

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 1079 SW JOHNSON ROAD FROM C-2 (GENERAL COMMERCIAL) 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:

REZONING CASE NO. 2024-03	Rezone 5 acres from C-2 (General Commercial) District to RM (Residential Multifamily) District for the development of forty-one single-family townhomes		
APPLICANT:	Hayley Todd PEC+		
PROPERTY OWNER:	Dean Conn c/o Crawford Creek Communities		
LOCATION:	1079 SW Johnson Road		
LAND LOT(S):	242,243,267 & 268	DISTRICT:	16 th
TAX PARCEL NO.:	044001044D		

WHEREAS, said rezoning proposal was reviewed by staff and public hearings 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 High Density.

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 amended to rezone the 8.65-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on Exhibit “B” attached hereto, from C-2 (General Commercial) to RM (Residential Multifamily).

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 5.0-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All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.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 25 day of June, 2024.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman


absent

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: 3/26/2024

Second Reading: 6/25/2024

EXHIBIT "A"
LEGAL DESCRIPTION

Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 267 and 268 of the 16th District, Rockdale County, Georgia, Plat for Emmanuel Haitian Church, Inc. Subdivision, per plat thereof recorded in Plat Book 36, Page 144, Rockdale County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Together with:

ALL THAT TRACT or parcel of land lying and being in Land Lot 267 of the 16th District of Rockdale County, Georgia and being more particularly described as follows:

COMMENCE at the intersection of Johnson Road (80' R/W) and Klondike Road (80' R/W), THENCE South 13 degrees 59 minutes 28 seconds West a distance of 945.02 feet to a IPF ½" RB on the western Right of Way of Johnson Road (80' R/W), said point being the TRUE POINT OF BEGINNING.

THENCE along a curve to the left having a radius of 1,881.03 feet and an arc length of 200.95 feet, being subtended by a chord of South 05 degrees 24 minutes 30 seconds West for a distance of 200.85 feet to a IPF ½" RB on the western R/W of Johnson Road (80' R/W); THENCE leaving said R/W South 85 degrees 55 minutes 40 seconds West for a distance of 101.39 feet to a IPF 1" OTP; THENCE South 77 degrees 42 minutes 00 seconds West for a distance of 1,090.72 feet to a IPF ½" RB; THENCE North 01 degrees 08 minutes 49 seconds East for a distance of 189.40 feet to a IPF ½" RB; THENCE North 78 degrees 02 minutes 59 seconds East for a distance of 1,208.14 to the TRUE POINT OF BEGINNING.

Said property contains 4.99 Acres

EXHIBIT "C"

PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends Approval with Conditions of the request to rezone from C-2 (General Commercial) to RM (Residential Multifamily).

Proposed conditions:

1. The site shall be developed in compliance with the Residential Multifamily (RM) Zoning District, unless otherwise specified in these conditions or through approval of a variance or administrative variance.
2. The site shall be restricted not to exceed 41 townhome units.
3. All townhome units shall have a two-car garage.
4. Provide a 20-foot-wide landscape strip along the frontage of the development and a 10-foot-wide landscape strip along the sides and rear of the development. Trees may be planted in groups rather than in a single line. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or stormwater detention facilities except when complying with the applicable regulations found within the Unified Development Ordinance.
5. Provide a five-foot-wide concrete sidewalk along one side of all streets in the development.
6. Provide a five-foot-wide concrete sidewalk along Johnson Road SW.
7. A strip of grass or other approved landscape material at least four feet in width shall separate all sidewalks from adjacent curbs on public streets. See Rockdale County Standard Design and Construction details.
8. All roadway and yard grassed areas shall be sodded.
9. All utilities shall be placed underground.
10. Natural vegetation shall remain on the property until the issuance of a development permit.
11. Proposed development must comply with all Rockdale County Land Disturbance requirements.
12. Proposed development must comply with all Rockdale County Standard Design and Construction Details.
13. Streetlights shall be provided throughout the residential development along internal streets. Lighting shall be designed to preclude light spillover. Parking areas shall use only cut-off luminary fixtures mounted in such a manner that its cone of light is directed internally and does not cross any property line of the site.
14. Ground signage for the development shall not exceed eight feet in height. A maximum of two ground signs per public road access are allowed in accordance with Sec. 230-20 of the Unified Development Ordinance.
15. 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.