

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 2325, 2385, & 0 GEE’S MILL RD NE AND 0 & 0 GLENN RD NE CONYERS, GA, 30013 FROM THE R-1 (SINGLE-FAMILY) ZONING DISTRICT TO THE R-M (MULTI-FAMILY) ZONING DISTRICT; 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:

<b>REZONING CASE NO. 2021-04:</b>	Rezone 60.2 acres from R-1 (Single-Family) to R-M (Multi-Family) for the purpose of developing a single-family attached (townhomes) neighborhood.
<b>AGENT:</b>	Bryan Musolf with Inline Communities, LLC
<b>PROPERTY OWNER:</b>	Singleton Jr Charles Ray & Stephen Andrew Singleton; Long Jo F & Donald Joel Long; Cadle John A;
<b>LOCATION:</b>	2325, 2385, and 0 Gee’s Mill Rd NE and 0 and 0 Glenn Rd NE, Conyers, GA, 30013
<b>TAX PARCEL NUMBER(s):</b>	092001015H, 0920010015, 0920010015Q, 0920010012, and 0920010012A
<b>LAND LOT(s):</b>	346
<b>DISTRICT:</b>	16 <sup>th</sup>

**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 Code, which is part of The Code of Rockdale County, Georgia, as amended;

**WHEREAS**, the Rockdale County’s Comprehensive Plan Future Land Use Map was amended to designate said property as High Density Residential, which pursuant to Section 202-6 of The Unified Development Code permits the R-M (Multi-Family) 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 property, more particularly described in the overall legal description attached hereto as Exhibit “A” and depicted on the survey attached hereto as Exhibit “B”, from R-1 (Single-Family) to R-M (Multi-Family) for the purpose of developing a single-family attached neighborhood.

**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”, the Zoning Master Plan attached hereto as Exhibit “D”, the Elevations attached hereto as Exhibit “E”, the Amenity Areas as attached hereto as Exhibit “F”, and the Traffic Impact Study

as attached hereto as Exhibit "G", which exhibits are 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, Georgia. 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 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.

**Section IV**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**EFFECTIVE DATE:** This Ordinance shall become effective as of the date hereof.

**ADOPTED AND APPROVED THIS** 23 **DAY OF** March, 2021.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman

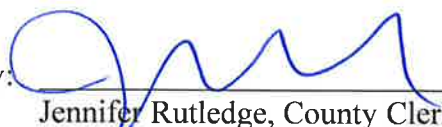


Sherri L. Washington, Esq., Commissioner Post I



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: January 26, 2021  
Second Reading: 3/23/2021

**Exhibit "A"**  
**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 346 of the 16TH District, Rockdale County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence from the intersection of the westerly right-of-way line of Glenn Road (50' R/W) with the southerly right-of-way line of Gees Mill Road (80' R/W); thence along said right-of-way line of Gees Mill Road the following:

South 88 degrees 09 minutes 56 seconds West a distance of 364.87' to a point;

thence 470.81 feet along the arc of a curve to the right, said curve having a radius of 5098.24 feet and a chord bearing and distance of South 89 degrees 41 minutes and 27 seconds West 470.65 feet to a point and the TRUE POINT OF BEGINNING;

thence leaving said right-of-way line South 48 degrees 43 minutes 22 seconds East a distance of 30.85' to a point;

thence South 62 degrees 18 minutes 53 seconds East a distance of 174.93' to a point;

thence South 87 degrees 55 minutes 45 seconds East a distance of 540.86' to a point;

thence North 77 degrees 08 minutes 14 seconds East a distance of 285.56' to a point;

thence South 62 degrees 04 minutes 27 seconds East a distance of 346.67' to a point;

thence North 35 degrees 07 minutes 24 seconds East a distance of 292.39' to a point;

thence South 63 degrees 05 minutes 39 seconds East a distance of 364.33' to a point;

thence South 70 degrees 33 minutes 47 seconds East a distance of 108.85' to a point;

thence South 76 degrees 26 minutes 07 seconds East a distance of 394.41' to a point;

thence South 84 degrees 17 minutes 14 seconds East a distance of 64.53' to a point;

thence South 23 degrees 21 minutes 30 seconds West a distance of 1190.62' to a point;

thence North 88 degrees 13 minutes 49 seconds West a distance of 1682.65' to a point;

thence North 00 degrees 00 minutes 00 seconds West a distance of 278.42' to a point;

thence North 87 degrees 43 minutes 18 seconds West a distance of 287.46' to a point;

thence North 03 degrees 10 minutes 22 seconds West a distance of 15.90' to a point;

thence North 00 degrees 33 minutes 38 seconds West a distance of 108.33' to a point;

thence with a curve turning to the right with an arc length of 466.54', with a radius of 3409.12', with a chord bearing of North 04 degrees 51 minutes 37 seconds East, with a chord length of 466.17', to a point;

thence North 08 degrees 26 minutes 14 seconds East a distance of 308.09' to a point;

thence North 04 degrees 49 minutes 35 seconds East a distance of 139.09' to a point; which is the TRUE POINT OF BEGINNING.

Said tract containing 60.2 acres more or less.



**Exhibit "C"**

**Zoning Conditions Attached**

**1. To restrict the use of the property as follows:**

- A. The Zoning Master Plan prepared by Planners and Engineers Collaborative, dated December 29, 2020 but with a revision date February 10, 2021, shall become the guiding layout and design as noted in Exhibit "D". 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 restricted to townhouse development, not to exceed 251 units, and permitted accessory uses.
- C. All townhomes shall have two-car garages.
- D. The townhouse buildings that are interior to the site shall have rear loaded garages with alley access and the townhouse buildings around the exterior of the site shall be allowed to have either front or rear loaded garages.
- E. All garage doors shall be "carriage style" and accent the adjacent building elevation.
- F. All front building elevations shall be constructed with at least fifty (50) percent of the following building materials: Brick, Indigenous Rock, Natural Stone, and Synthetic Stone, or a combination of Brick, Indigenous Rock, Natural Stone, and Synthetic Stone, with accent building materials that may include but not be limited to Stucco, EIFS, Metal, Painted Cement Siding, and Wood where masonry products are not provided. If Stucco or EIFS is used as an accent building material, those specific building materials shall be limited to a maximum of ten (10) percent of the total building wall, with each elevation being calculated independently. Foundations shall be of brick or natural stone. Where another type of structural material is used, it shall be faced with brick, cast stone, or natural stone, no less than six (6) inches in depth. The side elevations and the rear elevation shall have a masonry water table that matches the predominate masonry building material used on the front elevation. The balance of the side elevations and rear elevation shall be Painted Cement Siding. The elevations shall be in compliance with those provided by the applicant attached hereto as Exhibit "E".
- G. Front porches and/or stoops shall be a minimum of thirty-six (36) square feet in overall size.
- H. Balconies, covered porches, and/or stoops shall be supported with architectural columns, architectural brackets, or pillars that provide a complimentary architectural appearance to the adjacent building elevation.
- I. All exterior lighting fixtures directly attached to the dwelling units shall be "carriage style" and compliment the building architecture.
- J. Any exterior exposed chimneys shall be finished with Brick, Indigenous Rock, Natural Stone, Synthetic Stone, or a combination of the same, and shall extend to the ground.
- K. The Covenants, Conditions, and Restrictions shall include a clause to limit the maximum number of homes that can be rented or leased within the development at any one time to be no more than three (3) percent.
- L. Contingent upon approval of the rezoning, there shall be no request made to annex any part of the RM site for 30 years from the date of the approval.

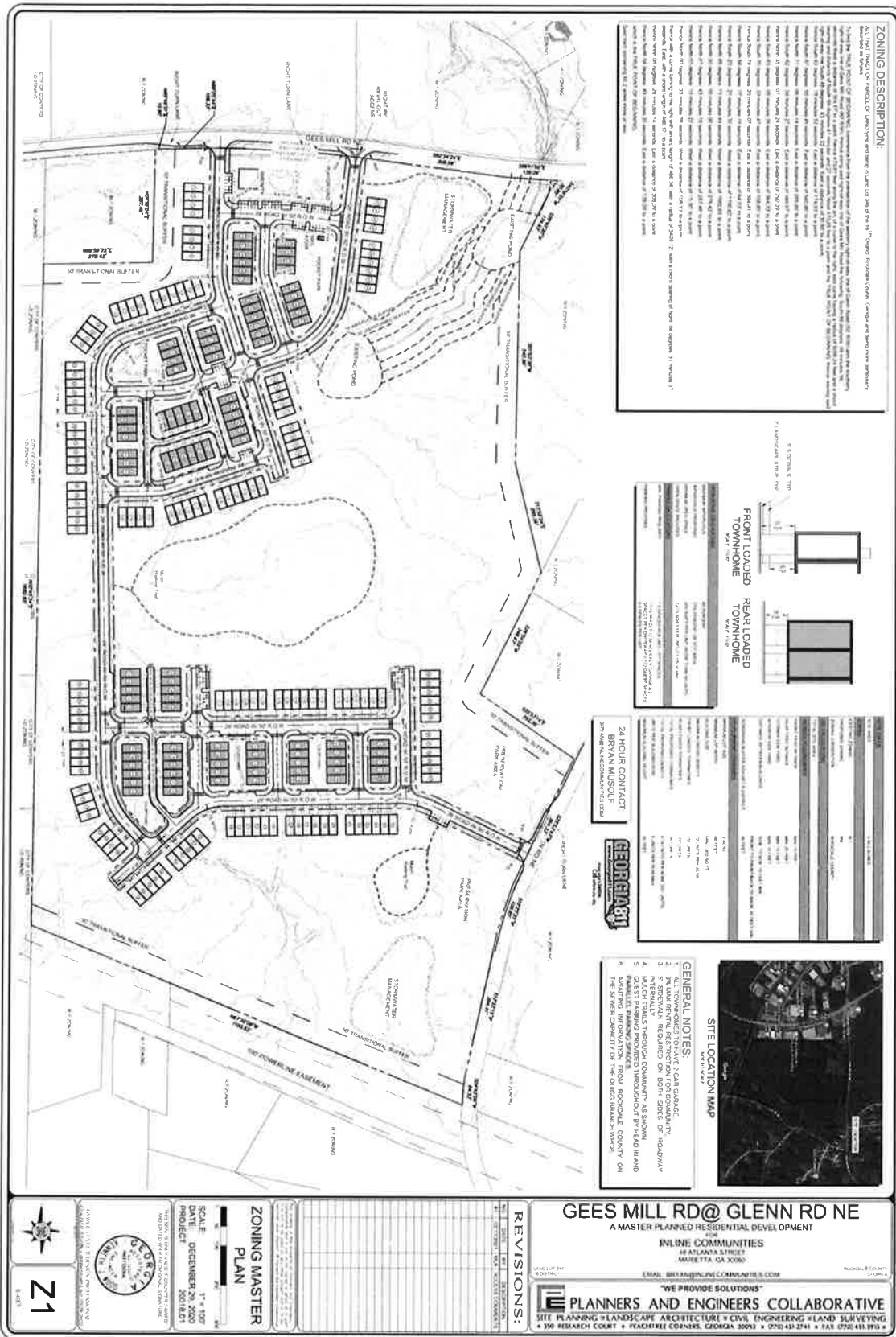
- M. On the Final Plat, Covenants, Conditions, and Restrictions for the residential community, there shall be a statement that reads as follows (or generally reads): *“It is understood by the residents of this RM zoned Residential Townhouse community that it is located in an area of Rockdale County, GA where other commercial and industrial land uses are also present and were in existence prior to the development of the Residential Townhouse community. The adjacent and nearby commercial and industrial uses do create noises and sounds commonly associated with those types of land uses and the residents of this Residential Townhouse community are fully aware of the existence of the adjacent and nearby commercial and industrial land uses prior to their purchase of the residential townhouse units.”*

**2. To satisfy the following site development considerations:**

- A. Five (5) foot wide concrete sidewalks shall be provided along the Gees Mill Rd and Glenn rights-of-way.
- B. All internal concrete sidewalks shall be five (5) feet wide and installed on both sides of the proposed streets.
- C. A twenty (20) foot landscape strip shall be provided adjacent to the Gees Mill Rd right-of-way. This twenty (20) foot landscape strip shall be planted with street trees and shade trees on fifty (50) foot centers (maximum) in a single row. All trees planted in this landscape strip shall be counted towards any Rockdale County required tree recompense credits or tree density units as mandated by the required development permit.
- D. Preservation park areas shall be provided along Glenn Rd on both sides of the entrance road.
- E. All internal streets shall be a minimum of twenty-six (26) feet wide from face of curb to face of curb and shall maintained by the homeowner’s association.
- F. Private alleys shall be 18 feet wide.
- G. Driveways for front loaded townhomes shall maintain a minimum of 20 feet between the garage and the back of the sidewalk and shall be 16 feet wide.
- H. Driveways for rear loaded townhomes shall maintain a minimum of 18 feet between the garage and edge of pavement and shall be 16 feet wide.
- I. All grassed areas shall be sodded.
- J. All utilities shall be placed underground.
- K. Natural vegetation shall remain on the property until the issuance of a development permit.
- L. Where fencing is provided along either a public street or a private street, it shall be a decorative metal or aluminum type materials that are a minimum of four (4) feet tall. Masonry columns shall be installed every 100 feet (maximum spacing) along the proposed fence line, and are constructed with masonry materials consisting of Brick, Indigenous Rock, Natural Stone, Synthetic Stone, or a combination of the same materials.
- M. The amenity areas shall include a minimum of green space, multiple walking trails, swimming pool with a cabana, children’s playground, and a dog park, and an open-air covered family gathering pavilion. The cabana and open-air covered family gathering pavilion shall be constructed using exterior building materials that complement the adjacent residential townhouse units. The amenity areas shall be in general compliance with the pictures provided by the applicant attached hereto as Exhibit “F”.

- N. All amenity areas, except for the mulch walking trails, shall be accessible through five (5) foot wide concrete sidewalks.
- O. Streetlights shall be provided throughout the residential development along the internal streets where residential units directly abut. All streetlights shall be residential in character and meet the minimum lighting standards of Rockdale County, GA as defined in the current edition of the development regulations at the time of development permitting.
- P. A minimum of 112 overflow parking spaces shall be provided throughout the development by head-in and parallel parking spaces.
- Q. The applicant provided a Traffic Impact Study prepared by A&R Engineering Inc. dated February 10, 2021 for the development of 60.2 acres with 251-townhome units attached hereto as Exhibit "G". Any recommendations for improvements (including improvements to the intersection of Glenn Rd and Old Covington Rd) 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.

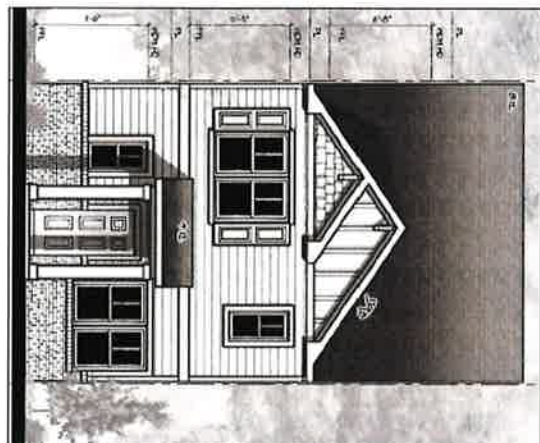
## Exhibit "D" Zoning Master Plan





**Exhibit "E"**  
**Elevations**

**Elevations – Rear-Entry**



**Elevations – Front-Entry**



**IN LINE**  
COMMUNITIES

**Exhibit "F"**  
**Amenity Areas**

**Amenities**



**IN LINE**  
COMMUNITIES

**Amenities**



**Exhibit "G"**

**Traffic Impact Study**

The Cover Sheet of the 123-page Traffic Impact Study is placed in this Ordinance as a reminder that the full Traffic Impact Study is part of this Ordinance. The full Traffic Impact Study is available with the County Clerk's Office.

**TRAFFIC IMPACT STUDY  
FOR  
RESIDENTIAL DEVELOPMENT AT  
2385 GEES MILL ROAD  
ROCKDALE COUNTY, GEORGIA**



**Prepared for:**

**InLine Communities, LLC  
1776 Peachtree Street  
Suite 100  
Atlanta, GA 30309**

**Prepared By:**



**A&R Engineering Inc.**

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Tel: (770) 690-9255 Fax: (770) 690-9210  
[www.areng.com](http://www.areng.com)

February 10, 2021  
A & R Project # 20-101