

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 3362 STANTON ROAD FROM AR (AGRICULTURAL RESIDENTIAL) TO CRS (COLLABORATIVE 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>REZONING CASE NO. 2023-03</b>	Rezone from AR (Agricultural) to CRS (Collaborative Residential Subdivision)		
<b>APPLICANT:</b>	D2 Development Services		
<b>PROPERTY OWNER:</b>	William Lyons		
<b>LOCATION:</b>	3362 Stanton Road		
<b>LAND LOT(S):</b>	175	<b>DISTRICT:</b>	10 <sup>TH</sup>
<b>TAX PARCEL NO.:</b>	0480010008	<b>TOTAL ACREAGE:</b>	10.42 acres

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 designates said property as Low Density, which pursuant to Section 202-6 permits the CRS 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 10.42-acre property, more particularly described in the Legal Description attached hereto as Exhibit “A” depicted on the ALTA/NSPS Land Title Survey attached hereto as Exhibit “B” and as seen in the site plan attached hereto as Exhibit “C”.

**Section II**

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit “D”, which is hereby incorporated by this reference and applies to the 10.42-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 13<sup>th</sup> day of June, 2023.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Osborn 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: April 11, 2023

Second Reading: June 13, 2023

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

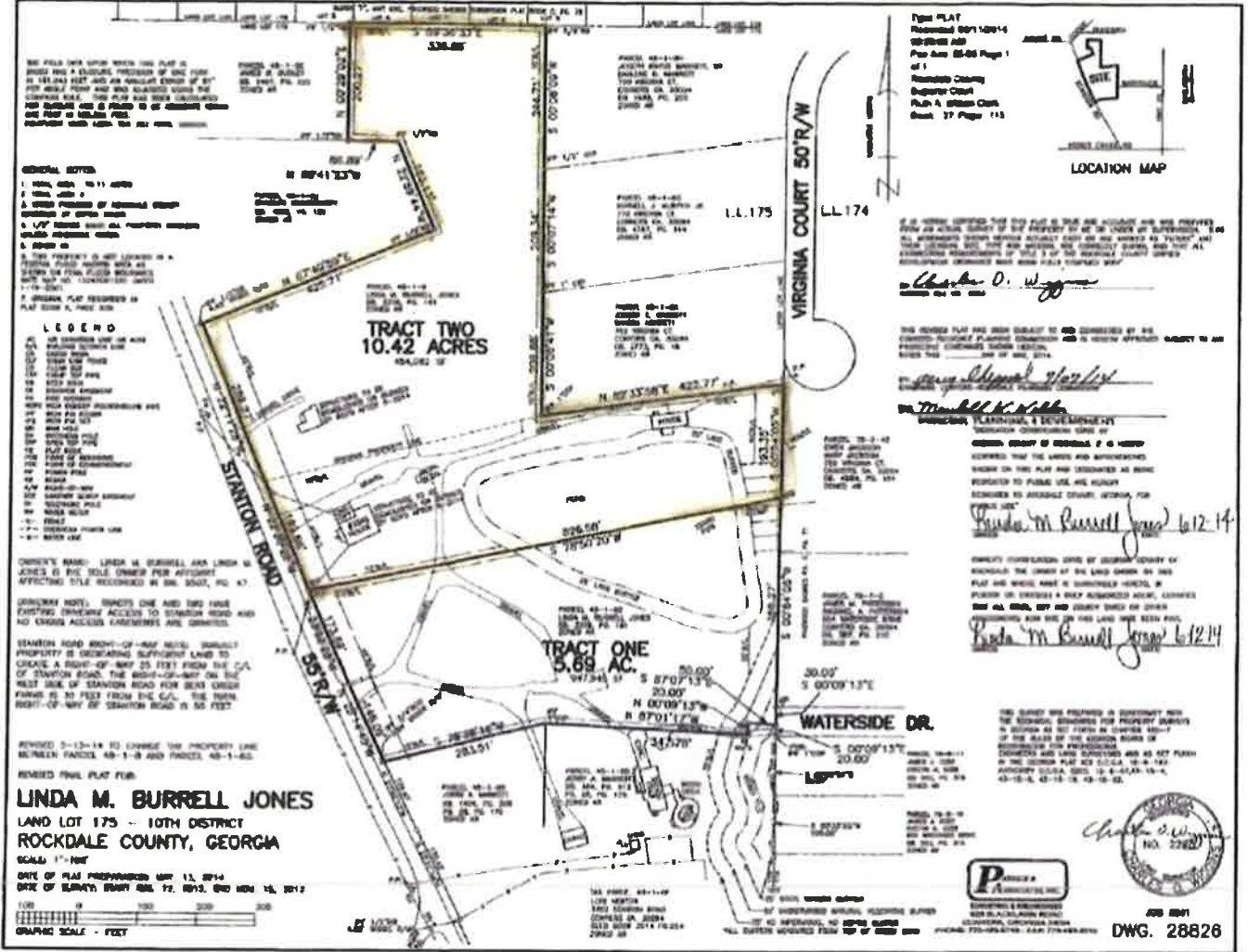
**Exhibit "A"**  
**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 175 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, BEING TRACT TWO, CONTAINING 10.42 ACRES, MORE OR LESS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 37 PAGE 113, ROCKDALE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION; PROPERTY BEING KNOWN AS 3362 STANTON ROAD SE, ACCORDING TO THE SYSTEM OF NUMBERING HOUSES IN ROCKDALE COUNTY, GEORGIA.

**Parcel ID: 0480010008**

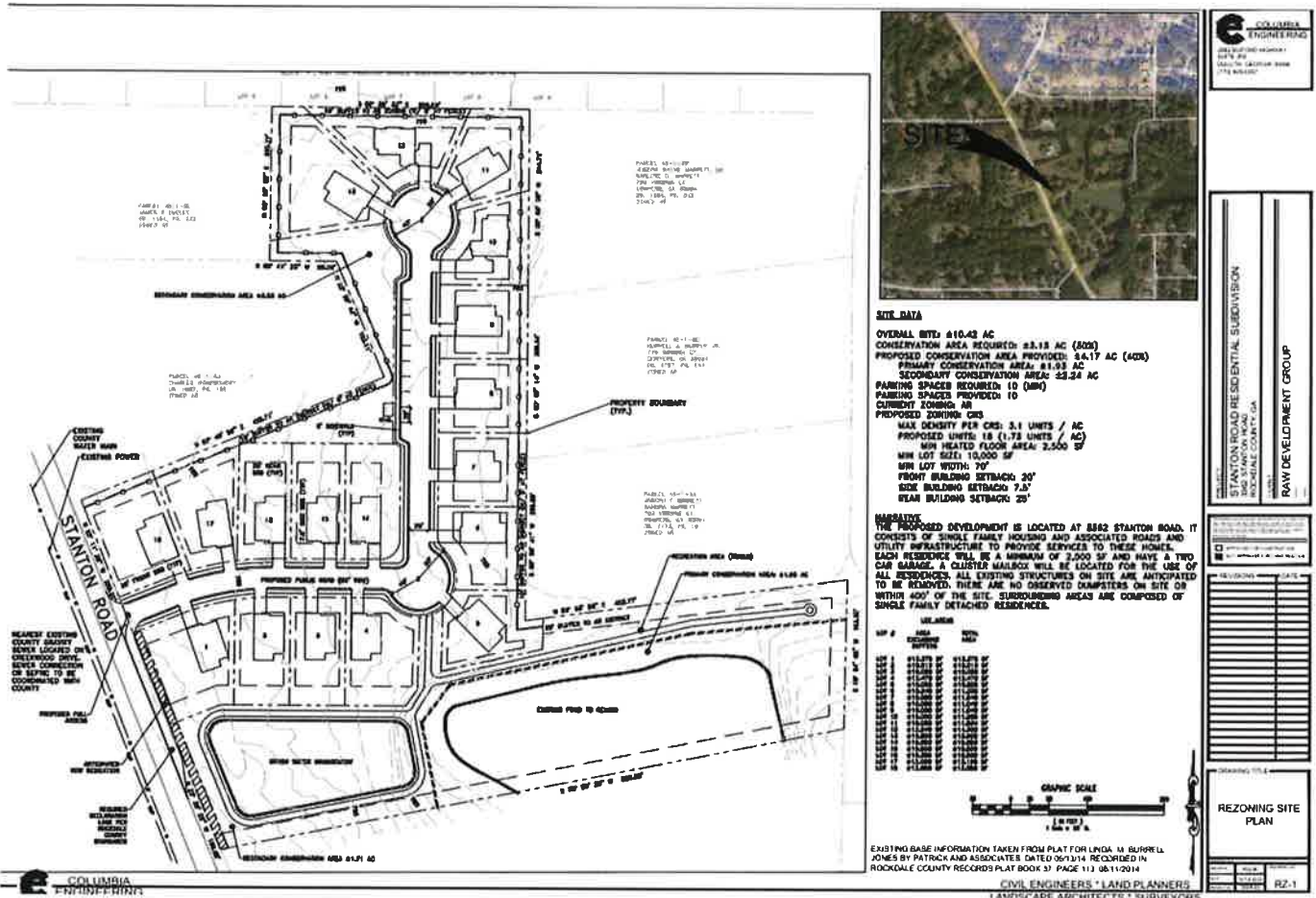
Exhibit "B"  
ALTA/NSPS Land Title Survey

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## Exhibit "C" Proposed Site Plan



**Exhibit "D"**  
**Zoning Conditions**

1. The site shall be developed in compliance with the Collaborative Residential Subdivision (CRS) Zoning District, if adopted.
2. Natural vegetation shall remain on the property until the issuance of a development permit.
3. The site shall be restricted not to exceed 17 single-family lots.
4. A mandatory Homeowner's Association shall be established and shall be responsible for the maintenance of all common areas and facilities.
5. The Homeowner's Association covenants shall include a rental restriction of five percent (5%) of all residential units.
6. Provide a 20-foot-wide buffer adjacent to A-R zoning.
7. Provide 30% conservation area meeting the criteria in the Unified Development Ordinance (UDO) and excluding the stormwater management facility.
8. Provide internal five-foot-wide concrete sidewalks on both sides of internal streets.
9. Street trees shall be planted along each side of all streets, public or private, existing or proposed. Existing healthy and mature street trees may be counted toward the street tree-planting requirement. Street trees shall have a minimum of three inches dbh. Street trees shall be spaced at intervals no greater than 50 feet along both sides of each residential street; spacing may be adjusted to account for driveways, fire hydrants and other obstructions and to provide adequate visual clearance for intersections and driveways.
10. All single-family detached residences shall have a two-car garage.
11. All amenity areas shall be accessible by five-foot-wide concrete sidewalks.
12. All grassed areas shall be sodded.
13. All utilities shall be placed underground.
14. Stormwater detention ponds shall be screened from view from adjoining residential properties. Screening plans shall be subject to review and approval of the Director of Planning and Development.
15. All front building elevations shall be constructed with at least 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 limited to stucco, EIFS, metal, painted cement siding, and wood where masonry products are not provided. Balconies, covered porches, second story decks, and/or stoops shall be supported with architectural columns, architectural brackets, or pillars that provide a complimentary architectural appearance to the adjacent building elevation.
16. The development shall include open spaces and other amenities within the interior of the property. Any structures in the amenity areas shall be constructed using exterior building materials that complement the adjacent residential structures.