

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 1959, 1969, 1971, 1975, 1985, AND 0 OLD COVINGTON HWY SE FROM THE R1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT AND M1 (LIMITED INDUSTRIAL) TO THE MRU (MIXED RESIDENTIAL USES) 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. 2021-15</b>	Rezone 50.64 acres from R1 (Single-Family Residential) and M1 (Limited Industrial) to MUR (Mixed-Use Residential) to allow the construction of a residential neighborhood with single-family attached (townhomes) dwellings and single-family detached dwellings.		
<b>APPLICANT:</b>	InLine Communities, LLC		
<b>PROPERTY OWNER:</b>	AW Dogwood Property, LLC		
<b>LOCATION:</b>	1959, 1969, 1971, 1975, 1985, and 0 Old Covington Hwy SE, Conyers, GA, 30013		
<b>LAND LOT(S):</b>	246 / 323	<b>DISTRICT:</b>	10th / 16th
<b>TAX PARCEL NO.:</b>	0730010020, 0730010002, 0730010003, 073001003A, 073001003B, 073001003C, & 0730010004		

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 High Density Residential, which pursuant to Section 202-6 permits the MRU (Mixed Residential Uses) 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 50.64-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on the Zoning Plat attached hereto as Exhibit “B”, from the R1 (Single-Family Residential) and M1 (Limited Industrial) Zoning Districts to the MRU (Mixed Residential Uses) Zoning 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 “C”, which exhibit is hereby incorporated by this reference and applies to the 50.26-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.

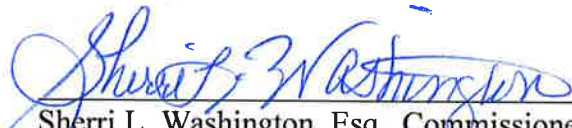
That this Ordinance shall become effective upon adoption.

This 28 day of September, 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: 7/27/2021

Second Reading: 9/28/2021

**Exhibit "A"**

**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 246 of the 10<sup>th</sup> District and Land Lot 323 of the 16<sup>th</sup> District, Rockdale County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence from a point at the intersection of the northeasterly right-of-way line of Dogwood Drive (Variable R/W) with the intersection of the southeasterly right-of-way line of Penske Drive (Variable R/W); thence along said right-of-way line of Dogwood Drive 893.51 feet in a southeasterly right-of-way line to a point; thence leaving said right-of-way line North 39 degrees 32 minutes 33 seconds East a distance of 399.59 feet to a point; thence North 49 degrees 38 minutes 33 seconds West a distance of 31.26 feet to a point; thence North 39 degrees 33 minutes 43 seconds East a distance of 327.94 feet to a point and the TRUE POINT OF BEGINNING,

From the TRUE POINT OF BEGINNING as thus established; thence North 15 degrees 2 minutes 34 seconds West a distance of 205.54 feet to a point; thence North 15 degrees 10 minutes 24 seconds West a distance of 200.58 feet to a point; thence North 24 degrees 59 minutes 51 seconds West a distance of 178.99 feet to a point; thence North 75 degrees 32 minutes 2 seconds East a distance of 611.76 feet to a point; thence North 77 degrees 9 minutes 53 seconds East a distance of 149.96 feet to a point; thence North 77 degrees 5 minutes 32 seconds East a distance of 312.49 feet to a point; thence North 77 degrees 17 minutes 20 seconds East a distance of 314.36 feet to a point; thence South 23 degrees 33 minutes 51 seconds East a distance of 555.00 feet to a point; thence South 23 degrees 33 minutes 28 seconds East a distance of 216.55 feet to a point; thence South 23 degrees 30 minutes 9 seconds East a distance of 811.58 feet to a point; thence South 82 degrees 9 minutes 47 seconds West a distance of 584.12 feet to a point; thence continue Westerly along said line, a distance of 1,063.94 feet; thence North 3 degrees 13 minutes 30 seconds West a distance of 125.64 feet to a point; thence North 12 degrees 38 minutes 24 seconds West a distance of 527.27 feet to a point; thence North 16 degrees 6 minutes 37 seconds West a distance of 163.26 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 50.26 acres, more or less.



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

1. The 50.26-acre site shall be developed in compliance with the proposed revisions regarding the Mixed-Residential Uses (MRU) Zoning District.
2. The Rezoning Site Plan prepared by Planners and Engineers Collaborative, dated March 26, 2021 and revised August 18, 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.
3. The site shall be restricted not to exceed 316 dwelling units with no more than 249 townhome units and permitted accessory uses.
4. A minimum of 60 guest parking spaces shall be provided throughout the townhome side of the development.
5. All dwellings shall have 2-car garages.
6. All garage doors shall be "carriage style" and accent the adjacent building elevation.
7. Rear building elevations facing Old Covington Highway shall have vertical breaks that either protrude or recede a minimum of 1-foot for every 2 residential dwelling units per building.
8. All exterior lighting fixtures directly attached to the dwelling units shall be "carriage style" and compliment the building architecture.
9. The elevations shall be in compliance with those provided by the applicant attached hereto as Exhibit "E".
10. The amenity areas shall include a minimum of swimming pool with cabana, walking trails, pocket parks, and a dog park. The cabana shall be constructed using exterior building materials that complement the adjacent residential structures. The amenities shall be in compliance with those provided by the applicant attached hereto as Exhibit "F"
11. A 20-foot landscape strip adjacent to the Old Covington Highway Right-of-Way shall be provided. This 20-foot landscape strip shall be planted with street trees and shade trees on 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.
12. 5-foot-wide concrete sidewalks shall be provided along the Old Covington Highway Right-of-Way.
13. Where fencing is provided along a public street, it shall be a decorative metal or aluminum type materials that are a minimum of 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.
14. A 30-foot replanted landscape strip with a 5-foot-tall wooden privacy fence shall be provided along the northern property line.
15. A 40-foot building setback line shall be provided along the northern property line.
16. The applicant provided a Traffic Impact Study prepared by Marc R. Acampora, PE, LLC dated August 23, 2021 for the development of 50.26 acres with 316 dwelling units attached hereto as Exhibit "G". 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.

17. 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 5 percent.
18. 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 MRU zoned residential 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 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 community are fully aware of the existence of the adjacent and nearby commercial and industrial land uses prior to their purchase of the residential units.”*



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

**Elevation Examples – Single-Family Detached**



**IN LINE**  
COMMUNITIES



**Elevation Examples – Front-Entry**



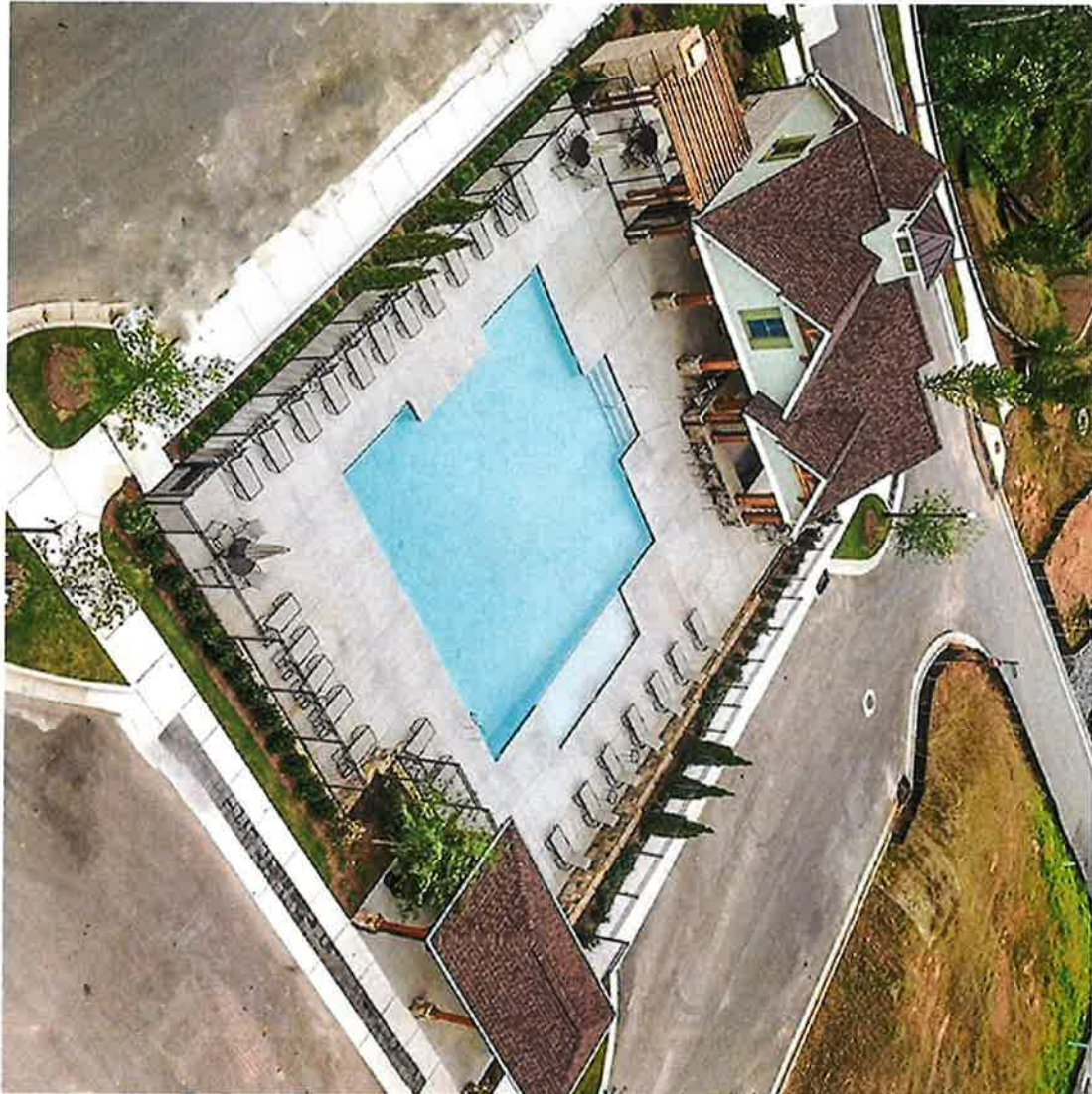
**IN LINE**  
COMMUNITIES

Elevation Examples – Rear-Entry



**IN LINE**  
COMMUNITIES

**Exhibit "F"**  
**Amenities**



Amenities



IN LINE  
COMMUNITIES

**Exhibit "G"**

**Traffic Impact Study**

The Cover Sheet of the 68-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 Planning & Development Department.

**Traffic Impact Study**

Proposed Old Covington Highway  
Master Planned Residential Development  
Rockdale County, Georgia

August 23, 2021

**MARC R. ACAMPORA, PE, LLC**  
TRAFFIC ENGINEERING

