

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2294 IRIS DR SW FROM RM (RESIDENTIAL MULTIFAMILY) TO RM (RESIDENTIAL MULTIFAMILY); 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>CHANGE IN CONDITION NO. 2023-03</b>	<b>IN CASE</b>	A request to amend the conditions of approval for zoning case REZ 2022-10. The applicant requests the modification of Condition 16. to remove pool cabana.	
<b>APPLICANT:</b>	Rockdale County Staff		
<b>PROPERTY OWNER:</b>	Lenar Holdings		
<b>LOCATION:</b>	2294 Iris Dr SW Conyers, Ga 30094		
<b>LAND LOT(S):</b>	213	<b>DISTRICT:</b>	16
<b>TAX PARCEL NO.:</b>	010010007	<b>TOTAL ACREAGE:</b>	12.94

**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 designate said property as Mixed Use/Employment Center, which pursuant to Section 202-6 permits the RM 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 12.94 acre property, more particularly described in the Legal Description attached hereto as Exhibit “A” depicted on the 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 12.94 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.

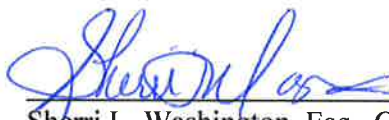
That this Ordinance shall become effective upon adoption.

This 10<sup>th</sup> day of October, 2023.

**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: 9/12/2023

Second Reading: 10/10/2023

Exhibit "A"  
Legal Description

01370  
-0088

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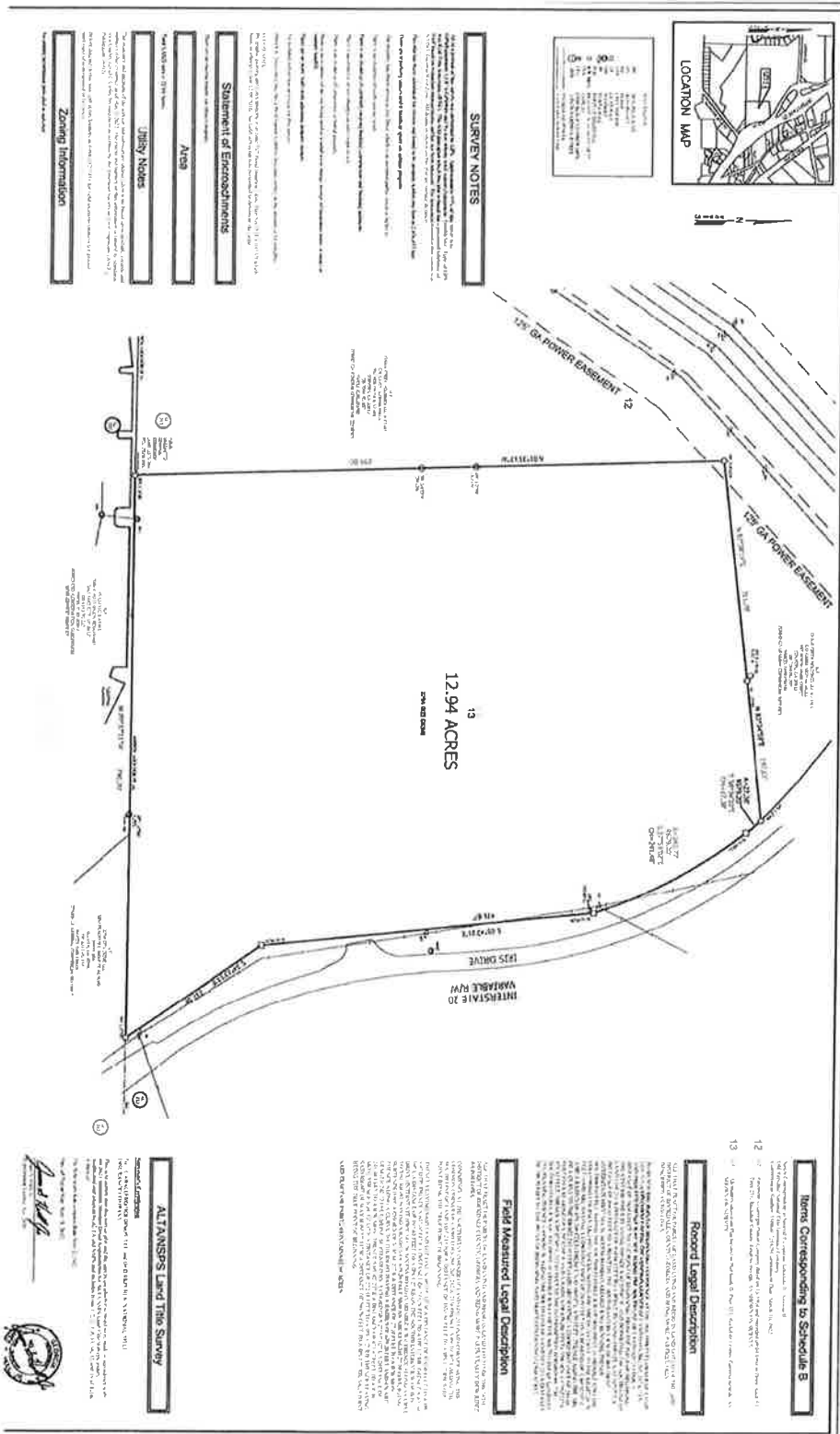
LEGAL DESCRIPTION

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING: COMMENCE AT THE SOUTHWEST CORNER OF LAND LOT 213 (SAID CORNER BEING THE COMMON CORNER OF LAND LOTS 204, 205, 212 & 213) AND PROCEED THENCE N 89°30'E ALONG THE SOUTH LINE OF LAND LOT 213 FOR A DISTANCE OF 1634.0 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED RUNNING THENCE N 02°55'06" W, AND DEPARTING THE SOUTH LINE OF LAND LOT 213 A DISTANCE OF 834.96 FEET TO A POINT; RUNNING THENCE N 82°16'53" E A DISTANCE OF 499.45 FEET TO A POINT ON THE SOUTHEASTERLY R/W OF IRIS DRIVE (INTERSTATE HWY. NO. 20 ACCESS ROAD) (VARIABLE R/W); RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY R/W OF IRIS DRIVE (VARIABLE R/W) THE FOLLOWING COURSES AND DISTANCES: ALONG THE ARC OF A CURVE TO THE RIGHT 26.79 FEET (SAID ARC HAVING A CHORD DISTANCE OF 26.79 FEET ON A BEARING OF S 40°52'53" E AND A RADIUS OF 671.200 FEET) THENCE N 85°09'53"E, 9.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 242.95 FEET (SAID ARC HAVING A CHORD DISTANCE OF 241.66 FEET ON A BEARING OF S 29°12'49" E AND A RADIUS OF 679.200 FEET); THENCE S 07°02'32" E 471.92 FEET; THENCE S 35°32'30" E, 232.45 FEET TO THE INTERSECTION FORMED BY THE SOUTHWESTERLY R/W OF IRIS DRIVE (VARIABLE R/W) AND THE SOUTH LINE OF LAND LOT 213; RUNNING THENCE S 89°03'01" W ALONG THE SOUTH LINE OF LAND LOT 213 A DISTANCE OF 790.70 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 12.940 ACRES.

**Exhibit "B"**  
**ALTA/NSPS Land Title Survey**





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

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

1. The site plan prepared by Patrick and Associates 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.
2. The site shall be restricted to a multifamily development, not to exceed 129 units, and permitted accessory uses.
3. 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.
4. Buildings shall be separated by a minimum of 15 feet side-to-side, 40 feet front to back, front to front, or back to back.
5. Dwelling units located along Iris Drive shall include rear-loaded garages, be oriented towards Iris Drive, and the side of any units oriented towards Iris Drive shall be designed with similar materials as the front façades.
6. The building shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the Standard Building Code. A permanent foundation wall, or curtain wall, un-pierced, except for required ventilation and access, shall enclose the area located under the home to the ground level. Such a wall shall have a minimum thickness of 3.5 inches and shall be constructed of masonry, brick, or similar material. Installation shall meet or exceed any applicable rules or regulations promulgated by the Georgia Fire Safety Commissioner and shall be completed prior to permanent electrical service.
7. 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.

8. Front porches and/or stoops shall be a minimum of thirty-six (36) square feet in overall size.
9. 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.
10. All exterior lighting fixtures directly attached to the dwelling units shall be "carriage style" and compliment the building architecture.
11. 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.
12. Private alleys shall be 18 feet wide.
13. All utilities shall be placed underground.
14. Natural vegetation shall remain on the property until the issuance of a development permit.
15. Where fencing is provided along either a public street or a private street, it shall be a decorative metal or aluminum type material 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.
16. The amenity areas shall include a minimum of green space, multiple walking trails, a community garden, a dog park, and an open-air covered family gathering pavilion. The open air covered family gathering pavilion shall be constructed using exterior building materials that complement the adjacent residential townhouse units.
17. All amenity areas, except for the mulch walking trails, shall be accessible through five (5) foot wide concrete sidewalks.
18. At all times, the property must be professionally maintained under a uniform maintenance program, whether directly by the owner and property manager or a third-party maintenance firm, which

provides for building and grounds maintenance, repair, insurance, and working capital. Said company must control the following:

- a. Exterior home maintenance to include roofing and painting.
  - b. All grounds and common area maintenance, including detention facilities.
  - c. Fence/wall maintenance to include the requirement that any graffiti shall be repaired and repainted within 72 hours.
  - d. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from the street right-of-way of Laurel Crossing Parkway unless otherwise required by law.
  - e. If the development shall be a gated community, then automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
19. Provide EV (electric vehicles) charging stations on site. A minimum of two (2) parking spaces.