

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 1761 KLONDIKE ROAD SW, CONYERS, GEORGIA FROM THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE CRS (COLLABORATIVE RESIDENTIAL SUBDIVISION) ZONING DISTRICT FOLLOWING APPLICATION FOR SAME; TO AUTHORIZE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF ROCKDALE COUNTY, GEORGIA, REFLECTING SAID REZONING; TO IMPOSE CONDITIONS UPON THE AMENDMENT; 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:

CASE # 2019-09	REZONING OF 93.507 ACRES FROM R-1 (Single Family Residential) to CRS (Collaborative Residential Subdivision)
APPLICANT:	Ray Johnson for VI Land Sales, LLC 135 Turner Drive, McDonough, GA 30252
LOCATION:	Property is located at 1761 Klondike Road SW, Conyers, Georgia, Tax ID Parcel # 0250010005
LAND LOT(S):	243
DISTRICT:	16 th

; and

WHEREAS, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of the Code of Rockdale County;

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

Section I

Pursuant to the provisions of Section 238-4 of the Code of Rockdale County, Georgia, as amended, the Official Zoning Map for Rockdale County, as amended, is hereby amended so as to rezone property, more particularly described in the overall legal description attached hereto as Exhibit "A", from R-1 (Single Family Residential) to CRS (Collaborative Residential Subdivision) District.

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit "B", which exhibit is hereby incorporated by this reference. 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, nor grant any variances from said regulations.

Section III

The Official Zoning Maps of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, are hereby amended to reflect the change in zoning of said properties authorized in Section I.

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 10th day of September, 2019.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



Sherri L. Washington, Esq., 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:

09/10/2019

Second reading:

09/10/2019

EXHIBIT "A"

Legal Description

ALL THAT TRACT OF PARCEL OF LAND, LYING AND BEING IN LAND LOTS 238 & 243 OF THE 6TH LAND DISTRICT OF ROCKDALE COUNTY, GEORGIA CONTAINING 93.507 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE RIGHT-OF-WAY (R/W) INTERSECTION OF THE NORTHERN R/W OF KLONDIKE ROAD (R/W VARIES) AND THE EASTERN R/W OF SMYRNA ROAD (R/W VARIES); THENCE GO ALONG THE NORTHERN R/W OF KLONDIKE ROAD N 89°22'43" E A DISTANCE OF 223.67' TO A 5/8" REBAR SET; THENCE ALONG SAID R/W N 00°37'17" W A DISTANCE OF 12.79' TO THE **TRUE POINT OF BEGINNING**; THENCE N 00°36'39" W A DISTANCE OF 272.41' TO A 1/2" REBAR FOUND; THENCE N 19°41'00" W A DISTANCE OF 454.90' TO A 1/2" REBAR FOUND; THENCE S 83°27'58" W A DISTANCE OF 93.31' TO A 5/8" REBAR FOUND; THENCE N 00°02'39" W A DISTANCE OF 149.54' TO A 3/4" CONDUIT FOUND; THENCE N 01°00'00" E A DISTANCE OF 208.62' TO A 1/2" CONDUIT FOUND; THENCE

N 00°54'17" E A DISTANCE OF 305.15' TO A 1" CONDUIT FOUND; THENCE N 00°58'17" E A DISTANCE OF 225.76' TO A 5/8" REBAR SET 3.90' FROM A 1.5" PIPE FOUND; THENCE N 00°53'26" E A DISTANCE OF 214.73' TO A 1/2" REBAR FOUND; THENCE N 00°30'43" E A DISTANCE OF 201.33' TO A 5/8" REBAR FOUND; THENCE N 00°34'46" E A DISTANCE OF 286.08' TO A 1/2" SOLID ROD FOUND; THENCE

N 00°31'13" E A DISTANCE OF 285.50' TO A 1/2" SOLID ROD FOUND; THENCE N 00°25'45" E A DISTANCE OF 200.47' TO A 3/4" CONDUIT FOUND; THENCE N 00°24'57" E A DISTANCE OF 149.91' TO A ROCK FOUND AT AN APPROXIMATE LAND LOT CORNER OF LAND LOTS 237, 238, 243 & 244; THENCE

S 89°56'04" E A DISTANCE OF 383.66' TO A ROCK FOUND; THENCE S 89°55'02" E A DISTANCE OF 437.74' TO A 3/8" REBAR FOUND; THENCE S 00°51'48" W A DISTANCE OF 332.13' TO A ROCK FOUND; THENCE

S 85°22'37" E A DISTANCE OF 707.57' TO A ROCK FOUND; THENCE S 02°17'40" W A DISTANCE OF 384.11' TO A FENCE POST FOUND; THENCE S 01°42'29" W A DISTANCE OF 461.85' TO A 5/8" REBAR SET; THENCE N 88°42'48" E A DISTANCE OF 47.87' TO A FENCE POST FOUND; THENCE S 01°39'40" W A DISTANCE OF 865.65' TO A 1/2" REBAR FOUND; THENCE S 01°40'52" W A DISTANCE OF 757.17' TO A POINT ON THE NORTHERN R/W OF KLONDIKE ROAD 36.60' FROM A 1/2" REBAR FOUND INSIDE SAID R/W; THENCE ALONG SAID R/W ALONG A CLOCKWISE CURVE HAVING A RADIUS OF 1591.20' WITH A CHORD DIRECTION OF S 76°21'34" W A CHORD LENGTH OF 231.83' AND AN ARC LENGTH OF 232.04' TO A POINT; THENCE ALONG SAID R/W N 09°27'52" W A DISTANCE OF 6.56' TO A POINT; THENCE ALONG SAID R/W S 81°24'43" W A DISTANCE OF 48.49' TO A POINT; THENCE ALONG SAID R/W S 07°42'41" E A DISTANCE OF 4.59' TO A POINT; THENCE ALONG A CLOCKWISE CURVE HAVING A RADIUS OF 1600.55' WITH A CHORD DIRECTION OF S 85°50'01" W A CHORD LENGTH OF 196.53' AND AN ARC LENGTH OF 196.65' TO A POINT; THENCE ALONG SAID R/W S 89°22'43" W A DISTANCE OF 166.10' TO A POINT; THENCE ALONG SAID R/W N 00°37'17" W A DISTANCE OF 27.56' TO A POINT; THENCE ALONG SAID R/W S 89°22'43" W A DISTANCE OF 26.25' TO A POINT; THENCE ALONG SAID R/W S 00°37'17" E A DISTANCE OF 27.56' TO A POINT; THENCE ALONG SAID R/W S 89°22'43" W A DISTANCE OF 107.61' TO A POINT; THENCE ALONG SAID R/W S 00°37'17" E A DISTANCE OF 1.97' TO A POINT; THENCE ALONG SAID R/W S 89°22'43" W A DISTANCE OF 85.96' TO A POINT; THENCE ALONG SAID R/W N 77°07'32" W A DISTANCE OF 25.31' TO A POINT; THENCE ALONG SAID R/W S 89°22'43" W A DISTANCE OF 49.21' TO A POINT; THENCE ALONG SAID R/W S 85°56'42" W A DISTANCE OF 98.60' TO A POINT; THENCE ALONG SAID R/W S 89°22'43" W A DISTANCE OF 136.80' TO A POINT; THENCE ALONG SAID R/W N 83°52'26" W A DISTANCE OF 95.57' TO A POINT; THENCE ALONG SAID R/W N 00°37'17" W A DISTANCE OF 13.38' TO A POINT; THENCE ALONG SAID R/W S 89°22'43" W A DISTANCE OF 9.84' TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "B"

Zoning Conditions

1. The subdivision shall not exceed 181 single family lots.
2. The conceptual master plan for Hillbrooke Preserve prepared by Falcon Design, dated August 21, 2019, shall become the guiding layout and design standard as noted in Exhibit C. The actual location of the water quality area, detention, streets, sidewalks, linear parks, and other depicted improvements shall be subject to actual site conditions and the requirements of the Code of Rockdale County.
3. The required buffer for the eastern boundary line of the proposed development shall be 100 feet wide. The 100 feet wide buffer shall be undisturbed and may require additional plantings to create a vegetated screen, as determined by the Planning & Development Department.
4. A decorative fence having a minimum of five (5) feet in height and consisting of black metal shall be constructed along the eastern boundary line of the proposed development (from the northern boundary of the right of way of Klondike Road to the end of said eastern boundary line terminating at the Flood Area shown on Exhibit C). The fence may be located within or outside of the 100 feet wide buffer, as determined by the Planning & Development Department.
5. The emergency access to the development shown on Exhibit C via Leigh Drive shall be restricted in a manner approved by the Rockdale County Fire Marshal and the Planning & Development Department.

EXHIBIT "C"

Conceptual Master Plan

