

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA AS AMENDED, BY REZONING PROPERTY LOCATED AT 1610 OLD SALEM RD SE CONYERS GA 30013 FROM R-M (MULTI-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 modify the conditions of approval for REZ Case No. 2021-03 was filed with Rockdale County, Georgia, which involved the following:

CHANGE CONDITIONS CASE NO. 2023-02	A request to amend the conditions of approval for zoning case REZ 2021-03. The applicant requests the modification of Condition 2.C. to reduce the required internal landscape strip from five (5) feet to two (2) feet.		
APPLICANT:	Tyler Lasser, Alliance Engineering and Planning		
PROPERTY OWNER:	Old Salem Crossing LLC		
LOCATION:	1610 Old Salem Rd. SE		
LAND LOT(S):	298	DISTRICT:	16 TH
TAX PARCEL NO.:	0750010192	TOTAL ACREAGE:	13.02 acres

WHEREAS, a public hearing will be held following public notice and all other requirements of Section 238-4 of the Unified Development Ordinance of Rockdale County, Georgia, as amended;

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 request for modification of the conditions of approval for REZ Case No. 2021-03 is related to a 105-unit townhome development on a 13.02-acre property, located at 1610 Old Salem Road SE as depicted on Exhibit "A," attached hereto.

Section II

The request for modification of the conditions of approval for REZ Case No. 2021-03, attached hereto as Exhibit "B," shall be reviewed by staff and presented for consideration by the Board of Commissioners of Rockdale County at a duly noticed public hearing.

Section III

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 October, 2023.


**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

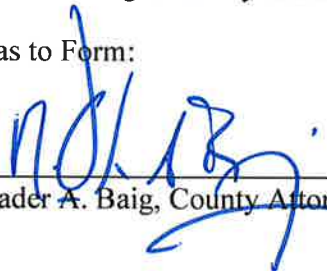


Osborn Nesbitt, Sr., Chairman


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: 9/12/2023

Second Reading: 10/10/2023

Exhibit "A"
Plat Map

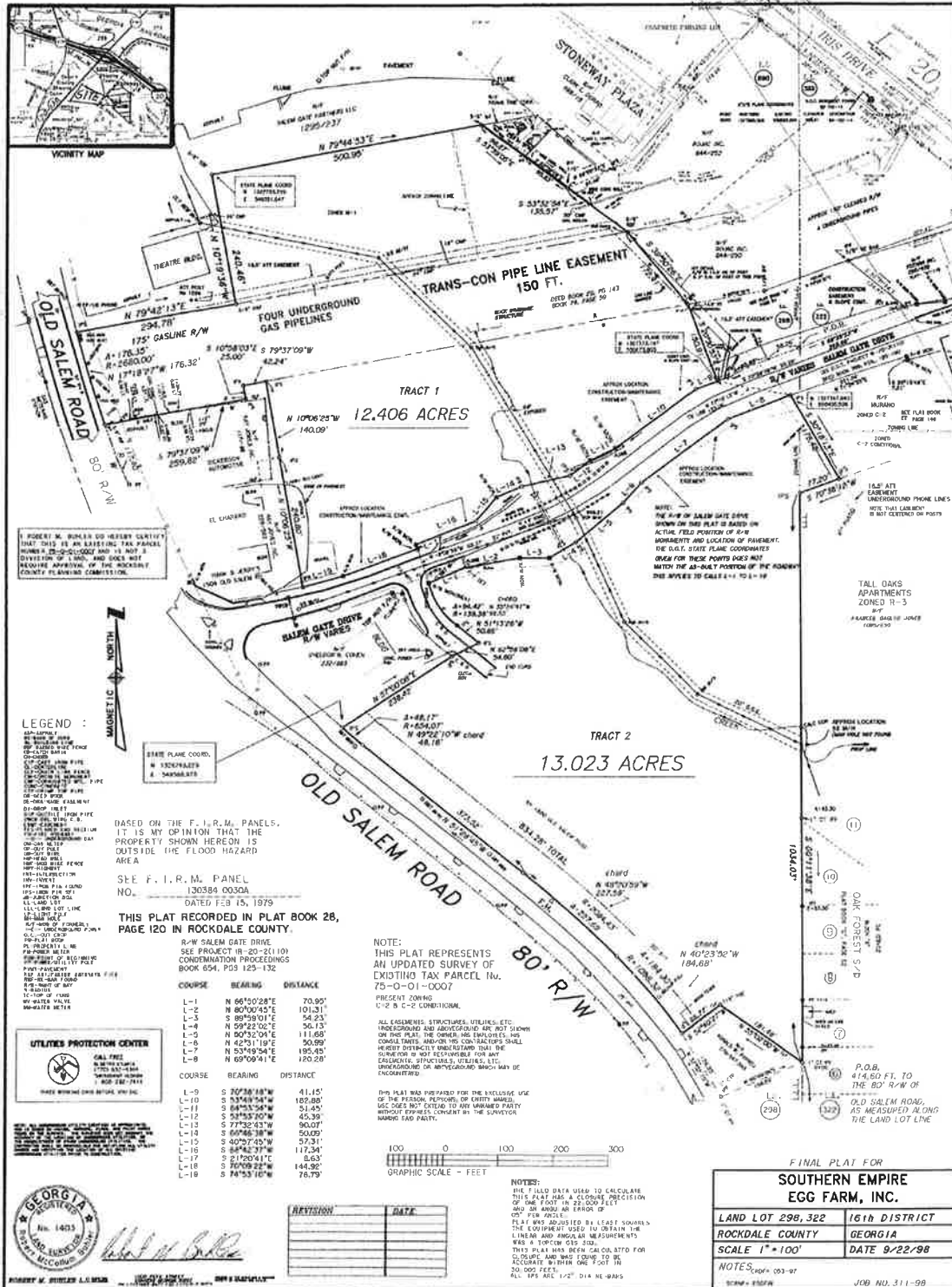


Exhibit "B"
2021 Zoning Conditions of Approval

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

- A. The Zoning Plan prepared by Alliance Engineering + Planning, dated February 15, 2021 attached hereto as Exhibit "D", 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 restricted to townhouse development, not to exceed 105 units, and permitted accessory uses.
- C. All townhomes shall have two-car garages.
- D. All garage doors shall be "carriage style".
- E. 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. The elevations shall be in compliance with those provided by the applicant attached hereto as Exhibit "E".
- F. All exterior lighting fixtures directly attached to the dwelling units shall be "carriage style" and compliment the building architecture.
- G. 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 fifteen (15) percent.
- H. 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.
- I. On the Final Plat 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 land uses are also present and were in existence prior to the development of the Residential Townhouse community. The adjacent and nearby commercial 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 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 Old Salem Rd right-of-way.
- B. All internal concrete sidewalks shall be five (5) feet wide and installed on both sides of the proposed streets.
- C. A ten (10) foot landscape strip shall be provided within Old Salem Rd right-of-way, between roadway and sidewalk. A two (2) foot landscape strip shall be provided on all internal public roads between roadway and sidewalk, except where sidewalk is adjacent to parallel parking. All trees planted in this landscape strip or in the front yard(s) shall be counted towards any Rockdale County required tree recompense credits or tree density units as mandated by the required development permit.

- D. All internal streets shall be a minimum of twenty-four (24) feet wide from face of curb to face of curb.
- E. Private alleys shall be 18 feet wide.
- F. Driveways for front and rear loaded townhomes shall maintain a minimum of 18 feet between the garage and the back of the sidewalk and shall be 16 feet wide.
- G. All grassed areas shall be sodded.
- H. All utilities shall be placed underground.
- I. Natural vegetation shall remain on the property until the issuance of a development permit.
- J. The amenity areas shall include a minimum of green space and dog park. The amenity areas shall be in general compliance with the Zoning Plan prepared by Alliance Engineering + Planning, dated February 15, 2021 attached hereto as Exhibit "D".
- K. All amenity areas shall be accessible through five (5) foot wide concrete sidewalks.
- L. 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.