

**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



<b>Type of Request:</b> REZ Case #2022-013		County Clerk Use Only Ordinance #: 2022-13	
<input checked="" type="checkbox"/> <b>Submission Information</b>		<input checked="" type="checkbox"/> <b>Information</b>	
<b>Contact Name:</b> Christopher Wheeler  <b>Department:</b> Planning & Development		<b>Summary of Request:</b>  First Reading.  A request by DR Horton, to rezone a 285.682 +/- acre parcel at 460 Honey Creek Road Conyers, GA, Tax Parcel #0480010004, from AR (Agricultural Residential) to CRS (Collaborative Residential Subdivision), for a 540- unit single-family detached	
<input checked="" type="checkbox"/> <b>Department Director/Elected Official Signature</b>		<input type="checkbox"/> <b>Chief of Staff Signature</b>	
I have reviewed the attached, and it is approved as to substance.		I have reviewed the attached, and it is approved for processing.	
<b>Signature:</b> _____ <b>Date:</b> _____		<b>Signature:</b> _____ <b>Date:</b> _____	
<input type="checkbox"/> <b>County Attorney Signature</b>		<input type="checkbox"/> <b>Director of Legislative Affairs/County Clerk Signature</b>	
I have reviewed the attached, and it is approved as to form.		I have reviewed the attached, and it is approved for processing.	
<b>Signature:</b> _____ <b>Date:</b> _____		<b>Signature:</b> _____ <b>Date:</b> _____	

**Notes and Comments:**

- Jan 24: First Reading Work Session;
- Jan 24: First Reading Voting Session;
- February 9: Planning Commission;
- February 23: Zoning Public Hearing;
- March 7: Second Reading Work Session;
- March 14: Second Reading Voting Session.

*2023-35*

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 460 HONEY CREEK RD SE FROM THE AR (AGRICULTURAL-RESIDENTIAL) TO CRS (COLLABORATIVE RESIDENTIAL SUBDIVISION) ZONING DISTRICT; TO IMPOSE CONDITIONS UPON THE PROPERTY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**

**WHEREAS**, an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

<b>REZONING CASE NO. 2022-13</b>	Rezone 285.682 acres from AR (Agricultural Residential) to CRS (Collaborative Residential Subdivision) to allow the development of a residential subdivision with 540 lots.		
<b>APPLICANT:</b>	D.R. Horton		
<b>PROPERTY OWNER:</b>	Cowan Mary Frances Etal Co-Trustees		
<b>LOCATION:</b>	460 Honey Creek Rd SE, Conyers, GA, 30094		
<b>LAND LOT(S):</b>	145, 146, 175, and 176 / 145 and 176	<b>DISTRICT:</b>	10th & 11th
<b>TAX PARCEL NO.:</b>	0480010004		

**WHEREAS**, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of Section 238-4 of The Unified Development Ordinance of Rockdale County, Georgia, as amended;

**WHEREAS**, the Future Land Use Map of Rockdale County’s Comprehensive Plan was amended to designate said property as Medium Density Residential, which pursuant to Section 202-6 permits the CRS (Collaborative Residential Subdivision) Zoning District;

**NOW, THEREFORE**, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

**Section I**

The Official Zoning District Map for Rockdale County, as amended, is hereby further amended so as to rezone the 285.682-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted as on the Boundary Survey attached hereto as Exhibit “B”, from the AR (Agricultural Residential) Zoning District to the CRS (Collaborative Residential Subdivision).

**Section II**

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit “C”, which exhibit is hereby incorporated by this reference and applies to the 285.682-acre property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all other applicable provisions of the Code of Rockdale County. The change in zoning hereby approved does not authorize the violation of any zoning district regulations.

**Section III**

The Official Zoning District Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section I, along with the conditions authorized in Section II.

**Section IV**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

That this Ordinance shall become effective upon adoption.

This \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Oz Nesbitt, Sr., Chairman

\_\_\_\_\_  
Sherri L. Washington, Commissioner Post I

\_\_\_\_\_  
Dr. Doreen Williams, Commissioner Post II

Attest:

By: \_\_\_\_\_  
Jennifer Rutledge, County Clerk

Approved as to Form:

By: \_\_\_\_\_  
M. Qader A. Baig, County Attorney

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

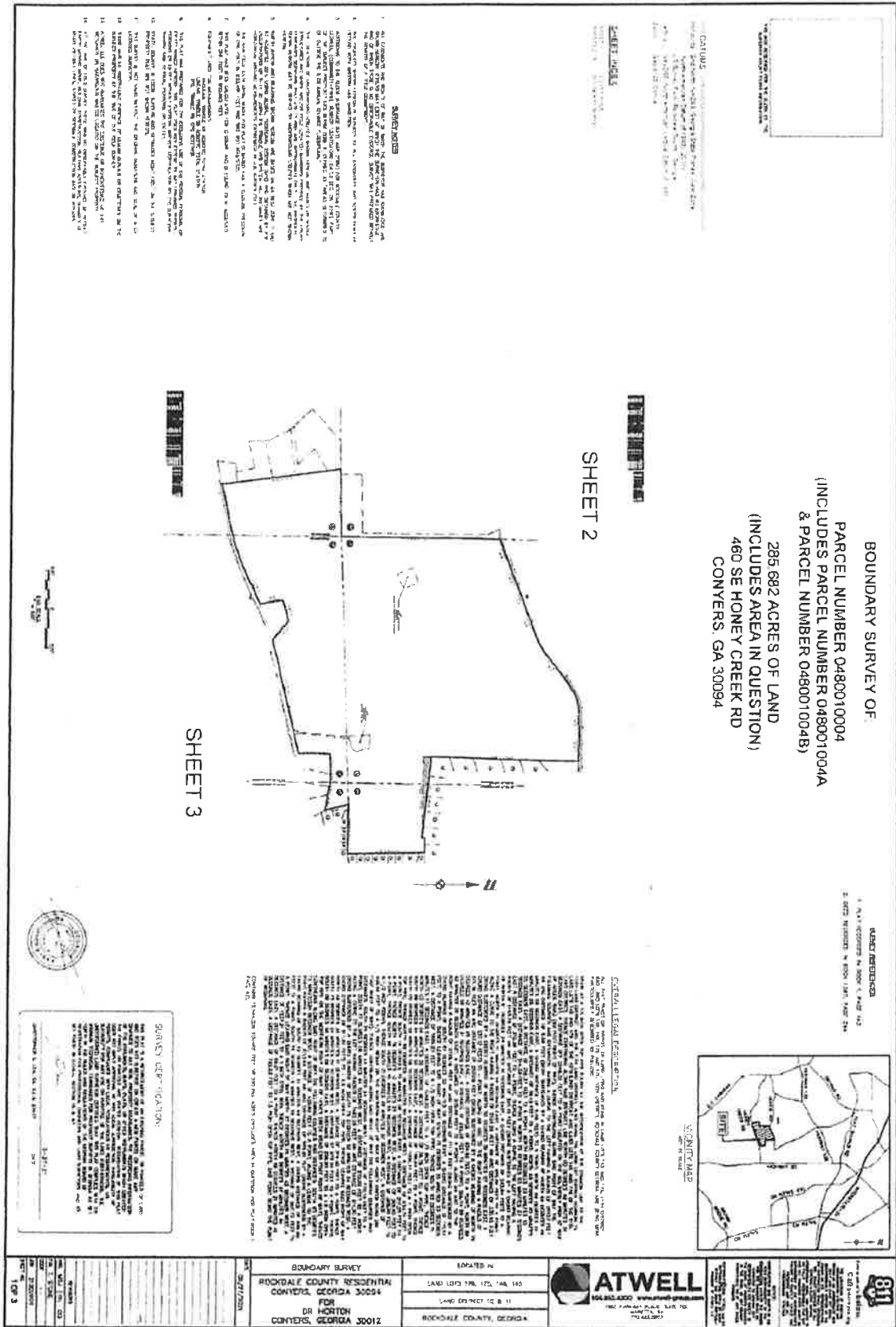
Exhibit "A"  
Legal Description

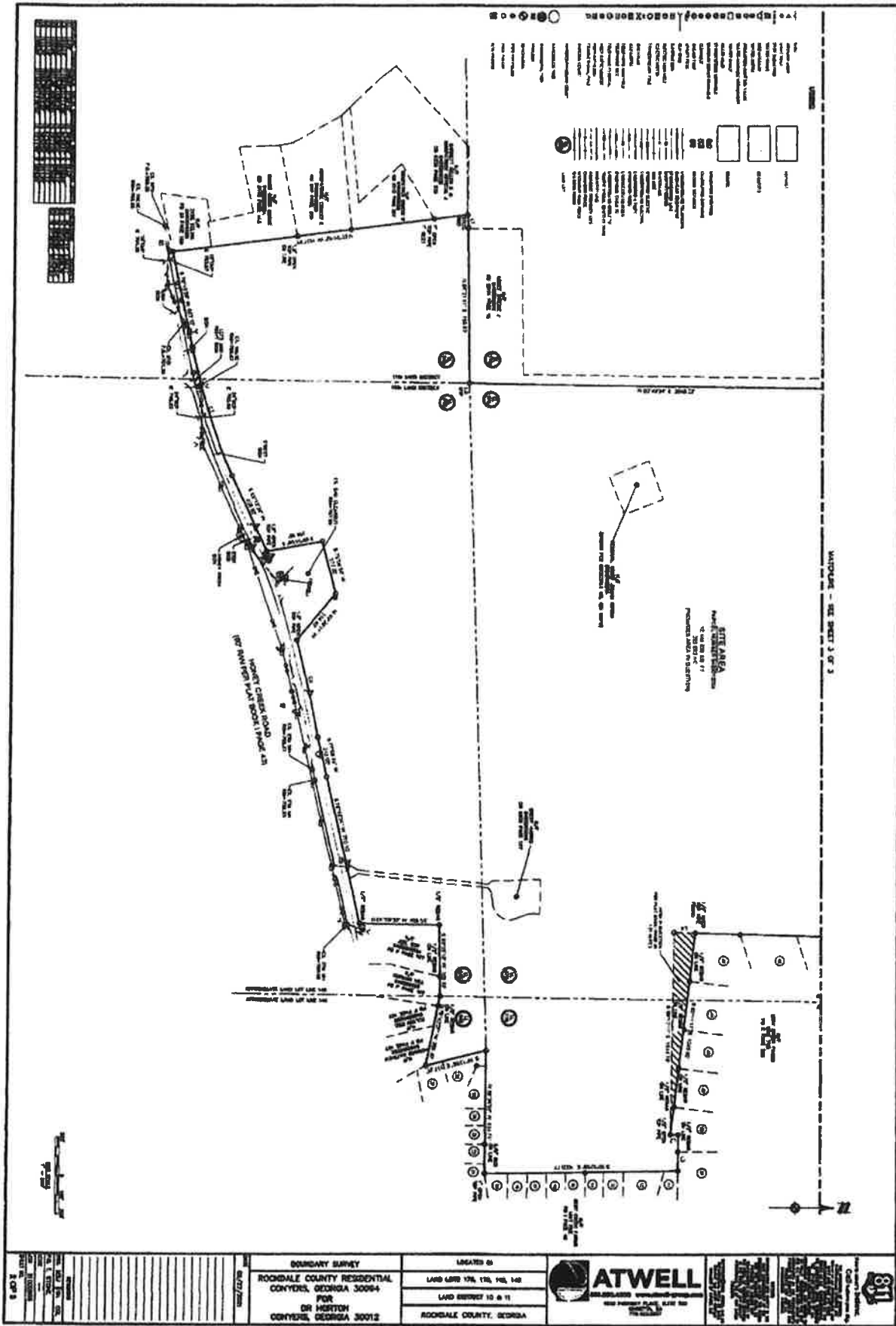
**EXHIBIT "A"**

**ALL THAT TRACT or parcel of land lying and being in Land Lots 145, 175, 176, and 146 of the 10th Land District, and in Land Lot 145 of the 11th Land District, Rockdale County, Georgia, as more particularly described as follows:**

**BEGINNING** at the southeast corner of Land lot 176 in the 10th Land District, Rockdale County, Georgia, at an iron pin; thence north 1 degree 31 minutes 40 seconds east 2023.5 feet along the land lot line to an iron pin; thence north 1 degree 31 minutes 40 seconds east 50 feet along the land lot line to a point in the center of Goode Road; thence north 73 degrees 46 minutes east 57.2 feet along the center of Goode Road to a point; thence north 68 degrees 14 minutes east 190.6 feet along the center of Goode Road to a point; thence north 71 degrees 2 minutes 40 seconds east 138.4 feet along the center of Goode Road to a point; thence north 68 degrees 27 minutes 25 seconds east 225.5 feet along the center of Goode Road to a point; thence north 70 degrees 34 minutes 45 seconds east 691.6 feet along the center of Goode Road to a point; thence north 65 degrees 3 minutes 45 seconds east 196.2 feet along the center of Goode Road to a point; thence north 55 degrees 37 minutes 30 seconds east 136.9 feet along the center of Goode Road to a point; thence north 52 degrees 41 minutes 50 seconds east 381.2 feet along the center of Goode Road to a point; thence north 57 degrees 28 minutes 10 seconds east 188.8 feet along the center of Goode Road to a point; thence north 67 degrees 22 minutes 35 seconds east 141.8 feet along the center of Goode Road to a point; thence north 83 degrees 56 minutes 55 seconds east 148.6 feet along the center of Goode Road to a point; thence south 88 degrees 48 minutes 25 seconds east 450.2 feet along the center of Goode Road to a point; thence north 88 degrees 57 minutes 35 seconds east 183.2 feet along the center of Goode Road to a point; thence south 3 degrees 18 minutes 15 seconds west 14.6 feet to an iron pin; thence south 3 degrees 18 minutes 15 seconds west 1910.3 feet to an iron pin; thence south 82 degrees 29 minutes 50 seconds east 1049.6 feet to an iron pin; thence north 0 degrees 3 minutes 55 seconds west 38.3 feet to an iron pin; thence south 89 degrees 54 minutes 15 seconds east 190.6 feet to an angel iron; thence south 0 degrees 2 minutes 30 seconds west 1003 feet to an iron pin on the land lot line of Land Lots 175 and 146 of the 10th Land District; thence north 88 degrees 44 minutes 25 seconds west 635.2 feet along the southerly land lot line of Land lot 175 of the 10th Land District to an iron pin; thence south 13 degrees 25 minutes 35 seconds east 318.8 feet to an iron pin; thence north 78 degrees 5 minutes 20 seconds west 365.4 feet to an iron pin set at the land lot line between Land Lots 145 and 146 of the 10th Land District; thence south 89 degrees 42 minutes 25 seconds west 368 feet to an iron pin; thence south 1 degree 51 minutes 25 seconds west 409 feet to an iron pin set on the north side of Honey Creek Road; thence south 77 degrees 27 minutes 50 seconds west 770.1 feet along the north side of Honey Creek Road to a point; thence south 77 degrees 50 minutes 50 seconds west 210 feet along the north side of Honey Creek Road to a point; thence south 77 degrees 34 minutes 40 seconds west 511.2 feet along the north side of Honey Creek Road to an iron pin set; thence north 48 degrees 46 minutes 5 seconds west 314.4 feet to an iron pin set; thence south 75 degrees 47 minutes west 277.3 feet to an iron pin; thence south

**Exhibit "B"**  
**Boundary Survey**





**Exhibit "C"**  
**Conditions of Zoning**

- 1. To restrict the use of the property as follows:**
  - A. The Conceptual Site Plan prepared by the Atwell Group, dated June of 2021, shall become the guiding layout and design. The actual location of the water quality area, detention, streets, sidewalks, amenity areas, and other depicted improvements shall be subject to actual site conditions and the requirements of the Code of Rockdale County.
  - B. The site shall be developed in compliance with the CRS (Collaborative Residential Subdivision) Zoning District, if adopted.
  - C. The applicant shall provide a Traffic Impact Study with the Preliminary Plat. Any recommendations for improvements shall be required to be shown on the Land Disturbance Permit (LDP). Additionally, as determined by Rockdale County Department of Transportation, a new study may be required for the development. Any recommendations for improvements from any new studies shall be required to be shown on the LDP.

**Exhibit "D"**  
**Concept Plan**

