

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 2021 AND 0 SOUTHEAST OLD COVINGTON HIGHWAY, CONYERS, GEORGIA FROM THE M-1 (LIMITED INDUSTRIAL) ZONING DISTRICT TO THE RM (RESIDENTIAL MULTI-FAMILY) ZONING DISTRICT FOLLOWING APPLICATION FOR SAME; TO AUTHORIZE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF ROCKDALE COUNTY, GEORGIA, REFLECTING SAID REZONING; TO IMPOSE CONDITIONS UPON THE AMENDMENT; 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 #2020-0403	REZONING OF 14.99 ACRES FROM M-1 (Limited Industrial) TO RM (Residential Multi-Family) for the purpose of building a multi-family development.
APPLICANT:	DRH Properties LLC
LOCATION:	Property is located at 2021 and 0 SE Old Covington Highway, Conyers, Georgia, Tax ID Parcel # 0740040003 and Tax ID Parcel # 073001001A.
LAND LOT(S):	246 & 247
DISTRICT:	10 th

; and

WHEREAS, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of the Code of Rockdale County;

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

Section I

Pursuant to the provisions of Section 238-4 of the Code of Rockdale County, Georgia, as amended, the Official Zoning Map for Rockdale County, as amended, is hereby amended so as to rezone property, more particularly described in the overall legal description attached hereto as Exhibit "A", from M-1 (Limited Industrial) to RM (Multi-Family Residential) for the purposes of building a multi-family development.

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit "B", which exhibit is hereby incorporated by this reference. 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, nor grant any variances from said regulations.

Section III

The Official Zoning Maps of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, are hereby amended to reflect the change in zoning of said properties authorized in Section I.

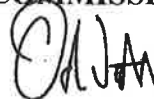
Section IV

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

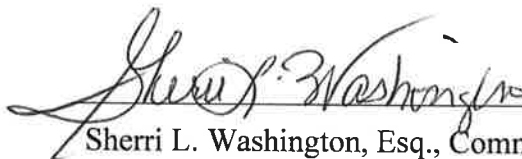
That this Ordinance shall become effective upon adoption.

This 14th day of April, ~~2019~~ 2020

**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: 11/28/2020

Second reading: 4/14/2020

EXHIBIT "A"

Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lots 246 & 247, of the 10th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Old Covington Highway #12; thence North 89°56'00" West, a distance of 210.00 feet to a point; thence North 89°56'00" West, a distance of 330.00 feet to a point; thence North 86°20'00" West, a distance of 260.60 feet to a point; thence North 27°05'00" East, a distance of 178.50 feet to a point; thence South 87°51'00" East, a distance of 655.13 feet to a point; thence South 22°57'51" East, a distance of 164.70 feet to a point, being the POINT OF BEGINNING.

Said tract contains 2.698 acres

Tract 2

All that tract or parcel of land lying and being in Land Lots 246 & 247, of the 10th District, Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Old Covington Highway #12; thence North 87°51'00" West, a distance of 655.13 feet to a point; thence South 27°05'00" West, a distance of 178.50 feet to a point; thence North 87°06'03" West, a distance of 11.98 feet to a point; thence South 86°38'03" West, a distance of 344.43 feet to a point; thence North 54°20'25" West, a distance of 302.20 feet to a point; thence South 41°57'03" West, a distance of 245.92 feet to a point; thence North 50°18'21" West, a distance of 20.02 feet to a point; thence North 41°57'03" East, a distance of 249.84 feet to a point; thence North 82°11'28" East, a distance of 21.37 feet to a point; thence South 54°20'25" East, a distance of 299.14 feet to a point; thence North 86°38'03" East, a distance of 182.23 feet to a point; thence North 07°48'31" West, a distance of 203.35 feet to a point; thence North 21°55'16" East, a distance of 238.95 feet to a point; thence North 07°48'31" West, a distance of 332.81 feet to a point; thence North 82°11'29" East, a distance of 584.29 feet to a point; thence South 23°30'16" East, a distance of 773.93 feet to a point, being the POINT OF BEGINNING.

Said tract contains 12.128 acres

A total combined tract of 14.99 acres.

EXHIBIT "B"

Zoning Conditions:

1. The site is restricted to townhouse development, not to exceed 140 units.
2. Any buffer reductions must be sought through an administrative variance or a Board of Adjustment's variance.
3. 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.
4. The exterior materials on all dwelling units' facades shall be no less than fifty (50) percent brick, indigenous rock, or natural stone with the balance of each elevation being brick, natural stone, and/ or cementitious siding. Stucco may only be used as an accent and shall be limited to ten (10) percent of the total building wall area, with each façade being calculated independently.
5. Facades facing public or private streets shall be articulated at intervals a maximum length of forty (40) feet to avoid blank walls.
6. Front porches and stoops shall be a minimum of thirty-six (36) square feet and constructed of brick, indigenous rock, or natural stone material matching the adjacent building façade.
7. Balconies, decks, porticos, and covered patios shall be supported with architectural columns or pillars and any trim or railings shall have a complimentary architectural appearance.
8. All garage doors shall be carriage style and accent the architectural elements of the facades.
9. Lighting fixtures attached to any building façade shall be in the similar carriage style to support the architectural elements of the development.
10. Chimneys shall be finished with brick, indigenous rock, or natural stone and extend to the ground.
11. All fencing along a private or public street shall be a minimum of four (4) feet tall, consisting of brick, indigenous rock, or natural stone pillars with wood or metal decorative fencing between.
12. The amenity shall include a minimum of a children's playground, a dog park, and a family gathering area to include a covered seating area having architectural features of brick, indigenous rock, or natural stone material matching the adjacent building façade.
13. All public and private roadways and amenity areas shall be accessible through a five (5) feet wide sidewalk.
14. A minimum of thirty (30) overflow parking spaces shall be created throughout the development.
15. Decorative lighting along all public streets, private streets, and internal resident areas shall be installed.