeveloped with small pockets of rural residential and rural estates interspersed with the farmhouses and agricultural outbuildings from an era when the economy was predominantly unindustrialized. Panola Mountain State Park is included in this area, and the Arabia Mountain National Heritage Area covers most of this character area. New development should be complimentary with these uses and give consideration to a village development pattern in order to preserve open space consistent with the existing character of the area. Utility service is very limited, and there are no plans for expansion.

- Promote expansion and connectivity of the PATH system
- Encourage village development on the contiguous, large tracts of land to preserve open space to protect the rural, low density scale of development in the conservation character area
- Promote the protection of scenic viewsheds
- Identify economic opportunities appropriate with the low density character of the conservation character area
- Plan for the preservation of historic sites, including cemeteries

## ESTATE CONSERVATION & WATERSHED PROTECTION

The Estate Conservation Character Area of Rockdale County encompasses an area of low density, rural residential development in the northern portion of the community. Black Shoals Park and Randy Poynter Lake are significant attractions that draw people to the area. Utility service is limited, and the presence of granite throughout the area makes expansion of services difficult. Randy Poynter Lake is a reservoir located on Big Haynes Creek and is the principal source of raw water for Rockdale County and the City of Conyers. Watershed Protection regulations largely overlap with this Character Area and will limit development capacity and protect water quality and quantity for the community.

- Allow for residential development at various scales that preserves contiguous areas of open space
- Promote development that enhances Black Shoals Park and Randy Poynter Lake that is compatible with all applicable local and state regulations
- Preserve the agricultural-residential lifestyle prevalent in this character area
- Promote the expansion and connectivity of the PATH system
- Plan for the preservation of historic sites, including cemeteries

The Costley Mill area in Rockdale County is the site of a 77-acre regional park owned by Rockdale County. The park will become the central amenity for residents of the area, as well as a destination for the county and the region. The County's Watershed Protection standards will establish the benchmarks for resource conservation in the surrounding area.

- Support a vibrant amenity with the recreation and historic site as the focus
- Protect adjacent land uses through the uses of adequate transition areas, design regulations, landscaping, and streetscaping materials
- Protect environmentally sensitive areas from potential impacts to water resources, granite outcroppings, archaeological sites, or other unique natural or historic features of the area



## ESTATE RESIDENTIAL

The Estate Residential Character Area of Rockdale County encompasses a transitional land use area on the north side of the city of Conyers. The area is largely comprised of rural residential development but is adjacent to areas where the County encourages compact development at higher densities (though not always higher intensity), such as Milstead Village and Costley Mill. The area has the largest concentration of granite outcrops in the county compared with other character areas. These outcrops will limit the availability of developable land and contribute to the natural and rural character of the county. New development should give consideration to the benefit of preserving the existing character of the area.

- Allow for residential development at various scales that preserves contiguous large areas of open space
- Concentrate Crossroad Community development at intersections along major transportation routes
- Preserve the agricultural-residential lifestyle prevalent in this character area
- Plan for the preservation of historic sites, including cemeteries

## TRADITIONAL NEIGHBORHOOD RESIDENTIAL

The Traditional Neighborhood Residential Character Area of Rockdale County has seen the largest influx of traditional neighborhood development in Rockdale County outside of the City of Conyers. Availability of utilities and relatively limited environmental constraints (compared with other areas of the county) have allowed residential development at higher densities than other unincorporated areas of Rockdale County. It is a transition area between the intensive development in the City of Conyers and along Interstate 20, and the largely rural agrarian character of the southern tip of the county in the Conservation Character Area. Consideration should be given to the design of new developments closer to the Conservation Character Area to ensure compatibility with adjacent low intensity uses and the benefit of preserving the character of the area. Service uses should be confined to areas identified in the Crossroad Community Character Area to protect the existing neighborhoods.

- Allow for residential development and densities that support traditional neighborhood uses, as well as economic viability in the non-residential uses in the adjacent Crossroad Community Character Area
- Preserve stable existing single family residential neighborhoods
- Provide institutional and recreational opportunities at a scale that is compatible with adjacent traditional residential uses
- Plan for the preservation of historic sites, including cemeteries

## COMMERCIAL GROWTH CORRIDOR

The Commercial Growth Corridor Character Area in Rockdale County includes the bulk of industrial and commercial properties concentrated along the Interstate 20 corridor, including the City of Conyers. The Commercial Growth Corridor Character Area has been developed with a mix of land uses that include commercial, office, warehousing, and light industrial land uses. The Commercial Growth Corridor Character Area is intended to accommodate intense

## COMMERCIAL GROWTH CORRIDOR (CONT'D)

office, commercial, institutional, and light industrial uses, including those that require access for trucking, adjacent to the County's major activity center in the City of Conyers.

- Promote development that is compatible with existing uses and distinct from other non-residential character areas in the county
- Encourage daily service and convenience uses for local residents, as well as shopping and dining amenities that will create a regional retail attractor
- Recognizing the proximity to I-20, some uses that accommodate through-travelers are appropriate, so long as they blend with the general character of the area in design and scale
- Appropriate for intensive commercial development that serves industries such as landscaping, home improvement, automotive customization and detailing, and equipment rental and sales

## CROSSROAD COMMUNITY

The Crossroads Community Character Area in Rockdale County includes areas of limited nonresidential developments in rural and residential areas that provide service and institutional amenities to the community. They can include civic uses such as schools and churches; commercial uses such as gas stations, restaurants, or grocery stores; and other limited nonresidential development keeping with the scale and character of similar and typical uses.

- Support limited non-residential and mixed-use development at identified intersections along major thoroughfares
- Provide limited services to neighborhoods and rural areas that are appropriate outside of major commercial areas
- Implement zoning regulations and development standards that encourage lifelong communities principles in age-friendly communities

## MILSTEAD VILLAGE

The Milstead Village Character Area in Rockdale County includes the historic village of Milstead, established in 1885 as Long Shoals. Initially founded around Rockdale Paper Mill, in 1902 the Milstead Manufacturing cotton mill was built on the site. The mill closed in the 1960s, and the village is all that remains. Principal structures include both Baptist and Methodist churches, two large foreman houses, employee houses, and recreation facilities. New development should give consideration to the historical context of the site, including architectural styles and materials that are compatible with the existing development.

- Preserve the traditional character of the community, including style and scale of existing buildings, relationship to the existing street network, landscaping, and streetscaping materials
- Allow new development that is compatible with the traditional development within the community

## MONASTERY OF THE HOLY SPIRIT

The Monastery of the Holy Spirit Character Area in Rockdale County includes the Monastery of the Holy Spirit, established in 1044 by a community of Trappist monks. From humble beginnings, the Monastery has grown to encompass 2,000 acres that includes an urban farm, a conservation burial ground, information center, garden center, bakery, and glass studio. It is part of the Arabia Mountain National Heritage Area and connected to the Arabia PATH network. In addition to being a place of respite and meditation, it has become a regional tourist destination that attracts visitors to participate in its many different offerings. Planning for the uses both on this site, and adjacent to it, will require unique consideration as the land uses evolve in the context of its rural South Rockdale landscape.

- Limit development to only those uses that enhance the unique nature of the Monastery site
- Allow for new uses that support cultural and economic activity that align with the unique nature of the Monastery site
- Preserve viewsheds that impact the Monastery and important vistas associated with the property
- Protect the site from obtrusive noise, lighting, or other negative impacts of encroaching development that would detract from the unique nature of the site

## FUTURE LAND USES

The colors of the Land Use categories below coordinate with the colors of the Future Land Use Map on page 25.

### PARKS AND NATURAL RESOURCES

This category includes land dedicated to public- or privately-owned active and passive recreation uses.

### LOW DENSITY RESIDENTIAL / AGRICULTURE

This area is appropriate for single-family detached residential dwellings (1 unit per 1 acre), agricultural-residential and agricultural uses.

### MEDIUM DENSITY RESIDENTIAL

This area is appropriate for single-family detached residential dwellings (2-4 units per 1 acre).

## HIGH DENSITY RESIDENTIAL

This area is appropriate for a variety of single-family attached and multi-family residential units (6-8 units per 1 acre). High density residential should be located near areas of high employment concentration, large commercial nodes, transportation nodes, and mixed use developments. It is essential that these developments include proper buffering between adjacent land uses.

## NEIGHBORHOOD COMMERCIAL

This category includes limited retail and commercial services activities to serve the everyday needs of local residents. The basic character of this neighborhood should be designed to encourage the development of neighborhood scale shopping that offers both goods and projects and the furnishing of selected services.

## COMMERCIAL

This category includes standard retail and commercial services activities. These establishments should be located along transportation corridors to easily serve the public. Visual impacts should be minimized through design controls and landscaping.

## MIXED USE / EMPLOYMENT CENTER

This category includes residential (8-12 residential units per 1 acre), commercial, entertainment, and public/institutional land uses. Uses should be complemented with walking, biking, and transit opportunities to provide alternative modes of transportation. Roadway improvements should carefully consider the scale of the area.

## HISTORIC VILLAGE

This category includes land that is part of the historic Milstead Village located north of the City of Conyers. This area is appropriate for single-family detached and attached residential dwellings (X units per 1 acre) and limited retail and commercial services activities to serve the everyday needs of local residents. Redevelopment and infill development should match the historic character unique to the village.



## OFFICE / INSTITUTIONAL

This category accommodates business concerns that do not provide a product directly to customers on the premises, or do not, as a primary activity, involve the manufacture, storage, or distribution of products. This category includes small, single-occupant structures for professionals, as well as large office parks with a variety of tenants in multi-story buildings. This category also includes schools, colleges, hospitals, municipal community centers, churches, cemeteries, municipal buildings, and post offices.

## LIGHT INDUSTRIAL

This category includes warehousing, distribution, trucking, and manufacturing, limited to assembly of small items with components made elsewhere. This category also includes the storage of large quantities of bulk materials or other uses that could have adverse impacts on adjacent properties, as well as public or private landfills, water treatment plants, wastewater treatment plants, power substations, rail yards, mass transit facilities, airports, etc.

## TECHNOLOGY PARK

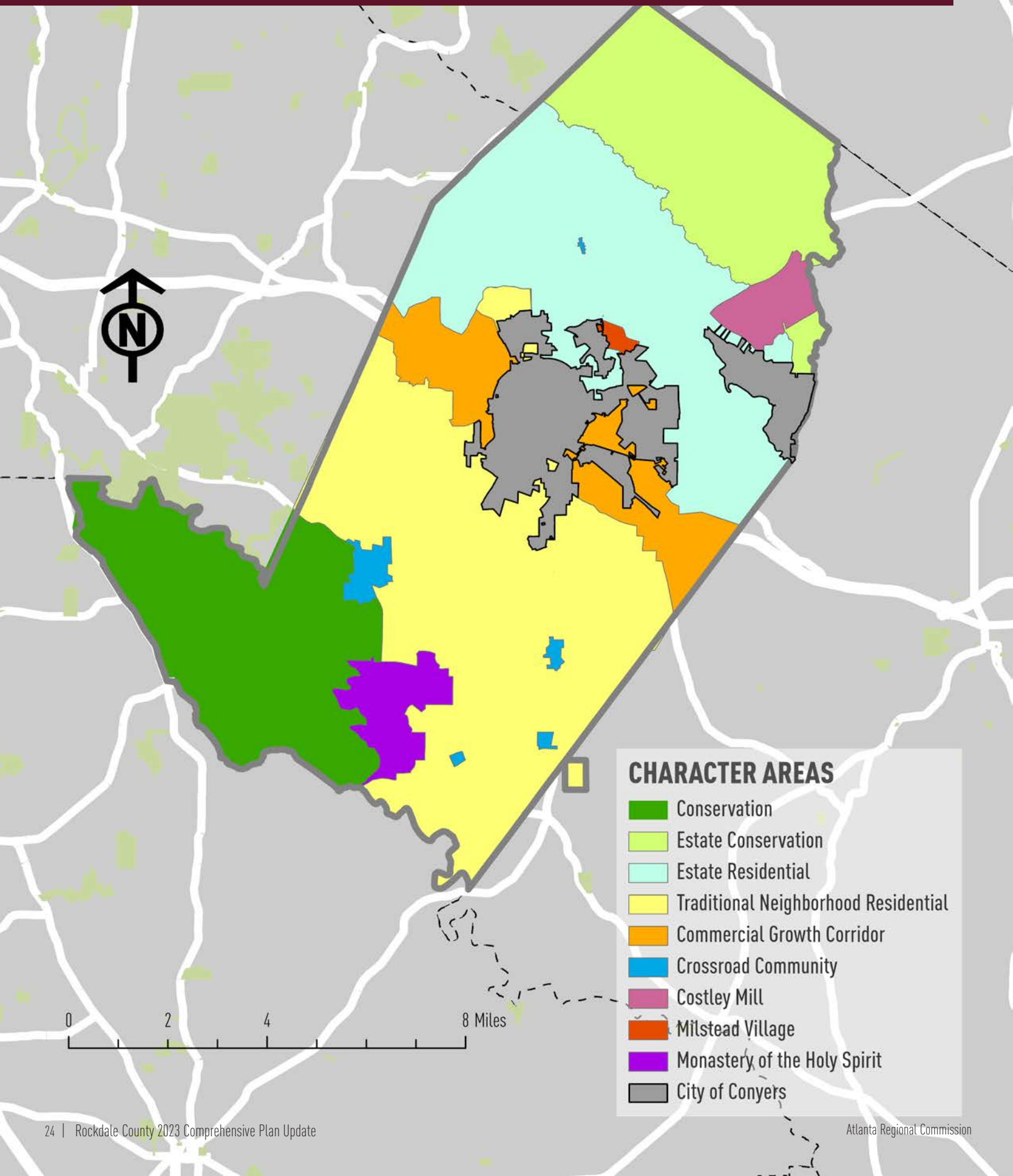
This category includes warehouse and distribution uses, with limited industrial operations. New developments have campus-like settings and protective covenants. Zoning conditions ensure that design of structures, landscaping, and signage are compatible with adjacent uses.

## WATER / WATERSHED PROTECTION

This area is appropriate for conservation development, primarily consisting of single family detached residential units (1 unit per 3 acres). Land that is included as a part of a lake or pond in the Rockdale County is also identified.

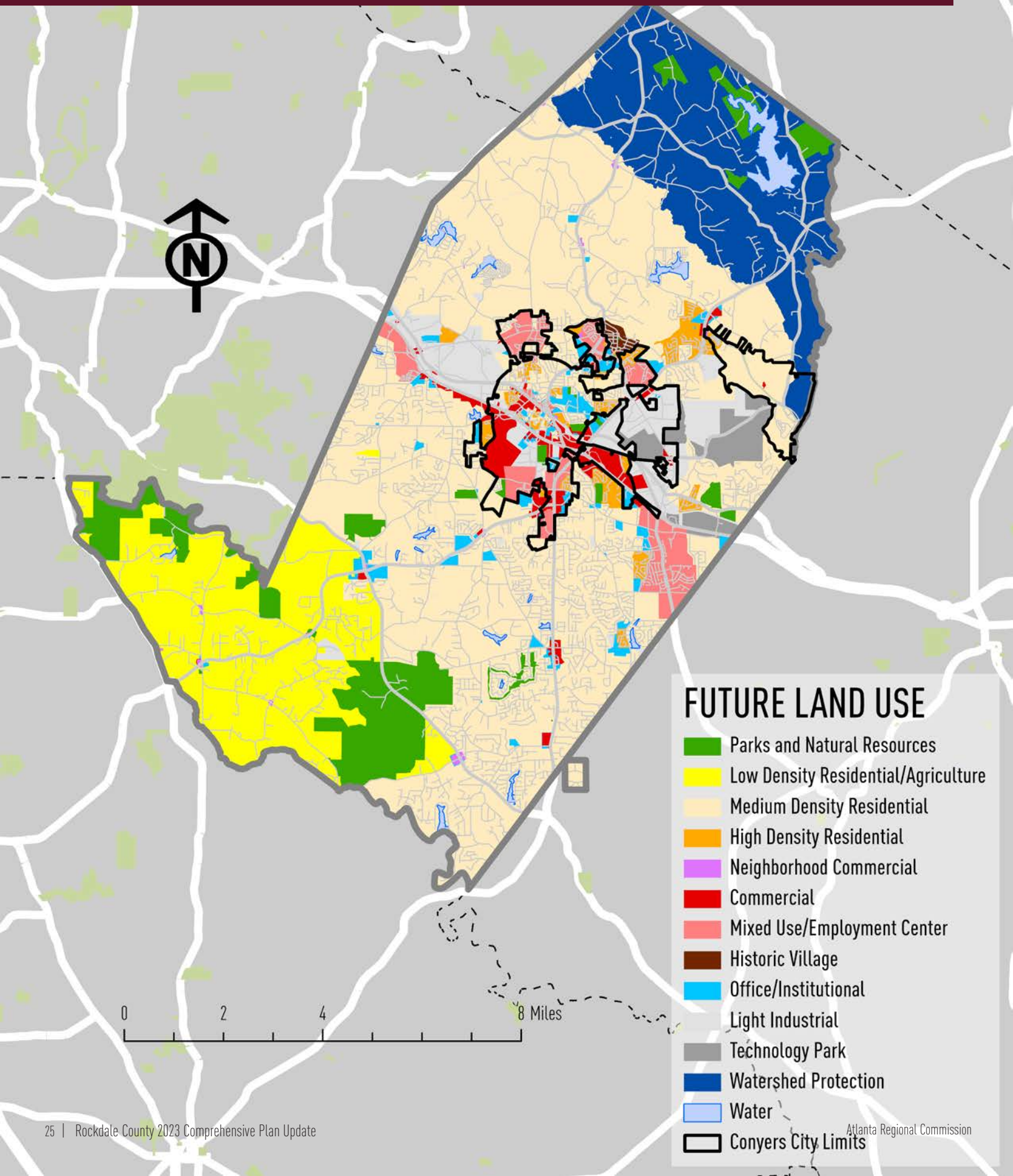


# CHARACTER AREA MAP





# FUTURE LAND USE MAP





## CHAPTER 4

# TRANSPORTATION



*Courtesy of Explore Georgia*



# ROCKDALE IN MOTION (2018)

The Atlanta Regional Commission (ARC) established the Comprehensive Transportation Plan (CTP) program in the mid-2000s to provide financial assistance to communities to develop long range transportation plans that can also serve as the foundation for regional planning efforts. The CTP program is utilized to help cities and counties jointly identify and analyze their needs, develop solutions which are acceptable to the community, and better articulate their priorities when funding opportunities arise. As a condition of providing financial assistance to develop a CTP, ARC developed the following expected outcomes:

- Prioritized list of transportation investments necessary to support the visions for economic development and strong communities established by cities and counties.
- Five (5) to ten (10) year fiscally constrained action plan which reflects currently available funding sources and feasible policy actions that can be taken at the city or county level.
- Recommendations that have been vetted through a robust community engagement process and formally adopted by local government officials.
- Recommendations that leverage regional facilities, services and programs to address local needs and priorities.
- Recommendations that can knit together previous plans and projects identified at the community level through Livable Centers Initiative (LCI) studies, Community Improvement District (CID) work programs, city or county Capital Improvement Programs (CIP), corridor studies, and other initiatives.

As Rockdale County's first update to its inaugural CTP, the planning process for *Rockdale In Motion: Comprehensive Transportation Plan Update* was designed to address a handful of broader goals beyond the expected outcomes identified above. *Rockdale In Motion* was developed to take stock and understand what has changed since the completion of the original CTP in December 2009. This includes understanding the projects and initiatives that have been implemented since the original CTP. It also includes re-examining the projects recommended in the original CTP that have not yet been implemented. Finally, it includes understanding where additional transportation needs may exist and the development of new projects and initiatives to address emerging changes in the community.

A full list of project recommendations can be found in [Rockdale In Motion](#).

# METROPOLITAN TRANSPORTATION PLAN (2020)

The *Metropolitan Transportation Plan* (MTP) (previously the Regional Transportation Plan (RTP)) is one piece of *The Atlanta Region's Plan* (TARP). Both plans establish long-term visions and detail the policies and programs that will bring those visions to fruition. The MTP focuses on current transportation conditions, expected trends that will impact the transportation network, and documents the strategies and investments necessary to meet the multi-modal transportation needs of all residents and visitors of the Atlanta region through 2050.

The MTP contains robust transportation infrastructure investments – from pedestrian safety measures to congestion management – designed to improve mobility, access, and safety for all of the Atlanta region's residents and visitors. This ambitious list of recommendations addresses the varied challenges faced across the region and provides a higher quality of life for everyone.

# METROPOLITAN TRANSPORTATION PLAN (CONT'D)

The recommendations are grouped into three program areas – Demand Management, Expansion, and Maintenance & Modernization – and eight corresponding subareas.

A full list of projects for Rockdale County from the MPT can be found in Table 2 below.

**Table. 2. Land Use and Character Area Compatibility\***

ARC #	GDOT #	Description	Sponsor	Status**
AR-514	0015996	Xpress Rockdale Park-And-Ride Expansion	SRTA	Programmed
AR-5307-RO	NA	FTA Section 5307/5340 Formula Funds Allocations for Rockdale County	Rockdale County	Programmed
NE-110	0018008	Dial Mill Road Bridge Replacement	Newton County	Programmed
RO-015F	NA	Millers Chapel Road Widening	Rockdale County	Long Range
RO-025C	NA	Flat Shoals Road Widening	Rockdale County	Long Range
RO-138B	0002040	SR 138 (Stockbridge Highway) Operations and Safety Improvements	GDOT	Programmed
RO-206	0013628	SR162 (Salem Road) Widening	GDOT	Programmed
RO-214	NA	Old Covington Highway Widening	Rockdale County	Long Range
RO-217A	NA	Old Salem Road – Widening	Rockdale County	Long Range
RO-235C	0013163	Sigman Road Widening – Phase 2	Rockdale County	Programmed
RO-235D	0012594	Sigman Road Widening – Phase 3	Rockdale County	Programmed
RO-235E1	752210-	Sigman Road Widening	Rockdale County	Programmed
RO-243	0006934	Courtesy Parkway Extension / I-2- Overpass – New Alignment	Rockdale County	Programmed
RO-256	0012886	Sigman Road Multi-Use Trail – Segment 1	Rockdale County	Completed
RO-259	0015100	Honey Creek Road Bridge Replacement	GDOT	Programmed
RO-260	0017821	Rockdale River Trail Extension to Conyers	Rockdale County	Programmed
RO-261B	0018263	Rockdale County School Bus Replacement – FY 2023	Rockdale County	Programmed
RO-261C	0018264	Rockdale County School Bus Replacement – FY 2024	Rockdale County	Programmed
RO-AR-138	731048-	I-20 East Interchange Improvements	GDOT	Programmed

\* This table is a direct copy of the The Atlanta Region's Plan MTP Project List, including any discrepancies or errors.

\*\*“Programmed” indicates that one or more phase is scheduled to be undertaken during the years covered by the TIP (2020-2025). “Long Range” indicates that all phases are not scheduled until 2026 or later. These are the only two statuses which comprise the adopted and conforming Transportation Improvement Program (TIP) and MTP project list.

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## CHAPTER 5

# BROADBAND



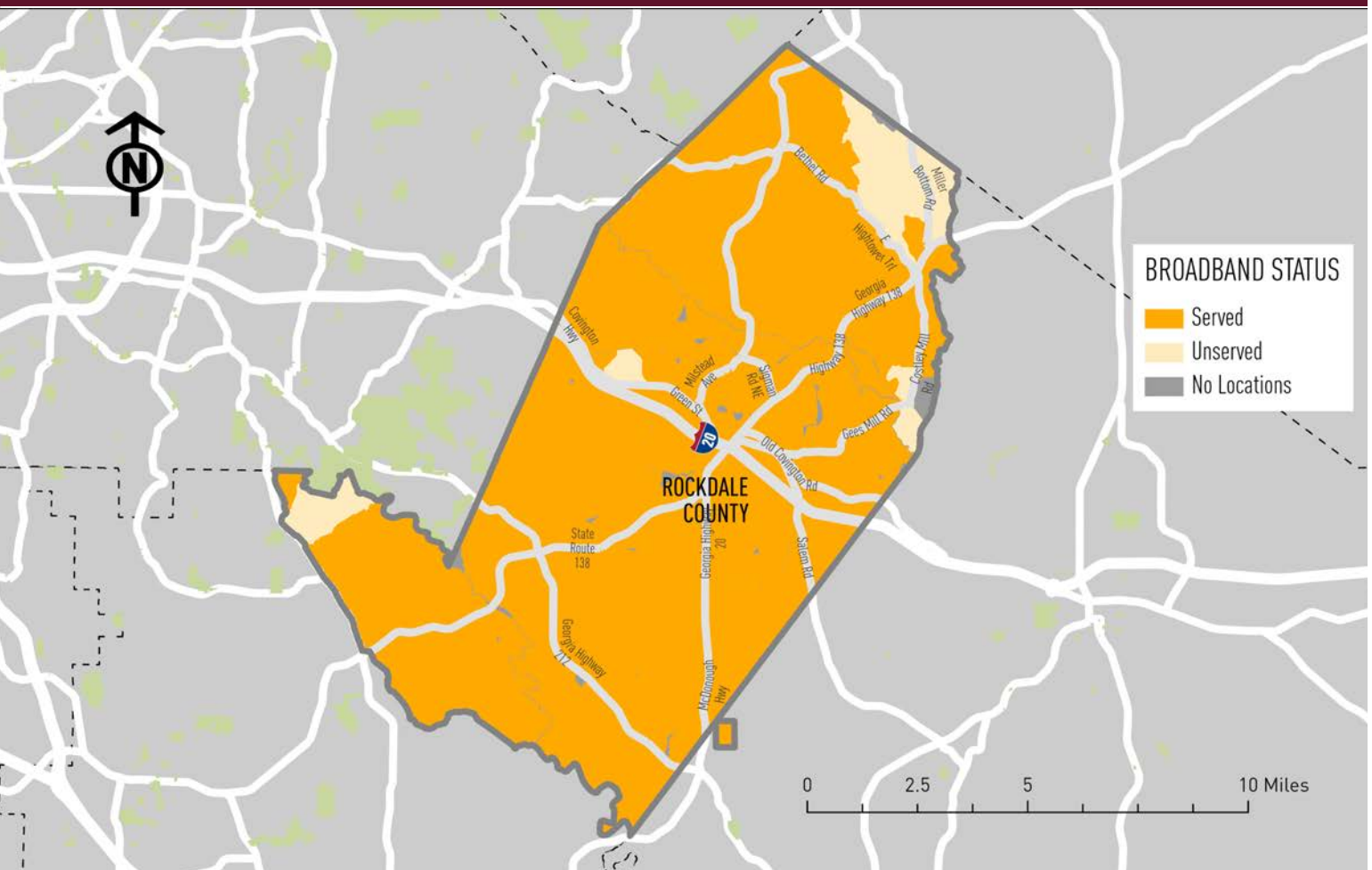
*Courtesy of of Solia Media*

# BROADBAND ACCESS

According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in Rockdale County were unserved by broadband as of 2022. The map below illustrates that the vast majority of Rockdale County is served by broadband. Unserved pockets may be representative of extensive surface parking, undeveloped lots, or simply older development. Note: Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved.'

City officials should also consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Broadband Ready Community Designation demonstrates that a local unit of government has taken steps to reduce obstacles to broadband infrastructure investment by amending their comprehensive plan to include the promotion of the deployment broadband services and adopting a broadband model ordinance. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.

## BROADBAND ACCESS MAP





## CHAPTER 7

# COMMUNITY WORK PROGRAM





# COMMUNITY WORK PROGRAM 2023-2027

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
<b>Natural and Historic Resources</b>								
NHR.01. Revise regulations as necessary to protect the integrity of waterways on "303(d)" List of Impaired Waters	X	X	X	X	X	RWR, SM	Staff Time	Operating Budget
NHR.02. Identify partners and resources to undertake a countywide historic resource survey	X	X	X	X	X	PD	Staff Time	Operating Budget
NHR.03. Establish Milstead Village as a local historic district			X	X	X	PD	Staff Time	Operating Budget
NHR.04. Create design guidelines and standards for Milstead Village			X	X	X	PD	Staff Time	Operating Budget
NHR.05. Work with Stormwater and RWR to create list of critical waters	X	X				PD, RWR, SM	Staff Time	Operating Budget
<b>Community Facilities and Services: Water and Sewer</b>								
WS.01. Implement the Honey Creek Lift Station at the time of the decommissioning of the Honey Creek WWTP	X	X	X			FD, RWR	\$7,500,000	Local Water and Sewer Fund, SPLOST
<b>Community Facilities and Services: Solid Waste and Stormwater</b>								
SWS.01. Lake Rockaway Dam Repair and Rehabilitation	X	X	X	X	X	SM	\$1,500,000	CDBG, Local Stormwater Utility Fund
<b>Community Facilities and Services: Parks and Recreation</b>								
PR.01. Rockdale River Trail System	X	X	X	X	X	RM	\$8,500,000	GDOT, SPLOST, TEDNR
<b>Urban Design</b>								
UD.01. Prepare and adopt a redevelopment and infill ordinance				X	X	PD	Staff Time	Operating Budget
UD.02. Prepare and adopt an updated zoning code	X	X				PD, Consultant	\$200,000	Operating Budget
UD.03. Develop policies and standards that will promote tourism opportunities throughout the county.		X	X	X	X	PD	Staff Time	Operating Budget

# COMMUNITY WORK PROGRAM 2023-2027 (CONT'D)

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
<b>Economic Development and Redevelopment</b>								
EDR.01. Implement the Urban Redevelopment Plan through an overlay district		X	X	X	X	PD	Staff Time	Operating Budget
<b>Housing and Community Development</b>								
HCD.01. Propose new development standards for mobile home parks					X	PD	Staff Time	Operating Budget
HCD.02. Create a walkability assessment of the county			X	X	X	PD, RDOT	Staff Time	Operating Budget
HCD.03. Pursue Community Development funding for designated historic districts and incentive match for homeowners to engage in maintenance or rehabilitation			X	X	X	PD, Grant Writer	Staff Time	Operating Budget
HCD.04. Utilize the Development Authority to evaluate local commercial and identify potential development opportunities	X	X	X	X	X	PD, County Attorney	Staff Time	Operating Budget
HCD.05. Conduct housing study		X	X			PD	\$50,000	Operating Budget
HCD.06. Conduct arts and culture study			X	X		BOC, PD	\$10,000	Operating Budget
<b>Land Use</b>								
LU.01. Evaluate the workings of the Salem Road (SR 162) Corridor Overlay District; amend regulations as necessary	X	X	X			PD	Staff Time	Operating Budget
LU.02. Analyse neighborhood commercial development in rural Rockdale County; revise development regulations if appropriate		X	X	X		PD	Staff Time	Operating Budget
LU.03. Rewrite UDO	X	X				PD	\$200,000	Operating Budget
<b>Transportation</b>								
T.01. Develop infrastructure master plan		X	X			PD	\$75,000	Operating Budget
<b>Intergovernmental Coordination</b>								
T.01. Continue to participate in Land Use Coordination Committee	X	X	X	X	X	PD	Staff Time	Operating Budget

Project	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding
<b>Intergovernmental Coordination (cont'd)</b>								
T.02. Cooperate with Georgia Regional Transportation Authority (GRTA) to improve or expand bus service	X	X	X	X	X	RDOT	Staff Time	Operating Budget
T.03. Monitor plan amendment efforts and continue to comply with all mandates of the Metro North Georgia Water Planning District	X	X	X	X	X	PD, RWR, RCSW	Staff Time	Operating Budget



# REPORT OF ACCOMPLISHMENTS 2018-2022

Project	Status	Notes
<b>Natural and Historic Resources</b>		
Revise regulations as necessary to protect the integrity of waterways and "303(d)" List of Impaired Waters	Underway	Required of the MS4 Permit and the Watershed Protection Plan. Conduct monitoring and track results. See CWP Item NHR.01.
Identify partners and resources to undertake a countywide historic resource survey	Postponed	Identify the Atlanta Regional Commission as a partner to help conduct a survey. See CWP Item NHR.02.
Establish Milstead Village as a local historic district	Postponed	Working on gathering local support for historic designation. See CWP Item NHR.03.
Create design guidelines and standards for Milstead Village	Postponed	Design Guidelines were created in cooperation with Georgia Conservancy. See CWP Item NHR.04.
Work with Stormwater and RWR to create list of critical waters	Postponed	Working on a process to identify critical waters. See CWP Item NHR.05.
<b>Community Facilities and Services: Water and Sewer</b>		
Expand water and sewer line coverage in service areas per master plan	Canceled	(Draft) Master Plan doesn't identify water and sewer lines.
Implement the Honey Creek Lift Station at the time of the decommissioning of the Honey Creek WWTP	Underway	Current Design for WWTP are underway. See CWP Item WS.01.
New 4MG water storage tank at the water treatment plant	Complete	4MG water storage tank at the water treatment.
<b>Community Facilities and Services: Solid Waste and Stormwater</b>		
Regional detention/ water quality treatment pond (Lakefield Dam Facility)	Complete	Completed 2019-2020.
Lake Rockaway Dam Repair and Rehabilitation	Underway	Working on updating timeline for repair. See CWP Item SWS.01.
Continued educational program and public outreach on stormwater pollution program	Complete	Public Meeting and outreach continued.
<b>Community Facilities and Services: Parks and Recreation</b>		
Black Shoals Park Improvements	Complete	Replaced Boat Dock, Fishing Pier. Add ADA Travel Path and Kayak Launch.
Review and adopt the Greenway Master Plan as component to Parks and Recreation Comprehensive Master Plan	Complete	Adopted in 2020 with Recreation Master Plan.
Rockdale River Trail System	Underway	Currently undergoing mapping and interface. See CWP Item PR.01.
Pursue additional federal and state funding for open space acquisition and park and greenway improvements	Complete	Finalizing concept for integrated programming and infrastructure improvement.
<b>Urban Design</b>		
SR 138 Beautification and Economic Initiative	Canceled	Coordinate with the Chamber to identify Economic Initiative.
Prepare and adopt a redevelopment and infill ordinance	Postponed	Reviewing current zoning ordinance and available approaches on redevelopment and infill ordinance. See CWP Item UD.01.
Prepare and adopt and updated zoning code	Underway	Identify current code sections and process of updating. See CWP Item UD.02.
Develop policies and standards that will promote tourism opportunities throughout the county.	Canceled	Coordinate with the Chamber to identify other avenues for tourism opportunities. See CWP Item UD.03.

Project	Status	Notes
<b>Economic Development and Redevelopment</b>		
Implement the Urban Redevelopment Plan through an overlay district	Underway	Reviewing and revising sections of the Salem Road Corridor Overlay. See CWP Item EDR.01.
Undertake a countywide economic development strategy that identifies strategic sectors, including opportunities for green jobs	Canceled	Will draft steps need to identify areas of opportunities.
Support the Local WorkSource Georgia initiatives in Rockdale County	Complete	Will reach out to the Chamber to reevaluate initiatives.
<b>Housing and Community Development</b>		
Propose new development standards for mobile home parks	Underway	Evaluating current mobile home sites, and create development standards for manufactured housing. See CWP Item HCD.01.
Continue participation in the Neighborhood Stabilization Program	Complete	Active and ongoing, purchasing and rehabbing program. Since 2009 we have bought, rehabbed and sold 70 homes. One is currently on the market.
Create a walkability assessment of the county	Postponed	Reassess the parameters for walkability assessment. See CWP Item HCD.02.
Evaluate land development opportunities to increase the availability for age-friendly communities	Canceled	Look for other opportunities to increase age-friendly communities.
Pursue Community Development funding for designated historic districts and incentive match for homeowners to engage in maintenance or rehabilitation	Postponed	Looking for resource partners for funding historic districts and incentives. See CWP Item HCD.03.
Utilize the Development Authority to evaluate local commercial and identify potential development opportunities	Postponed	Reevaluating strategy to identify potential development opportunities. See CWP Item HCD.04.
<b>Land Use</b>		
Evaluate the workings of the Salem Road (SR 162) Corridor Overlay District; amend regulations as necessary	Underway	Drafting revision for the Salem Road Corridor Overlay. See CWP Item LU.01.
Analyse neighborhood commercial development in rural Rockdale County; revise development regulations if appropriate	Postponed	Will draft steps need to identify areas for commercial development. See CWP Item LU.02.
Prepare the new Comprehensive Plan	Complete	Completed in 2018. Currently updating the current plan (2023 Comprehensive Plan)
Develop county strategic plan	Complete	Completed in 2020. Currently updating the current plan (Reimagine Rockdale)
<b>Transportation</b>		
Implement and update the Comprehensive Transportation Plan	Complete	RFP for CTP is currently in progress in coordination with ARC Team.
Continue efforts to improve bicycle and pedestrian networks throughout the County.	Complete	RDOT is coordinating with General Services on the construction of the Rock River Trail. Gen Services is currently working with a design team to complete PE, ROW and Utilities Plans.
Widening of Sigman Road to 4 lanes with a full median from Irwin Br. To SR 138 (Walnut Grove Road)	Complete	RDOT has broken Phase 3 into two parts(B-SR to Hwy 138 GDOT Sponsored. A-Irwin Bridge to SR 20 RDOT sponsored) 4-lane with median and bike path design carried through to I-20 interchanged east of Conyers.
Conduct a feasibility study to create peak route usage for senior use of available transportation resources	Complete	Senior Friendly routes to be incorporated into the Master Transportation Plan
<b>Intergovernmental Coordination</b>		
Continue to participate in Land Use Coordination Committee	Underway	Actively participating through ARC. See CWP Item T.01.

# REPORT OF ACCOMPLISHMENTS 2018-2022 (CONT'D)

Project	Status	Notes
<b>Intergovernmental Coordination (cont'd)</b>		
Cooperate with Georgia Regional Transportation Authority (GRTA) to improve or expand bus service	Underway	Looking at public transportation options to service Rockdale County. See CWP Item T.02.
Monitor plan amendment efforts and continue to comply with all mandates of the Metro North Georgia Water Planning District	Underway	Stormwater is currently overseeing development of standards and use. See CWP Item T.03.

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# APPENDIX A

*Courtesy of Solia Media*

# Rockdale County 2023 Comprehensive Plan Update

MOVE

FILTER BY SEGMENT   
Project Engagement

OPTIONS



VIEWS  
2,414  
RESPONSES  
5,685  
SUBSCRIBERS  
112

PARTICIPANTS  
381  
COMMENTS  
584

## What's one word or phrase you would use to describe Rockdale County to someone unfamiliar with the community?

Too many unnecessary liquor stores, gas stations. County commission does not care about community. Building homes and townhouses without regard of residents already here. M&O taxes we pay are entirely too much for what we are not getting. Did I mention we need to change commission board?

2 months ago

Challenges: traffic near Dogwood/I-20. No fine dining options. No family fun spots or event centers. Main city corridors and downtown Conyers needs better upkeep, modernization.

3 months ago

Poorly ran county with little concern for current citizens. Elected officials only interested in personal ambitions, not the best interests of the community.

2 months ago

We have elected officials, appointed officials, and bureaucrats in the city, county, and school board that don't have a clue how difficult it is for average citizens in Rockdale. Commissioners allow more development than infrastructure is presently able to handle. Government wants to expand and fail to realize the ONE priority of government is to protect the citizens. After that things like water and so forth. NOTHING is a mandatory requirement like more parks, more services, more, more, more...when the citizens are struggling to pay their living expenses only to be strapped with more tax. Government needs to be better managed and restricted. As a senior who hasn't had a child in school in 23 years, I still pay for school tax while living on Social Security. Who cares? Not our school board or commissioners.

2 months ago

Property taxes through the roof, creating renters instead of homeowners. No regard for current residents, especially the elders.

2 months ago

### Congested

3 months ago

Poorly run by elected officials. They want what's good for their pockets not the county. Schools overcrowded, traffic is horrendous, quality restaurants non existent.

2 months ago

Completely agree with all of the above. Some new dining options other than the usual Longhorn, Applebees, O'Charley's etc...We need some places like Taco Mac...A nice Japanese restaurant that's not on a road known to have a lot of crime where your car might get broken into or just walking to your car may get you mugged. Definitely no family entertainment Venus. The bowling alley has seen better days...most of our parks are crime ridden....no jump places, museums, no indoor play places for rainy, freezing cold or extremely hot days. The movie theater has also seen better days. It's dirty...never kept clean...ran by teenagers that goof off instead of working! The traffic lights on 138 are terrible. People block intersections because none of the lights are in sync.

2 months ago

### High Taxes

2 months ago

The elected officials that run the City, County and School Board should be required to reside in Rockdale county. They would then see first hand how high the property taxes are as well as all the transits there are here.

We need to save our green space and stop the building. There are a lot of vacant buildings that need to be utilized (ie, corner of GA 20 and Oglesby Bridge Rd).

Our subdivisions are turning into Rental Subdivisions which is lowering our home values for the homeowners. This needs to stop! We have more than enough apartments available for them!!

2 months ago



\*Poor Leadership - Vote them out  
 \*Worst schools in the state - Vote out the superintendent  
 \*School Superintendent shouldn't make more than the president of the USA  
 \*County Officials should be payed based on results.  
 \*Highest property taxes in the state.. for the worst schools? That doesn't add up.  
 \*Need 5 Chairs representing the WHOLE County  
 \*VOTE OZ, Sherry and Doreen OUT!  
 Rockdale County used to have a money surplus. They have taken everything from us.  
 \*WE NEED TO VOTE THESE PEOPLE OUT!

2 months ago

Run down, Too many multi-family locations with more on the way due to greed. Second class food, Customer service is a loss art at almost any location in Rockdale, So sad.

2 months ago

To many apartments going up. This school system can not handle growth Lived her all my life, Every one feels entitled. It's not the small town feel anymore. No one seems to know how to handle 4 way stops.

2 months ago

Crime is getting out of Control. We don't have any Higher Education in Rockdale. Renters have become the highest percentage of the Residents and that is not good for a Community. This has been allowed in both the City and County with no thought of slowing it down. Our School System has broken down as Students are out of Control. Taxes have gone up tremendously without regard of the needs of the Community. The County has bought building after building taking them off Tax roles and increasing the Costs to the Citizens. These Old Buildings are inefficient and unsecure.

2 months ago

Losing that home feeling - growing too fast

2 months ago

The infrastructure can not handle the growth , also not enough businesses outside of the Conyers city limits ,

2 months ago

It's becoming over populated along with ever rising taxes. The roads need to be widened to accommodate all the traffic

2 months ago

Growing community

4 months ago

Uncontrolled growth

2 months ago

Soon to be the next STONECRESTI

2 months ago

Overwhelmed

3 months ago

I agree with every one of these comments. This Commissioners Board is not interested in the County just doing what suits their agenda!

2 months ago

Born and raised in Rockdale County and it is overpopulated now, becoming so RUNDOWN. Who owns the businesses near the hospital? I've never seen trash all over the place like this before! The roads are in horrible condition and the traffic is ridiculous. Please stop building apartments and townhomes. We are FULL. We don't need another hotel. Why not add more parks, CLEAN places to take our families to eat, for recreation, Property taxes are far too high. Conyers is losing its quiet, hometown feel. Our county deserves better than this.

2 months ago

I copied this from above because it needs to be said over and over! This county is in trouble and we the people are sticking our heads in the sand! Get out and VOTE these officials out of office!

\*Poor Leadership - Vote them out  
 \*Worst schools in the state - Vote out the superintendent  
 \*School Superintendent shouldn't make more than the president of the USA  
 \*County Officials should be payed based on results.  
 \*Highest property taxes in the state.. for the worst schools? That doesn't add up.  
 \*Need 5 Chairs representing the WHOLE County  
 \*VOTE OZ, Sherry and Doreen OUT!  
 Rockdale County used to have a money surplus. They have taken everything from us.  
 \*WE NEED TO VOTE THESE PEOPLE OUT

2 months ago

Too much new construction of townhomes, apts, etc., with no regard for infrastructure— schools, roads, etc. Also too much construction of industrial buildings while many newer ones remain empty. Is it lack of caring or planning by commissioners - or both ? Or is it about the money?

2 months ago

Please Rockdale County Government, stop wasting our money!!!! Repair our roads and properly maintain them, THEN and only THEN do you need to look at public transportation. I'll say it again, REPAIR AND PROPERLY MAINTAIN OUR ROADS, PLEASE!!!!!!!

2 months ago

Not the worst but for the taxes we pay something doesn't feel right. Someone is dropping the ball here and it's creating a strained relationship between citizens and local government. Near Sigman and Irwin bridge everything feels a bit run down. You could better the Quality of living just by upkeep of the county.

2 months ago

To congestive, to many new apt. And business/warehouses. Our roads, schools etc can't accommodate all this growth. Seems Conyers just sees dollar sign and not what is best for The county. We are no longer a small community.

2 months ago

Unnecessary building without concern for current infrastructure

2 months ago

Traffic congestion poor schools, poor leadership, overcrowded, too many liquor stores...pawn shops, nail shops, gas stations, barbershops, beauty shops. Crime is increasing this county has changed and not for the better. I moved here 23 years ago this was a very nice community. I would never move here today.

2 months ago

Declining

2 months ago

Poorly planned.

2 months ago

Poor school system

2 months ago

**Disorganized**

2 months ago

**Antiquated**

3 months ago

Born and raised in rockdale county. Worked eight the county going on 20 years. A lot has changed especially the population amount. Biggest problem is the traffic on hwy 138.

2 months ago

**Developing**

3 months ago

**Overdevelopment and crowded**

2 months ago

Magnet school and Career Academy are hidden gems in an otherwise average school system. Magnet needs some investment in facilities to repair issues such as leaking roof and falling ceiling tiles.

2 months ago

**Overcrowded**

2 months ago

Rockdale had changed drastically over the past 20 years. The school systems are losing touch with community and family based services. The taxes are extended high and we as citizens have no clue what their being used for because we don't see any improvements. The business that are being allowed into the county have no actual value to the communities. They provide no decent paying jobs and there are too many fast food business being allowed in which the service is awful. No real family restaurants are being built on hwy 20. Too many package stores are taking over vital probable green space...which the county lacks also. And how many Convenient store/gas stations does every corner needs in our communities??? There are no family entertainment entities in Rockdale except the bowling alley, we definitely could use somethings more entertaining and exciting so we don't have to drive miles and invest in other counties businesses. Then there are no health food stores such as Trader Joe's, Sprouts, etc. When there should be at least one of those for our communities. And our roadways/traffic maintenance needs reevaluation because the traffic on hwy 138 is ridiculous. I know we can do better to look and be one of the best cities on I20.

2 months ago

Too many new home and townhome communities being built while current schools are already overwhelmed, understaffed and underperforming. Traffic on 138 near Dogwood is terrible.

one month ago

We moved here from Sandy Springs in 2008 for a more affordable life. The following are our concerns causing consideration to move...The cost of property taxes, monthly water increases with no better quality, in adequately prepared for TRAFFIC especially 138, the crossings in Old Town by the railroads are a death trap, no health based food stores such Sprouts and TOO many apt, townhouse etc permits given to investors and rented out. Crime rates with juveniles are out of control, Rockdale isn't safe any more and our neighborhoods aren't safe for healthy walking etc. Those 55+ are being pushed out.

2 months ago

**Rockdale is trying to be something it's not without making**

2 months ago

**Dishonest Government and Government Officials**

2 months ago



I have lived in Rockdale my whole life and I use to say I loved this place but now I want to move. I fear for my child each day at school, schools are no longer safe. The property taxes keep going up without regard of the needs of the community. There is too much traffic. Too much construction of townhouses and apartments. No more small town feel. People are rude and disrespectful. All elected officials that run the city, county and school board should be required to live in Rockdale County, so they can pay these high taxes also.

one month ago

Traffic, no upscale restaurants, limited walkability.

one month ago

Rockdale needs to stop allowing building permits for more Sub Divisions because we are good right now.

one month ago

I see so much more litter in and around Conyers and Rockdale County. It's awful. Notice that more people are driving crazy - disrespecting other drivers on the road.

one month ago

In one word, thwarted. Rockdale County is not living up to its potential because we have leadership that does not seek to elevate our county to be its best and to maximize its potential but instead allows in any type of development, no matter how much it conflicts with what is appropriate, out of sheer desperation for more property tax revenue, and they call it growth. But because of their short sighted decisions and lack of vision, we get weeds instead of roses. Meanwhile, everywhere around us, the neighboring suburbs continue to grow and evolve on a higher level, attracting more quality developers of both commercial and residential, becoming more and more desirable places to live. There is no forward thinking and no real vision for Rockdale County. We are becoming a pit stop on the way to someplace better.

2 months ago

There is unity here and opportunity for growth as we continue to put politics aside and work together. Stop complaining and start getting involved. Love your neighbor, volunteer at the schools, etc. As far as restaurants go, we cannot have the restaurants and stores you are asking for until the average family income increases. Stop fighting one another and get involved!

2 months ago

Diverse and high quality housing options to meet a growing population.

3 months ago

Rural community that is quickly developing

3 months ago

Too many multifamily homes (apartments and condos are being built. This must stop. Traffic (not to mention quality of life) are continuing to deteriorate.

one month ago

Rockdale taxes outrageous especially for senior citizens. School taxes are a large part of the tax bill. Seniors are given a small exemption increase and then the rates are increased offsetting the benefit. Children are not receiving a quality education. Each school is individually rated. In order for a child to receive a better education parents need to research each school in the county and request a transfer to the one with the best rating. To me that is unacceptable. The Superintendent and the Board members need to investigate and correct the issues.

2 months ago

This town is turning into little Atlanta too many people and not enough space to live they are pushing the older people out where they have been for years and there are NO MORE ROOM FOR MORE PEOPLE ENOUGH!

2 months ago

We live in the watershed area and are very saddened by how the county continuously keeps making "special exceptions" to allow things to be put in that are against the restrictions of the watershed. We purposely bought here because the country atmosphere and the limited growth. The reservoir is the county's main water source and it's being threatened because county officials keep allowing special rezoning deals and slowing chipping away at it. They have a "gem" of a very nice green area within the watershed with some farms and large tracts of land that is soon to be gone if they continue on the reckless path they are on. We agree with the comments about Rockdale everyone has posted. Taxes, crime, low rated schools and over development is a huge concern to us too! Rockdale could be such a nice place to live if the county officials would listen to the concerns of the citizens and then do SOMETHING!

one month ago

Worn; Business areas look worn out and are sleazy looking along much of 138.

one month ago

Why does county have to grow? Nothing wrong with preserving open space, not adding to population. Be known as a sleepy community, where time does not rush by.

one month ago

regressing, frustrating, behind, lack of..., unfortunately nothing positive comes to mind when asked about Rockdale County. Roads are overwhelmed and congested, many businesses are struggling due to a lack of help, there isn't enough benefit or amenities within the county to attract or retain upscale businesses and services, crime is on the increase, homelessness is on the increase, taxes are increasing - but there is no benefit to the taxpayer... Rockdale is becoming a run-down, inconvenient, extension of other run-down surrounding areas.

one month ago

Taxes are far too high for this Atlanta bedroom community. Police and fire services appear to be adequate but not necessarily keeping up with the excessive growth. Government is growing unchecked which can be demonstrated by the creation of the new unnecessary diversity equity and inclusion office which added at least 10 new positions with no demonstrated need other than a liberal Democratic talking point. One only has to visit a Rockdale County office, any office, to see that the county employees are as diverse if not more so than the population. More government unchecked growth and waste.

2 months ago

I would urge every one who is thinking of moving here to rethink that idea. I don't encourage anyone to move to Rockdale County.

2 months ago

Failing its residents

one month ago

I very much agree how expensive it has gotten. And when I saw the commissioner's office buying stamps because their machine had broken I thought to myself there's my money. It's like when will it be enough. I've been living here for 10 years my son is special needs, and the taxes continue to go up when my pay doesn't. I have no children in school why do I have to continue to pay the school taxes. They built 4 new schools in the last 2 years and remodeled the parks. For real people who have been here for 10 year or more should pay less let the new comers have to pay more here. It's utterly ridiculous. My house note has my taxes and insurance included this makes my mortgage climb from year to year. Enough!

2 months ago

If there is a development department, they need to research building an Amphitheater at the horse park. It could generate revenue for the county. Or BUILD quality subdivisions there. Golf club is nice. The Sheriff needs to do his job by getting someone to police GA Hwy 205 for speeders 24/7. Dangerous to even pull out of subdivision on Hwy 20. Rockdale County used to be a nice county to live. There are only 3-4 quality restaurants in the county. No Specialties grocery stores. You have to go to Newton/Gwinnett County or into Atlanta to eat/shop. Some resourceful person needs to seek businesses or franchisees to open businesses here instead of oil, mattress or tire businesses.

one month ago



We moved to the county 25 yrs ago, taxes low, School stats were one of the highest in the State. The county was seemingly progressive, moving ahead at a slower pace. Today is the exact opposite. Govt has their hands in our pockets, school stats are lower than most, Taxes are over the top. Twice the county has tried to work shady deals only to be caught and visited by many county residents. Crime is getting much worse and new neighbors today do not respect others. Many calls have been made to Sheriff and 911 for loud vulgar music, cars in sub divisions parked all over the street making it hard for cars and buses to negotiate the streets. Just a general disregard for neighbors and coexisting. 2008 brought a lot of new people to the county some home owners some renters.the county does a poor job of enforcing ordinances, laws, building and code regulations.

one month ago

What we need is more efficient street lighting for the long dark roads. Especially with no where for nature to go because of all the building of apartments and townhomes.

Traffic control at 138 & Dogwood with a better system of traffic flow.

Put something on Sigman Rd/ 20 We need some family entertainment or restaurants as stated.

2 months ago

The covington hwy (Hwy 278) stretch of road cutting through Rockdale has dangerous shoulder drop offs of more than six inches. The Dogwood drive access road is even worse with no safety on the shoulders.

2 months ago

I have been living in Rockdale County for the past 16 years.. when I moved here I loved it and was excited to invite friends and family visit..it was so warm and homey. Sad to say that is no more.. Two gas station on almost every corner..new construction everywhere..spiking up my property tax for no good reasons..what are the plans to accommodate all the traffic coming into Conyers..it is already a nightmare...no upscale stores opening..city trend 🤔 seriously. It was fun for me and my then youngest son to go shopping in Walmart later evenings,, now that place is so dirty, the parking lot is filled with litter...Ross was one of the places to go now it's an absolute mess..landscaping outside business places are disgraceful.. the appearance of Rockdale County is going downhill.. To be honestly I no longer want to live here,, I don't feel safe and relaxed..and the nerve of wanting public transport in here..that would be the our greatest downfall.

Not enough is done to secure the safety and peace of mind of the citizens. Getting out of here asap.

one month ago

Rockdale County can't help but grow, but we need SMART growth, Slow growth, Diversity, Safety, Cleanliness. We can grow and still maintain those things that brought us here in the first place.

one month ago

Poor city/community planning. Traffic congestion is a major problem for a minor/small town/city. Traffic patterns and parking are a problem in old town Conyers.

one month ago

Stop building, leave some green space

one month ago

Elections are sooooo important on the city and legislative levels. Please vote for change in leadership so we may see change and accountability.

one month ago

Choking on it's own growth.

one month ago

Too high taxes, too much growth without a plan, boondoggles like new courthouse, the list is endless

one month ago

Small town with lots of charm

3 months ago



Taxes are being raised too high with little to show for it, litter is everywhere, crime is out of control, speed limit is rarely enforced on GA Hwy 20 and there are far too many apartments being built. Rockdale used to be a nice community but it is rapidly turning into a suburb of the wasted east side of Dekalb County.

one month ago

**Expensive**

2 months ago

I feel it's a growing city but not sure if the growth is in the right direction.

2 months ago

I feel that the utility cost is too high. I'm a single person and my bill remains the same even when I go out of town and my usage is up.

2 months ago

**Sketchy**

2 months ago

**Don't live here.**

2 months ago

**Bridge between the country and the ghetto**

2 months ago

**Small Town feels**

2 months ago

Too many homes being built and too many liquor stores. I use to love conyers due to it not being overly packed with homes and apartments. Conyers is now cutting down way too many trees to build homes and apartments. Property taxes have gone up every year for the past 5 years which is ridiculous. We also need more green space were we could have a picnic or sit with friends and chat that's away from play grounds. Gwinnett county have amazing parks that have green space away from the playground.

one month ago

Rockdale County can be described as an "exurb". It sits on the eastern edge of the greater metro Atlanta suburbs. When I moved here 23yrs ago, this was a good thing. Exit 82 wasn't as congested as it is because there just weren't many businesses there. Now, it's growing along with property taxes. I got sticker shock when I left Newton County two years ago for Rockdale and saw my water bill! RIDICULOUS! There's clearly a LOT of mismanagement in county government, but I'm fighting the urge to leave Rockdale and go back to Newton or try my hand at living in Henry County. I love Rockdale County and I'm hoping that we citizens can replace some folks in leadership to get the things we need. Let's start with getting a handle on taxes, water, more funding for schools, attracting businesses that support our communities, widening roads like 138 and Salem Rd., etc. Let's make home ownership attractive in Rockdale County by offering buyer incentives to public servants. Shout out to Rockdale County Sheriff's Department for their hard work and community policing! They're doing a great job and definitely deserve a pay raise along with Rockdale County teachers and support staff. We definitely need a change in leadership to make these things happen.

one month ago

Sad 😞 days for Rockdale, building to many homes/town homes with out any regard to over Crowding the Infrastructure, Rockdale look at Dekalb county! We're the count clear cut land in ever place reducing the space of how close you ca build a home next to each other. Schools over crowded . Rockdale county Development is out of control.

one month ago

Indiscriminate residential and commercial development without consideration of traffic and infrastructure.

one month ago

Going downhill, Not a good place to retire or raise kids, OK for singles who just buy beer on the way home to their rental, Current path leads to Rockdale becoming Atlanta's premiere slum,

one month ago

Love the city yet nature vibe of the town, Moving out this summer, only because there's nothing for teenagers to do. As my kids grows our family needs grow as well, Rockdale county needs to bring businesses family/teenagers oriented while keeping the nature/outdoor vibe.

2 months ago

Small county east of Atlanta

2 months ago

Too many apartments, townhomes, and new single family homes are being built without improvements to the existing infrastructure.

The roads need repair, the water and sewer system need repair. The parks in Rockdale need improvements or new parks installed.

It would be nice to get a Whole Foods or Sprouts in this area.

one month ago

Please repair the road on Dogwood where Courtesy Ford and BJ's is located I am always dodging potholes and afraid I am going to ruin my car.

Build more quality homes in Rockdale and less apartments it's becoming to crowded for me .

We need an amphitheater in Rockdale so we don't need to go to Stockbridge or other cities to enjoy a concert.

one month ago

Needs to have recycling options and opportunities

one month ago

too crowded, We have more people & houses coming than we have roads & schools to provide for

one month ago

Very congested

one month ago

Oz newspaper if you're his friend and I'm not sure if that is if you have given to his campaign or not you have a job and right there a high paying job in this county. The people from this week in Rockdale asked eisen has been a couple years ago what happened to the surplus oh I believe it was \$2 million dollars nesbitt just laughed, Didn't answer the question just laughed corruption, One of the doreen's I don't remember if it's Carter or Williams gets in military write-off on her property taxes and yet she votes to raise our property taxes how is that allowed I call it corruption. And I don't know half the things that they're doing that are considered corruption, School superintendent was going to raise the school taxes I forget what he said I talked to him on the phone I think it was 47%, he dropped it down like he's a good guy he tells me this over the phone like he's a good guy turns out he dropped it down so he can get his into your bonus why are elected officials getting bonuses corruption, Right now county sheriff his uncle is the corner the only person that can fire the sheriff is the corner. Now for the people of Rockdale you keep voting these people in oh voting comment stop voting incumbent pay attention to the job they're doing your property taxes your rent is going up because these people keep raising property taxes and that affects your rent that affects your money in your bank account stop voting incumbent. Pay attention to what these people are doing before you say oh I want them back in they are not here to help you.

one month ago

Too many vacant and abandoned houses and business that need to be torn down, TOO MANY townhouses and apartments

one month ago

Crowded. County needs to update all of Rockdale and not just certain parts of the county. For example, cut down and or maintain trees outside of the city.

one month ago

Rockdale; on the brink of great success if we stop fighting one another.

2 months ago

Quiet town with some crime

2 months ago

Unfortunately the county does not listen to the citizens when changes have a negative impact in the community.

one month ago

Way too much trash on public roads and no accountability. Need to install road cameras so responsible person(s) can be fined and/or prosecuted.

Wild and dangerous drivers on the road.

Citizens lack pride and care concerning the community aesthetics.

one month ago

Poorly ran county that has no regard to its citizens. We do not have any nice places to dine outside of chain restaurants, we need better grocery stores, more places where young adults can go to and have a good time. Rockdale does not need anymore apartments, liquor stores, car washes and gas stations. I should not have to go outside of Rockdale for entertainment and good food. I want to spend my money in my county. There is no way for me to do that because the board of commissioners only care about pinning their pockets and running our county into the ground. We do not want to be another DeKalb County. Vote everyone out and start over. We need forward thinking leadership that care about the county and its residents.

one month ago

To many apartment buildings, townhomes. We are a small county over populated. We have a Horse Park not being utilized for events such as school graduation instead were paying someone else to use there facilities. Unreasonable to charge and have emissions in the county but keep hauling people in here. Revenue can be made. I attended a free event memorial day weekend with zero charge but can only image the revenue for hotel stay, food trucks, restaurant, etc brought in. Parks and recreation in this county are minimum.

one month ago

Random houses being used as rental property and no upkeep. Multiple families living in the house with 6-10 cars. Owner doesn't care and renters surely don't. My property value is going down!!

one month ago

The Commission needs to work for the residents of Rockdale. Their personal beliefs should not supersede the overall needs of Rockdale Residents. Nor assume that we do not understand what's right for Rockdale. Some progress is not always a "good" thing, i.e., approving housing development in already congested areas.

one month ago

FULL!!!

one month ago

Seniors paying school taxes that has no children in school. Sorry and I do mean sorry excuse of code enforcement. Elected officials care more of their position than the people that elected them. Traffic is horrible roads need repair police response is horrific. These or just a few examples that I have personally had experience with.

one month ago



Family has lived here for over 60 years. Not what it use to be which is sad. Building all these apartments and townhomes is overcrowding roads (not to mention rude drivers) and schools. Building is everywhere. I would not recommend moving to Rockdale.

one month ago

#### Quaint

2 months ago

#### Classic

2 months ago

#### Potential to grow

3 months ago

County must hold business owners responsible for cutting grass and keeping their space clean ( pickup trash, etc. ) We don't like higher taxes. However, if we are paying higher taxes we must see the results of those taxes. Code enforcement needs to be priority for business and residential. When an area goes downhill it's starts with rundown business that don't take care of their space and then property value goes down in area. The area becomes less desirable, no nice business wants to move to area. A nice business area and a clean business area increase property value. Location is the first component of property value. Before I went off to serve our county, Conyers was know for being though on crime and one of the nicest areas closest to Atlanta. PLEASE lets take our county back. Go up on taxes if you want. Most of us understand you have to pay for what you get. We are paying so lets get proactive and take this county back. Get these county works on the street keeping them clean. Ensure and enforce these business to keep their space clean. Our law enforcement officers need to have a active presence daily and heavy at night. Salem Road needs extra attention on all the above. Trust my words I've had residency in 15 states and I have seen how an area can go downhill fast. I also know how it can be corrected an thrive. City officials please don't over look this post, you live here too. We all would like a better quality of life. Overlooking these items will lead to more crime and just a 5% increase could even change your life forever. Let's not increase our chances. City officials these are controllable items and within you immediate power to make happen. Thank you in advance for being proactive. Let's get to work.

one month ago

Poorly run by elected officials. They want what's good for their pockets not the county.

one month ago

A lot of building, metro Atlanta is expanding. I get it. But please tell us all of these developers are paying substantial impact fees. Our sewer and water bills are quite high already, and having to add to that infrastructure is expensive AND is the gift that never stops giving - maintenance costs never stop. Same with our roads.

I believe everyone would benefit from growth designs that push toward a more village-like environment, with an emphasis on walking and bike trails and paths, and a concerted effort to stop enabling out of control car/truck traffic.

one month ago

Small county close to the city, but still in the country. It is growing and becoming crowded, which raises concerns for traffic, schools and taxes. I do like the new lights and flashing yellow arrows and new signage.

one month ago

Family income will not raise in Rockdale County when you continue to build apartments for renters. Need to build single family homes!!

one month ago

declining schystool system, increasing traffic, poor response from county government, endangered water supply, rising taxes beyond inflation

one month ago

#### Stay away

one month ago

Rockdale leadership share a vision of the future which provides for the highest level of employment and quality of life for everyone. Rockdale wants to make the American dream achievable for all. That starts with affordable housing for every level of income and jobs.

one month ago

Too many homeless people with no place to stay. Too many cars parked on the street in Pinedale Community

one month ago

RUN! Rockdale is becoming a dump and run by corrupt government.

one month ago

This maybe a minor concern for most, but when I drive out State Rd. 20 the median is so poorly maintained, the landscape service that is used by the county doesn't trim along the edge nor get the weeds pulled up or eradicated between the the road surface cracks

one month ago

Would not recommend this county to anyone. Poorly managed

one month ago

we need speed breakers in deer run subdivision asap. people go 50-60 mph from east shore to kirk.

one month ago

In the last 15 years, Rockdale County has changed significantly and not for the better. The county commissioners have not been focused on quality of life issues, but rather have brought in businesses and developments that are taxing the infrastructure and solidifying the demise of the community.

one month ago

Antiquated

one month ago

The second smallest county in the state with some very high ambitions.

one month ago

Progressive

one month ago

In 2019 we moved here from Gwinnett county and I regret it.

one month ago

Overcrowded and too much traffid

one month ago

Rockdale county is now the hood.

The people I know are trying to get out!

one month ago

I love living in Conyers. Too many unnecessary liquor stores, gas stations. Stop trying to make it a big city. School bathrooms need to be updated immediately, and Conyers middle school should be first.

one month ago

Transition. A community transitioning from a sleepy suburb of Atlanta to another bonafide urban land mass connected to Metro Atlanta.

one month ago

I come from Powder Springs and I was soo happy to see almost all if the neighborhoods revamped, rifferaff out, and community focused in. It looks and feels like a brand new Powder Springs. Less talkers and more doers...I purchased in Conyers (Rockdale County) and first off I see sooo much Black Excellence here. Mini mansions and castles everywhere ( much more cohesion) remodeling, and stabilizing abandoned houses and buildings..Rockdale has the potential to be a quality City within the Country. I would like to see less Cemeteries and less churches..No offense I am actually of the cloth..but one thing I loved about Powder Springs GA was that you didn't see a church h on every corner..there are larger churches a few miles from each other so it doesn't seem crowded. So at least each subdivision or community can worship at the local Mini Megga..but there does not need to be one on almost every corner and turn..they need to come together and collaborate...Also..AM I going to FIGHT to get a tennis court and swimming pool in our HOA of Honey Creek..YES I AM.

one month ago

congested.

one month ago

Small Tow

one month ago

OK

one month ago

Friendly

2 months ago

We need better quality restaurants-like Ray's on the River or Oceanaire in Atlanta, instead of so many fast food options. We also need more family friendly entertainment options, such as a water park, new movie theater, skating rink, etc.

3 months ago

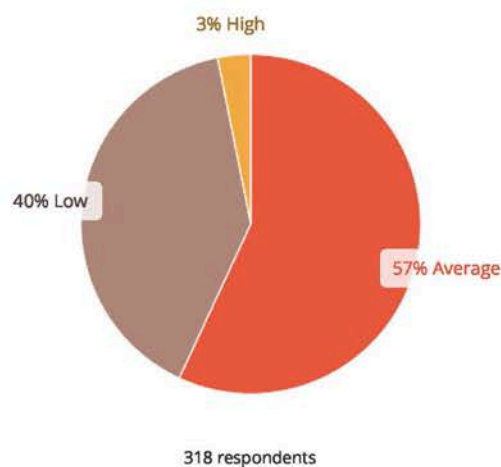
Old

3 months ago

Shrinking greenspace, declining schools, and horrible traffic.

4 months ago

How would you rate Rockdale County's quality of life?



## What is Rockdale County's strongest asset?

High taxes for senior citizens. More traffic congestion than ever, even before the thousands of planned housing are built. Fear of ever-increasing crime.

2 months ago

No concern for the citizens nor fixing county infrastructure before adding additional housing. Puts the cart before the horse

2 months ago

Challenges: traffic near Dogwood/I-20. No fine dining options. No family fun spots or event centers. Main city corridors and downtown Conyers needs better upkeep, modernization.

3 months ago

Proximity to interstate

4 months ago

Currently, the strongest asset is the people that still care about the making this community great, not just after the almighty dollar

2 months ago

Beautiful parks and lakes, nature.

3 months ago

Needs: Better dining options instead of these unhealthy fast food places. Wider streets, places where kids can go besides just the movies. Did I mention better commissioners

2 months ago

Too many issues ignored to fix our roads and drain issues.

2 months ago

Trails, parks, rivers, lakes

3 months ago

Lower cost of living, yet horrible infrastructure

3 months ago

Depending on where in Rockdale you reside, you can have proximity to I-20 with ease. There are quite a few parks to go to and they are recently being updated with new equipment. The festivals are pretty good and attract tourism to the area.

2 months ago

Rockdale County's strongest asset are the tax paying citizens who care about our county. This does not include our 3 county commissioners who care only about themselves.

2 months ago

Little to no concern about infrastructure and schools

2 months ago

Needs: Fewer multi-family housing developments, more incentives to own homes.

Strengths: The Path! How can we expand this even more?

2 months ago

Too few entertainment options. Need a farmers market

2 months ago

Taxes are extremely high

2 months ago



**Strongest Asset - its residents.**

2 months ago

Infrastructure does not support the growth. Roads and utilities do not support the growth. Roads and traffic control are not growing with the influx of people and traffic.

one month ago

The roads in Rockdale are deplorable. Dogwood Drive I'd like playing dodge ums to even maintain control of your car. There is enough gravel and trash at the intersection of Iris Drive and Sigman Rd to fill truck. This is causing flat tires and damage to vehicles. Please clean it up. It is very dangerous. Taxes are high enough to pay for this clean up. I would also like to see an age limit on paying School taxes. Taxes keep going up but I see no improvement in this county So dissappointing.

one month ago

**Some people who care about the direction the County is going in.**

2 months ago

**Closeness to I-20,**

2 months ago

**What nature that is left.**

2 months ago

**Needs better restaurants and shopping options.**

2 months ago

We moved here 25 years ago and were attracted by good schools, low taxes, neighborhoods you could be proud to live in, churches you felt good to go to, green and wild spaces, and a 35 min commute to downtown ATL. Rockdale's strongest asset is its location and its potential to deliver on these sort of basics. Rockdale is a small county, and should be able to acy more nimbly - like a "startup" rather than an old boy's club. Don't go the way of urban sprawl, make a comprehensive plan for a place people will want to live. I saw another post on villagehabitat.com - that was attractive. I'd feel much better seeing that happen, rather than the "people farms" that are going up right now.

one month ago

**An asset is its location to Atlanta.**

**Its challenges are overdevelopment, high property taxes, and crime.**

2 months ago

**The walking paths**

2 months ago

**Law Enforcement does a good job minimizing crime.**

2 months ago

**Good people**

2 months ago

i will say it again, just because our property values go up,DOESN'T MEAN OUR INCOME GOES UP!  
we need a 5 member board with all new members!

one month ago

**Rockdale Career Academy**

2 months ago

**Sadly, don't see many assets anymore**

2 months ago

**Available land for growth**

3 months ago

Becoming over run with townhomes. No entertainment options except food and liquor. More senior communities needed.

one month ago

**Long time residents.**

one month ago

**Asset- The parks**

2 months ago

potential for quality of life, but being slowly destroyed

one month ago

**High Taxes**

one month ago

Rockdale County's strongest assets is that if you're an alcoholic, you won't have to look far for a liquor store. And, if you're running low on gas, you won't have to go too far in search of a gas station. As the smallest county in metro Atlanta, Rockdale County has more liquor stores and gas stations in a 5-mile radius than Fulton County. Ridiculous!

one month ago

**Access to Interstates.**

2 months ago

I feel Rockdale needs public transportation because the county has people who can not get around to various places..

2 months ago

**Location**

2 months ago

**The concerned Taxpayer**

2 months ago

**First Baptist Church of Conyers**

2 months ago

Strongest asset is location, proximity to Atlanta. But here we have the opportunity to be more than a bedroom community. Not seeing that realized.

2 months ago

**Lower cost of living**

2 months ago

The community fights for the wellbeing of the county unlike the current leadership.

one month ago

Primary assets: great people, thriving chamber of commerce

Challenges: Too many townhomes being built

one month ago

Between Rockdale and Newton, good healthcare is available.

one month ago

Rockdale no longer has any strongest asset.

one month ago

The recycling center seems to be the most productive resource Rockdale government has. They provide a valuable service.

one month ago

Crime is out of control and the county government is only concerned with lining their pockets with taxpayer money

one month ago

Need more family events

one month ago

There are too many truck (18 wheel) hanging out on the side of the roads throughout the county and i when i drive on these roads, they want to pull out in front of me causing me to slam on my brakes and nearly hitting into them.

one month ago

Quick Access to many other cities and counties

2 months ago

Finest sheriff ever in this county. Definitely not soft on crime! Challenge is too many apartments with transient people and influx of thugs.

one month ago

Reduce construction.

one month ago

Recreational trails and career academy

one month ago

Challenges are property taxes have gone through the roof. Elected officials think they are royalty

one month ago

Lower cost of living. We are barely getting by a family of 5 struggles with both parents working. Couldn't imagine how a bigger family gets by without government assistance.

2 months ago

Prime location for growth.

2 months ago

Room to grow

2 months ago

Johnson Park is great, proximity to Atlanta and other larger cities.

one month ago

Rockdale's strongest asset is its location along I-20. One can be in downtown Atlanta in 20 minutes in good traffic and in Augusta in 2 hours. Many depend on that commute to run smoothly daily. That's why county commissioners need to ensure that our access roads and main roads (i.e. Exit 82 and 84) are widened and offer lots of amenities not just for citizens but those travelers who frequent Rockdale for business or leisure. The current leadership just isn't doing enough to protect and support the "face" of Rockdale which are the outer edges of the county while serving residents throughout. Update infrastructure to secure revenue for our county and protect our best asset!

one month ago

watershed

one month ago



**It's Citizens?**

one month ago

**The tax paying people.**

one month ago

**Location**

one month ago

**Rockdale need public transportation, Need to fix the infrastructure. Greatest assets are the long time residents**

one month ago

Rockdale is a beautiful county with a great location in proximity to one of the great cities in America. You have access to the city life while enjoying the beauty of nature and rolling countryside and horse farms. A great place to start a business and raise a family.

one month ago

**Employees**

one month ago

**Diversity is its greatest asset.**

one month ago

**Landscape**

2 months ago

**Agree with most statements above**

2 months ago

**variety of land uses and services**

2 months ago

It WAS greenspace. But the poorly planned housing and business developments are turning this county into an ugly extension of DeKalb.

4 months ago

## What is Rockdale County's primary **challenge**?

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Needs to be modernized, have better upkeep of landscaping, business buildings and roads, better/modern healthy food choices in restaurants and exercise venues.

3 months ago

**Overcrowding.**

4 months ago

Too much building houses, condos and apartments on every inch of green space that they can find. There is already too much traffic. The school system is also a problem.

2 months ago

Poor leadership and trying to turn Rockdale into something it's not.

2 months ago

**Managed Growth**

4 months ago

Overcrowding, Too many unnecessary stores, Did I mention the commission board needs to change

2 months ago

**Unqualified Board of Commissioners**

2 months ago

**Lack of healthy or interesting food options**

3 months ago

Property taxes have skyrocketed, but no exemptions from paying school taxes for those of us who don't have kids, plus we're paying more, but what are we getting? Between 2022 and the assessors' letter I just got for 2023, my property taxes have gone up over \$800 and for what? An overpriced courthouse we didn't even need? Stop building government buildings we can't afford and don't even need. Beginning 2024, there needs to be a focus on LOWERING property taxes to reasonable rates.

2 months ago

**Congestion**

2 months ago

Building too many new homes/apartments/duplex's. Overcrowding the community. When they all get done what do you expect the school systems to do, they will be overcrowded as well. Poor teachers and poor retirees who live on a fixed income.

2 months ago

**Exit 82 traffic to and from Dogwood**

3 months ago

**The Board of Commissioners lining their pockets and raising taxes**

2 months ago

Traffic makes it hard to live here. Also, many buildings and houses throughout the county are in need of tearing down.

3 months ago

You don't have to stick cheap housing, liquor stores, and self storage on every square foot of land. Traffic is not good and infrastructure struggles, yet you keep building junk.

2 months ago

Need complete new BOC, Superintendent and BOE members that cannot stand up to this superintendent and new city council. Stop approving for more apartments and townhouses or condos as we do not need any more. We are a small county and we want to stay that way. If you want to change this go to another county!!!

2 months ago

need updated zoning ordinance for more development options and creativity

3 months ago

No other mode of transportation other than driving alone which leads to over crowding on roads. Need roads that can only be for residential or other routes for commercial vehicles

2 months ago

Rediculous Property taxes - We have the worst schools/Grades in the state.

2 months ago

Drugs, crime and trash along roads

2 months ago

High Taxes

2 months ago

overcrowding

2 months ago

Traffic. Especially at HWY138 and I-20 Interchange

2 months ago

Traffic

2 months ago

Economic development

3 months ago

Upgrade the infrastructure

2 months ago

School system

2 months ago

Lack of identity and that goes for nearby cities as well. Lack of embracing what this area should be known for granite, rocks, stones, etc. Northern California embraces the Redwood trees, Hawaii embraces pineapples, Rockdale should embrace the rock quarry in marketing as the granite capital of the world.

3 months ago

Lack of vision and planning by our County leadership and their apparent willingness to accept very low standards for what is going in this county. The decisions being made today set the course for the future and will permanently alter the landscape of Rockdale County to its detriment. Our county leaders undersell Rockdale and just take what they can get rather than trying to elevate Rockdale by only approving quality, thoughtful concepts that work with or improve upon what is already here.

2 months ago

Education is a disaster. Taxes too high. Senior citizens need a tax break. When seniors receive an exemption and then tax rates are increased, the tax exemption has no benefit. Taxes increased yet Board members salary increased. Need to vote in new and hopefully better members. Someone that wants to make Rockdale a better place to live and raise a family.

2 months ago



Our primary challenge is to deal with growth and urbanization. Clearly we need more vision and planning to become a place we want to live rather than another sprawl. Also just as clearly, we need to be mindful of our resources: that means don't over-tax the people, don't bulldoze all the green and wild space, do provide safe areas for work school & play, and don't waste the tax money we have worked so hard to earn. In short: go long on vision and short on spending.

one month ago

Old Town revitalization. Need more independent restaurants/shops. Commissioners/planning board need to work to attract more of these businesses - not run them out. Don't know who owns spaces in Old Town - but they (and Commissioners) seem to have put a strangle-hold on making Old Town a place to enjoy. We have many visitors - but when they come - there is nothing to see or do. Look at what a vibrant city Covington has become.. why can't we do the same? Is it politics? Money going into the wrong pockets? Don't know. Just sad.

2 months ago

#### Attracting Quality business

2 months ago

Let's start with the BOC & The Blizzard of Oz & his zoo crew. One of them that was disbarred from practicing as an attorney. Then we got RCSD who allowed his deputy to escape punishment & avoid charges against his deputy for animal abuse. Officer Tolbert was out of town as his K-9 partner was left in deplorable conditions that resulted in the 2 or more deaths of his own dogs that were left in a HOT, UNINSULATED shed with NO AIR on a HOT SUMMER DAY which resulted in the suffering & painful death of his "pets". Our Sheriff decided his punishment would be to put his officer on patrol duty. ARE YOU KIDDING ME?? THAT tells me & the citizens of Rockdale Co. where his morals lie & the favoritism towards employees. So, with the corruption going on between the BOC & RCSD we're not feeling like valuable citizens. We're not feeling the love.

#resetrockdalecounty

2 months ago

Unchecked growth, sky-high taxes, crime, poor schools (for which I pay far too much in tax) and inadequate police making for unsafe roads and communities.

2 months ago

Rockdale needs public transportation. I live by Sigman road and the bus ends down the road. Currently I see a lot of people using the gas station for their grocery needs because of transportation issues

2 months ago

Biggest challenge is overcoming the division between races. As the federal "leader" of this community, Mr. Hank Johnson could stand to improve his messaging and focus less on race baiting and more on our community. We need unity and not division.

2 months ago

Infrastructure- primarily roads and traffic especially at Old Salem and 138; Dogwood and 138; and Exit 82.

2 months ago

1 big challenge I think Rockdale faces is the lack of community and partnership. As a person who lives and runs a business in this county, I am thoroughly disappointed in the lack of cooperation and collaboration between the county and the citizens. I thought this survey was a chance for Rockdale to give suggestions on how they would make Rockdale better, but instead I just see negative comments and attacks aimed at county leadership. No one is perfect and I don't agree with everything the BOC does but I would love to see a suggestion that was presented, actually be successfully implemented. If the Board of Commissioners and the citizens of Rockdale could only get on the same page, there's no telling what can be done.

one month ago

Needs walking/ biking trails that connects neighborhoods to the county parks and surrounding area.

one month ago

**Overcrowding**

2 months ago

Needs to be cleaned up at a minimum! We now have pan handlers at intersections, Walmart and other businesses. Have businesses clean up their areas at least!

2 months ago

A choking if the Haynes Watershed. Increased Silting & Debris ( over 32.7 feet acres of silt behind the McElroy Mill Dam.

2 months ago

Rockdale has many programs and activities but doesn't have a centralized location for everyday people to look up and see. I wish they can hire a user designer that can help people learn about the greatness that lies underneath Rockdale

2 months ago

It's the Life Cycle of the housing in the area, Rockdale is trying to stick to past ordeals and needs to get ready to cross over into a small city type atmosphere

2 months ago

**Increasing crime**

one month ago

Insufficient infrastructure for the desired growth

one month ago

School axes should be eliminated for senior citizens asap without any problems.

one month ago

Poorly run county with high taxes and crime

one month ago

no one is controlling/managing the growth and infrastructure of the county. Several hundred townhomes being built on two lane roads that are already congested.

one month ago

Hwy 138 is the main road and thins out toward the Honeycreek area. This creates traffic and accidents. The lights need to be adjusted so that traffic can keep moving across the bridge.

one month ago

Rockdale has golden opportunity to preserve the northern part of county in Watershed Protection area. This could become the best farming , green space in GA with careful planning. Keep businesses out and encourage land preservation.

one month ago

**Lack of unified leadership**

2 months ago

Too much trash on the roads. That was not a problem when I first moved to the area.

2 months ago

Agree with the above statements!

2 months ago

I agree with the majority of issues that have been addressed. Our county officials not seeming to care for our city, more concern for their pockets. (I will vote them out next elections). Too much housing, no quality restaurants. I will add that in my subdivision off of Old Salem Road, the Wi-Fi offered is extremely weak. I am so disappointed in the limited utility, and the Wi-Fi, companies offered, in Rockdale County. There was mention of the limited parks and outdoor family entertainment. I would add that there is also a limit in the sidewalks! DeKalb, Gwinnett, & Cobb Counties offer walking, & biking lanes. It would be great to consider this for Old Salem Road, and maybe some parts of Iris Drive.

one month ago

Rockdale has so many challenges - and the current BOC is not capable of addressing any of them.

one month ago

**Trashy**

one month ago

Figuring out how to clean up the current mess the County is in...traffic, litter, high taxes, weak leadership, junky looking neighborhoods everywhere, reckless drivers, too many apartments and needless junk stores

one month ago

**Useless supervisors and commissioner**

one month ago

Rising crime - moved here in 1980 and have seen the crime and gang activity rise faster than the population.

one month ago

Stop allowing the building of housing for more residents . Fix the traffic first and add more options for dining and shopping for current residents and public transportation.

one month ago

Unchecked growth, skyrocketing property taxes, poor schools, high crime, inadequate policing and questionable government. In which other county in the metro Atlanta area do you find that the sheriff, the coroner AND the bail bondsman are all related?

one month ago

**Growth**

one month ago

Greatest challenge is getting rid of septic tanks and offering public sewage system to those who desire it.

one month ago

Elect officials that care about the county and its people. Do not see any improvement in roads.

one month ago

**The traffic and none of the major stores operate correctly.**

2 months ago

Too many homes and apartments being build. Too many liquor stores. Not enough large parks with green space away from playground. Not much for kids to do

one month ago

We need to be modernized, we need more dining and entertainment for the amount of taxes we pay we deserve more. Better schools and better leadership.

one month ago

**Drugs, crime**

one month ago

What do you want to know what we care about preservation when your building on top of each other.  
Only one grocery on the North end of the county near the hospital.

one month ago

Infrastructure, plenty of liquor stores already and now another beside a bank (really?), antiquated court system, traffic and no trash company that recycles.

one month ago

Two many cars

one month ago

Traffic with all the new apts, townhomes and homes. Hwy 138 and I-20 will continue to be a bottleneck.

one month ago

Need more high paying, employment opportunities.

one month ago

Rockdale's challenge is to manage and plan for the future growth today. Change will occur and being proactive through planning will reduce later frustration.

one month ago

Lack of accessibility without a vehicle. Few unique local venues mostly just big name chains, strip mall, gas stations, and discount tire shops.

one month ago

Growing the tax base should NOT be a priority in itself. That will be a natural byproduct of creating a high-quality community with attractive restaurants and other amenities, exceptional public schools. And a wise and diverse community leadership who have the citizens as their first priority rather than government revenues. The government leaders need to rethink their priorities. ,

one month ago

What we need is some speed bumps on Havenridge Drive. Some of the traffic is going up and down the road going a bit too fast and not watching for anybody walking or just going to the mailbox without the fear of being hit by a ca or truck.

one month ago

Beautification/Street Appeal- ensuring that businesses, subdivisions, etc. maintain the appearance of their public facing properties. Work with GDOT to ensure the state owned medians on the highways and interstates are maintained in a more appealing manner. And, Economic Development- citizens spend more of their dollars in Rockdale to increase the County's spending power to attract better quality restaurants and higher end shops.

2 months ago

common

2 months ago

Horrible traffic...horrible school system

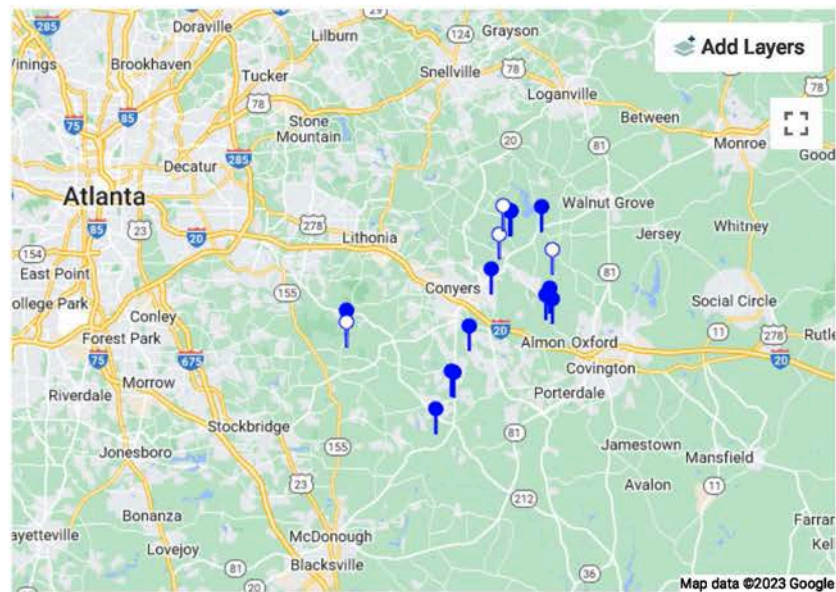
2 months ago

Overcrowding to compensate for lack luster economy.

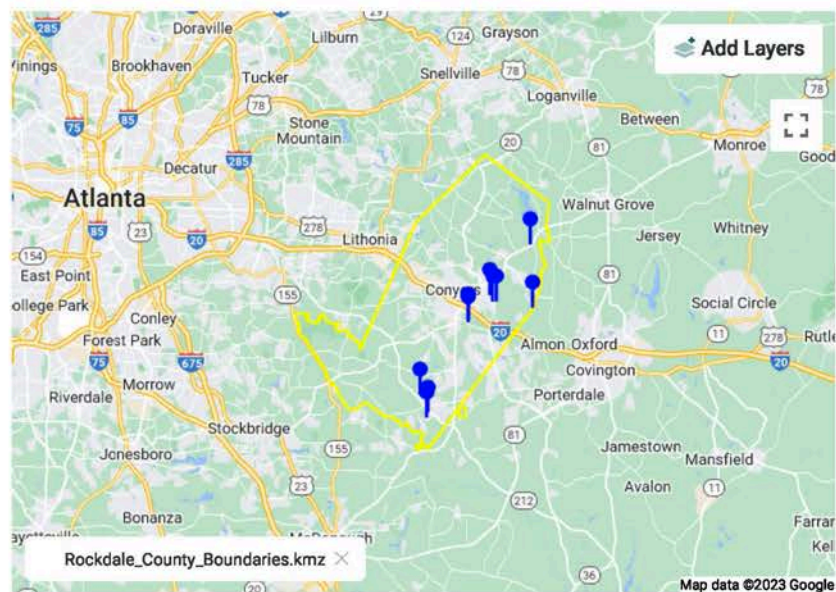
3 months ago



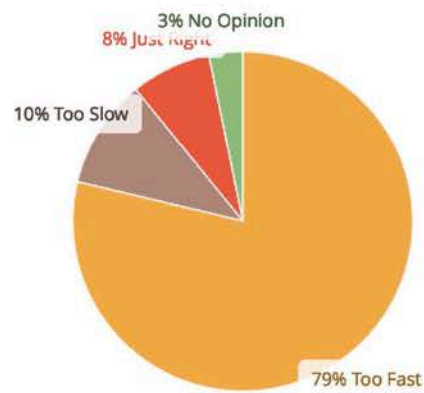
What are Rockdale County's most significant natural and environmental resources? What role should the County play in helping to preserve and protect these?



What are Rockdale County's most significant historic and cultural resources? What role should the County play in helping to preserve and protect these?

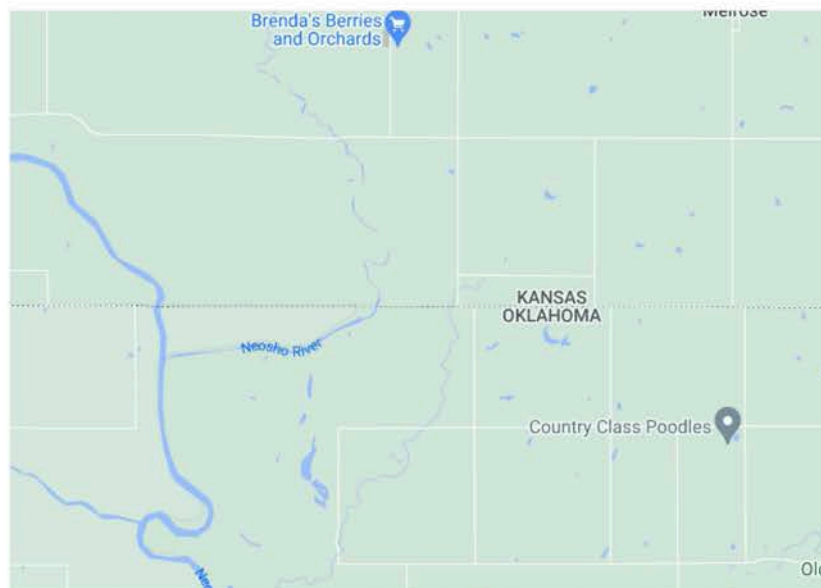


How would you characterize Rockdale County's pace of development in recent years?



249 respondents

Where would you like to see future development focused?



## How would you rank Rockdale County's housing needs?

	Need More	Right Amount	Need Less
Affordable or Workforce Housing	23% Need More	33% Right Amount	44% Need Less
Multifamily Housing/Apartments/Density	9% Need More	15% Right Amount	77% Need Less
Mixed-Income Housing	17% Need More	31% Right Amount	51% Need Less
Senior Housing	52% Need More	35% Right Amount	13% Need Less
Single Family Detached Homes	36% Need More	43% Right Amount	22% Need Less
Single Family Attached Homes (e.g., townhomes)	8% Need More	23% Right Amount	69% Need Less

242 respondents

What would you describe as Rockdale County's most important housing need? What role should the County play in helping to support this development?

We do not need more housing, there is plenty, Renovate current available housing and improve what is already existing

2 months ago

Until the county turns it focus to improving infrastructure, adding any type of housing will be a burden.

2 months ago

Senior housing communities

3 months ago

More senior housing less apartments

2 months ago

Affordable housing (starter homes that are detached)

4 months ago

4. Why is it that each townhome community does not have parks for the kids to play, decent parking, most families have 2 or 3 cars with minimal parking for 2. The developer is more focused on getting as many units on the site vs the infrastructure to make it work, such as sidewalks, dog parks, playgrounds, and sitting areas. But this must be a stipulation from the Rockdale County, NO developer is going to volunteer this, it must be a requirement.

2 months ago

NO MORE APARTMENTS OR TOWNHOMES

2 months ago

None, we are overcrowded as it is.

2 months ago

Freeze on raising taxes, considering county is growing and more homes are paying taxes

2 months ago

too many low rent places, stop building apartments; think about the crime that low rent places attract

2 months ago

If we are going to be increasing housing we must improve on how residents can get around Rockdale. Give other means of transportation to allow people especially those that are elderly, handicapped or even too young to drive to get them to go to places around Rockdale so they can spend money instead of staying home

2 months ago

We need a moratorium on new buildings it is too much. The first priority for new residents are schools, crime, quality of life, unfortunately when you research Rockdale County we are failing in these areas. Stop, assess, reevaluate where we going!

2 months ago

more flexible options for different stages of life

3 months ago

Upgrade existing housing spaces rather than build on additional land space

2 months ago

Rockdale Co. is full, Full of crackheads, crime and corruption. If we had good leadership, everything else would fall into place.

2 months ago



Rockdale county does not need any new housing. There are so many ongoing developments that will end up sitting empty after destroying land and natural habitat.

2 months ago

stop rezoning! put businesses and industry in current shopping centers and industrial parks. stop all apartments and townhomes until sewer, water systems, roads and schools are improved.

one month ago

Please NO buses (Marta, etc) in Rockdale County. Perhaps the county could start transportation assistance for low income, elderly, disabled. Vans, ride-shares, Lyft type program could bring county jobs as well assistance to those in need. A few more 'side' roads instead of massive highway building.

2 months ago

We need smart development and smart developers, not the incompetent government and shady developers that are now at work destroying the reasons why many of us moved to Rockdale County

2 months ago

Nothing needed

2 months ago

55+ active communities that are affordable.

one month ago

embrace high quality townhomes and more dense developments but enforce quality

3 months ago

Stop building apartment complexes. Focus on code enforcement within existing neighborhoods and shopping complexes.

one month ago

Stop multi family development

one month ago

Traffic issues and need more housing for Senior Citizens NO MORE APPARTMENTS OR TOWNHOMES.

one month ago

More senior housing.

2 months ago

Stop electing idiots from other failing cities

one month ago

Stop re-zoning that allows population density to increase. By the way, this isn't a just a problem with the current commission - it has been going on since I moved here 40 years ago, when the mantra was 'grow with us - Rockdale population will be 120,000 by (plug in future date)'. I sort of hoped they were wrong, and that eventually someone would recall how appealing the small town country atmosphere was. Oh well. Progress?? Folks, the Bronx was farmland before it became the Bronx we have now! (You don't want it.)

one month ago

Building more housing makes each additional home worth less. Building less housing and making what we have more attractive to homeowners raises existing house value, increases investment in existing neighborhoods, and also slows urban sprawl. Upgrade, recycle and reuse the housing we have instead of creating new "people farms" out of what green space we have left. Enrich the entire community instead of a few land speculators and county commissioners.

one month ago

Stop the new development

one month ago

Improving infrastructure.

one month ago

What Rockdale needs may not be what current homeowners want to see. High density housing including townhouses and senior living centers need to be located with consideration to major highways and intersections. Also close to shopping at major grocery and retail stores with sidewalk access convenience.

one month ago

Some of the townhomes being built should be geared for seniors

one month ago

A few affordable housing options specific to teachers and direct care workers

2 months ago

An alternative- villagehabitat.com

2 months ago

NO MORE APARTMENTS OR TOWNHOMES

one month ago

Less Development of apartments complexes, More retail development.

one month ago

Grocery store near Olde Town. Build at Sigman Rd, exit 78, not exit 82. Build a new school for Flat Shoals Elementary across the street from the current one.

one month ago

Need less residential more business taxed revenue and that must lessen the residential tax burden, not an excuse for the county to just spend more.

one month ago

PLEASE stop building homes and apartments.

one month ago

We do not need more housing. We need to work on the infrastructure to support what we already have and build our community with more dining, entertainment such as food halls, paid dog parks, more venues that allows people to get out and enjoy the county.

one month ago

no comment

one month ago

Affordable Housing. Higher Pay For Rockdale County Employees.

one month ago

Consider alternative housing options <https://tinyhomeindustryassociation.org/>

one month ago

There are so many decrepit strip malls. How about replacing them with multi-story apartment buildings and providing mass transit to Atlanta for commuters

2 months ago

Affordable single family detached homes/developments

4 months ago

Single family homes on larger lots. We are overrun with townhomes, apartments, extended stay motels, and tiny lot homes.

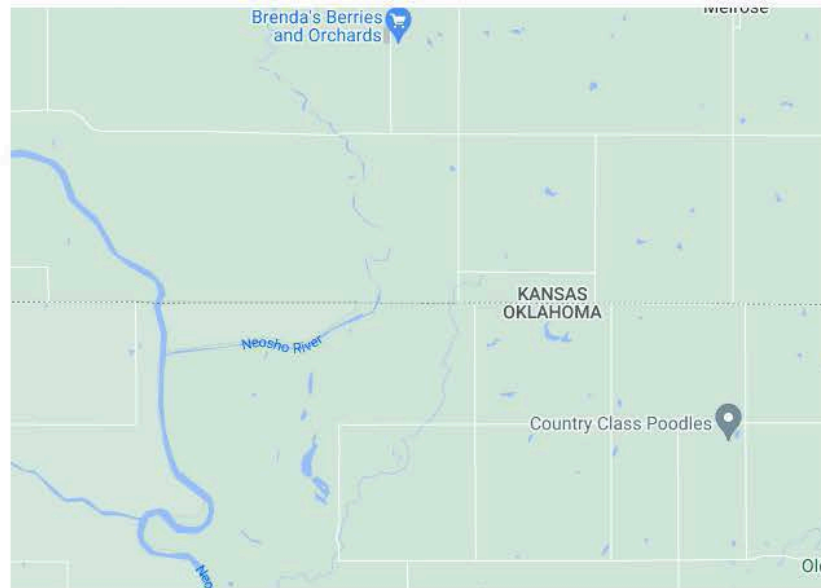
4 months ago

## How would you rank your satisfaction with Rockdale County's transportation system?

	Poor	Below Average	Adequate	Good	Excellent	No Opinion
Pedestrian & Bicycle Safety	33% Poor	29% Below Average	17% Adequate	6% Good	2% Excellent	13% No Opinion
Public Transportation	43% Poor	14% Below Average	10% Adequate	2% Good	5% Excellent	26% No Opinion
Road Conditions	31% Poor	35% Below Average	29% Adequate	4% Good	1% Excellent	- No Opinion
Traffic Congestion	60% Poor	26% Below Average	12% Adequate	2% Good	- Excellent	- No Opinion
Traffic Safety	39% Poor	34% Below Average	20% Adequate	5% Good	2% Excellent	1% No Opinion

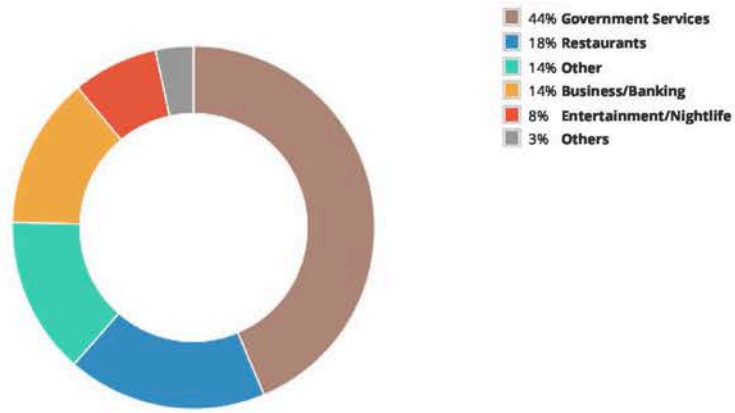
245 respondents

## Are there any areas in Rockdale County you feel are particularly dangerous for pedestrians or bicyclists?



Atlanta Regional Commission - Report Creation

What is your primary reason for visiting Downtown/Olde Town Conyers?



236 respondents



## What kind of improvements should be considered to enhance Downtown/Olde Town Conyers?

Improve the look with better landscaping and building updates. Add more restaurants/bars, better parking, fun activity centers, an event pavillion for outdoor concerts or festivals.

3 months ago

Downtown Conyers should have more restaurants sidewalk eating, better lighting, better parking, park areas, outdoor music parks, focal points.

2 months ago

more interesting shopping and food choices

3 months ago

master planning new central core like suwanee or peachtree corners. attractive gathering space.

3 months ago

Better restaurants.

2 months ago

Family fun

2 months ago

Currently downtown is just somewhere I drive through. We need better restaurants and activity centers for pre-teens and teens. Too many lawyers offices as opposed to shops and restaurants

2 months ago

More quality restaurants, boutiques

2 months ago

Outdoor festivals

3 months ago

Replace the entire Board of Commissioners with competent, ethical people.

2 months ago

Before the lawyers moved in, there were curio shops, a nature store, consignment store, an art gallery but then \*poof\*. More interesting shopping

2 months ago

Increase street closures for restaurant events on weekends.

4 months ago

Add newer establishments like in Covington or McDonough

2 months ago

Develop an entertainment center downtown (i.e. movie theater, upscale outdoor mall, Whole Foods, etc.

2 months ago

Family fun and more activities

2 months ago

More of a question than a comment: Will we allow the film industry to define our downtown look?

2 months ago

More dining options, shopping options

2 months ago

Attract high quality restaurants to open in the area.

one month ago

Make olde town great again, like it was when Tin Plate was there, but they got ran off. It seems like Conyers doesn't like new and interesting restaurants coming to town.

2 months ago

Better and more parking and green spaces

2 months ago

We need a better green space! Get rid of the pond that looks horrible! We need a playground area where parents can hang out and eat and watch their kids.

2 months ago

Need to bring a fair to area.

2 months ago

Place a co-working space over there for working professionals to meet one another. Many jobs are remote and people are tired of working in their homes and would opt to work on other places besides their office

2 months ago

For a downtown to have a reason to exist it has to attract people and commerce to a natural hub, Food and Entertainment help, but you can't legislate them into existence. You also have to be different than a shopping mall, I'd focus the housing development in Rockdale downtown. Make sure to include senior living, and make sure to keep it walkable and parkable (including safety concerns) while leaving plenty of green space. Get the developers to build it this way, don't tax us. To attract business, give tax breaks (economic incentive zone) and limit the type and size of business that can get them so you don't just get parking lots, storage yards, or yet another wallyworld. Lastly, a downtown is a living thing, and is truly created from the sense of the people that live there. I've never seen a vital downtown without people actually living there. If that does not happen, then you don't have a downtown - you have a mall.

one month ago

Find and prosecute whoever killed an older family man in the parking lot by The Whistle Post a few years ago. Is that even still an open case? It's very unsettling to be in that area. Then there's the very recent shooting of a young lady in The Point parking lot. There needs to be a ton of security & cameras installed all over.

2 months ago

Why would one say "need more black business" It doesn't matter what color the owner is if want to live together and get along. Conyers old town just needs good business's

one month ago

Revitalization effort; mimic other growing communities(Downtown Covington, McDonough, Snellville)

one month ago

the county should have moved to the Maxell Land many years ago, downtown Conyers is to small to handle large numbers of people traveling thru that area.

one month ago

Agree with most of the above!

2 months ago

Get rid of the bars, All of them - Put in family attractions

2 months ago

Rec sports for our children

2 months ago

**Downtown needs more appeal**

one month ago

**Shopping, dining, parking, street lights, and paint**

one month ago

**family centered entertainment**

2 months ago

**Modernize it and add more trendy restaurants, bars, lounges. Better parking, a pavilion for entertainment.**

one month ago

**Downtown is small so building more isn't feasible. Improve what's already there.**

one month ago

**Attractive gathering space and restaurants more places for entertainment for families.**

one month ago

**Current development is attractive and well designed. I have seen similar projects in Cobb county that took some of the New Orleans flair mixed with some old south that turned out great. Some two story condominiums on the New Orleans look theme could be built over new businesses extending the business district .**

one month ago

**Redesign and restructure the olde town area. Make it the center with well-lit (including camera surveillance) paths leading to it. Begin phases of neighborhood square/block areas that are easily walkable. The existing paths are great, the county needs to amicably work with the city to expand on the area.**

one month ago

**Highway 138 south of I20 all the way to Heritage High and all road intersecting it.**

one month ago

**safety**

one month ago

**Quality restaurant. There no reason why the are not high end restaurants, there is a demand.**

one month ago

**Terrible,**

one month ago

## Need More Black Business.

one month ago

#1 – Get rid of the housing project! That should be your priority. There are plenty of other low-income/section 8 alternatives in this area or over on MARTA in DeKalb. That area is a prime location, given its proximity to Olde Town and I-20 and should be greenspace with mixed use/retail and senior housing townhomes ONLY instead of the cement block-looking housing with laundry out back. It would make sense to have senior homes there, bc the senior center is there and it's near the hospital. Having a space there that is attractive and attracting slightly higher incomes might help to bring up the poor state of the West Avenue strip mall, if you could put in something a little more upscale to attract businesses other than Dollar Tree, pawn shops, and nail salons. #2 Greenspace. More trees! #3 Code enforcement and trash cleanup. It's better than it has been, but still has a ways to go. #4 Make crosswalks along West Avenue and Green Street and Milstead that are safer and more visible to motorists and pedestrians. As it is, I constantly see ppl standing in the median or walking across the street 20ft down from the brick crosswalk. They don't use it. If you're not going to ticket jaywalkers, then something else needs to be done before someone gets seriously hurt. #5 Get rid of that middle turn-in for the strip mall on West Avenue. People are always slamming on brakes right there, and as there is no turn lane, this could (and probably has) cause accidents. There's zero reason why people cannot just use the entrance at the Dogwood Drive light. #6 While we're talking about West Avenue, the area near Iris Drive is HORRIBLE. There have been numerous accidents there. People coming to the hotel or gas station slam on their brakes in the turn lane for Iris Drive; cars are always doing u-turns out of McDonald's and back into QT; cars cut across from the SB lanes to get to McD's or QT in front of oncoming traffic. It is absolute chaos. Also, there need to be signs on the lights at Iris Drive to tell ppl which lane to be in to go to I-20 EB or WB, bc there is a TON of confusion, and the lines need to be painted so ppl don't drift into other lanes, esp when it's raining!! #7 Tell your officers to wear reflective gear when they're walking around on West Avenue or other dark areas clearing accidents. Cannot see them at night. #8 Repaint the Rockdale Water Department and get rid of that tacky blue fountain. OMG what an eyesore. It's embarrassing. That bldg has a quirky architecture but WHO decided to paint it the tackiest color imaginable??? I know this is a ROCKDALE county decision, but it affects the look of Olde Town. It should be a color that fits in with the area, preferably the color it used to be! Idk who selected that color or approved it, but they should be fired. #9 No more extended stay. It would be better if you could get rid of extended stays altogether. #10 Everything you do should be with an eye toward beautifying and making this city more attractive. That's what will differentiate this area from Stonecrest or Lithonia or Covington or Decatur or Stone Mountain. This is why I say greenspace, and not just trees but flowerbeds and flower meadows as well, and more of the art that you've been doing already with the hydrants and electrical boxes. It matters, and it makes ppl who come to visit want to stay. And that in turn attracts better businesses and brings in more revenue.

4 months ago

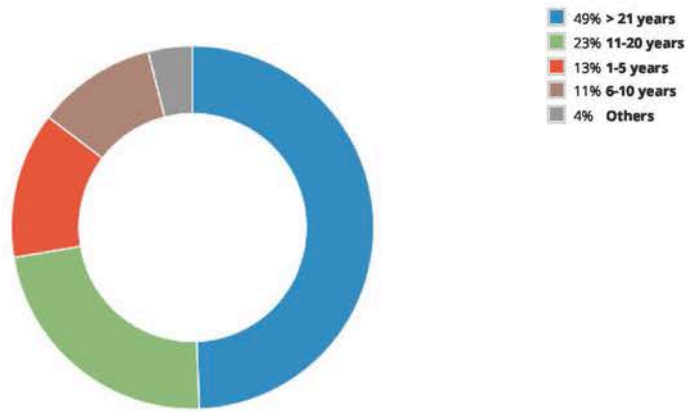
## Which of the following statements apply to you (select all that apply)?

83%	I am a resident of unincorporated Rockdale County	194
17%	I work in Rockdale County	40
14%	I am a resident of the City of Conyers	32
9%	I own a business located in Rockdale County	21
3%	Other	8

235 Respondents

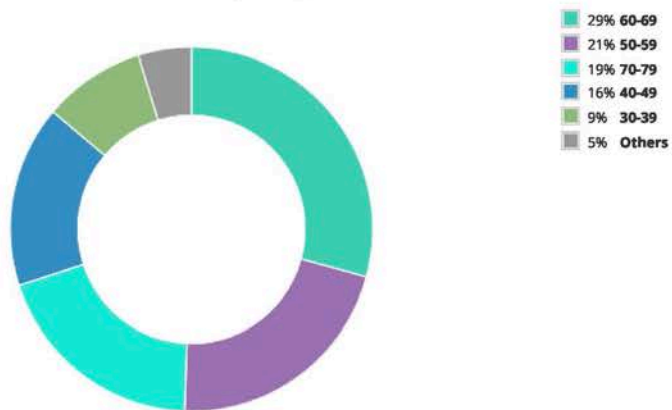


Atlanta Regional Commission - Report Creation  
How long have you lived in Rockdale County?



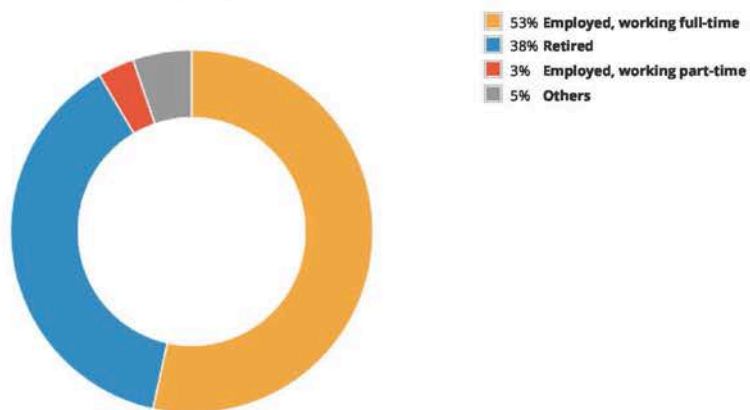
253 respondents

What is your age?



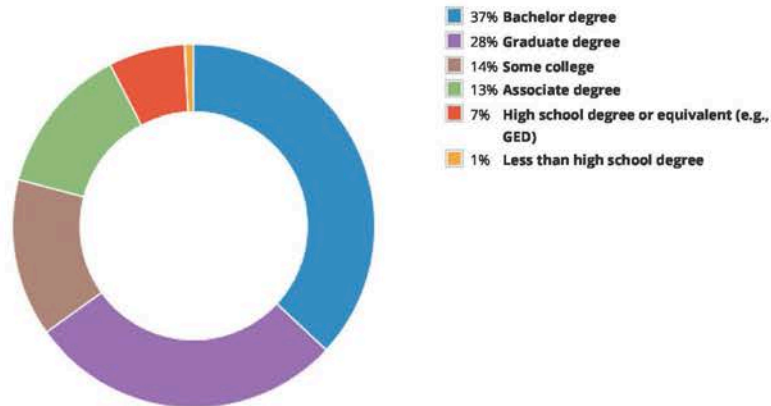
253 respondents

Which of the following categories best describes your employment status?



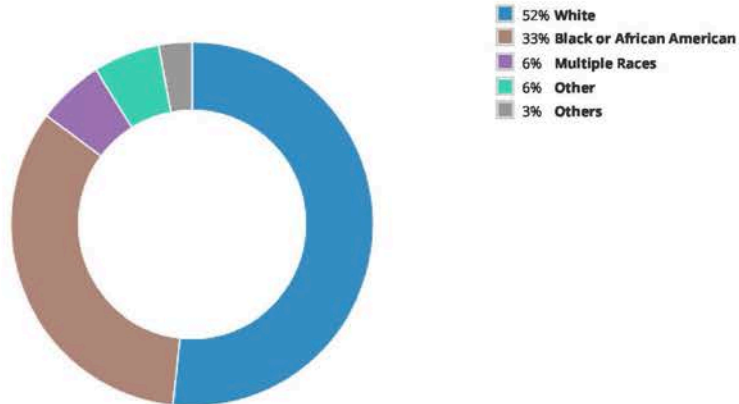
247 respondents

What is the highest level of school you have completed or the highest degree you have received?



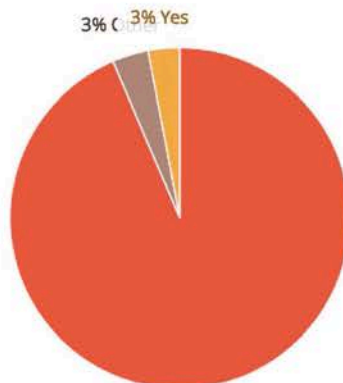
249 respondents

With which race do you identify?



236 respondents

Do you identify as Hispanic, Latino, or Spanish?

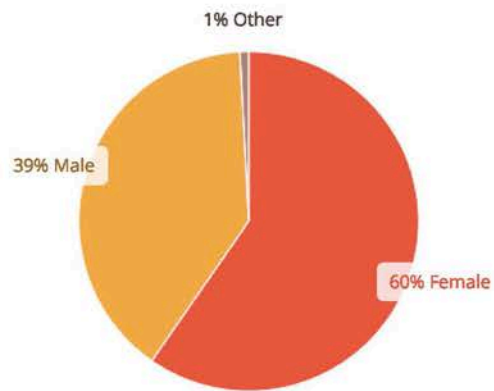


3% Yes

94% No

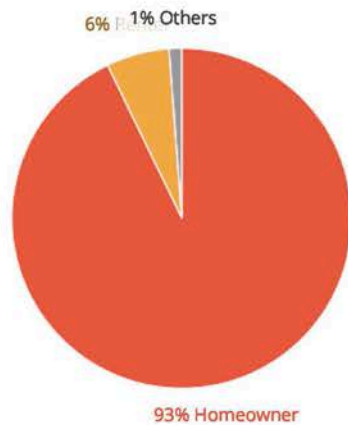
233 respondents

Atlanta Regional Commission - Report Creation  
What is your gender identity?



238 respondents

What best describes your housing status?



250 respondents

If desired, please use the space below to list anything else you would like to be considered in Rockdale County's future planning efforts that was not covered by the previous survey questions.

Parks and recreation (we need a water park) Gwinnett County is a awesome county to get ideas from.

Stop building houses and apartments

Offer more recreation activities/sports for youth and adults

one month ago

1) Spend 30 secs reading this survey and recognize how inept you are at your job and submit letter of resignation, 2) make this a place where people actually want to live again by: a) lowering property taxes, b) enforcing law (speeding/blocking intersections/etc), c) bring in family business (l.e. not the 4th gas station at honey creek), d) keep the green spaces

one month ago

Conyers need to stop building so many homes, school district can not handle it and these places are not even affordable the ones behind Publix on SR 20 S start at 400,000.

one month ago

Too congested!!!

one month ago

New to ga. Made bad decision buying home in conyers. Way to many homes being built. Taxes over the top and worst ive seen living in other states. Crime out of control not enough policing . To much congestion, Bad roads.

one month ago

*Subscribe now to get updates on upcoming engagement opportunities!*

No data to display...

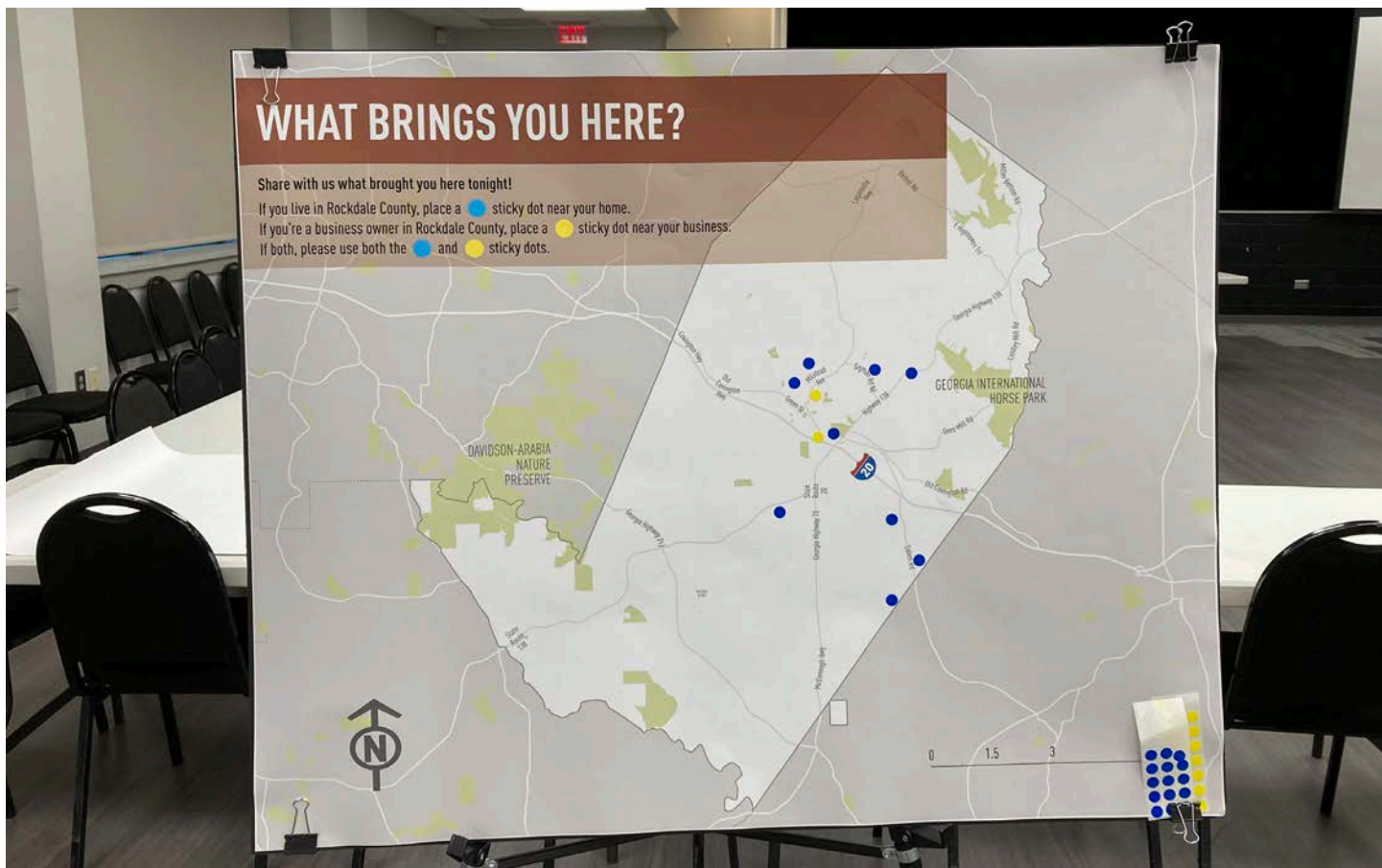
Loading more report objects...



A scenic photograph of a river flowing over rocks in a forest. The river is in the foreground, with white water rapids cascading over dark, wet rocks. The surrounding area is lush with green trees and foliage. A dark red banner is overlaid on the top right portion of the image, containing the text 'APPENDIX B' in white, bold, sans-serif capital letters.

## APPENDIX B

*Courtesy of Solia Media*



## OPPORTUNITIES

Help us prioritize Rockdale County's greatest assets and identify new ones!

Place a ● sticky dot in the "Prioritization" column next to the **one** assets you think is the most significant in the table below.

Use a sticky note to identify new assets not included in the table below. Place them in the blank space to the right.

ASSET	PRIORITIZATION
Community Members	<span style="color: green;">●●●</span>
Cost of Living	
Growth Potential	<span style="color: green;">●●●●</span>
Natural & Environmental Resources & Trails	<span style="color: green;">●●</span>
Proximity to Major Transportation Corridors & Municipalities	<span style="color: green;">●●●●●●</span>



# NEEDS

Help us prioritize Rockdale County's greatest challenges and identify new ones!

Place a ● sticky dot in the "Prioritization" column next to the one challenge you think is the most significant in the table below. Use a sticky note to identify new challenges not included in the table below. Place them in the blank space to the right.

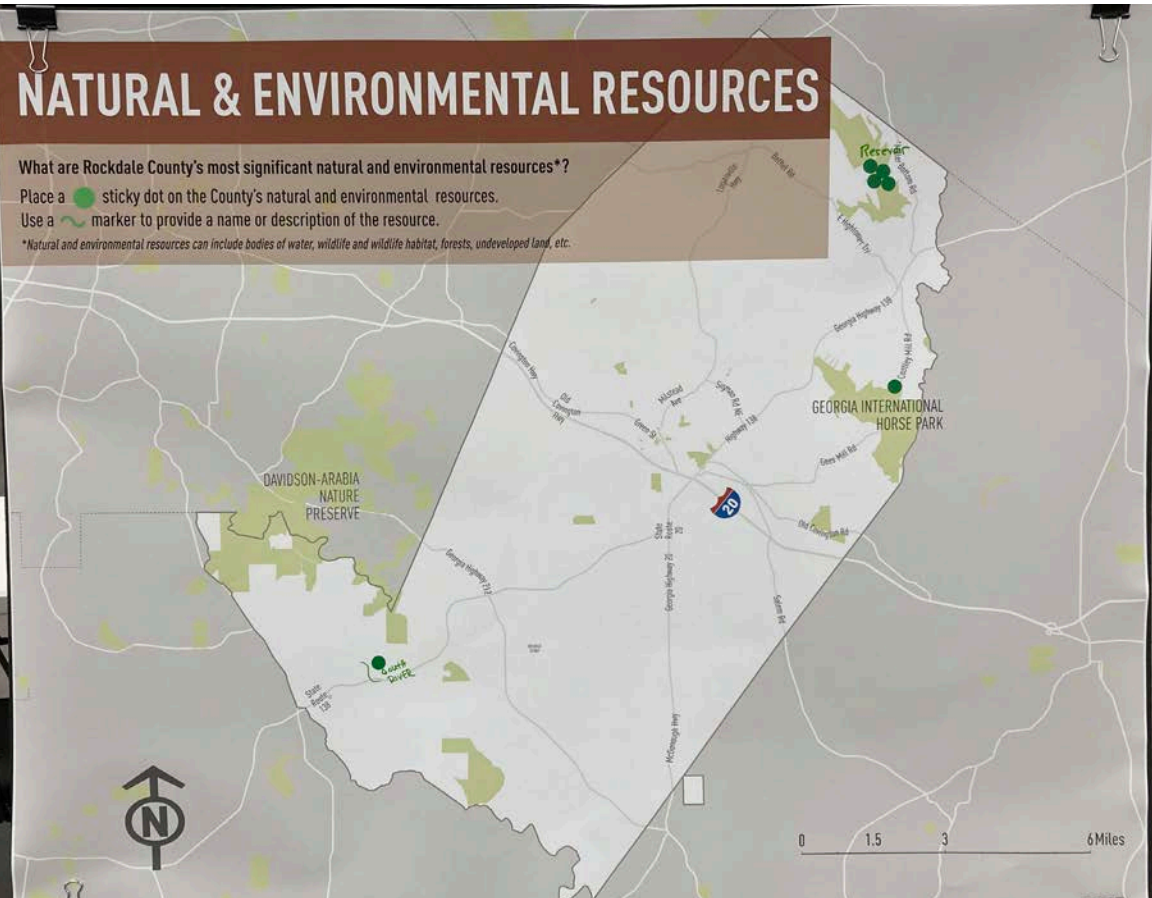
ISSUE	PRIORITIZATION
Lack of Property & Infrastructure Modernization & Maintenance	●●
Limited Restaurant & Entertainment Options	●●
Outdated Zoning Ordinance	●●●●
Traffic Congestion	●●
Unmanaged Population Growth	●●●

# NATURAL & ENVIRONMENTAL RESOURCES

What are Rockdale County's most significant natural and environmental resources\*?



Place a ● sticky dot on the County's natural and environmental resources. Use a 📌 marker to provide a name or description of the resource.

\*Natural and environmental resources can include bodies of water, wildlife and wildlife habitat, forests, undeveloped land, etc.

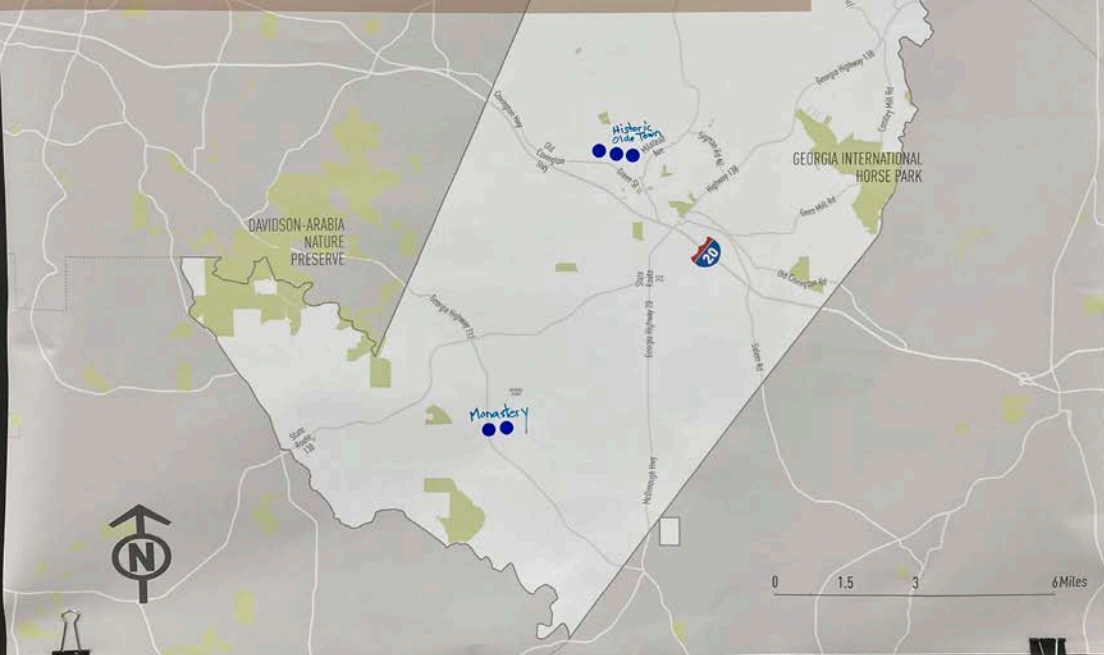


# HISTORIC & CULTURAL RESOURCES

What are Rockdale County's most significant historic and cultural resources\*?






Place a  sticky dot on the County's historic and cultural resources.  
Use a  marker to provide a name or description of the resource.

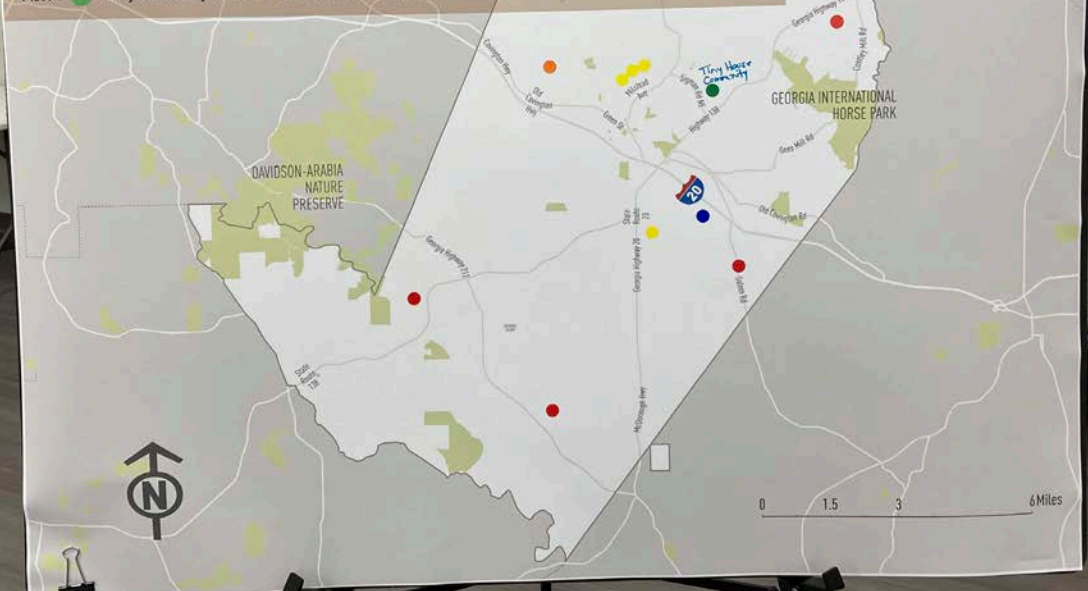
\*Historic and cultural resources can include buildings, archaeological sites, etc.



# HOUSING

Where would you like to see each of the following types of housing located?

- Place a  sticky dot where you'd like to see multi-family (apartments) located.
- Place a  sticky dot where you'd like to see missing middle housing (duplexes, triplexes, small apartments) located.
- Place a  sticky dot where you'd like to see single-family attached (townhomes) located.
- Place a  sticky dot where you'd like to see single-family detached housing located.
- Place a  sticky dot where you'd like to see affordable housing located.





# HOUSING

Help us prioritize Rockdale County's greatest housing needs and identify new ones!

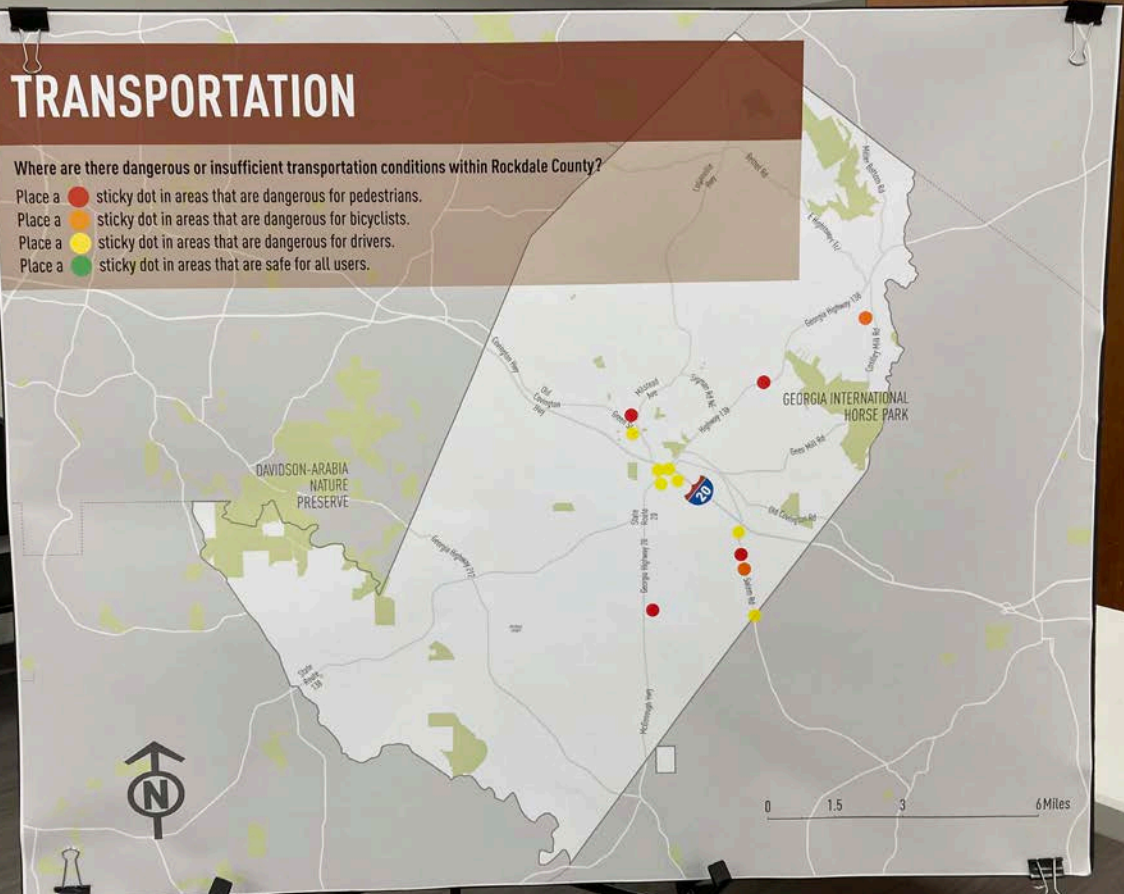
Place a ● sticky dot in the "Prioritization" column next to the one need you think is the most significant in the table below. Use a sticky note to identify new needs not included in the table below. Place them in the blank space to the right.

NEED	PRIORITIZATION
Affordable Housing	● ● ●
Increased Amenity Requirements	
Infrastructure Improvements	● ● ●
Renovation of Existing Housing	● ● ●
Senior Housing	● ●

# TRANSPORTATION






Where are there dangerous or insufficient transportation conditions within Rockdale County?

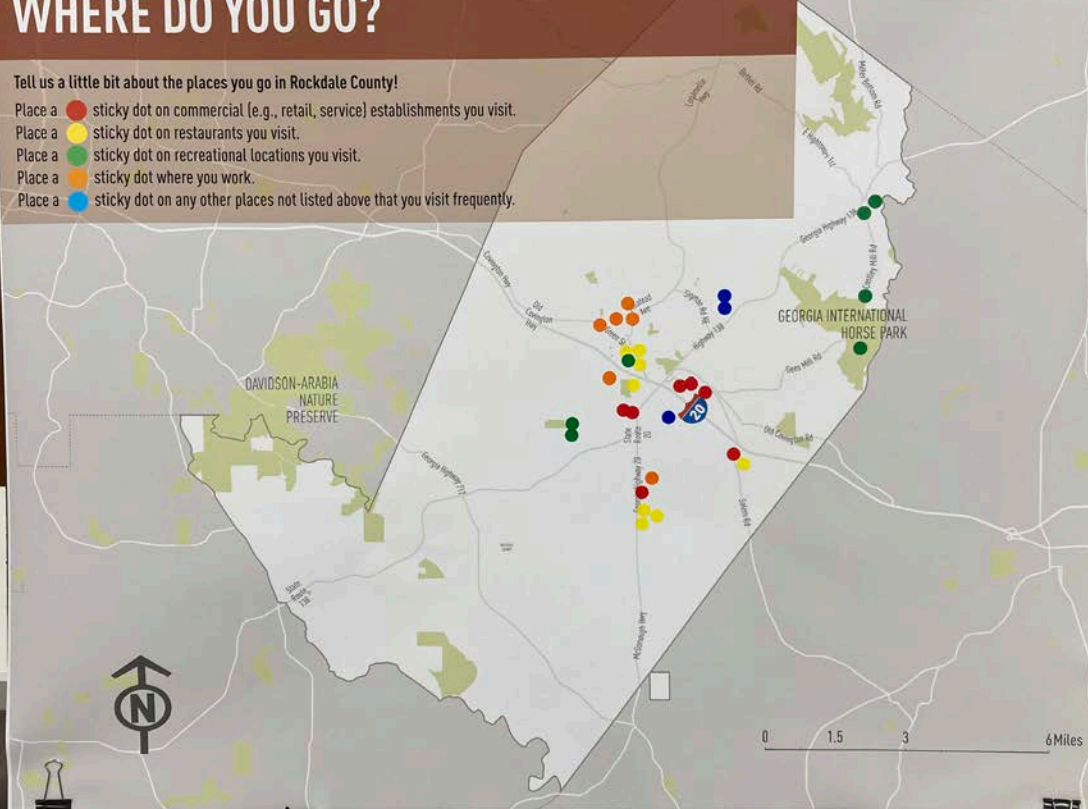
- Place a ● sticky dot in areas that are dangerous for pedestrians.
- Place a ● sticky dot in areas that are dangerous for bicyclists.
- Place a ● sticky dot in areas that are dangerous for drivers.
- Place a ● sticky dot in areas that are safe for all users.



## WHERE DO YOU GO?


Tell us a little bit about the places you go in Rockdale County!


- Place a  sticky dot on commercial (e.g., retail, service) establishments you visit.
- Place a  sticky dot on restaurants you visit.
- Place a  sticky dot on recreational locations you visit.
- Place a  sticky dot where you work.
- Place a  sticky dot on any other places not listed above that you visit frequently.



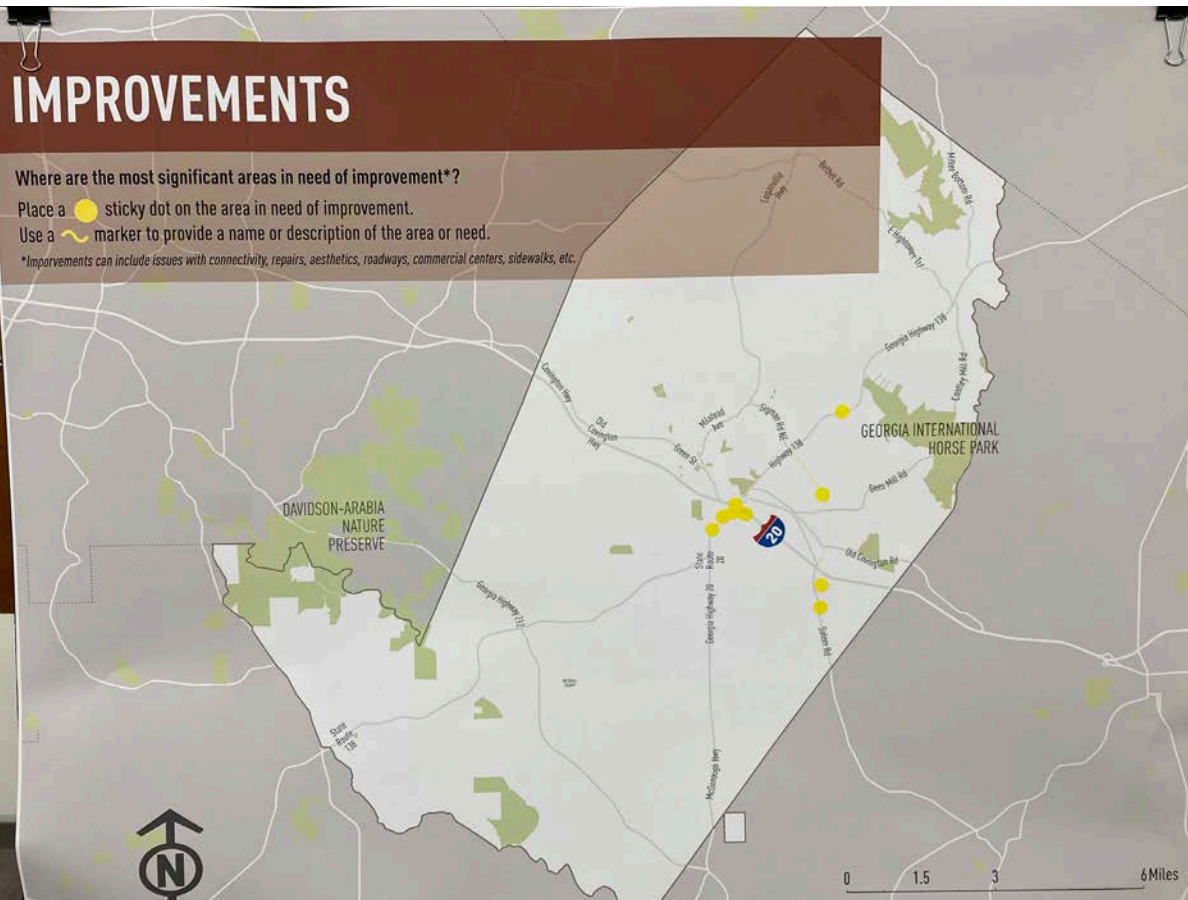
## IMPROVEMENTS

Where are the most significant areas in need of improvement\*?

Place a  sticky dot on the area in need of improvement.

Use a  marker to provide a name or description of the area or need.

*\*Improvements can include issues with connectivity, repairs, aesthetics, roadways, commercial centers, sidewalks, etc.*





# APPENDIX C



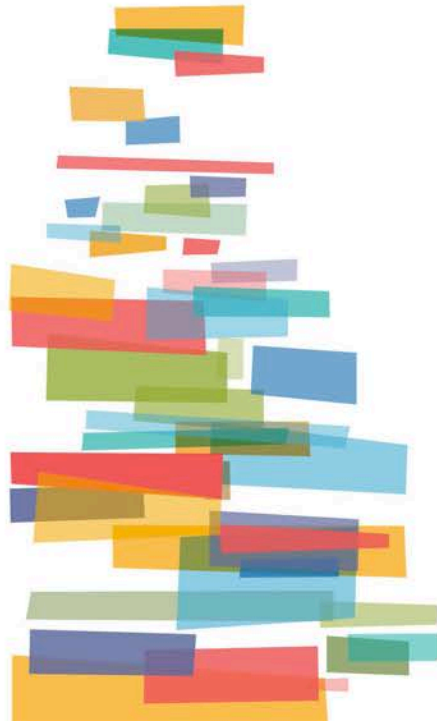




# Data & Demographics

Rockdale County 2023 Comprehensive Plan Update





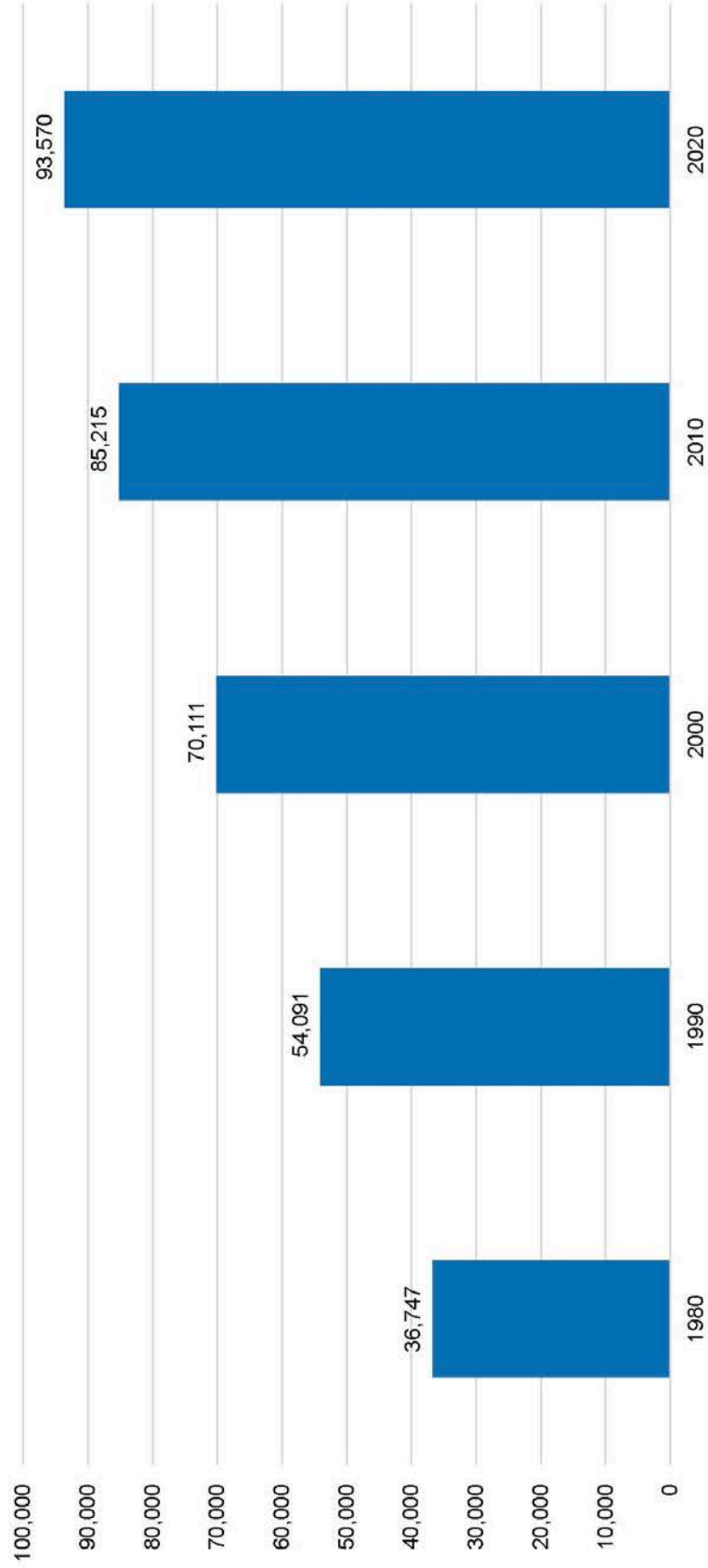
# Demographics

Rockdale County 2023 Comprehensive Plan Update

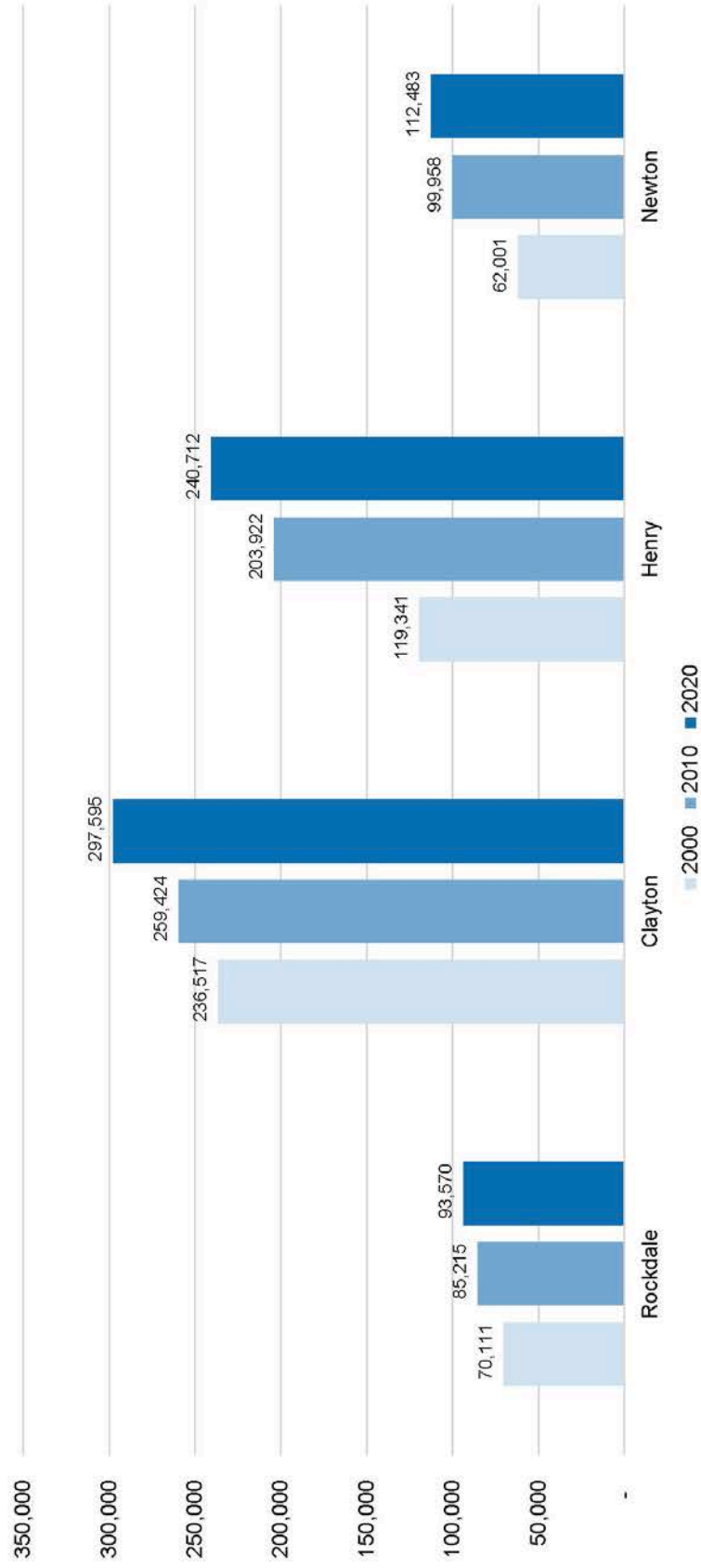


Source: Wikipedia (1980-2020)

## D.1. Population

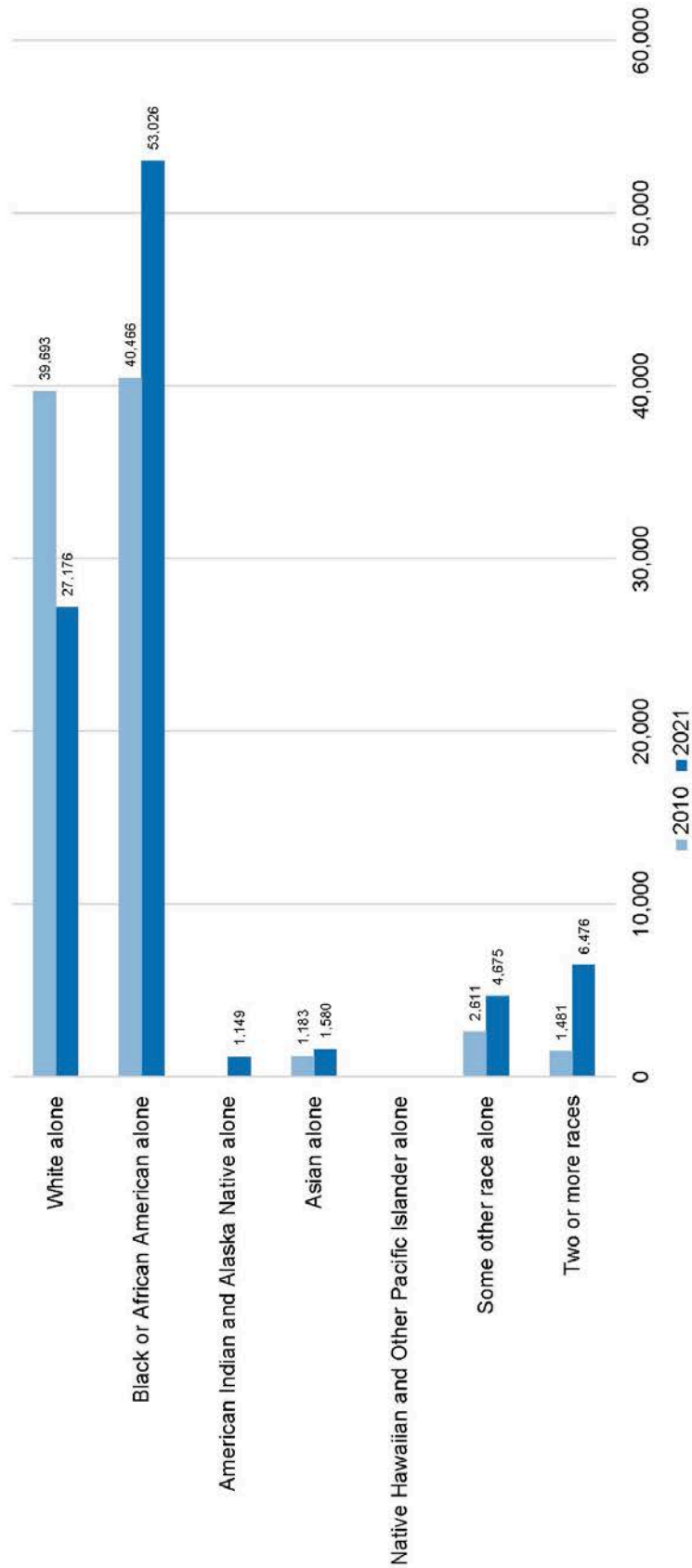


## D.2. Population Change Comparison



## D.3. Racial Composition

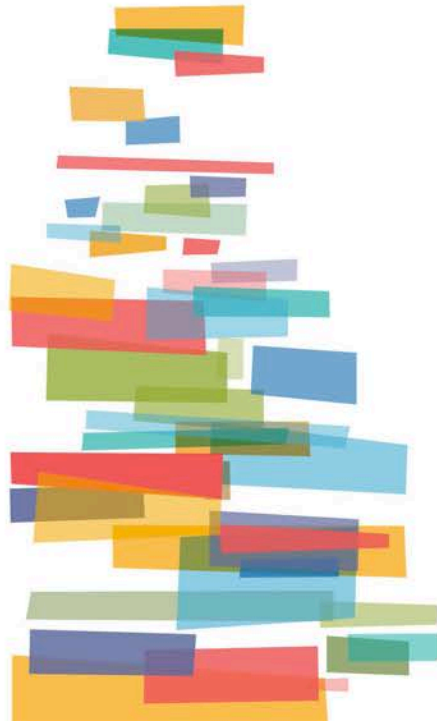
Source: Census Form B02001 (2010-2021)





## D.4. Median Age



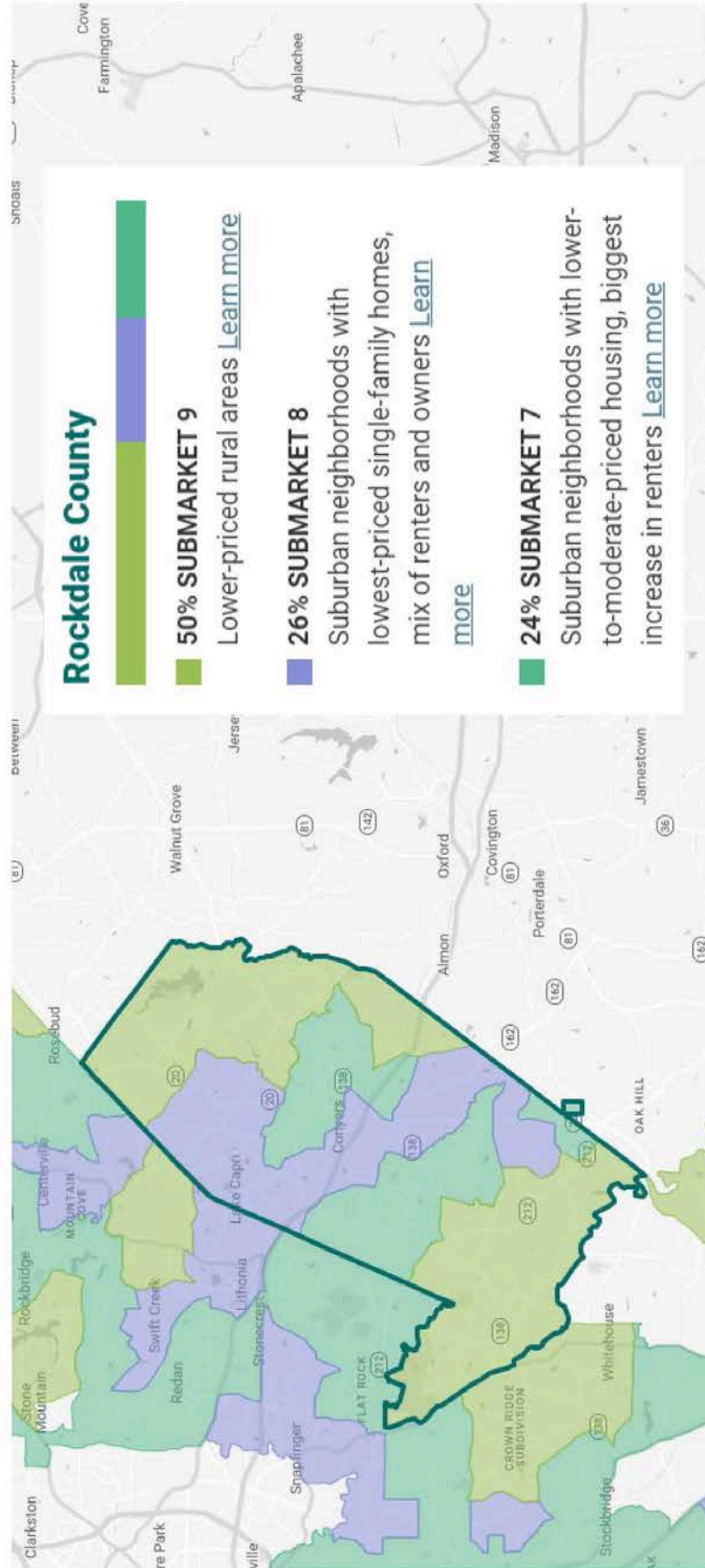


# Housing

Rockdale County 2023 Comprehensive Plan Update

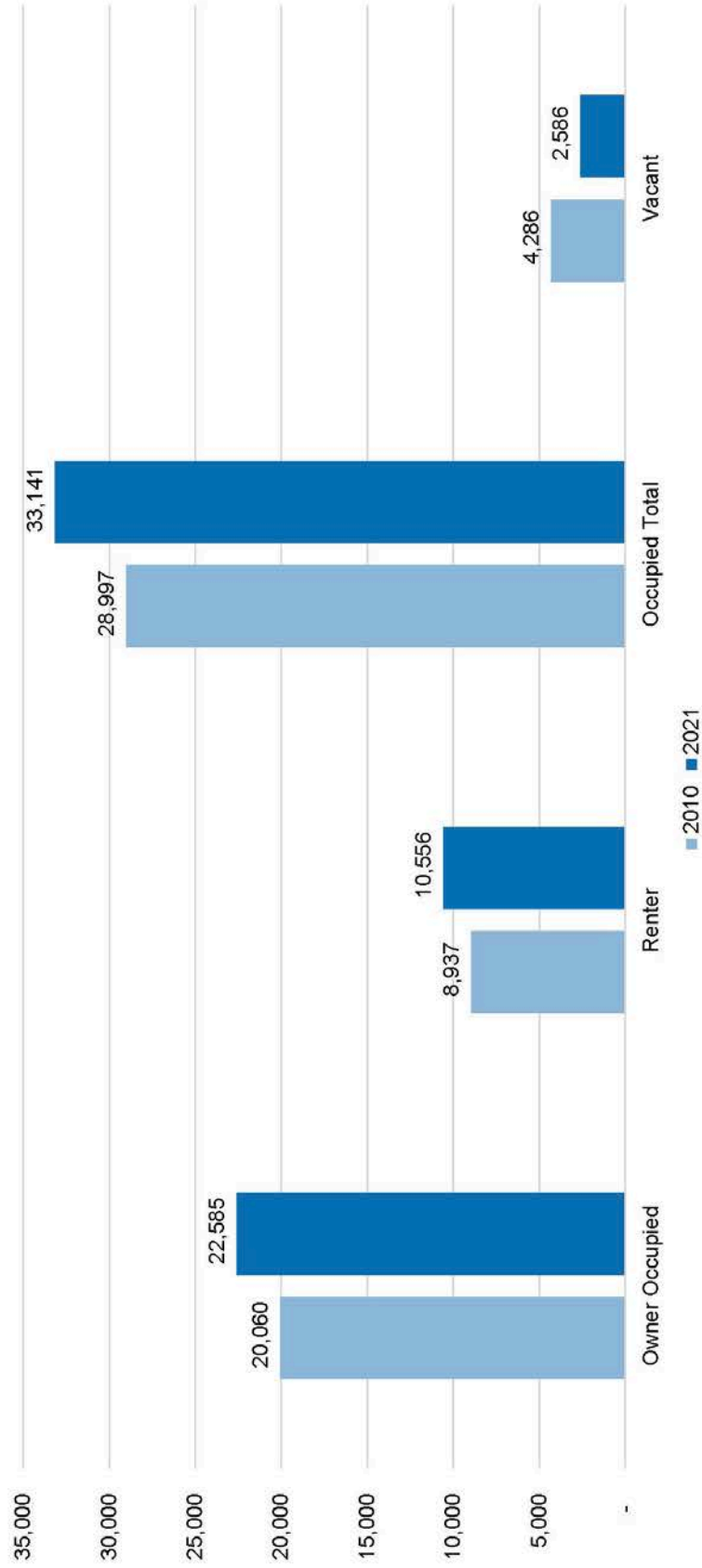


## H.1. Metro Atlanta Housing Strategy



Source: Census Form B25002 & S2501 (2010-2021)

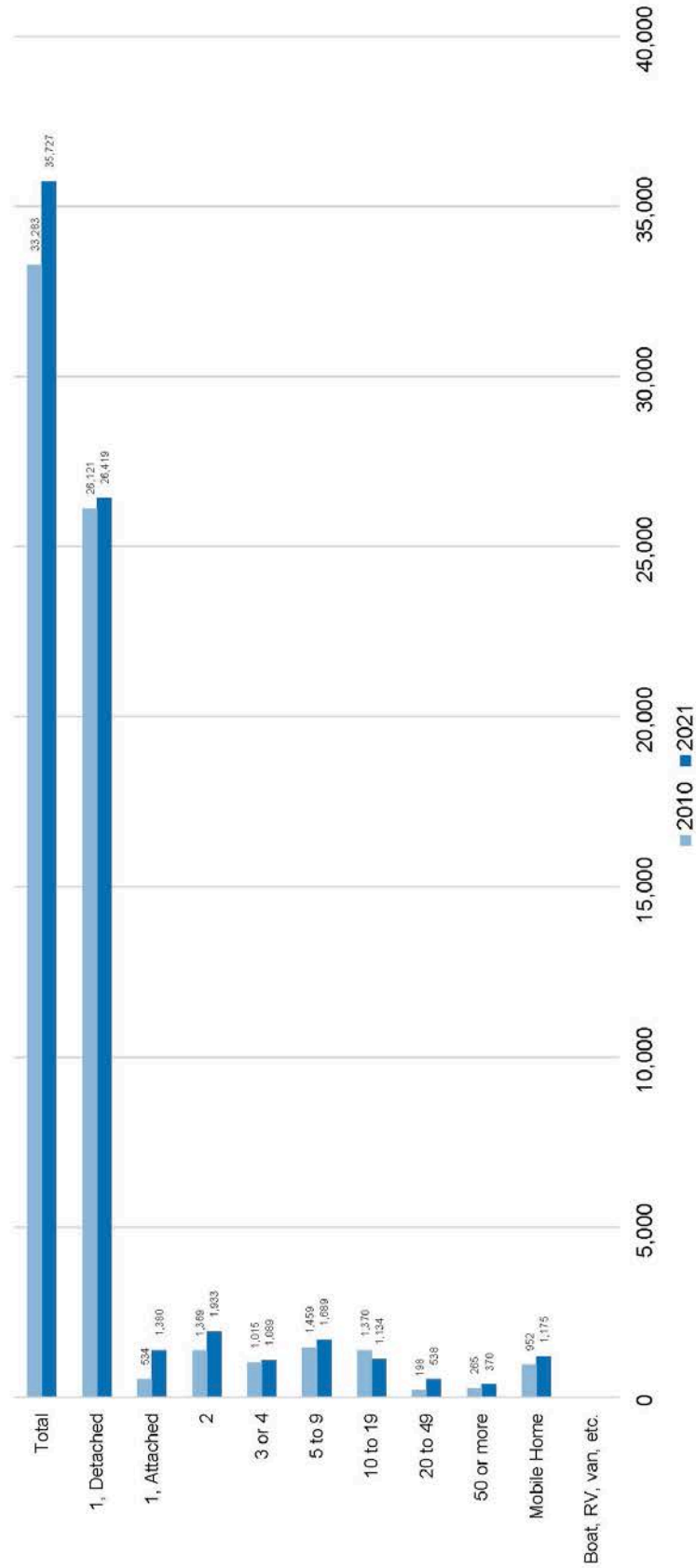
## H.2. Housing Tenure





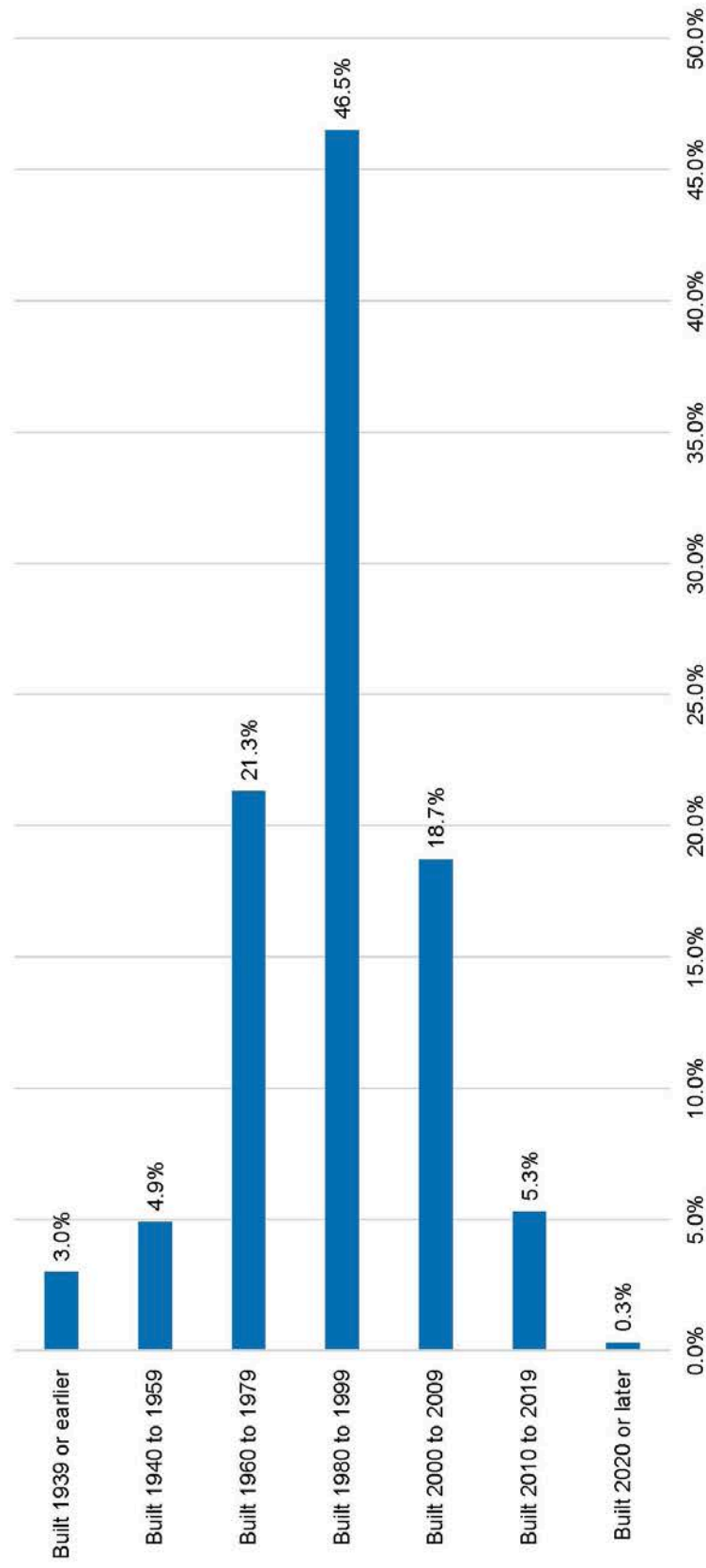
## H.3. Housing Types

Source: Census Form B25024 (2010-2020)



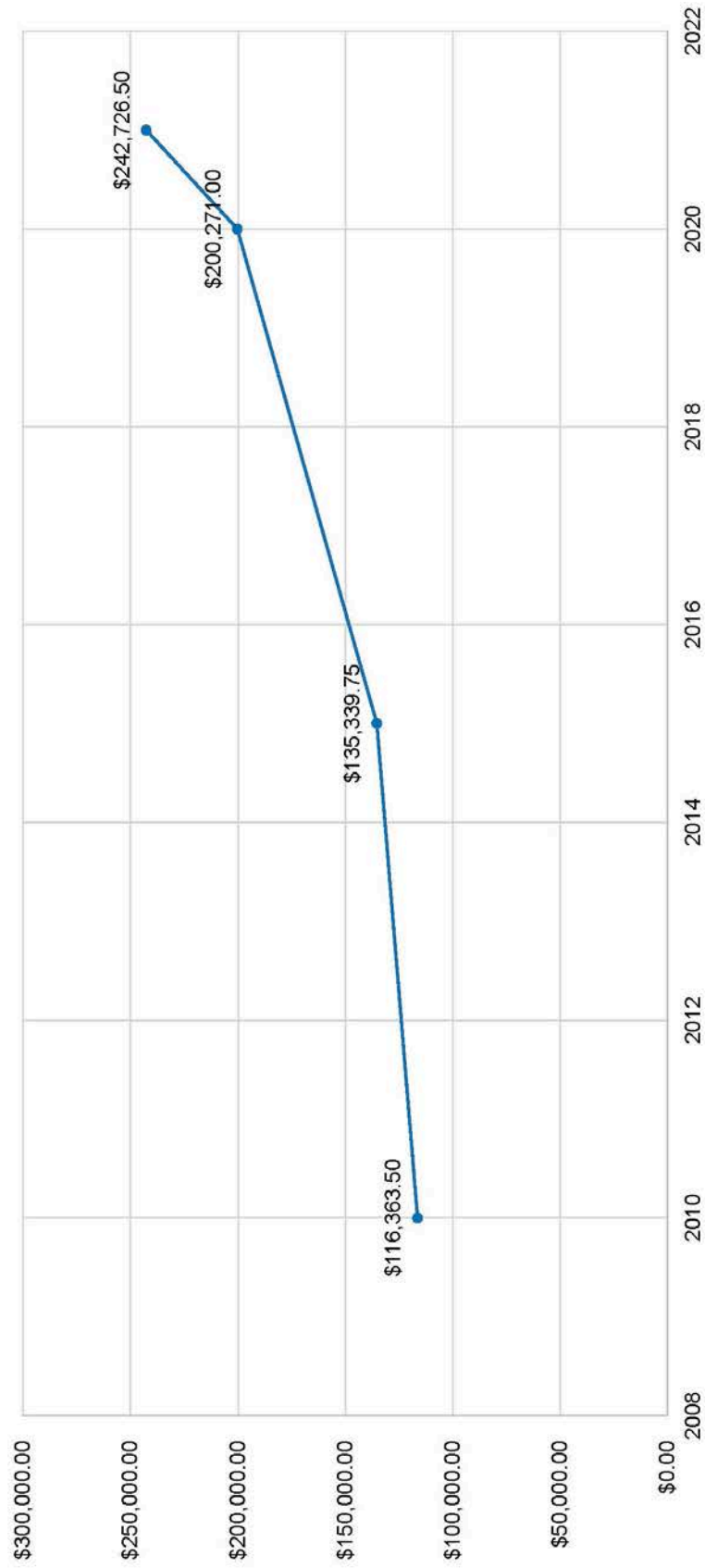
Source: Census Form S2504

## H.4. Housing Age



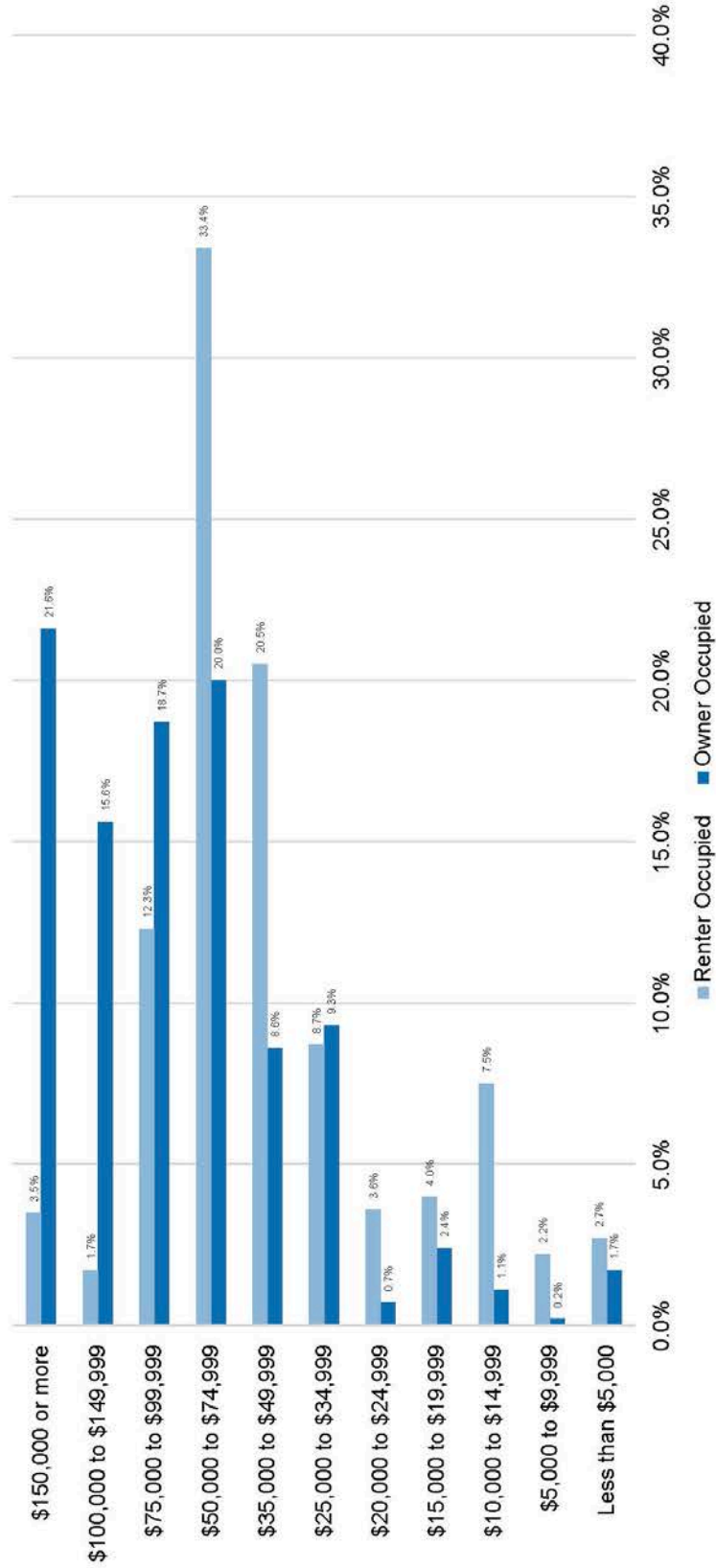
Source: ZHVI (2010-2020)

## H.5. Housing Value

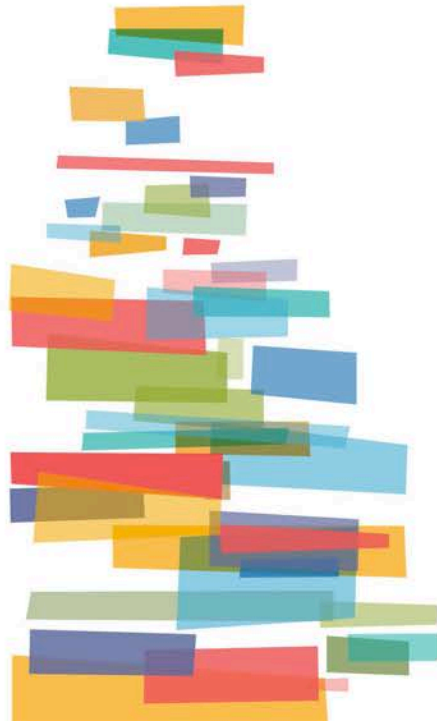


Source: Census Form S2503 (2020)

## H.6. Household Income Distribution







# Economics

Rockdale County 2023 Comprehensive Plan Update



Source: OnTheMap (2020)

## E.1. Workplace Area Characteristics

NAICS Industry	# of Jobs	% of Total Jobs
1. Health Care and Social Assistance	5,036	13.1%
2. Retail Trade	4,410	11.5%
3. Accommodation and Food Services	3,776	9.8%
4. Educational Services	3,711	9.6%
5. Administration & Support, Waste Management and Remediation	3,340	8.7%
6. Manufacturing	3,228	8.4%
7. Transportation and Warehousing	2,251	5.9%
8. Construction	2,138	5.6%
9. Public Administration	2,005	5.2%
10. Professional, Scientific, and Technical Services	1,722	4.5%

Source: OnTheMap (2020)

## E.2. Resident Area Characteristics

NAICS Industry	# of Jobs	% of Total Jobs
1. Retail Trade	5,177	13.9%
2. Manufacturing	4,444	11.9%
3. Health Care and Social Assistance	4,387	11.8%
4. Accommodation and Food Services	4,300	11.5%
5. Construction	3,429	9.2%
6. Administration & Support, Waste Management and Remediation	3,242	8.7%
7. Educational Services	2,641	7.1%
8. Public Administration	1,982	5.3%
9. Wholesale Trade	1,868	5.0%
10. Other Services (excluding Public Administration)	1,143	3.1%

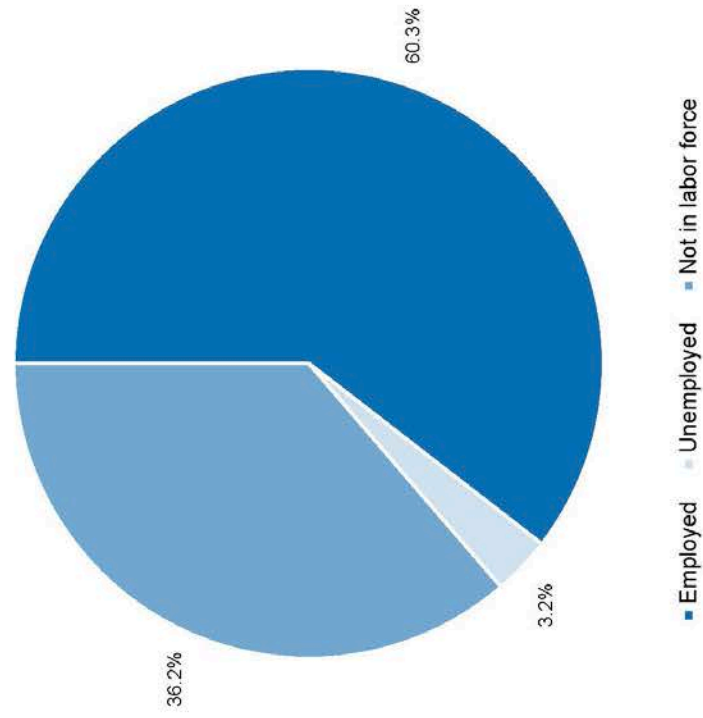


ONE  
great  
REGION

A:G

Source: Census Form DP03 (2021)

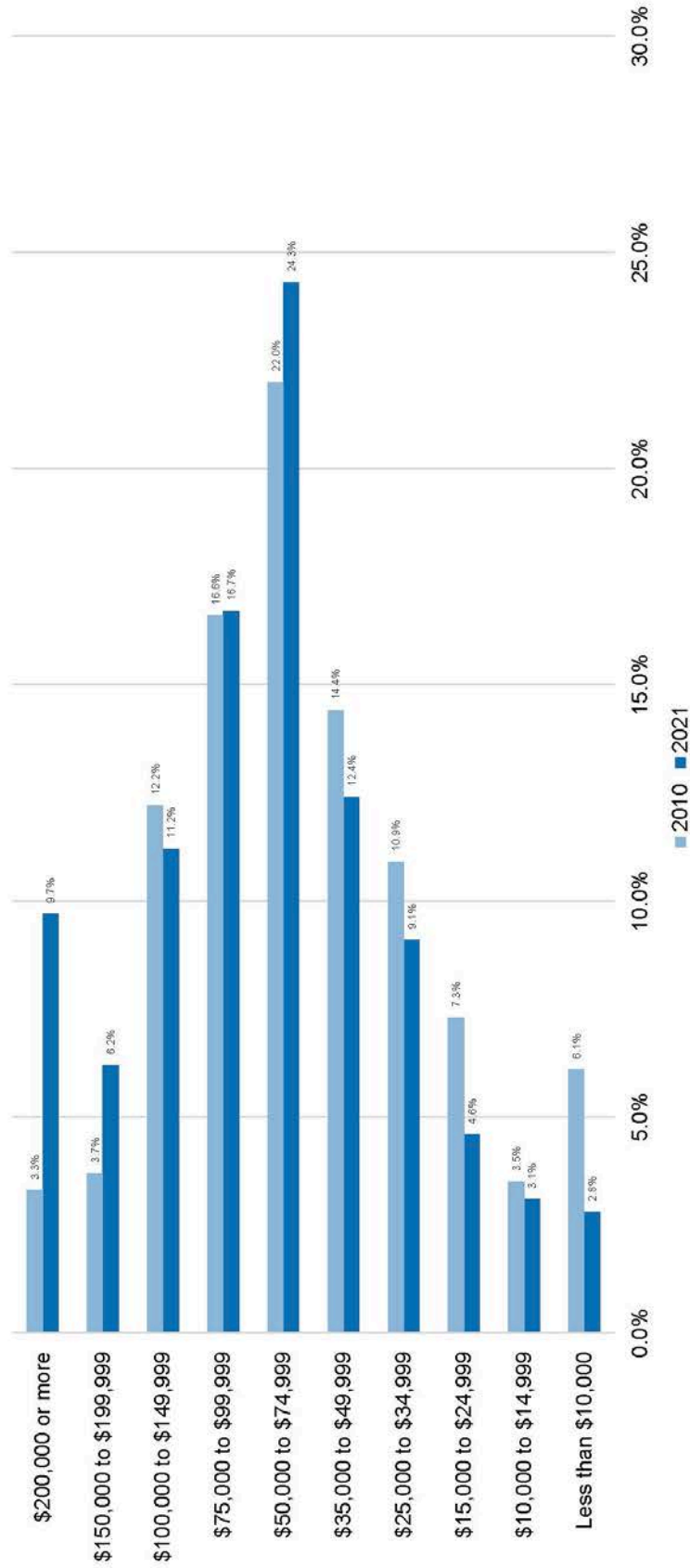
## E.3. Employment





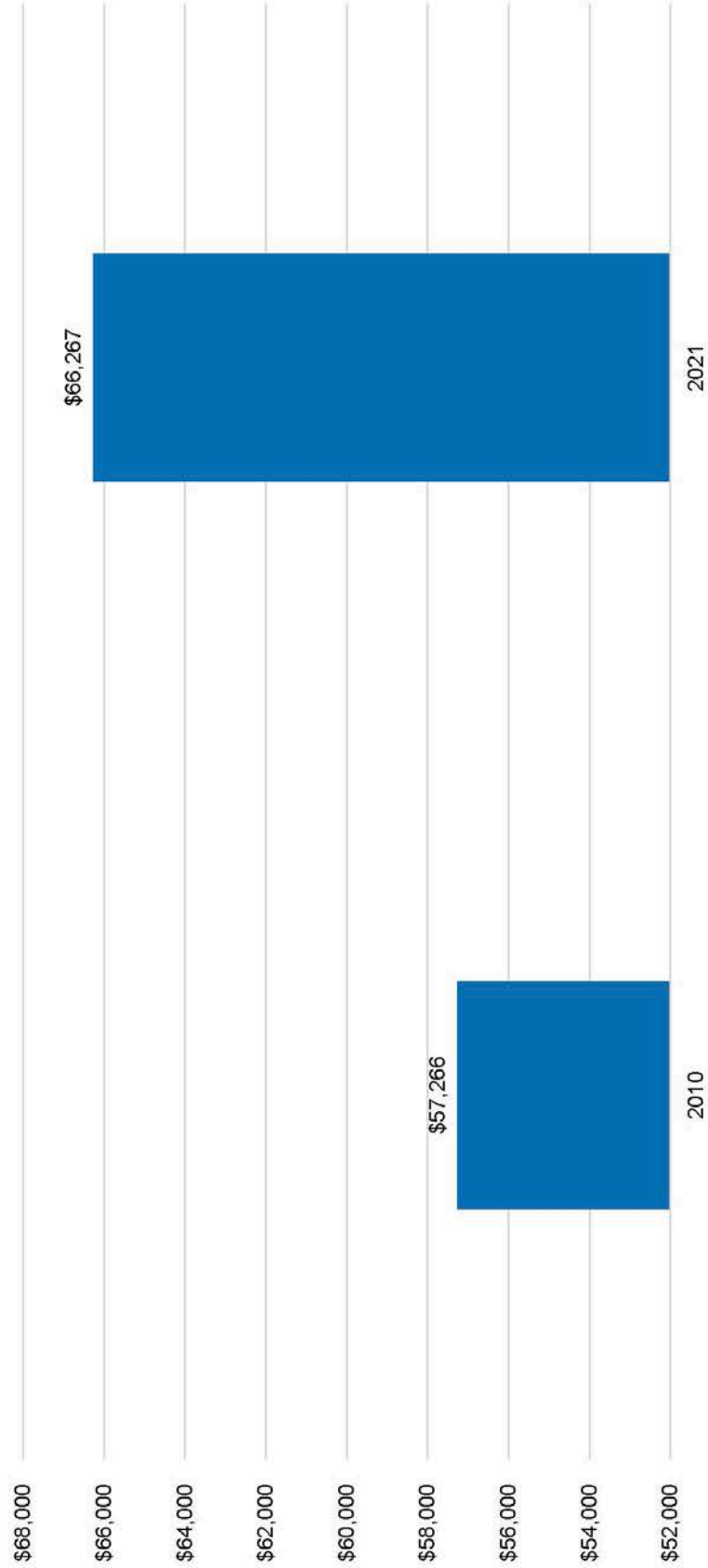
Source: Census Form DP03 (2010-2021)

## E.4 Household Income Distribution



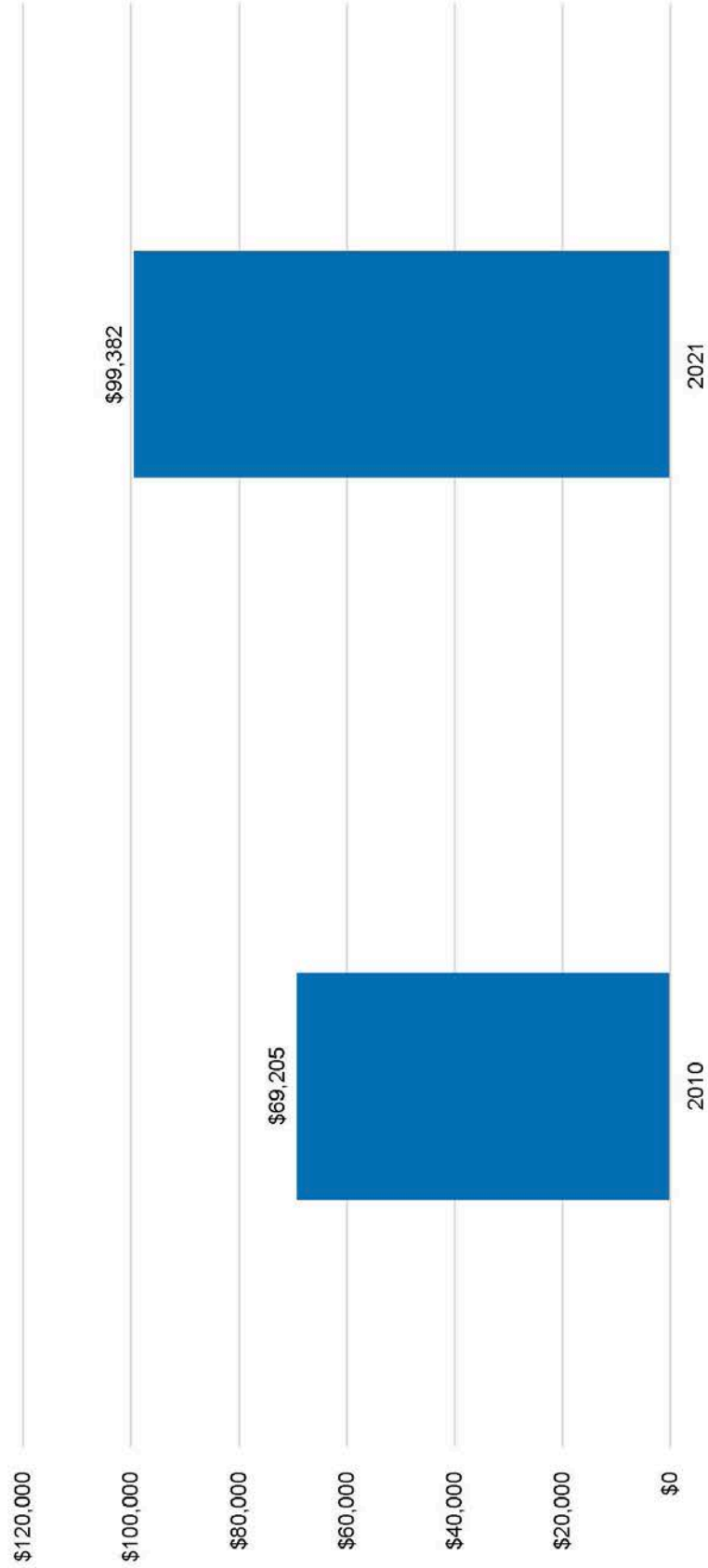
Source: Census Form DP03 (2010-2021)

## E.5. Median Household Income



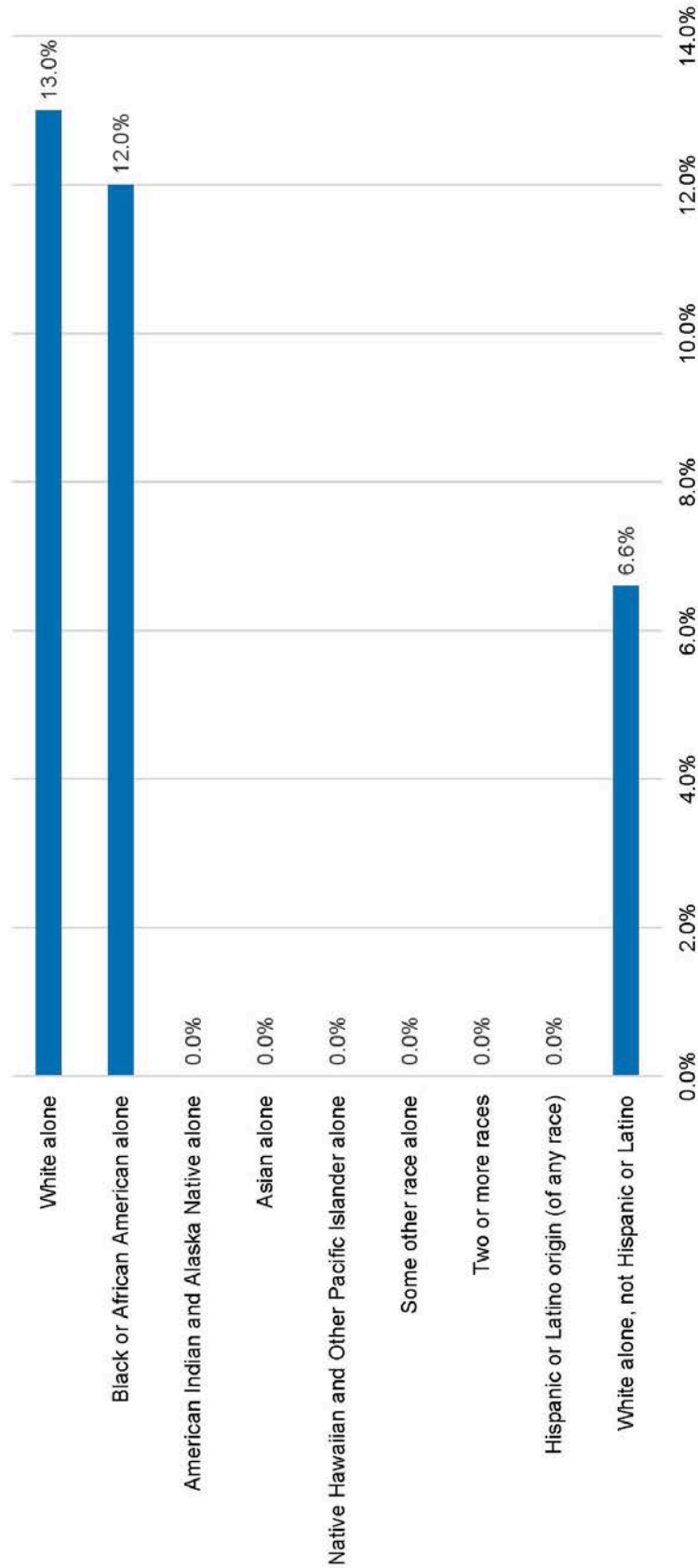
Source: Census Form DP03 (2010-2021)

## E.6. Mean Household Income



Source: Census Form S1701 (2021)

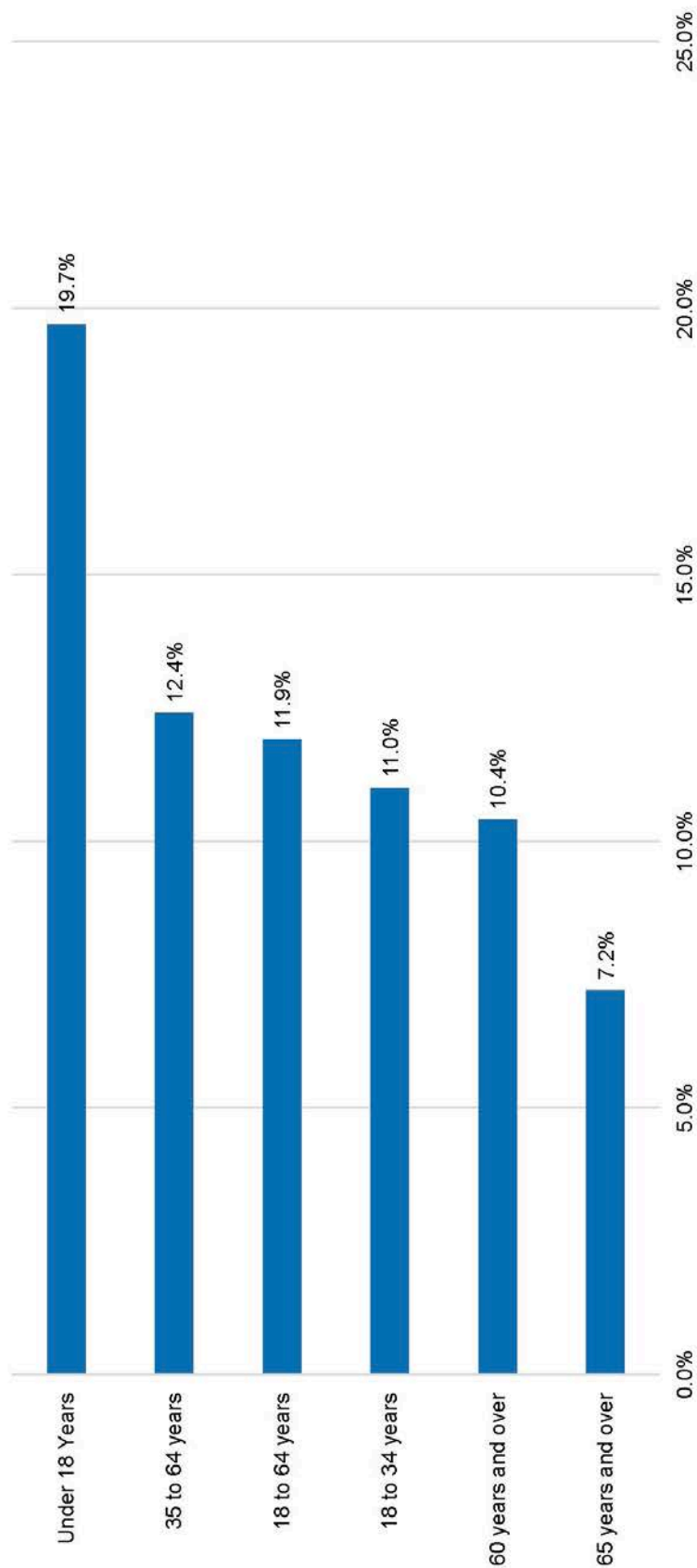
## E.7. Poverty Rate by Race

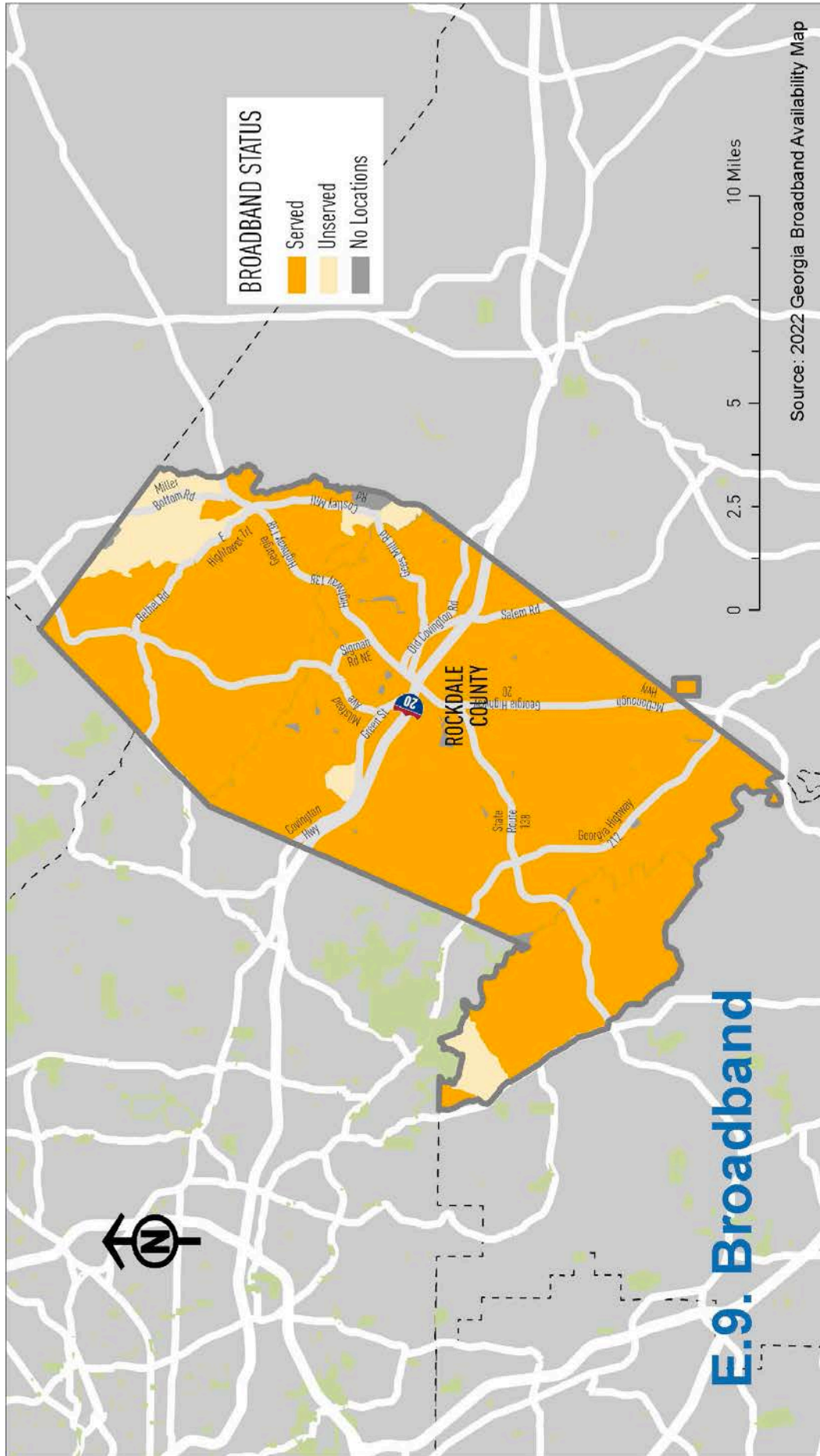


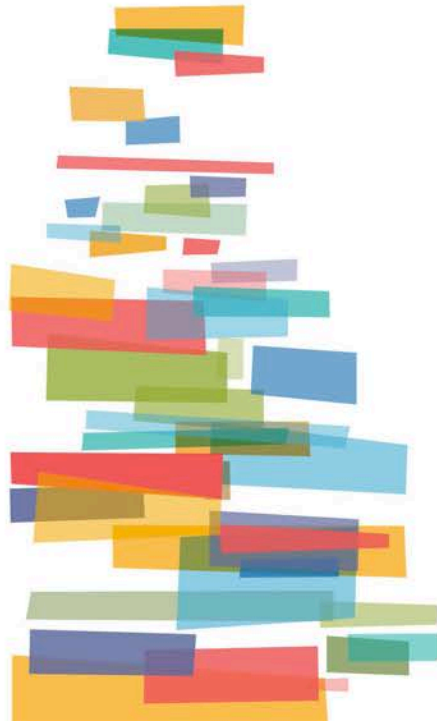


Source: Census Form S1701 (2021)

## E.8. Poverty Rate by Age





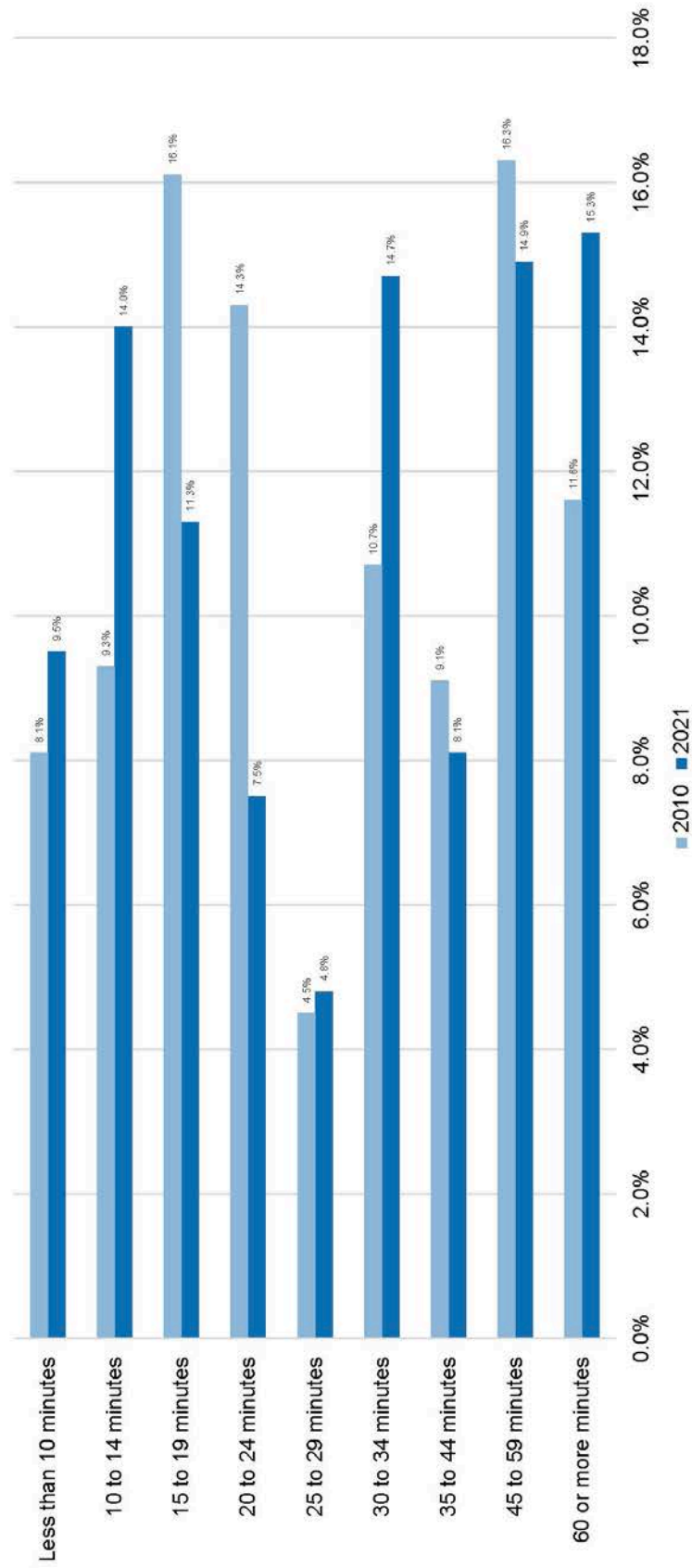


# Transportation

Rockdale County 2023 Comprehensive Plan Update



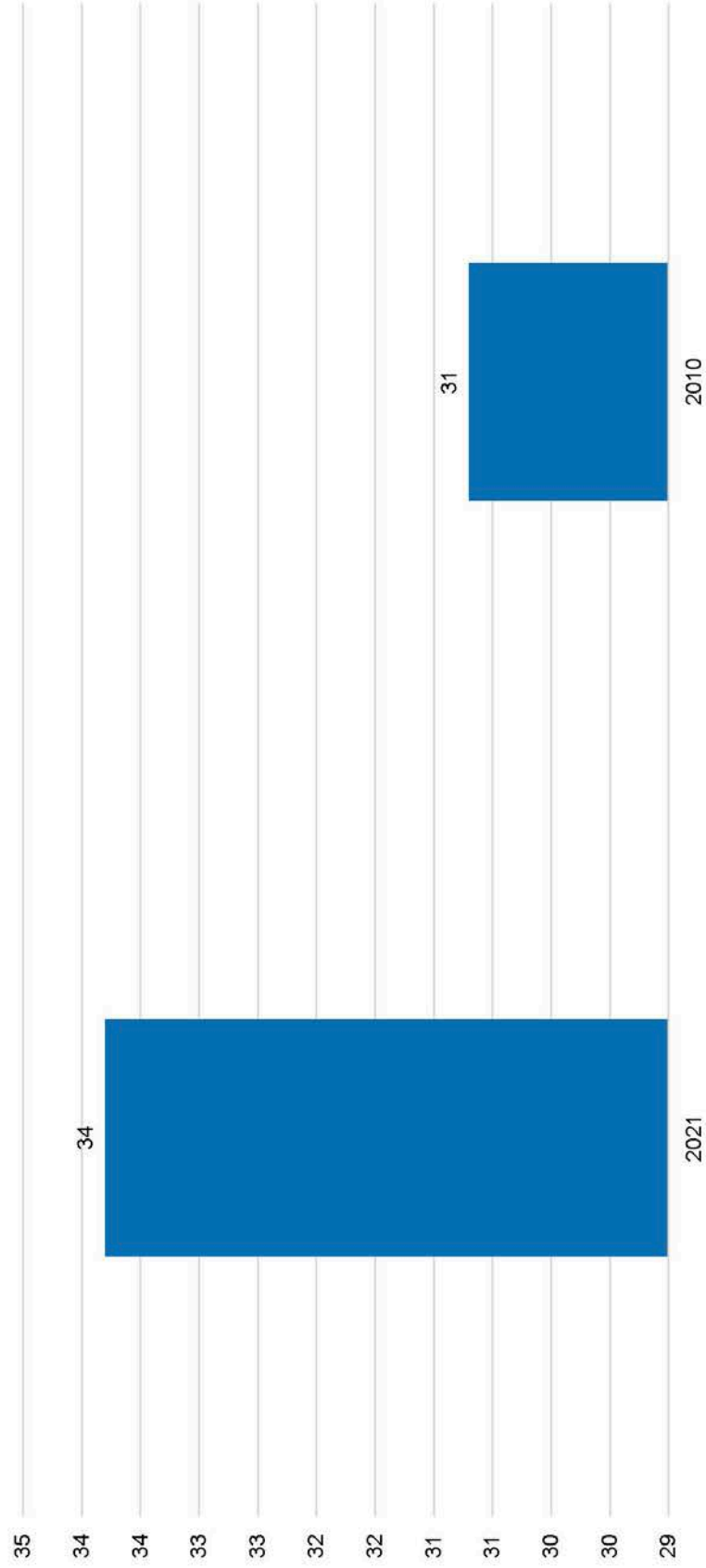
## T.1. Commute Time





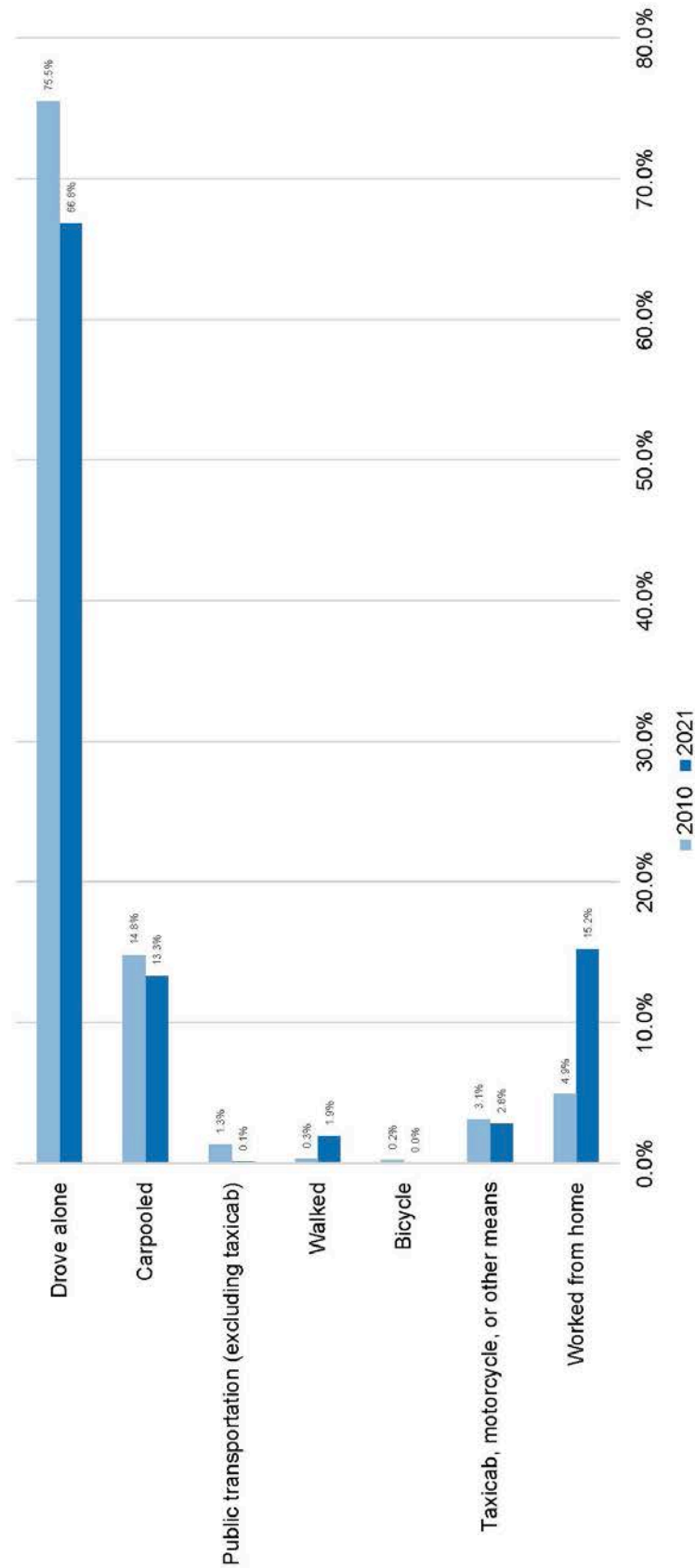
Source: Census Form S0801 (2010-2021)

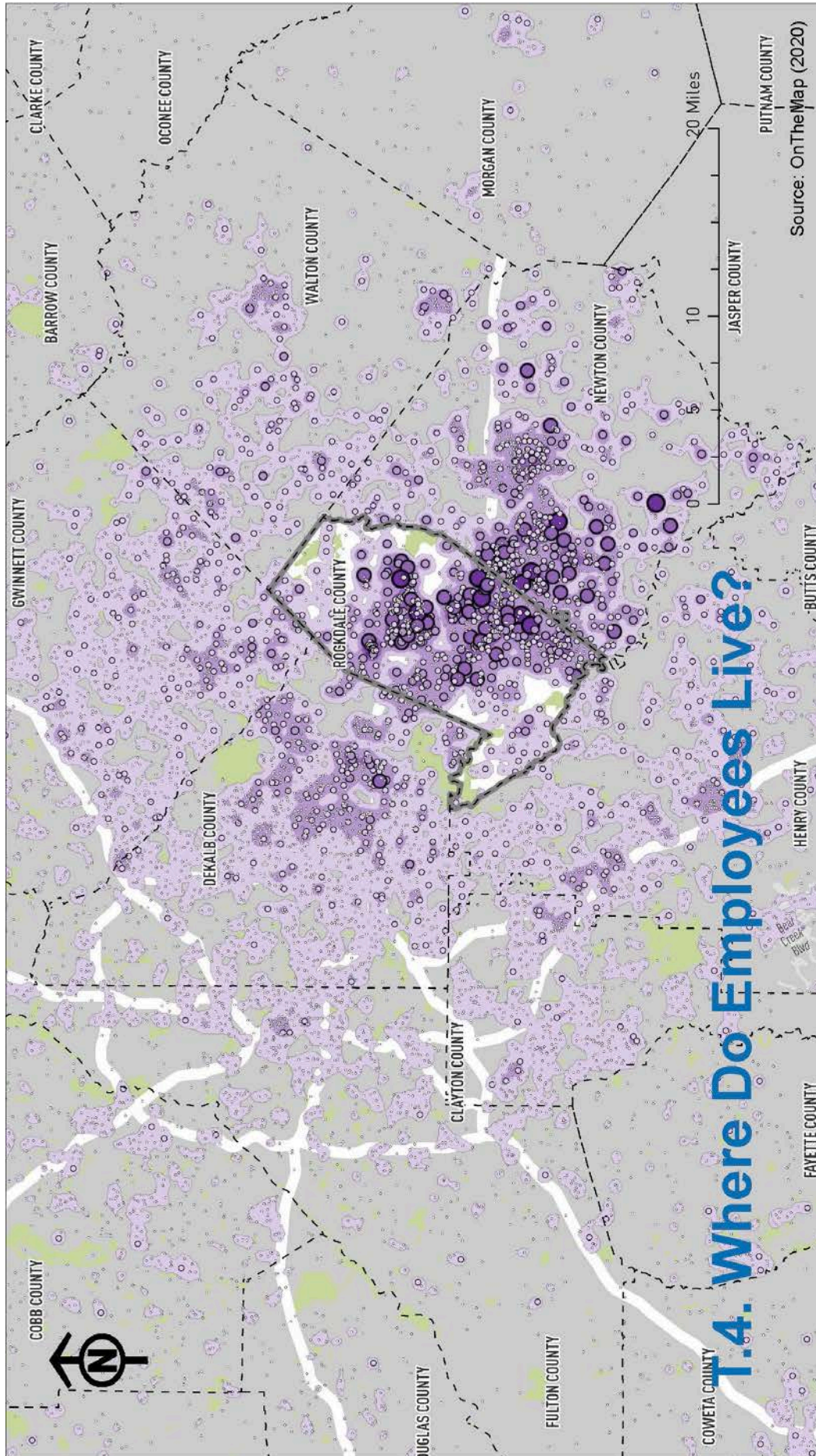
## T.2. Mean Travel Time



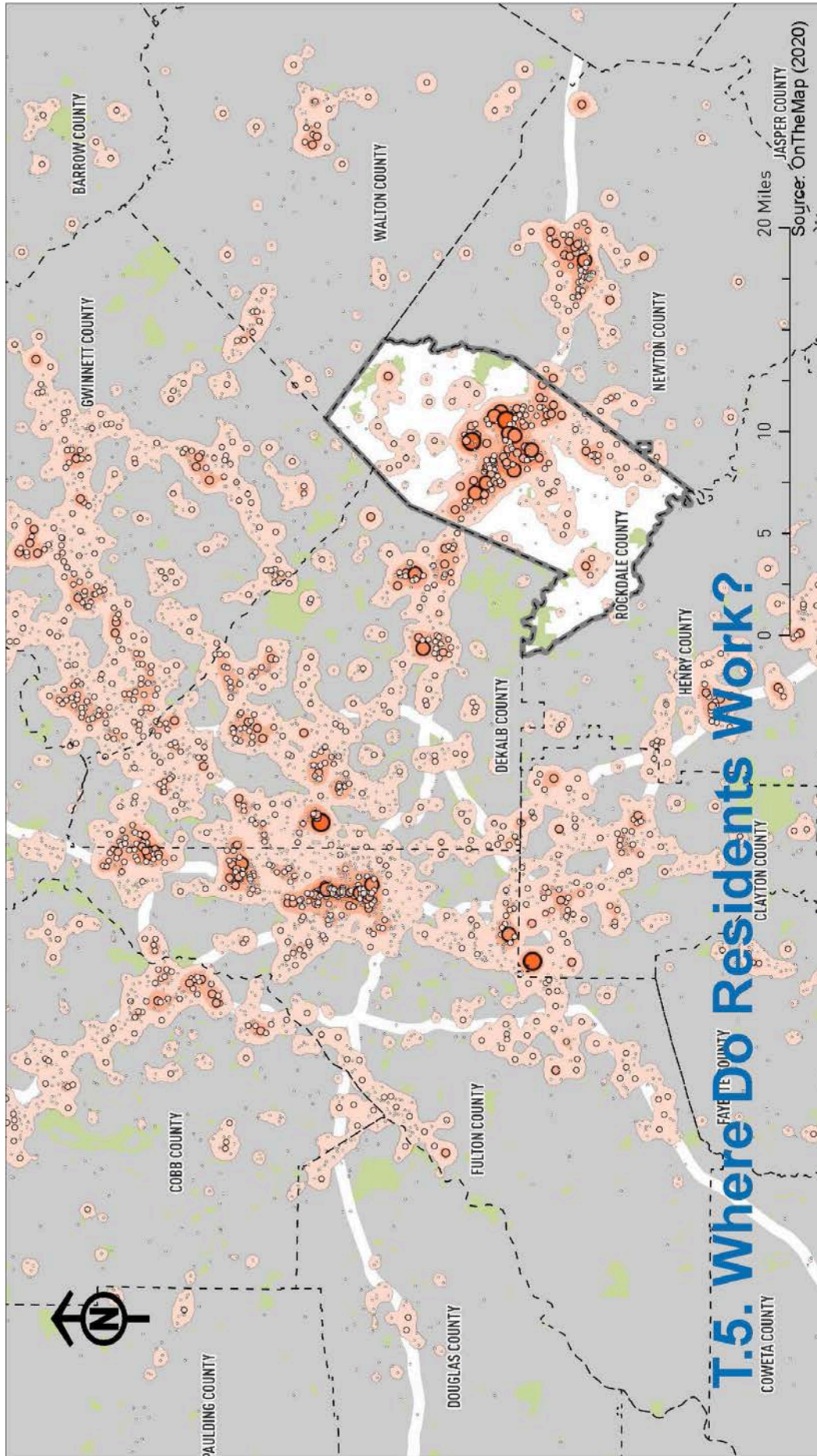
Source: Census Form S0801 (2010-2021)

## T.3. Travel Mode

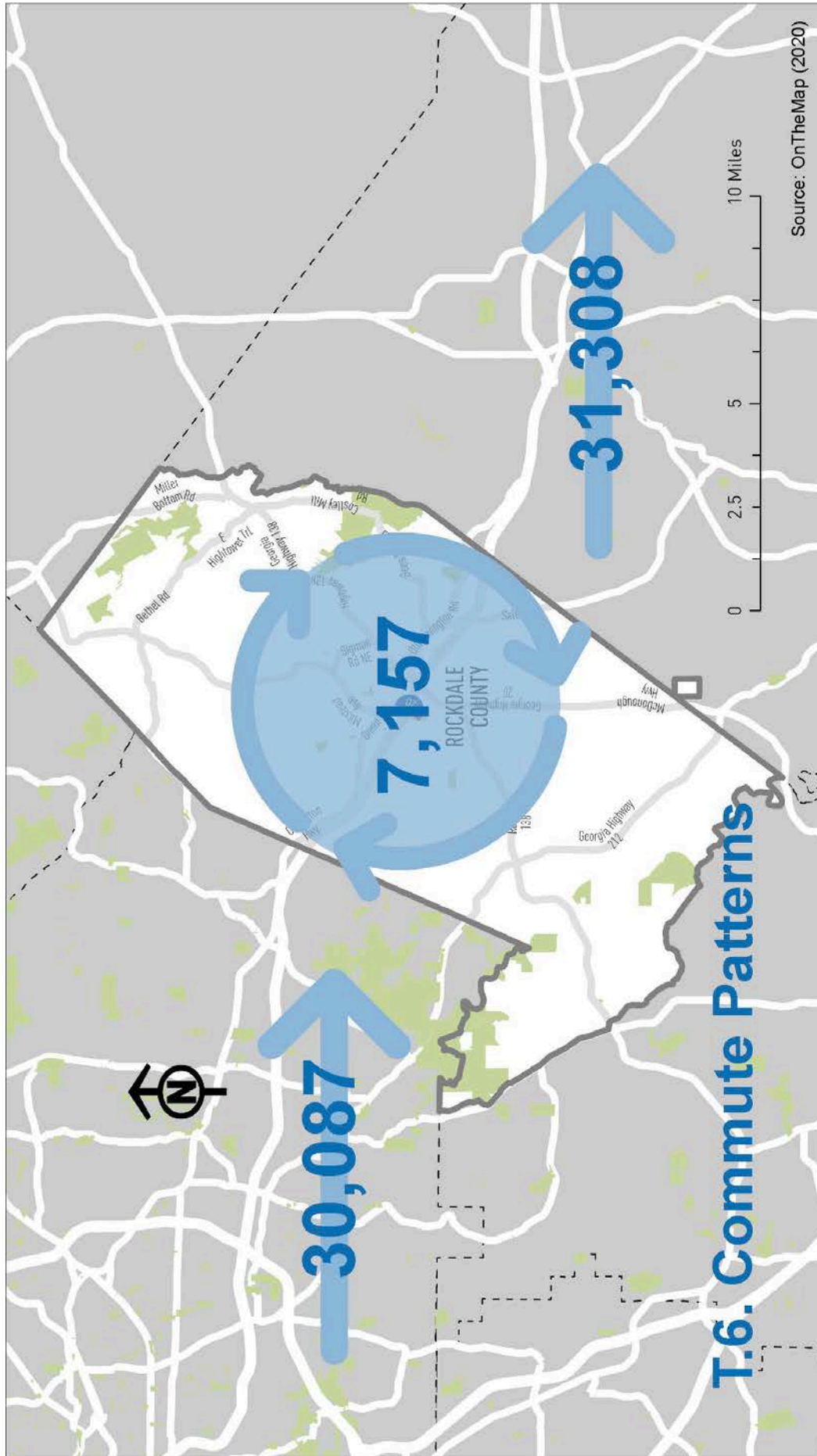












T.6. Commute Patterns

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Atlanta Regional Commission