

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 0 SE SALEM ROAD, TAX PARCEL #093D010143, FROM SRC-NC (SALEM ROAD CORRIDOR-NEIGHBORHOOD COMMERCIAL DISTRICT) to SRC-MxD (SALEM ROAD CORRIDOR- MIXED-USE DEVELOPMENT 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:

| | | | |
|--------------------------------------|--|------------------|------------------|
| REZONING CASE NO. 2023-01 | Rezone one parcel for a total 3.31-acre parcel from SRC-NC (Salem Road Corridor-Neighborhood Commercial District) to SRC-MxD (Salem Road Corridor- Mixed Use Development District), for a mixed-use development. | | |
| APPLICANT: | Blum & Campbell, LLC | | |
| PROPERTY OWNER: | SALEM FAMILY TRUST | | |
| LOCATION: | 0 Salem Road | | |
| LAND LOT(S): | 202 | DISTRICT: | 10 th |
| TAX PARCEL NO.: | 093D010143 | | |

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 Mixed-Use/Employment Center, which pursuant to Section 202-6 permits the SRC-MxD (Salem Road Corridor- Mixed Use Development) 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 3.31-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted as on the Recorded Plat attached hereto as Exhibit “B”, from the SRC-NC (Salem Road Corridor – Neighborhood Commercial) Zoning District to the SRC-MxD (Salem Road Corridor – Mixed Use Development) 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” and applies to the 3.31-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 22 day of February, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman


opposed

Sherri L. Washington, Commissioner Post I

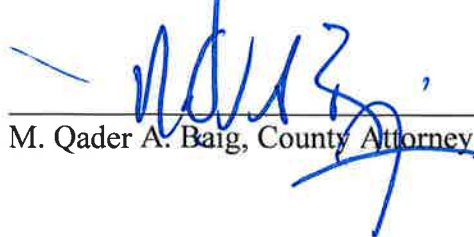


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to Form

By: 
M. Qader A. Baig, County Attorney

First Reading: 1/24/2023

Second Reading: 2/27/2024

Exhibit "A"
Legal Description

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN Lot and Lot 202, 10th District, Rockdale County, Georgia, being known as Avondale Springs (Commercial Parcel 1) containing 3.51 acres or 144,274 square feet and being more particularly described as follows:

Commencing at the mutual intersection of the eastern right-of-way of Salem Road (80' right-of-way) and the northern right-of-way of Avondale Boulevard (120' right-of-way), said point being the beginning of a curve to the left, an arc distance of 119.24 feet said arc having a radius of 9,513.70 feet and being subtended by a chord of North 14 degrees 14 minutes 45 seconds West and a distance of 119.23 feet to a 1/2" rebar set; said point being the TRUE POINT OF BEGINNING;

thence continue along the northern right-of-way of Salem Road (80' right-of-way) to an arc of a curve to the left, an arc distance of 191.34 feet, said arc having a radius of 9,513.70 feet and subtended by a chord of North 15 degrees 10 minutes 52 seconds West and a distance of 191.34 feet to a point; thence continue along said right-of-way North 15 degrees 44 minutes 30 seconds West a distance of 77.47 feet to a 1/2" rebar set; thence leaving said right-of-way North 74 degrees 07 minutes 31 seconds East, a distance of 160.31 feet to a 1/2" rebar set; thence South 1 degrees 41 minutes 50 seconds East, a distance of 62.51 feet to a point; thence along an arc of a curve to the right, an arc distance of 330.53 feet, said arc having a radius of 9,875.70 feet and subtended by a chord of South 14 degrees 47 minutes 53 seconds East and a distance of 330.53 feet to a 1/2" rebar found; thence South 76 degrees 09 minutes 39 seconds West a distance of 130 feet to a 1/2" rebar found; thence along an arc of a curve to the right, an arc distance of 350 feet, said arc having a radius of 9,872.74 feet and subtended by a chord of South 1 degrees 49 minutes 29 seconds East and a distance of 350 feet to a 1/2" rebar set; thence South 76 degrees 25 minutes 26 seconds West a distance of 15.85 feet to a 1/2" rebar found; thence along an arc of a curve to the left, an arc distance of 44.31 feet, said arc having a radius of 9,876.50 feet and subtended by a chord of South 75 degrees 12 minutes 16 seconds West and a distance of 44.30 feet to a 1/2" rebar found; thence South 73 degrees 58 minutes 43 seconds West, a distance of 246.12 feet to a point; thence along an arc of a curve to the right, an arc distance of 30.50 feet, said arc having a radius of 964.00 feet and subtended by a chord of South 74 degrees 53 minutes 00 seconds West and a distance of 30.50 feet to a 1/2" rebar set; thence South 58 degrees 47 minutes 42 seconds West, a distance of 53.35 feet to a 1/2" rebar set; thence along an arc of a curve to the left, an arc distance of 100.00 feet, said arc having a radius of 9,513.70 feet and subtended by a chord of North 14 degrees 18 minutes 14 seconds West and a distance of 100.00 feet to a 1/2" rebar set; thence South 75 degrees 23 minutes 42 seconds West, a distance of 2.00 feet to a 1/2" rebar set on the right-of-way of Salem Road (80' right-of-way); said point being the TRUE POINT OF BEGINNING;

Containing 144,274 square feet or 3.51 acres (more or less).

Exhibit "B"
Legal Survey

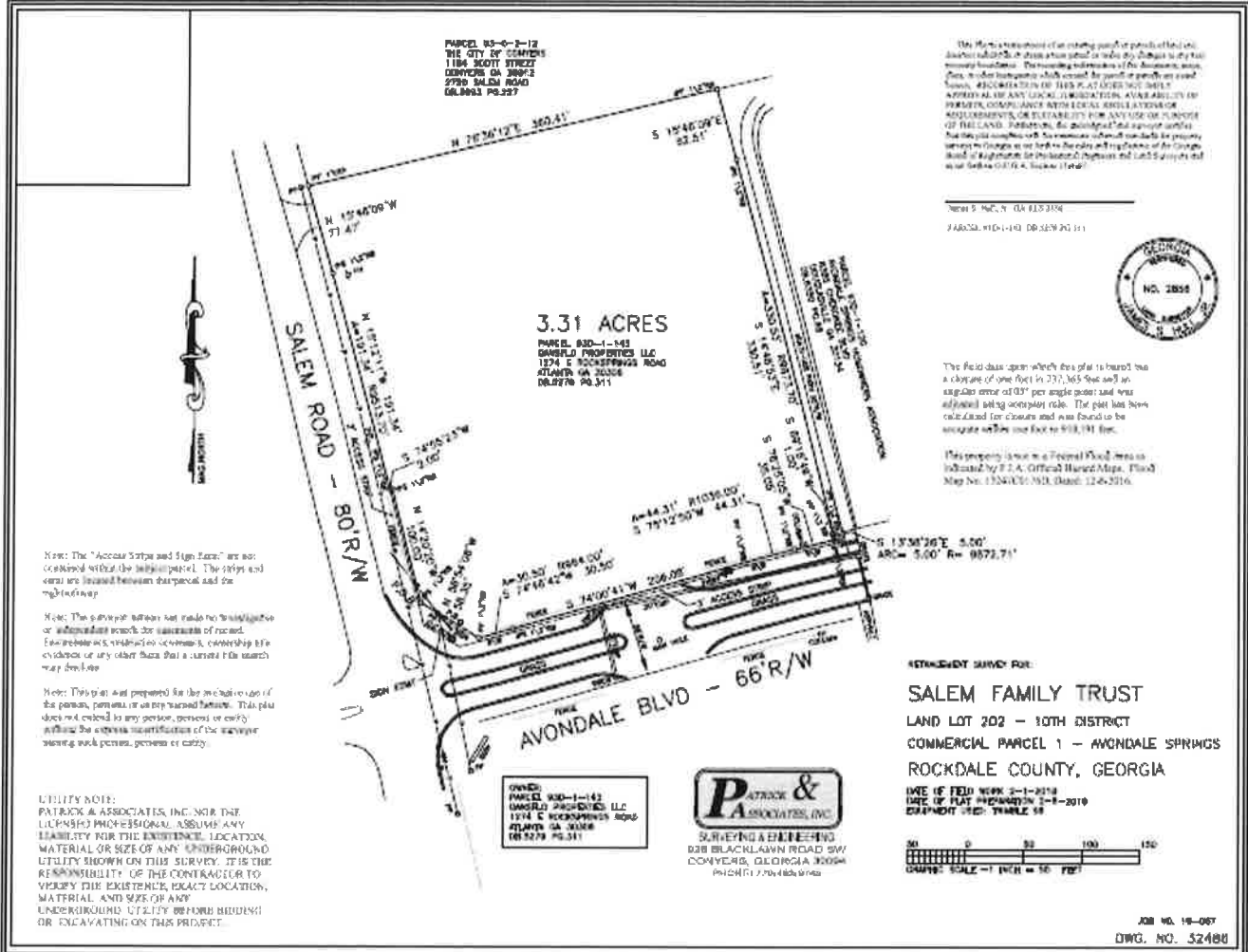


Exhibit "C"

Approval with Conditions of the request to rezone from SRC-NC (Salem Road Corridor – Neighborhood Commercial) to SRC-MxD (Salem Road Corridor – Mixed-Use Development) with the following Conditions:

1. The site shall be developed in compliance with the MxD (Mixed-Use Development) Zoning District, if adopted.
2. The applicant shall provide a Traffic Impact Study prior to the submittal of an application for a Land Disturbance Permit (LDP). 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.
3. Natural vegetation shall remain on the property until the issuance of a development permit.
4. Provide five-foot-wide concrete sidewalks along the Salem Road and Avondale Boulevard Right-of-Way.
5. Provide landscaping within the buffer adjacent to the Avondale Springs subdivision that includes a double row of six-foot-high evergreen trees planted a maximum of ten feet on center and placed along an earthen berm located along the interior side of the buffer not less than four feet in height, or by an alternative buffer design approved by the Director of Planning and Development that provides an effective year-round visual screen for the existing residences.
6. Principal building entrances shall be oriented to public streets wherever possible. Building materials for facades oriented to public streets shall be constructed of brick, stone, stucco, wood siding or similar material approved by the director. Metal siding, vinyl siding, and standard concrete block are prohibited.
7. At least 40 percent of non-residential facades facing boulevards must be clear glass.
8. Drive-through windows shall be screened from view from a boulevard and from adjacent residentially zoned property. No outdoor speakers shall be directed toward adjoining residentially zoned property.
9. Dumpsters shall be placed on a concrete pad and screened by an opaque fence or wall that is a minimum of eight feet in height.
10. Provide one off-street loading space per building. Loading spaces shall be 10 feet in width and 30 feet in length. Off-street loading shall be limited to the area between the rear of the principal structure and the rear lot setback line, or between the side of the principal building and the side lot setback line.
11. All utilities shall be placed underground.
12. 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.
13. All proposed buildings shall be ADA compliant.
14. Offices and retail uses shall close at 10:00 p.m. on weekdays and 11:00 p.m. on weekends.