



Community Meeting #4 – District 2

November 13, 2025

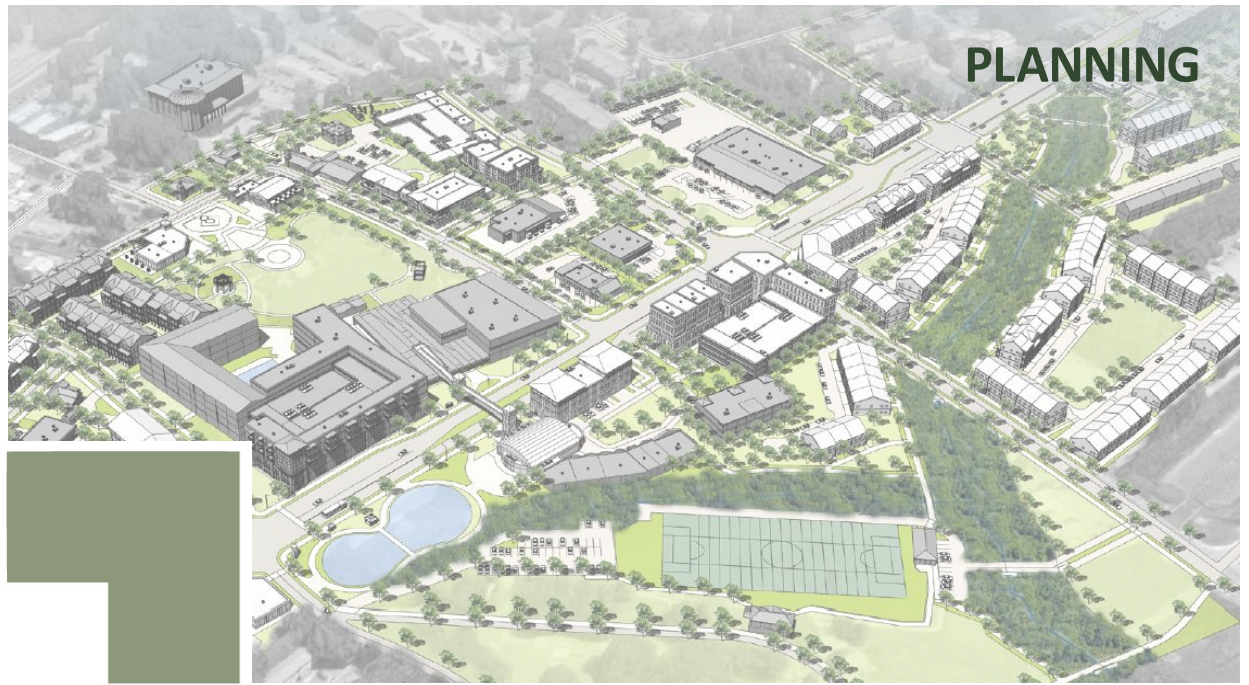
Clayton County  
Zoning Rewrite



**ARCHITECTURE**



**PLANNING**



**INTERIORS**

size more group



**ENGAGEMENT**

# AGENDA

1. PROJECT TEAM
2. WHAT IS ZONING REWRITE
3. PROJECT DELIVERABLES
4. PROJECT GOALS
5. PROJECT SCHEDULE
6. COMMUNITY ENGAGEMENT PLAN
7. EXERCISE



# PROJECT TEAM

## CLIENT

Clayton County



CLAYTON COUNTY

PATRICK EJIKE

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT



CLAYTON COUNTY

CHERYL BROOKS

PLANNING & ZONING CHIEF ADMINISTRATOR

## ZONING CODE DESIGNER

White Smith Cousino



ZONING CODE DESIGNER

MARK WHITE, AICP

ZONING EXPERT



ZONING CODE DESIGNER

JUSTIN WALLACE, AICP

URBAN DESIGN/CODES EXPERT

## PROJECT MANAGEMENT

Sizemore Group



PRINCIPAL IN-CHARGE

BILL DE ST. AUBIN, AICP, CEO

TOWN CENTER AND PLANNING EXPERT



PROJECT MANAGER / PLANNER

PULKIT JAIN

TECHNICAL EXPERT



CO- PROJECT MANAGER/ PLANNER

KESSIE ESTIL, AICP

TECHNICAL EXPERT

## COMMUNITY ENGAGEMENT

Sycamore Consulting



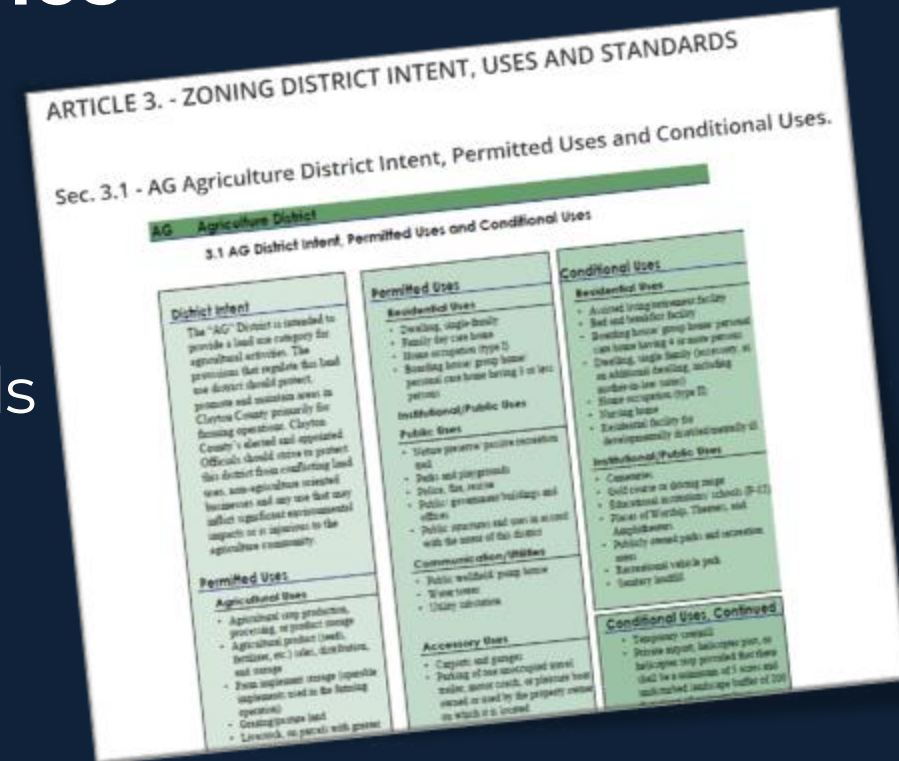
COMMUNITY ENGAGEMENT

MADISON DAVIS, AICP

COMMUNITY EXPERT

# WHAT IS A ZONING REWRITE?

1. Overhaul of County's zoning ordinance
2. Ensure legal compliance
3. Starts with public input
4. May include:
  1. Revised Zoning Categories and Standards
  2. Update Parking and Signage Standards
  3. Updated Development Standards
  4. Revised Procedures
5. New zoning map



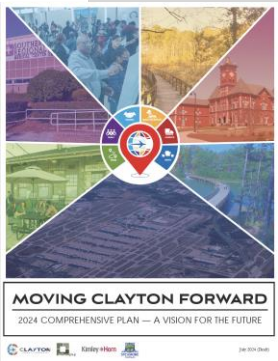
# LAND USE POLICY V/S ZONING ORDINANCE

## Land Use Policy

Vision and Goals

Guide Decision-making

Policy Changes (plan amendments) does not change zoning.



## Zoning

It's the law

Influenced by policy

Controls physical development of land:

- Land use
- Density
- Height
- Setbacks
- Landscaping

PART II - CODE OF CLAYTON COUNTY, GEORGIA  
APPENDIX A ZONING

### APPENDIX A ZONING<sup>1</sup>

#### ARTICLE 1. BASIC PROVISIONS

##### Sec. 1.1 Title and Authority.

A. This document shall be formally known as the "Clayton County Zoning Ordinance" and it may also be cited

# PROJECT DELIVERABLES

**New Ordinance** that includes the following



**General Provisions** – purpose, applicability



**Zoning Districts and Map** – residential, commercial, industrial, mixed-use, overlays



**Use Regulations** – what's allowed where



**Development Standards** – lot size, setbacks, height, density, parking, landscaping



**Design and Form Standards** – architecture, signage, streetscapes, sustainability



**Administration and Procedures** – rezonings, variances, permits, site plan review



**Nonconformities** – existing "grandfathered" situations



**Definitions and Measurements**

# PROJECT DELIVERABLES



**Updated Official Zoning Map** – paper and interactive GIS format



**Comparison Crosscheck** – old vs. new district



**Graphics & Illustrations Guide** – diagrams, charts, street sections



**Public User Guide & FAQ**



**Staff Implementation Manual** – checklists, forms, templates



**Adoption Package**

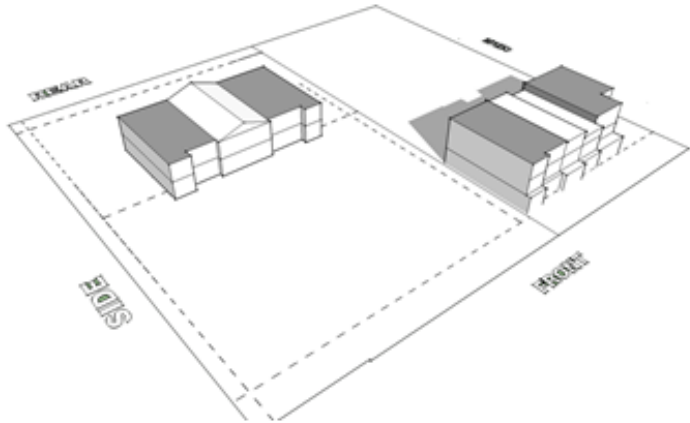
# PROJECT DELIVERABLES - SAMPLES

## Graphics & Illustrations Guide Development Standards Design and Form Standards

18.20 Zoning Districts | 18.20.130 C-1 (Neighborhood Center)

### **B. Dimensional Standards**

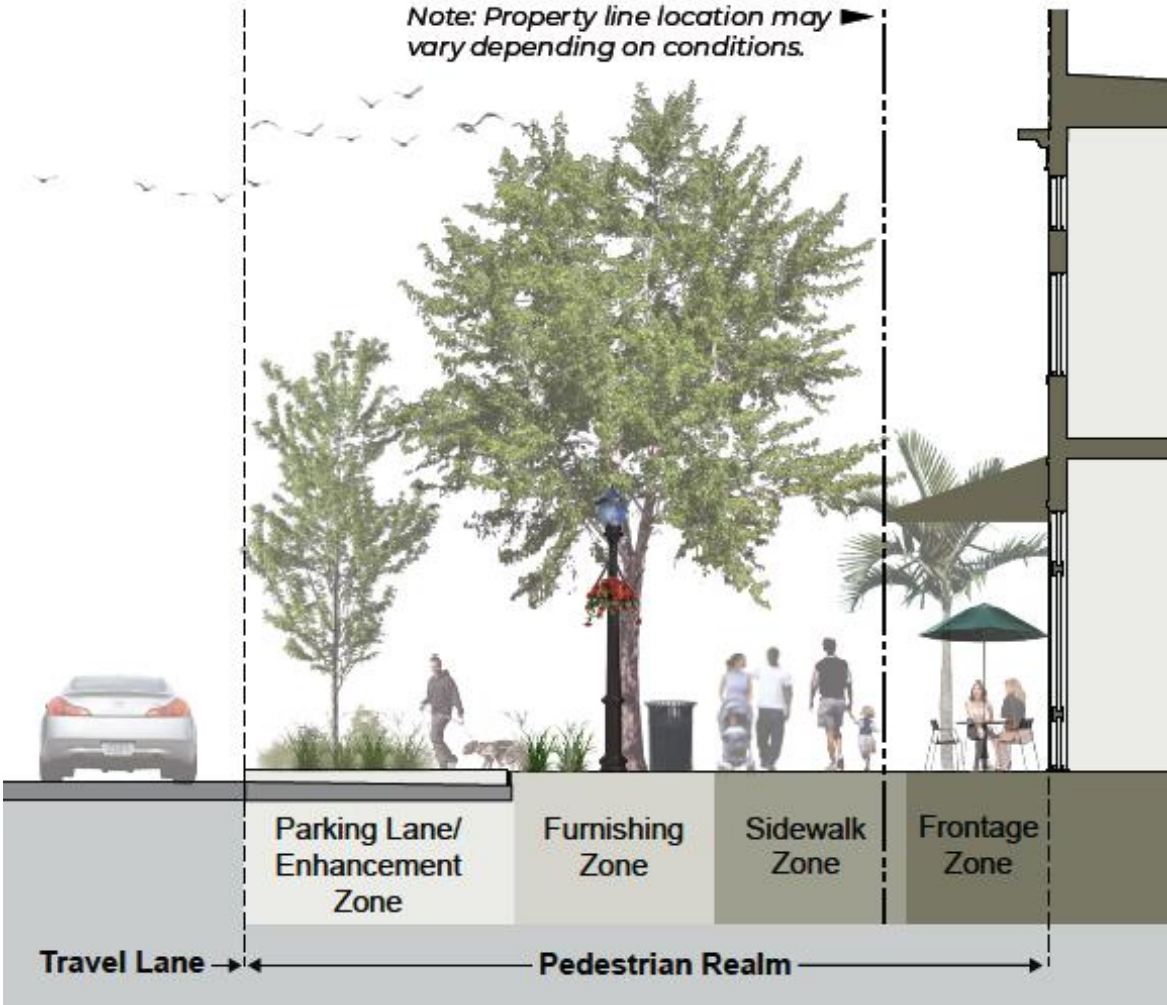
Development in the C-1 District is subject to the following dimensional standards:



| Composite Standards →                                                                                                  | (A)<br>Site 3 or 4-Building D or E<br>Site 4-Building C                                                                                                  | (B)<br>Site 3-Building C                             |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Maximum District Size                                                                                                  | • 10 acres                                                                                                                                               | • 40 acres                                           |
| Height (maximum)                                                                                                       | • 2 stories / 30 feet<br><small>That portion of buildings over 20 feet in height shall set back an additional 1 foot for every 2 feet in height.</small> | • 42 feet / 3 stories                                |
| Front yard (minimum)                                                                                                   | • 20 feet                                                                                                                                                | • n/a                                                |
| Front yard (maximum)                                                                                                   | • 150 feet                                                                                                                                               | • 25 feet (applies to area within frontage buildout) |
| Frontage Buildout (minimum)                                                                                            | • 50%                                                                                                                                                    | • 80%                                                |
| Maximum building footprint                                                                                             | • 15,000 sf                                                                                                                                              | • 50,000 sf                                          |
| Side yard (minimum)                                                                                                    | • 7½ feet                                                                                                                                                | • 5 feet                                             |
| Rear yard (minimum)                                                                                                    | • 7½ feet                                                                                                                                                | • n/a                                                |
| Civic space<br><small>(minimum: 16 with plazas, squares, courtyards, and similar civic spaces-see § 18.20.170)</small> | • 20% of net site area                                                                                                                                   | • 10% of net site area                               |

### **C. Parking Regulations for C-1 Developments**

1. No more than one hundred twenty-five (125) percent of the required parking for a use may be provided on-site.



# PROJECT GOALS



Modernize County Land Use Regulations with Best Practices



Align with Moving Clayton Forward



Clarify and Simplify Zoning Code



Address Contradictions



Support Economic Development



Addresses Housing Goals



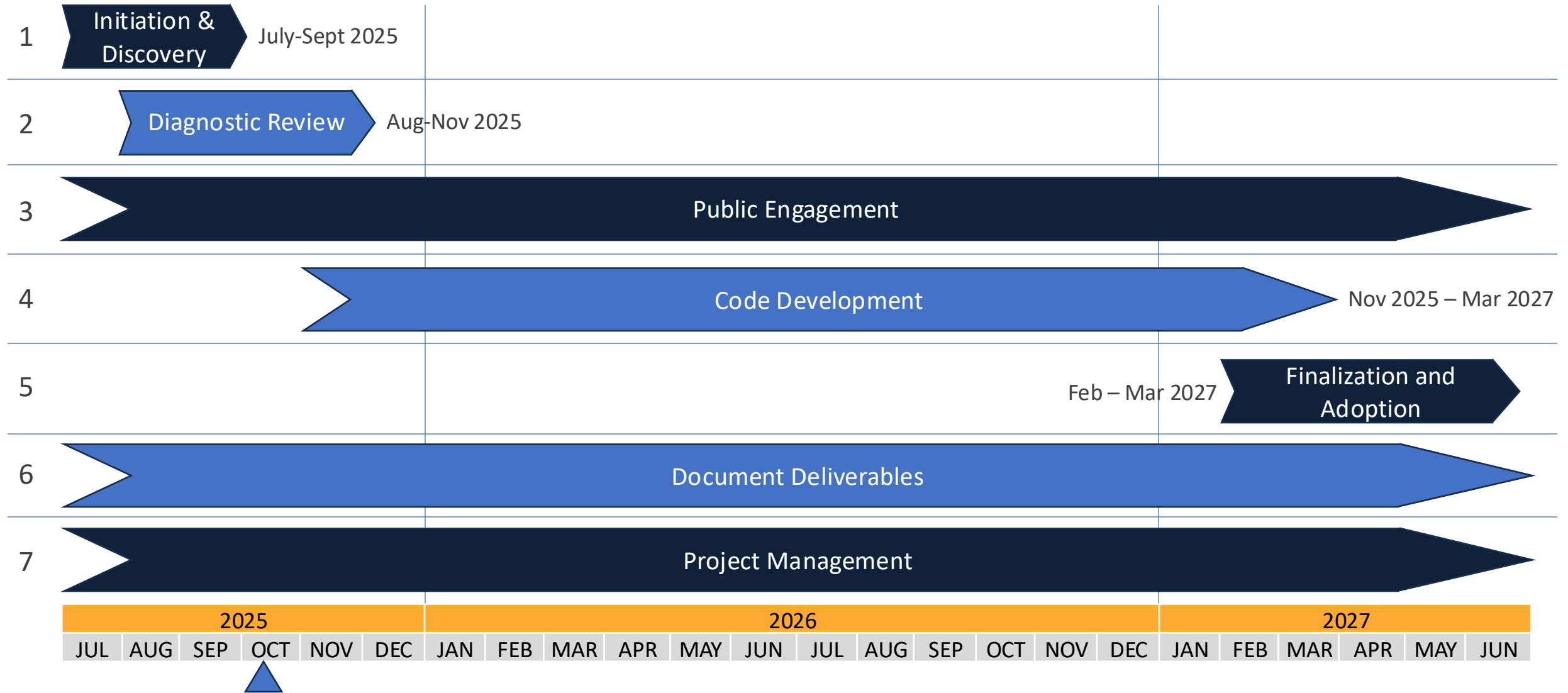
Enables Equitable and Sustainable Growth



Others?

# PROJECT SCHEDULE

TASK



# COMMUNITY ENGAGEMENT

**(2) Board of Commission:**

**August 12, 2025  
May 2027**

**(2) Community Information Meeting:**

**August 13, 2025  
May 2027**

**(2) Zoning Advisory Group:**

**August 25, 2025  
May 2027**

**(13) Stakeholder Interviews:**

**December 2025  
January-March 2027**

**(5) Advisory Committee:**

**September 2025  
December 2025  
April 2026  
September 2026  
January 2027**



# COMMUNITY ENGAGEMENT

## Public Meetings (8)

- **Community Meeting Series 1: Vision and Goals**
  - District 4: October 2, 2025, J Charley Griswell Senior Center
  - District 1: October 16, 2025, Sonna Singleton Gregory Senior Center
  - District 3: November 11, 2025, Flint River Community Center
  - District 2: November 13, 2025, Virginia Burton Gray Center
- **Community Meeting Series 2: Draft Code Review**
  - District 1: February/March (2027) Date and Location TBD
  - District 2: February/March (2027) Date and Location TBD
  - District 3: February/March (2027) Date and Location TBD
  - District 4: February/March (2027) Date and Location TBD

**(4) Pop-up Events** (spread through 2026)

**Online Engagement**

**Social Media Engagement**





**QUESTIONS**



**EXERCISE**

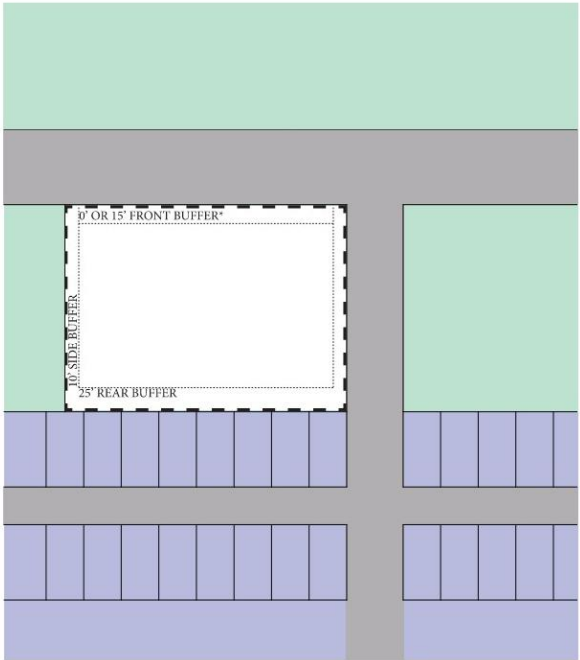
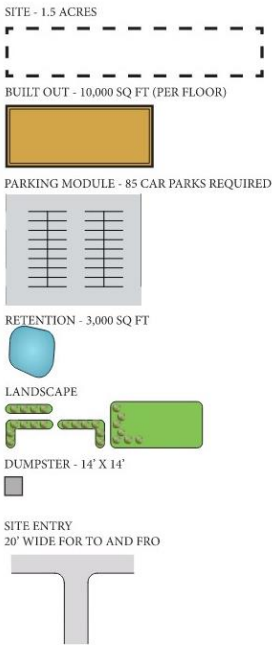
# EXERCISE

The following exercise is intended for participants to think through zoning and design guidelines that would make for developments that serve the community and businesses alike.

## Project 1 – Mixed-Use Project

Mixed-use project adjacent to medium density residential.

MIXED USE PROJECT  
5 STORY - 1 FLOOR RETAIL AND 4 FLOOR RESIDENTIAL  
32 UNITS WITH AMENITIES  
BUILDING HEIGHT - 64'

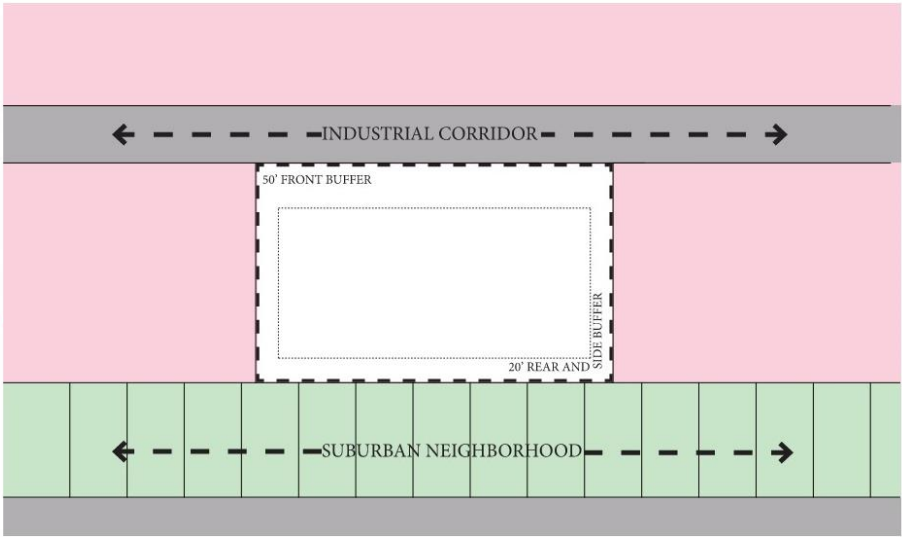
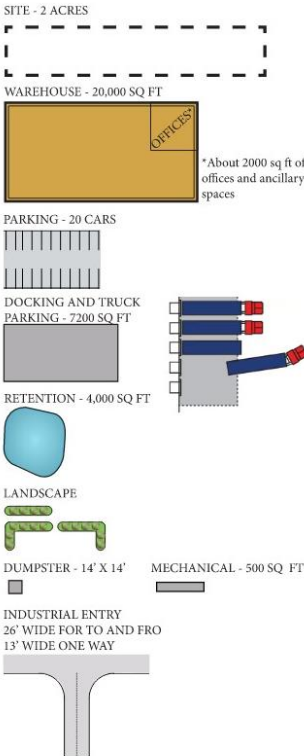


MX - MIX USE DISTRICT  
RG-75 RESIDENTIAL DISTRICT  
\* 15' when outdoor dining, landscaping, public art, fountains or similar amenities are provided

## Project 2 – Light Industrial Project

Light industrial project adjacent to medium density residential.

INDUSTRIAL PROJECT  
1 STORY WAREHOUSING WITH 4 TRUCK DOCKING DOORS  
OFFICE SPACE WITHIN THE BUILT-OUT  
HEIGHT OF THE BUILDING - 30'-36'



LI - LIGHT INDUSTRIAL  
RS-180 RESIDENTIAL DISTRICT

# EXERCISE – CONSIDERATIONS



# THANK YOU!



## COMMENTS/QUESTIONS?

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