

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2420 SIGMAN ROAD FROM C-2 (GENERAL COMMERCIAL) TO MRU (MIXED RESIDENTIAL USES); 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. 2024-15</b>	Rezone 53.25 acres of the 69.86-acre property at 2420 Sigman Road SW From C-2 (General Commercial) to MRU (Mixed Residential Uses) for town homes and single family residential.		
<b>APPLICANT:</b>	Chandler Cotter/John Andrew Nix		
<b>PROPERTY OWNER:</b>	Chalk Creek Holdings LLC, FSHCMP LLC, Coral Bay LLC		
<b>LOCATION:</b>	2420 Sigman Road SW, Conyers, GA 30094		
<b>LAND LOT(S):</b>	212	<b>DISTRICT:</b>	16th
<b>TAX PARCEL NO.:</b>	010010009B		

**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 Medium Density Residential.

**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 53.25 acres of the 69.86-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted on Exhibit “B” attached hereto, from A-R (Agricultural-Residential) to MRU (Mixed Residential Uses).

**Section II**

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, and applies to 53.25 acres of the 69.86-acre property attached hereto as Exhibit “C”. 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.

2024-659

**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 12 day of November, 2024.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



Osborn Nesbitt, Sr., Chairman

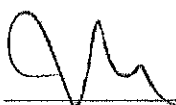
Abstained

Sherri L. Washington, Commissioner Post I

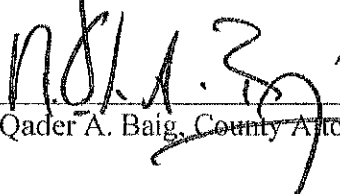


Dr. Doreen Williams, Commissioner Post II

Attest:

By:   
Jennifer Rutledge, County Clerk

Approved as to Form:

By:   
M. Qader A. Baig, County Attorney

First Reading: 8/27/2024

Second Reading: 11/12/2024

EXHIBIT "A"  
LEGAL DESCRIPTION

BOOK 3674 PAGE 208

Exhibit A

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 204 and 213 of the 16<sup>th</sup> District, Rockdale County, Georgia, situated at the southwest corner of the intersection of Sigman Road and Iris Drive west of U.S. Interstate 20 being designated as Tax Parcel 010-0-10-009B (in configuration as shown on the tax map extract attached hereto) upon the taxes records of Rockdale County, GA., and more particularly described in Exhibit B attached hereto and by all those certain tracts or parcels of land lying in said Land Lots and District as set out and described in:

i. Warranty Deed from Carl Granada and Mrs. Annie Lee Sigman to W. T. Sigman, dated July 16, 1952, recorded in November 12, 1953, recorded in Deed Book 31, page 232, Rockdale County, Georgia Records; and,

ii. Quitclaim Deed from W. T. Sigman to William G. Gainer, as said grantee's 4% undivided interest, dated October 4, 1994, filed for record October 3, 1994 in Deed Book 1050, page 198 Warranty Deed from Carl Granada to Mrs. Annie Lee Granada Sigman, dated May 28, 1946, recorded November 21, 1947, recorded in Deed Book 27, Page 204, aforesaid Records; and,

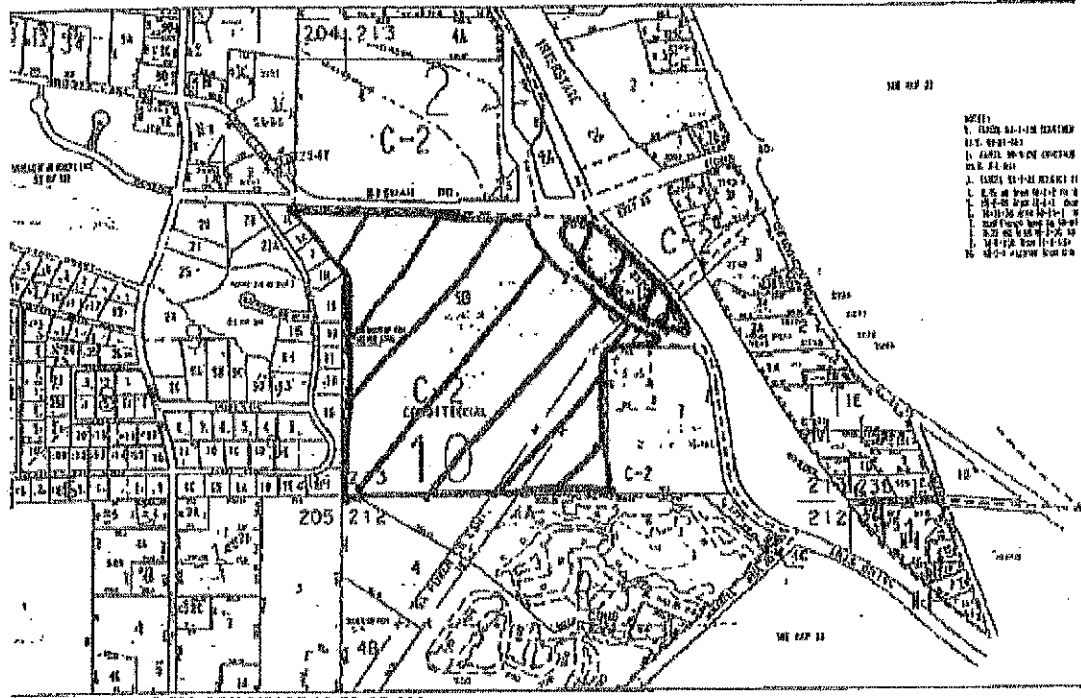
iii. Quitclaim Deed from W. T. Sigman to Sidney L. Nation, as to said grantee's 6% undivided interest, dated October 4, 1994 recorded October 5, 1994 in Deed Book 1050, Page 201, aforesaid Records

LESS and EXCEPT: (a) all conveyances and transfers made by the grantees above named or their successors in title subsequent to the dates of the conveyances above noted; and (b) public right-of-ways whether deeded or condemned by public authorities; and SUBJECT TO all encumbrances, encroachments, matters of survey, easements, right-of-ways and restrictions of record.

**EXHIBIT "B"**  
**SURVEY PLAT**

BOOK 3674 PAGE 209

TRACTS 2 AND 3:



x Maps\MAP10.DGN 08/03/2005 10:59:05 AM

**EXHIBIT B-1**

LEGAL DESCRIPTION-TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 204 and 213, of the 16<sup>th</sup> District, Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at an IPF 1" CTP, being the common corner of Land Lots 204, 205, 212 and 213 in the 16<sup>th</sup> District and run thence North 01 degrees 43 minutes 08 seconds West a distance of 210.36 feet to an IPF 1" CTP; Thence North 02 degrees 27 minutes 45 seconds East a distance of 468.30 feet to an IPF ½" RB; Thence North 00 degrees 53 minutes 42 seconds West a distance of 153.03 feet to an IPF ½" RB; Thence North 01 degrees 12 minutes 04 seconds East a distance of 149.78 feet to an IPF ½" RB; Thence North 01 degrees 27 minutes 39 seconds East a distance of 149.85 feet to an IPF ½" RB; Thence North 00 degrees 18 minutes 15 seconds East a distance of 254.62 feet to a point, said point being the centerline of creek; Thence along a Tie Line North 87 degrees 11 minutes 44 seconds East a distance of 1234.94 feet to a point on the southwest Right of Way of Iris Drive and the centerline of said creek; Thence continue along said Right of Way along a curve to the left, an arc distance of 2.03 (said arc being subtended by a chord having a bearing of South 34 degrees 58 minutes 14 seconds East and a chord distance of 2.03 feet and the arc having a radius of 731.83 feet) to a point; Thence North 55 degrees 35 minutes 21 seconds East a distance of 51.50 feet to a R/W M.(Right of Way Monument) on the southwest Right of Way of Iris Drive; Thence along a curve to the left, an arc distance of 85.29 feet (said arc being subtended by a chord having a bearing of South 39 degrees 34 minutes 59 seconds East and a chord distance of 85.25 feet and the arc having a radius of 763.59 feet) to a point; Thence North 46 degrees 46 minutes 59 seconds East a distance of 7.00 feet to a point; Thence along a curve to the left, an arc distance of 152.16 feet (said arc being subtended by a chord having a bearing of South 50 degrees 04 minutes 33 seconds East and a chord distance of 151.83 feet and the arc having a radius of 663.69 feet) to a point; Thence North 31 degrees 33 minutes 29 seconds East a distance of 5.67 feet to a point; Thence South 62 degrees 26 minutes 26 seconds East a distance of 82.24 feet to a point; Thence South 32 degrees 31 minutes 35 seconds West a distance of 13.00 feet to a point; Thence South 57 degrees 28 minutes 24 seconds East a distance of 270.00 feet to a point; Thence South 52 degrees 02 minutes 03 seconds East a distance 150.53 feet to a point; Thence South 61 degrees 14 minutes 23 seconds East a distance 83.41 feet to a point; Thence along a curve to the right, an arc distance of 519.39 (said arc being subtended by a chord having a bearing of South 54 degrees 57 minutes 34 seconds East and a chord distance of 73.98 feet and the arc having a radius of 519.39 feet) to an IPS ½" RB on the southwest Right of Way of Iris Drive; Thence leaving said Right of Way South 43 degrees 15 minutes 37 seconds West a distance of 145.61 feet to an IPF ½" RB; Thence South 83 degrees 37 minutes 27 seconds West a distance of 311.84 feet to an IPF 1" CTP; Thence South 01 degrees 33 minutes 16 seconds East a distance of 350.02 feet to an IPS ½" RB; Thence South 01 degrees 47 minutes 41 seconds East a distance of 79.01 feet to an IPF 1" CTP; Thence South 01 degrees 33 minutes 20 seconds East a distance of 405.98 feet to an IPS ½" RB, said point being located on the common Land Lot line of Land Lots 212 and 213; Thence along the common Land Lot line of Land Lots 212 and 213, North 89 degrees 10 minutes 41 seconds West a distance of 1633.90 feet to the True Point of Beginning.

Said Tract contains 53.251 Acres

**EXHIBIT "C"**  
**CONDITIONS OF ZONING**

1. The site shall be developed in compliance with the Mixed Residential Uses (MRU) Zoning District if adopted.
2. The applicant shall provide the 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 the 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. The site shall be restricted not to exceed 304 residential units.
4. A mandatory Homeowners' Association shall be established and shall be responsible for the maintenance of all common areas and facilities.
5. The Homeowners' Association covenants shall include a rental restriction of five percent (5%) of all single-family residential dwelling units.
6. All single-family detached units and townhome units shall have a two-car garage.
7. Provide a five-foot-wide concrete sidewalk along both sides of the proposed internal streets. Provide a two-foot-wide grass strip on all internal public roads between the back of the curb and the sidewalk. Provide a five-foot-wide landscape strip. All trees planted in this landscape strip shall be counted towards any Rockdale County required tree recompense credits or tree density units as mandated by the required development permit.
8. Provide a ten-foot-wide, paved multi-use path along the Iris Drive right-of-way in accordance with the submitted site plan. A ten-foot-wide landscape strip shall be provided along Iris Drive between the roadway and the multi-use path.
9. All grassed areas shall be sodded.
10. All utilities shall be placed underground.
11. Natural vegetation shall remain on the property until the issuance of a development permit.
12. 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.
13. Streetlights shall be provided throughout the residential development along the internal streets where residential units directly abut. When internal to the block, 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.
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. Any structures in the amenity areas shall be constructed using exterior building materials that complement the adjacent residential structures. The amenity areas may be in a single area or in multiple areas.

### **Townhome Units**

- a. To create diversity and individuality throughout a neighborhood, it is critical that a variety of styles and color packages be provided for homes in proximity of one another. Developments involving the construction of six or more townhouse dwellings shall provide at least nine different front building facades, and in no instance shall the same two front facades be used immediately adjacent to or directly across the street from one another. In either situation front facades shall be substantially differentiated with regard to architectural style, exterior materials, colors, and architectural elements. Mirrored or reversed front facades shall not be considered adequate to fulfill this requirement.
- b. Foundations shall be 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 inches in depth.
- c. Where multiple exterior materials are used on a single dwelling, they shall only be combined on each facade horizontally, with the heavier material below the lighter.
- d. Balconies and decks shall be supported by brackets made of metal or wood having an appropriate size and strength or with architectural columns or pillars also having an appropriate size and strength, and constructed from natural wood, smooth concrete or smooth natural stone. The required brackets or architectural columns or pillars shall have an appearance that is complementary to the architecture of the townhouse residential structure.
- e. Bay windows shall be habitable spaces carried to the ground or supported by brackets made of metal or wood.
- f. Doors and windows shall be rectangular in orientation and proportion, with the height of the door or window opening greater than its width where facing streets or open spaces.
- g. Security bars on doors or windows shall not be visible from any street or open space.
- h. Chimneys shall be finished with brick, indigenous rock, natural stone or Portland cement plaster and lathe systems (stucco) having three traditional coats with smooth-sand finish, except that flues for pot belly stoves shall be metal with an appropriate jack arch or lintel.
  - a. All chimneys and fireplace enclosures shall extend to the ground.
  - b. All chimneys shall be capped to conceal spark arresters.

### **Screening requirements.**

Detention facilities and ponds. All detention facilities and ponds shall be appropriately screened from pedestrian view from all required sidewalks along adjacent private streets and sidewalks abutting a common area or community amenity. With the exception of entrances, all detention facilities and ponds shall be completely enclosed. A black vinyl chain link fence may be used to satisfy the detention facility and pond screening requirement, provided the black vinyl chain link fence is at least four feet in height, and is surrounded by vegetation or trees a minimum four feet in height at the time of planting that will effectively screen the chain vinyl link fence and facility. The following shall also apply to all detention facilities and ponds:

- a. Detention facilities and ponds shall be prohibited in all front yards.
- b. Detention facilities and ponds may be incorporated into the required landscaping plan for the site as a common area, a community amenity or a water feature.
- c. No detention facility or pond shall be located within 50 linear feet as measured in a straight-line distance, from the nearest point of the detention facility or pond, including the required visual screening materials, to any portion of a dwelling unit,

## Detached Units

- a. To create diversity and individuality throughout a neighborhood, it is critical that a variety of styles and color packages be provided for home in proximity of one another. Developments involving the construction of between two to five single-family dwellings shall provide at least four different front building facades, and no instance shall the same two front facades be used immediately adjacent to or directly across the street from one another. Developments of six or more single-family dwellings shall provide at least nine different front building facades, and in no instance shall the same two front facades be used immediately adjacent to or directly across the street from one another. In either situation front facades shall be substantially differentiated with regard to architectural style, exterior materials, color, and architectural elements. Mirrored or reversed front facades shall not be considered adequate to fulfill this requirement.
- b. A minimum dwelling width of 24 feet.
- c. A minimum roof overhang of 12 inches beyond the face of the exterior wall is required. All roofs shall be clad in architectural shingles, except those ancillary roofs used to shade decks, patios, and porches may be clad in standing seam metal. Where used, all standing seam metal roofs shall be finished to match the color of the principal roof.
- d. With the exception of openings for doors and windows, the front building facade shall be finished with no less than 40 percent brick, rock, or stone with the balance being brick, rock, stone, cementitious siding, or wood siding.
- e. Building materials may be combined on each building facade horizontally, with the heavier material below the lighter material.
- f. The front building facade shall contain no less than 10 percent glass in the form of windows, transoms above doors, sidelight in door casings, or window panels in garage doors. Facades facing an abutting street, alley, or designated open space shall contain no less than 10 percent glass.
- g. A minimum of two side facades shall incorporate at least one type of modulation in the facade plane, including but not limited to, projections, recesses, and step backs that articulate the wall planes and break up building mass, at least one such modulation shall be visible from the abutting street. Modulation for qualifying projections, pop outs, bays, recesses, and varied step backs shall be a minimum depth of one foot from the primary facade plane. A minimum of 50% of total modulation shall be visible above permanent barriers, such as berms and fencing, from an adjacent street, alley, or designated open space.
- h. Windows installed within facades finished with brick, rock, or stone shall not be flush mounted to the exterior facade. From the exterior facade, window jambs shall be recessed, contain a sill, apron, casing, and head. Windows installed within facades finished with cementitious or wood siding may be mounted flush to the exterior wall plane however they shall be finished along the sills, bottom, and header with a minimum 1-inch by 4-inch trim board.
- i.



**Intent:**

Provide more spatially appropriate landscape with adequate diversity, variety of species, and visual interest to avoid the "cookie cutter" look often found in higher density product types such as single family attached townhomes.

**Action:**

The landscape plans will avoid the standardized per unit landscape packages that provide a redundant aesthetic. Alternatively, the landscape plans will treat each attached group of townhomes as one cohesive unit instead of a conglomeration of separate units. Each Courtyard will be given its own distinctive character through the proper selection of landscape avoiding a disjointed and repetitive final product. Higher landscape concentration will be provided at the Nodes that are created in the space between the buildings. These areas provide more adequate space, allowing for mature landscape plantings and resulting in an improved day one appearance that helps to alleviate overcrowding effects in the future. The space in front of the buildings, between these Nodes, will be planted as a Courtyard in a unifying manner that works to tie the two buildings together with plants of a similar species and character. This will help create, define, and distinguish each space from the others on opposite sides of the adjacent Nodes. The Courtyards will be planted with flowering, understory, or evergreen trees with smaller mature sizes that are more appropriate for the confines of the courtyard helping to alleviate overshadowing of shrubs and ground covers as well as maintenance issues in the future.

**Specifications:****Nodes:**

Each Node will be planted with a minimum of (3) 4" caliper shade trees. Tree varieties with a more upright habit and form may be used for more constrictive locations (i.e. Armstrong Maple, Columnar English Oak, Slender Silhouette Sweetgum). Less restrictive nodes can be planted with standard shade trees from Rockdale County's Approved Tree List.

Each Node will be planted with a minimum of 4 Large Evergreen Shrubs with year round appeal to provide aesthetically pleasing height variation. The Shrubs will be 7 to 15 gallon at time of planting and shall be a maintainable species (i.e., Steeds Holly, Osmanthus, Camelia, Winterberry, Boxwood)

Each Node will be planted with a minimum of 35 Small to Medium Evergreen Shrubs, 3 gallon minimum size at time of planting.

Each Node will have a minimum of (70) 1 gallon Evergreen Ground Cover. (i.e., Liriope, Star Jasmine, Pachysandra, Mondo Grass, Acorus, Ajuga)

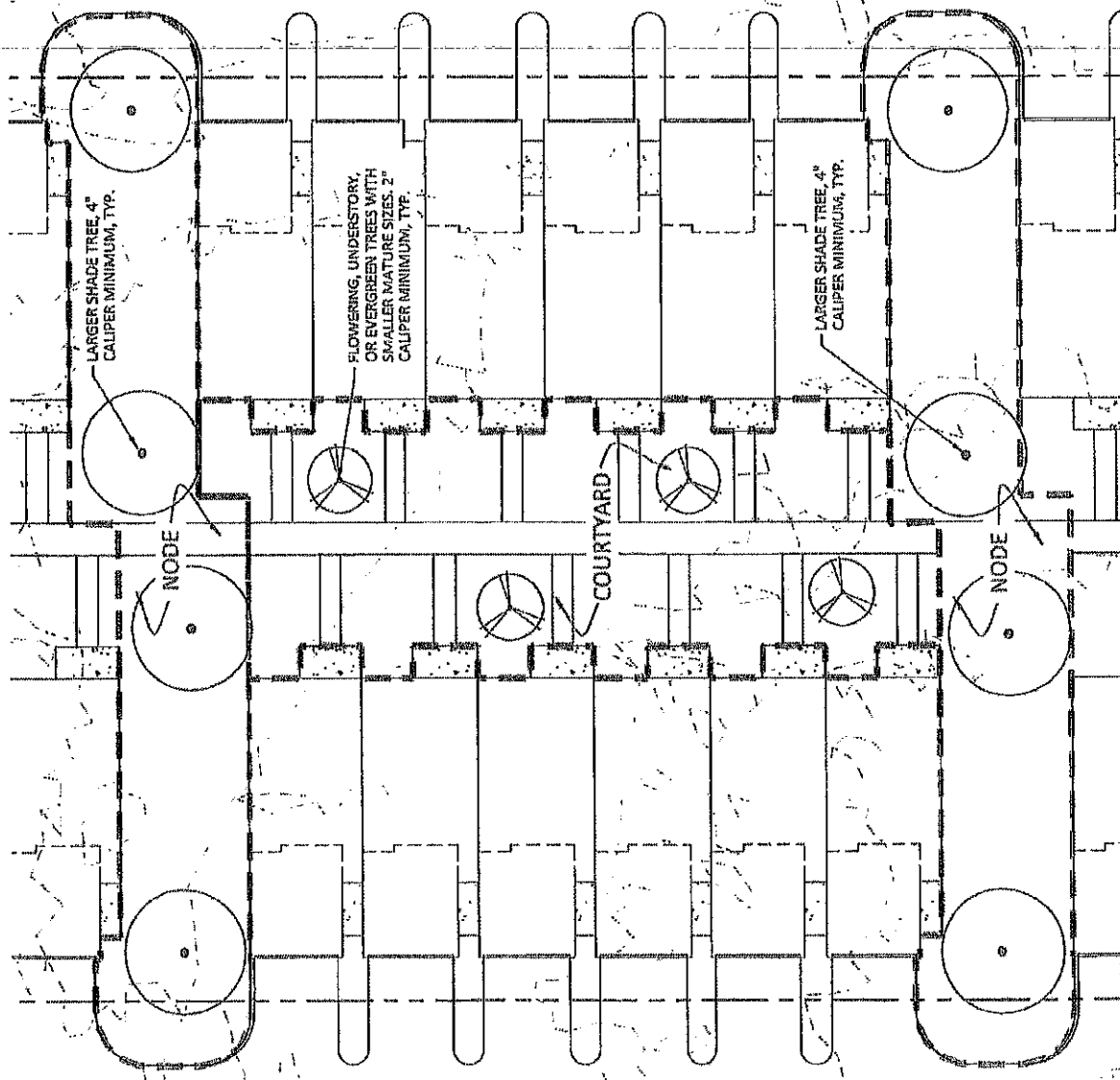
#### Courtyards:

A minimum of 35% of the Buildings facing a Courtyard will be planted with understory type trees at a minimum installed size of 2" caliper (i.e., Dogwoods, Red Buds, Trident Maples, Grape Myrtles, Emerald Arborvitae, Fringetree)

To promote a cohesive and unified aesthetic, plantings in front of the units in each Courtyard shall maintain the following criteria. 65% of the units in a Courtyard shall have evergreen plantings of the same Genus (i.e., Ilex, Buxus, Ternstroemia, Cephalotaxus, Illicium). The remaining 35% of the units may have plantings of alternative species to provide variety and interest. These plantings may be made up of ornamental grasses and flowering shrubs (i.e., Azalea, Loropetalum, Miscanthus, Panicum, Abella).

To provide the appropriate amount of open space, a maximum of 40% of the available planting area in a Courtyard may consist of groundcover. Groundcovers may consist of up to three different species per Courtyard appropriately selected for relevant site conditions. (i.e., Bermuda, Zoysa, Liriope, Star Jasmine, Pachysandra, Daylily, Acorus, Ajuga, Blue Star Creeper.)

Unacceptable Evergreen Species for Courtyard and Node plantings Include: Bald Cypress, Pines, Leyland Cypress)



**Intent:**

Provide more spatially appropriate landscape with adequate diversity, variety of species, and visual interest to avoid the "cookie cutter" look often found in higher density single family detached product types. Provide a landscape that has long term viability through proper plant selection and location.

**Action:**

The landscape plans will avoid the standardized per unit landscape packages that provide a redundant aesthetic. The objective is to provide the proper amount of variation while maintaining overall unity. The landscape plans will provide three distinctive packages that will be used alternately between the single family detached units. Characteristics of these packages will include foundational plantings along the fronts of the units as well as hedging and massing in between those foundation plantings and the street in an effort to break up large expanses of turf typically seen in these product types. Plants in each package will be specifically selected to create a cohesive unit design that has a distinctive character from the adjacent unit. To provide more long-term viability, tree plantings in the unit packages will have a mature size that fits the available space appropriately. Community Common areas where more adequate space is available will be used to mass larger trees so that they have the conditions available to thrive.

**Specifications:**Unit Packages:

Unit packages will not be installed in a repetitive 1-2-3-1-2-3-1-2-3 format. Stronger aesthetics will be achieved by applying them in a more natural rhythm. Examples of this might include 1-2-2-1-3 or 3-3-3-1-2-2. Trees provided in front of the units will be understory type trees at a minimum installed size of 2" caliper (i.e., Dogwoods, Red Buds, Trident Maples, Crape Myrtles, Emerald Arborvitae, Fringetree). The quantity of trees in unit fronts will be based on a ratio of 2 trees per unit. Spacing is flexible and trees may be grouped for aesthetic purposes, but overall quantities will be met.

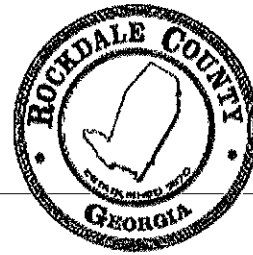
Common Areas:

Common Areas will be planted with larger shade and canopy type trees sized at a 4" caliper minimum. These trees will be provided in Common Spaces at a ratio of 1 tree per 2000sf of Common Space and will be of a species approved in Rockdale County's Approved Tree List.

**(Unacceptable tree species include: Bald Cypress, Pines, Leyland Cypress)**



**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



<b>Type of Request:</b> Rezone (REZ) 2024-15 - 2 <sup>ND</sup> Reading of Ordinance		<b>County Clerk Use Only</b> Ordinance #: 0-2024-22	
<input checked="" type="checkbox"/> <b>Submission Information</b>		<input checked="" type="checkbox"/> <b>Information</b>	
<b>Contact Name:</b> Denise Tugman/Christopher Wheeler  <b>Department:</b> Planning & Development		<b>Summary of Request:</b> A request was made by Chandler Cotter/John Andrew Nix to Rezone 53.25 acres of the 69.86-acre property at 2420 Sigman Road SW From C-2 (General Commercial) to MRU (Mixed Residential Uses) for town homes and single family residential.	
<input checked="" type="checkbox"/> <b>Department Director/Elected Official Signature</b>		<input type="checkbox"/> <b>Chief of Staff Signature</b>	
I have reviewed the attached, and it is approved as to substance.		I have reviewed the attached, and it is approved for processing.	
Signature: <i>Denise Tugman</i> Date: 9/25/2024		Signature: _____      Date: _____	
<input type="checkbox"/> <b>County Attorney Signature</b>		<input type="checkbox"/> <b>Director of Legislative Affairs/County Clerk Signature</b>	
I have reviewed the attached, and it is approved as to form.		I have reviewed the attached, and it is approved for processing.	
Signature: _____      Date: _____		Signature: _____      Date: _____	
<b>Notes and Comments:</b> August 27, 2024: First Read Work Session August 27, 2024: First Read Voting Session September 12, 2024: Planning Commission September 26, 2024: BOC Zoning Public Hearing October 1, 2024: Second Read Work Session October 8, 2024: Second Read Voting Session <i>Deferred</i> <i>10/22/2024 deferred</i> <i>11/12/2024 approved w/ cards.</i>			

## PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends *Approval with Conditions* of the request to rezone 53.25 acres from C-2 (General Commercial) to MRU (Mixed Residential Uses) for townhomes and single-family residences with the following conditions:

1. The site shall be developed in compliance with the Mixed Residential Uses (MRU) Zoning District, if adopted.
2. The applicant shall provide the 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.
3. The site shall be restricted not to exceed 304 residential units.
4. A mandatory Homeowners' Association shall be established and shall be responsible for the maintenance of all common areas and facilities.
5. The Homeowners' Association covenants shall include a rental restriction of five percent (5%) of all single-family residential dwelling units.
6. All single-family detached units and rear loaded townhome units shall have a two-car garage.
7. Provide a five-foot-wide concrete sidewalk along ~~both~~ one sides of the proposed internal streets. Provide a two-foot-wide grass strip on all internal public roads between back of the curb and sidewalk. Provide a five-foot-wide landscape strip. All trees planted in this landscape strip shall be counted towards any Rockdale County required tree recompense credits or tree density units as mandated by the required development permit.
8. Provide a ten-foot-wide, paved multi-use path along the Iris Drive right-of-way in accordance with the submitted site plan. A ten-foot-wide landscape strip shall be provided along Iris Drive between the roadway and the multi-use path.
9. All grassed areas shall be sodded.
10. All utilities shall be placed underground.
11. Natural vegetation shall remain on the property until the issuance of a development permit.
12. 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.

**13.** Streetlights shall be provided throughout the residential development along the internal streets where residential units directly abut. When internal to the block, 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.

**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.** Any structures in the amenity areas shall be constructed using exterior building materials that complement the adjacent residential structures. The amenity areas may be in a single area or in multiple areas.



## Townhome Units

- a. To create diversity and individuality throughout a neighborhood, it is critical that a variety of styles and color packages be provided for homes in proximity of one another. Developments involving the construction of six or more townhouse dwellings shall provide at least nine different front building facades, and in no instance shall the same two front facades be used immediately adjacent to or directly across the street from one another. In either situation front facades shall be substantially differentiated with regard to architectural style, exterior materials, colors, and architectural elements. Mirrored or reversed front facades shall not be considered adequate to fulfill this requirement.
- b. Foundations shall be 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 inches in depth.
- ~~c. Where multiple exterior materials are used on a single dwelling, they shall only be combined on each facade horizontally, with the heavier material below the lighter.~~
- d.c. Balconies and decks shall be supported by brackets made of metal or wood having an appropriate size and strength or with architectural columns or pillars also having an appropriate size and strength, and constructed from natural wood, smooth concrete or smooth natural stone. The required brackets or architectural columns or pillars shall have an appearance that is complementary to the architecture of the townhouse residential structure.
- e.d. Bay windows shall be habitable spaces carried to the ground or supported by brackets made of metal or wood.
- f.e. Doors and windows shall be rectangular in orientation and proportion, with the height of the door or window opening greater than its width where facing streets or open spaces.
- g.f. Security bars on doors or windows shall not be visible from any street or open space.
- h.g. Chimneys shall be finished with brick, indigenous rock, natural stone or Portland cement plaster and lathe systems (stucco) having three traditional coats with smooth-sand finish, except that flues for pot belly stoves shall be metal with an appropriate jack arch or lintel.
  - a. All chimneys and fireplace enclosures shall extend to the ground.
  - b. All chimneys shall be capped to conceal spark arresters.

### **Screening requirements.**

Detention facilities and ponds. All detention facilities and ponds shall be appropriately screened from pedestrian view from all required sidewalks along adjacent private streets and sidewalks abutting a common area or community amenity. With the exception of entrances, all detention facilities and ponds shall be completely enclosed. A black vinyl chain link fence may be used to satisfy the detention facility and pond screening requirement, provided the black vinyl chain link fence is at least four feet in height, and is surrounded by vegetation or trees a minimum four feet in height at the time of planting that will effectively screen the chain vinyl link fence and facility.

The following shall also apply to all detention facilities and ponds:

- a. Detention facilities and ponds shall be prohibited in all front yards.
- b. Detention facilities and ponds may be incorporated into the required landscaping plan for the site as a common area, a community amenity or a water feature.
- c. No detention facility or pond shall be located within 50 linear feet as measured in a straight-line distance, from the nearest point of the detention facility or pond, including the required visual screening materials, to any portion of a dwelling unit,

### **Detached Units**

- a. To create diversity and individuality throughout a neighborhood, it is critical that a variety of styles and color packages be provided for home in proximity of one another. Developments involving the construction or between two to five single-family dwellings shall provide at least four different front building facades, and no instance shall the same two front facades be used immediately adjacent to or directly across the street from one another. Developments of six or more single-family dwellings shall provide at least nine different front building facades, and in no instance shall the same two front facades be used immediately adjacent to or directly across the street from one another. In either situation front facades shall be substantially differentiated with regard to architectural style, exterior materials, color, and architectural elements. Mirrored or reversed front facades shall not be considered adequate to fulfill this requirement.
- b. A minimum dwelling width of 24 feet.
- c. A minimum roof overhang of 12 inches beyond the face of the exterior wall is required. All roofs shall be clad in architectural shingles, except those ancillary roofs used to shade decks, patios, and porches may be

clad in standing seam metal. Where used, all standing seam metal roofs shall be finished to match the color of the principal roof.

- d. With the exception of openings for doors and windows, the front building facade shall be finished with no less than 40 percent brick, rock, or stone with the balance being brick, rock, stone, cementitious siding, or wood siding.
- e. Building materials may be combined on each building facade horizontally, with the heavier material below the lighter material.
- f. The front building facade shall contain no less than 10 percent glass in the form of windows, transoms above doors, sidelight in door casings, or window panels in garage doors. Facades facing an abutting street, alley, or designated open space and shall contain no less than 10 percent glass.
- g. A minimum of two side facades shall incorporate at least one type of modulation in the facade plane, including but not limited to, projections, recesses, and step backs that articulate the wall planes and break up building mass, at least one such modulation shall be visible from the abutting street. Modulation for qualifying projections, pop outs, bays, recesses, and varied step backs shall be a minimum depth of one foot from the primary facade plane. A minimum of 50% of total modulation shall be visible above permanent barriers, such as berms and fencing, from an adjacent street, alley, or designated open space.
- h. Windows installed within facades finished with brick, rock, or stone shall not be flush mounted to the exterior facade. From the exterior facade, window jambs shall be recessed, contain a sill, apron, casing, and head.
- i. Windows installed within facades finished with cementitious or wood siding may be mounted flush to the exterior wall plane however they shall be finished along the sides, bottom, and header with a minimum 1-inch by 4-inch trim board.

## **Townhomes**

### **Intent:**

Provide more spatially appropriate landscape with adequate diversity, variety of species, and visual interest to avoid the “cookie cutter” look often found in higher density product types such as single family attached townhomes.

### **Action:**

The landscape plans will avoid the standardized per unit landscape packages that provide a redundant aesthetic. Alternatively, the landscape plans will treat each attached group of townhomes as one cohesive unit instead of a conglomeration of separate units. Each Courtyard will be given it's own distinctive character through the proper selection of landscape avoiding a disjointed and repetitive final product. Higher landscape concentration will be provided at the Nodes that are created in the space between the buildings. These areas provide more adequate space, allowing for mature landscape plantings and resulting in an improved day one appearance that helps to alleviate overcrowding effects in the future. The space in front of the buildings, between these Nodes, will be planted as a Courtyard in a unifying manner that works to tie the two buildings together with plants of a similar species and character. This will help create, define, and distinguish each space from the others on opposite sides of the adjacent Nodes. The Courtyards will be planted with flowering, understory, or evergreen trees with smaller mature sizes that are more appropriate for the confines of the courtyard helping to alleviate overshadowing of shrubs and ground covers as well as maintenance issues in the future.

### **Specifications:**

#### Nodes:

Each Node will be planted with a minimum of (3) 4” caliper shade trees. Tree varieties with a more upright habit and form may be used for more constrictive locations (i.e. Armstrong Maple, Columnar English Oak, Slender Silhouette Sweetgum). Less restrictive nodes can be planted with standard shade trees from Rockdale County's Approved Tree List.

Each Node will be planted with a minimum of 4 Large Evergreen Shrubs with year round appeal to provide aesthetically pleasing height variation. The Shrubs will be 7 to 15 gallon at time of planting and shall be a maintainable species (i.e., Steeds Holly, Osmanthus, Camelia, Winterberry, Boxwood)

Each Node will be planted with a minimum of ~~35-10~~ Small to Medium Evergreen Shrubs, 3 gallon minimum size at time of planting.

Each Node will have a minimum of (~~7025~~) 1 gallon Evergreen Ground Cover. (i.e., Liriope, Star Jasmine, Pachysandra, Mondo Grass, Acorus, Ajuga)

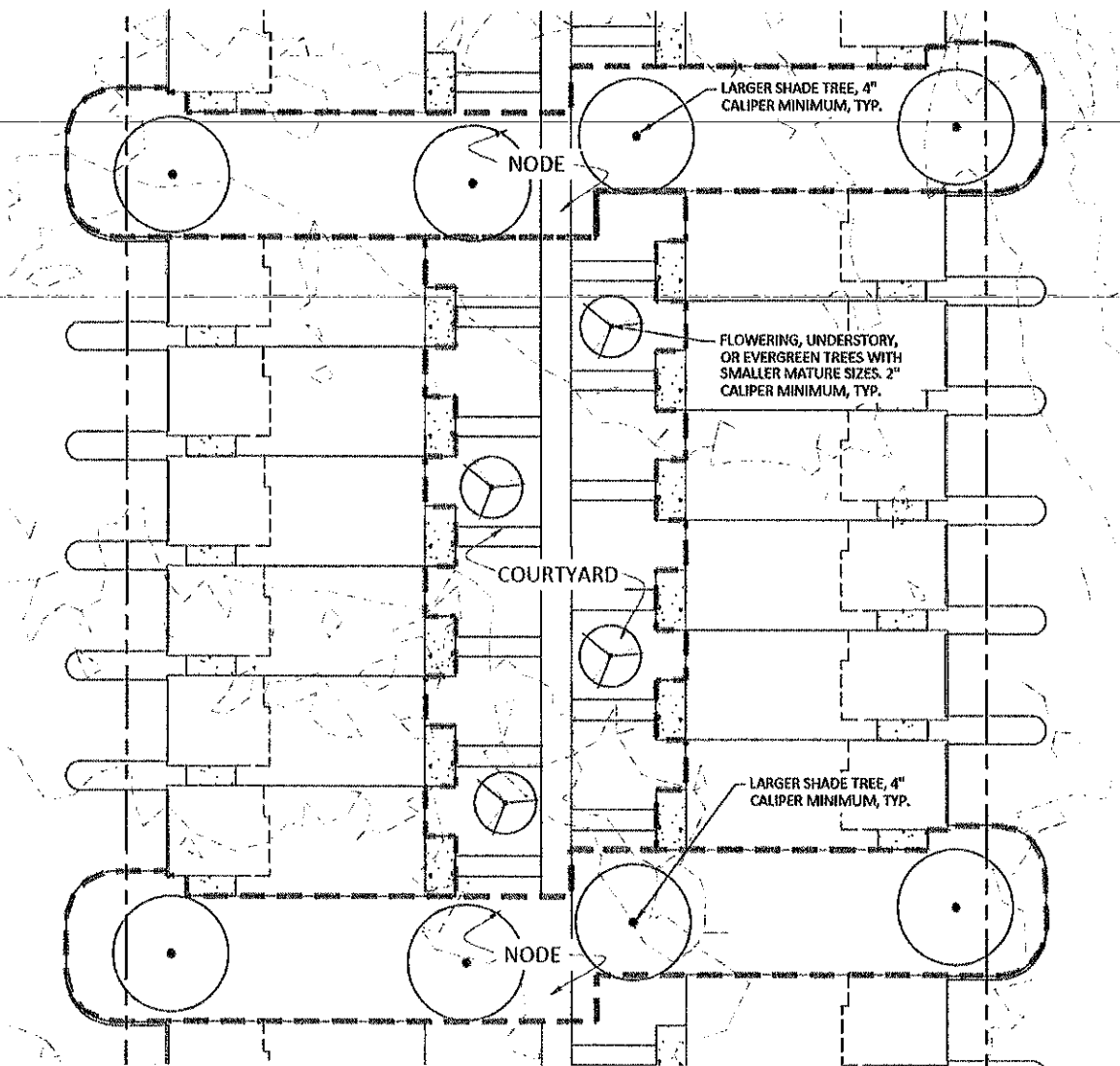
Courtyards:

A minimum of 35% of the buildings facing a Courtyard will be planted with understory type trees at a minimum installed size of 2" caliper (i.e., Dogwoods, Red Buds, Trident Maples, Crape Myrtles, Emerald Arborvitae, Fringetree)

To promote a cohesive and unified aesthetic, plantings in front of the units in each Courtyard shall maintain the following criteria. 65% of the units in a Courtyard shall have evergreen plantings of the same Genus (i.e., Ilex, Buxus, Ternstroemia, Cephalotaxus, Illicium). The remaining 35% of the units may have plantings of alternative species to provide variety and interest. These plantings may be made up of ornamental grasses and flowering shrubs (i.e., Azalea, Loropetalum, Miscanthus, Panicum, Abelia).

To provide the appropriate amount of open space, a maximum of ~~40~~60% of the available planting area in a Courtyard may consist of groundcover. Groundcovers may consist of up to three different species per Courtyard appropriately selected for relevant site conditions. (i.e., Bermuda, Zoysia, Liriope, Star Jasmine, Pachysandra, Daylily, Acorus, Ajuga, Blue Star Creeper.)

Unacceptable Evergreen Species for Courtyard and Node plantings include: Bald Cypress, Pines, Leyland Cypress)



## **Detached**

### **Intent:**

Provide more spatially appropriate landscape with adequate diversity, variety of species, and visual interest to avoid the "cookie cutter" look often found in higher density single family detached product types. Provide a landscape that has long term viability through proper plant selection and location.

### **Action:**

The landscape plans will avoid the standardized per unit landscape packages that provide a redundant aesthetic. The objective is to provide the proper amount of variation while maintaining overall unity. The landscape plans will provide three distinctive packages that will be used alternately between the single family detached units. Characteristics of these packages will include foundational plantings along the fronts of the units as well as hedging and massing in between those foundation plantings and the street in an effort to break up large expanses of turf typically seen in these product types. Plants in each package will be specifically selected to create a cohesive unit design that has a distinctive character from the adjacent unit. To provide more long-term viability, tree plantings in the unit packages will have a mature size that fits the available space appropriately. Community Common areas where more adequate space is available will be used to mass larger trees so that they have the conditions available to thrive.

### **Specifications:**

#### Unit Packages:

Unit packages will not be installed in a repetitive 1-2-3-1-2-3-1-2-3 format. Stronger aesthetics will be achieved by applying them in a more natural rhythm. Examples of this might include 1-2-2-1-3 or 3-3-3-1-2-2. Trees provided in front of the units will be understory type trees at a minimum installed size of 2" caliper (i.e., Dogwoods, Red Buds, Trident Maples, Crape Myrtles, Emerald Arborvitae, Fringetree). The quantity of trees in unit fronts will be based on a ratio of 2-1 trees per unit. Spacing is flexible and trees may be grouped for aesthetic purposes, but overall quantities will be met.

#### Common Areas:

Common Areas will be planted with larger shade and canopy type trees sized at a 4" caliper minimum. These trees will be provided in Common Spaces at a ratio of 1 tree per 2000sf of Common Space and will be of a species approved in Rockdale County's Approved Tree List.

(Unacceptable tree species include: Bald Cypress, Pines, Leyland Cypress)

