

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REDESIGNATING THE FUTURE LAND USE CATEGORY OF 1900 DOGWOOD DR SE AND 0 OLD COVINGTON HWY FROM LIGHT INDUSTRIAL TO HIGH-DENSITY RESIDENTIAL; 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>Future Land Use CASE NO. 2022-02</b>	Redesignate the Future Land Use category of 8.65 acres from Light Industrial to High-Density Residential to allow a 70-unit townhome development		
<b>APPLICANT:</b>	Moore Bass Consulting, Inc.		
<b>PROPERTY OWNER:</b>	SCF RC Funding IV LLC; Sinyard Investments LLC		
<b>LOCATION:</b>	1900 Dogwood Dr SE and 0 Old Covington HWY SE, Conyers, GA, 30094		
<b>LAND LOT(S):</b>	246	<b>DISTRICT:</b>	10th
<b>TAX PARCEL NO.:</b>	0740040002 and 074004001C		

**WHEREAS**, said Future Land Use Map Amendment 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 Board of Commissioners of Rockdale County have determined that the proposed Future Land Use Map Amendment would result in a Future Land Use Category that is more consistent with the text and policies of the Comprehensive Plan than the current Future Land Use Category of the property on Future Land Use Map and would result in a land use that is more compatible with the current and future land use of adjacent and nearby property;

**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 8.65 -acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on the ALTA/NSPSS Land Title Survey attached hereto as Exhibit "B", from M1 to RM.

**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 8.65 -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.

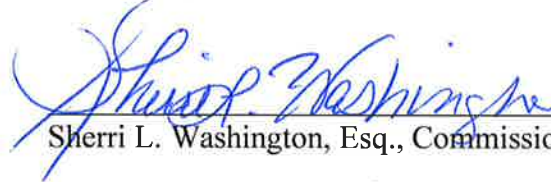
That this Ordinance shall become effective upon adoption.

This 9th day of March, 2022.

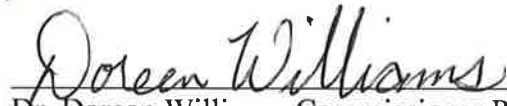
**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



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: 4/25/2022

Second Reading: 3/8/2022

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

**LEGAL DESCRIPTION**

**ROCKDALE TOWNHOMES  
OVERALL**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN** land lots 246 & 247 of the 10th District of Rockdale County, Georgia, containing **8.65 acres (376,886 sq. ft.)** and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at a point where the southwest right-of-way of Old Covington Highway SE (50' R/W) intersects the northwest right-of-way of Salem Road (80' R/W), thence proceed northwesterly along the southwest right-of-way of Old Covington Highway SE, a distance of 1,506.53 feet to a point (1/2" rebar) and said point being the **TRUE POINT OF BEGINNING**.

From said point and leaving said right-of-way, proceed S75°05'14"W, a distance of 329.52 feet to a point (1/2" rebar found); thence S72°55'33"W, a distance of 82.53 feet to a point (1/2" rebar set); thence S67°46'52"W, a distance of 198.45 feet to a point (1/2" rebar set); thence S00°23'28"W, a distance of 564.83 feet to a point (1/2" rebar set), said point being on the northeast right-of-way of Dogwood Drive SE (access road); thence proceed along said right-of-way, N50°41'02"W, a distance of 550.56 feet to a point; thence N45°05'57"W, a distance of 72.97 feet to a point; thence N50°39'05"W, a distance of 75.51 feet to a point (1/2" rebar set); thence, leaving said right-of-way, proceed N37°09'48"E, a distance of 510.50 feet to a point (1/2" rebar found); thence proceed S86°27'55"E, a distance of 232.55 feet to a point (axle found); thence S89°51'17"E, a distance of 540.00 feet to a point (1/2" rebar set), said point being on the southwest right-of-way of Old Covington Highway SE; thence proceed along said right-of-way, S24°04'58"E, a distance of 99.07 feet to a point (1/2" rebar found) and the **TRUE POINT OF BEGINNING**.

**LEGAL DESCRIPTION**

**ROCKDALE TOWNHOMES  
TRACT 1**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN** land lots 246 & 247 of the 10th District of Rockdale County, Georgia, containing **6.38 acres (277,805 sq. ft.)** and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at a point where the southwest right-of-way of Old Covington Highway SE (50' R/W) intersects the northwest right-of-way of Salem Road (80' R/W), thence proceed northwesterly along the southwest right-of-way of Old Covington Highway SE, a distance of 1,506.53 feet to a point (1/2" rebar); thence, leaving said right-of-way, proceed S75°05'14"W, a distance of 329.52 feet to a point (1/2" rebar found); thence S72°55'33"W, a distance of 82.53 feet to a point (1/2" rebar set); thence S67°46'52"W, a distance of 198.45 feet to a point (1/2" rebar set) and the **TRUE POINT OF BEGINNING**.

From said point, proceed S00°23'28"W, a distance of 564.83 feet to a point (1/2" rebar set), said point being on the northeast right-of-way of Dogwood Drive SE (access road); thence proceed along said right-of-way, N50°41'02"W, a distance of 550.56 feet to a point; thence N45°05'57"W, a distance of 72.97 feet to a point; thence N50°39'05"W, a distance of 75.51 feet to a point (1/2" rebar set); thence, leaving said right-of-way, proceed N37°09'48"E, a distance of 510.50 feet to a point (1/2" rebar found); thence proceed S86°27'55"E, a distance of 232.55 feet to a point (axle found); thence proceed S00°07'37"W, a distance of 275.89 feet to a point (1/2" rebar set), said point being the **TRUE POINT OF BEGINNING**.

**LEGAL DESCRIPTION**

**ROCKDALE TOWNHOMES  
TRACT 2**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN** land lots 246 & 247 of the 10th District of Rockdale County, Georgia, containing **2.27 acres (99,081 sq. ft.)** and being more particularly described as follows:

To find the **TRUE POINT OF BEGINNING**, commence at a point where the southwest right-of-way of Old Covington Highway SE (50' R/W) intersects the northwest right-of-way of Salem Road (80' R/W), thence proceed northwesterly along the southwest right-of-way of Old Covington Highway SE, a distance of 1,506.53 feet to a point (1/2" rebar) and said point being the **TRUE POINT OF BEGINNING**.

From said point and leaving said right-of-way, proceed S75°05'14"W, a distance of 329.52 feet to a point (1/2" rebar found); thence S72°55'33"W, a distance of 82.53 feet to a point (1/2" rebar set); thence S67°46'52"W, a distance of 198.45 feet to a point (1/2" rebar set); thence N00°07'37"E, a distance of 275.89 feet to a point (axle found); thence S89°51'17"E, a distance of 540.00 feet to a point (1/2" rebar set), said point being on the southwest right-of-way of Old Covington Highway SE; thence proceed along said right-of-way, S24°04'58"E, a distance of 99.07 feet to a point (1/2" rebar found) and the **TRUE POINT OF BEGINNING**.





**Exhibit "C"**  
**Proposed Zoning Conditions**

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

- A. The Conceptual Site Plan prepared by Moore Bass Consulting, Inc., dated December 27, 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 proposed revisions regarding the RM (Residential-Multifamily) 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.