

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 2721 TURNER RD SW FROM R1 TO CRS AND A PORTION OF 2905 TURNER RD SW FROM R1/C TO CRS; 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. 2022-02	Rezone 2721 Turner Rd SW from R1 (Single-Family Residential) and a portion of 2905 Turner Rd SW from R1/C (Single-Family Residential with Conditions) to CRS (Collaborative Residential Subdivision) for the development of a single-family detached subdivision with 179 lots.		
APPLICANT:	The Revive Land Group		
PROPERTY OWNER:	REO Funding Solutions III, LLC and Keystone Lake Estate INC		
LOCATION:	2721 and 2905 Turner Rd SW, Conyers, GA, 30094		
LAND LOT(S):	180, 181, 204, 205	DISTRICT:	16th
TAX PARCEL NO.:	0100030003 and portion of 0100030001	TOTAL ACREAGE:	111.697

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 Low and Medium Density Residential, which pursuant to Section 202-6 permits the CRS 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 111.697-acre property, more particularly described as Tracts 1-5 containing 77.673± acres (2721 Turner Rd SW) and Tracts 6-7 (a portion of 2905 Turner Rd SW) containing 34.024 acres in the Legal Description attached hereto as Exhibit "A" and depicted as Tracts 1-7 on the Boundary Exhibit attached hereto as Exhibit "B", from R1 (2721 Turner Rd SW) and R1/C (a portion of 2905 Turner Rd SW) to CRS.

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", which exhibit is hereby incorporated by this reference and applies to the 111.697-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.

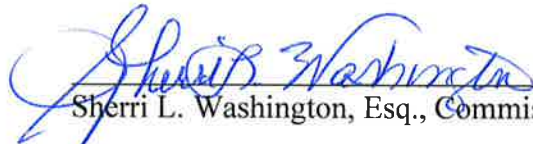
That this Ordinance shall become effective upon adoption.

This 8th day of March, 2022.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



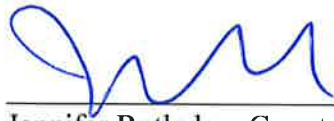
Sherri L. Washington, Esq., Commissioner Post I



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: 12/14/2021

Second Reading: 3/8/2022

EXHIBIT "A"

LEGAL DESCRIPTION

TRACTS 1, 2, 3, 4, 5

2721 TURNER RD SW WITH TAX PARCEL # 0100030003

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 204 AND 205 OF THE 16th LAND DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM A IRON PIN FOUND (ONE HALF INCH REBAR) AT THE LAND LOT CORNER COMMON TO LAND LOTS 180, 181, 204 AND 205, SAID LAND LOT CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE LAND LOT LINE COMMON TO LAND LOTS 181 AND 204 THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 00 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 789.61 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS EAST A DISTANCE OF 381.37 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID LAND LOT LINE COMMON TO LAND LOTS 181 AND 204 SOUTH 83 DEGREES 42 MINUTES 21 SECONDS EAST A DISTANCE OF 199.87 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 83 DEGREES 42 MINUTES 21 SECONDS EAST A DISTANCE OF 142.16 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 25 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 90.21 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 22 DEGREES 11 MINUTES 11 SECONDS EAST A DISTANCE OF 85.30 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.23 FEET, AN ARC LENGTH OF 19.48 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 52 DEGREES 09 MINUTES 36 SECONDS EAST AND A CHORD DISTANCE OF 19.43 FEET TO A POINT; THENCE NORTH 41 DEGREES 57 MINUTES 29 SECONDS EAST A DISTANCE OF 22.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 54.88 FEET, AN ARC LENGTH OF 30.02 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 61 DEGREES 39 MINUTES 54 SECONDS EAST AND A CHORD DISTANCE OF 29.65 FEET TO A POINT; THENCE SOUTH 89 DEGREES 17 MINUTES 22 SECONDS EAST A DISTANCE OF 51.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 605.10 FEET, AN ARC LENGTH OF 118.75 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 86 DEGREES 21 MINUTES 24 SECONDS EAST AND A CHORD DISTANCE OF 118.56 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 491.02 FEET, AN ARC LENGTH OF 45.16 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 87 DEGREES 34 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 45.14 FEET TO A POINT; THENCE SOUTH 74 DEGREES 13 MINUTES 54 SECONDS EAST A DISTANCE OF 122.72 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 73 DEGREES 47 MINUTES 39 SECONDS EAST A DISTANCE OF 66.03 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 00 DEGREES 32 MINUTES 47 SECONDS WEST A DISTANCE OF 263.25 FEET TO A IRON PIN FOUND (ONE INCH CRIMP TOP PIPE); THENCE SOUTH 00 DEGREES 44 MINUTES 03 SECONDS WEST A DISTANCE OF 239.31 FEET TO A IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE SOUTH 01 DEGREES 08 MINUTES 39 SECONDS WEST A DISTANCE OF 119.67 FEET TO A POINT; THENCE SOUTH 01 DEGREES 03 MINUTES 10 SECONDS WEST A DISTANCE OF 119.94 FEET TO A IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 334.11 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 87 DEGREES 16 MINUTES 15 SECONDS WEST A DISTANCE OF 123.40 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 00

DEGREES 49 MINUTES 35 SECONDS WEST A DISTANCE OF 219.48 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) ON THE LAND LOT LINE COMMON TO LAND LOTS 204 AND 205; THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 204 AND 205 THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 89 DEGREES 40 MINUTES 12 SECONDS EAST A DISTANCE OF 239.77 FEET TO A IRON PIN FOUND (ONE INCH CRIMP TOP PIPE); THENCE NORTH 87 DEGREES 57 MINUTES 04 SECONDS EAST A DISTANCE OF 534.63 FEET TO A ROCK FOUND; THENCE DEPARTING THE LAND LOT LINE COMMON TO LAND LOTS 204 AND 205 SOUTH 01 DEGREES 22 MINUTES 01 SECONDS WEST A DISTANCE OF 195.64 FEET TO A IRON PIN FOUND (ONE INCH CRIMP TOP PIPE); THENCE SOUTH 01 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 209.21 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 89 DEGREES 07 MINUTES 28 SECONDS EAST A DISTANCE OF 452.65 FEET TO A IRON PIN FOUND (ONE INCH CRIMP TOP PIPE) ON THE WESTERLY RIGHT-OF-WAY LINE OF ABBOTT ROAD (HAVING AN APPARENT 50 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF ABBOTT ROAD THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 00 DEGREES 38 MINUTES 14 SECONDS WEST A DISTANCE OF 208.31 FEET TO A NAIL FOUND IN THE BASE OF A FENCE POST); THENCE SOUTH 00 DEGREES 19 MINUTES 11 SECONDS EAST A DISTANCE OF 213.12 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,047.34 FEET, AN ARC LENGTH OF 127.35 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00 DEGREES 01 MINUTES 09 SECONDS WEST AND A CHORD DISTANCE OF 127.34 FEET TO A IRON PIN SET (ONE HALF INCH REBAR) IN THE CENTERLINE OF A CREEK; THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE OF ABBOTT ROAD AND ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 77 DEGREES 34 MINUTES 00 SECONDS WEST A DISTANCE OF 35.89 FEET TO A POINT; THENCE NORTH 84 DEGREES 45 MINUTES 24 SECONDS WEST A DISTANCE OF 48.96 FEET TO A POINT; THENCE SOUTH 73 DEGREES 16 MINUTES 58 SECONDS WEST A DISTANCE OF 55.62 FEET TO A POINT; THENCE SOUTH 54 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 11.27 FEET TO A POINT; THENCE NORTH 74 DEGREES 46 MINUTES 35 SECONDS WEST A DISTANCE OF 25.90 FEET TO A POINT ON THE SOUTHERLY EDGE OF A POND; THENCE ALONG THE SOUTHERLY EDGE OF POND THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 56 DEGREES 06 MINUTES 16 SECONDS WEST A DISTANCE OF 6.81 FEET TO A POINT; THENCE SOUTH 89 DEGREES 04 MINUTES 12 SECONDS WEST A DISTANCE OF 119.65 FEET TO A POINT; THENCE SOUTH 43 DEGREES 03 MINUTES 32 SECONDS WEST A DISTANCE OF 45.50 FEET TO A POINT; THENCE SOUTH 78 DEGREES 18 MINUTES 02 SECONDS WEST A DISTANCE OF 39.53 FEET TO A POINT; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS WEST A DISTANCE OF 67.30 FEET TO A POINT; THENCE NORTH 11 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 6.62 FEET TO A POINT; THENCE DEPARTING THE SAID SOUTHERLY EDGE OF POND NORTH 82 DEGREES 55 MINUTES 53 SECONDS WEST A DISTANCE OF 35.11 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 01 DEGREES 57 MINUTES 48 SECONDS WEST A DISTANCE OF 225.02 FEET TO A IRON PIN FOUND (ONE INCH OPEN TOP PIPE); THENCE SOUTH 77 DEGREES 45 MINUTES 19 SECONDS WEST A DISTANCE OF 320.27 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE SOUTH 77 DEGREES 39 MINUTES 38 SECONDS WEST A DISTANCE OF 150.02 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 00 DEGREES 10 MINUTES 40 SECONDS EAST A DISTANCE OF 137.75 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 82 DEGREES 41 MINUTES 25 SECONDS WEST A DISTANCE OF 146.16 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 02 DEGREES 50 MINUTES 18 SECONDS WEST A DISTANCE OF 271.65 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) ON THE NORTHERLY RIGHT-OF-WAY LINE OF TURNER ROAD (HAVING AN APPARENT 50 FOOT RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF TURNER

ROAD AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 644.60 FEET, AN ARC LENGTH OF 189.25 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 06 MINUTES 13 SECONDS WEST AND A CHORD DISTANCE OF 188.57 FEET TO A POINT; THENCE NORTH 77 DEGREES 19 MINUTES 00 SECONDS WEST A DISTANCE OF 62.84 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 901.03 FEET, AN ARC LENGTH OF 116.57 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 80 DEGREES 57 MINUTES 36 SECONDS WEST AND A CHORD DISTANCE OF 116.49 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF TURNER ROAD NORTH 01 DEGREES 01 MINUTES 13 SECONDS EAST A DISTANCE OF 348.46 FEET TO A IRON PIN SET (ONE HALF INCH REBAR); THENCE NORTH 02 DEGREES 36 MINUTES 13 SECONDS EAST A DISTANCE OF 88.59 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 89 DEGREES 19 MINUTES 52 SECONDS WEST A DISTANCE OF 299.81 FEET TO A IRON PIN FOUND (ONE INCH STEEL ROD); THENCE SOUTH 83 DEGREES 58 MINUTES 11 SECONDS WEST A DISTANCE OF 255.33 FEET TO A IRON PIN FOUND (ONE INCH STEEL ROD) ON THE LAND LOT LINE COMMON TO LAND LOTS 180 AND 205; THENCE ALONG THE SAID LAND LOT LINE COMMON TO LAND LOTS 180 AND 205 NORTH 02 DEGREES 20 MINUTES 46 SECONDS EAST A DISTANCE OF 1,235.37 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 77.673± ACRES (BEING 3,383,408± SQUARE FEET), INCLUDING ALL EASEMENTS.

TOGETHER WITH

TRACTS 6, 7

2905 TURNER RD SW WITH TAX PARCEL # 0100030001

ALL THAT TRACT OR PARCEL OF LAND, lying and being in Land Lots 180 and 181 of the 16th District, Dekalb County and Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at 1/2 inch rebar found at the land lot corner common to Land Lots 180, 181, 204, and 205, said rebar being the TRUE POINT OF BEGINNING;

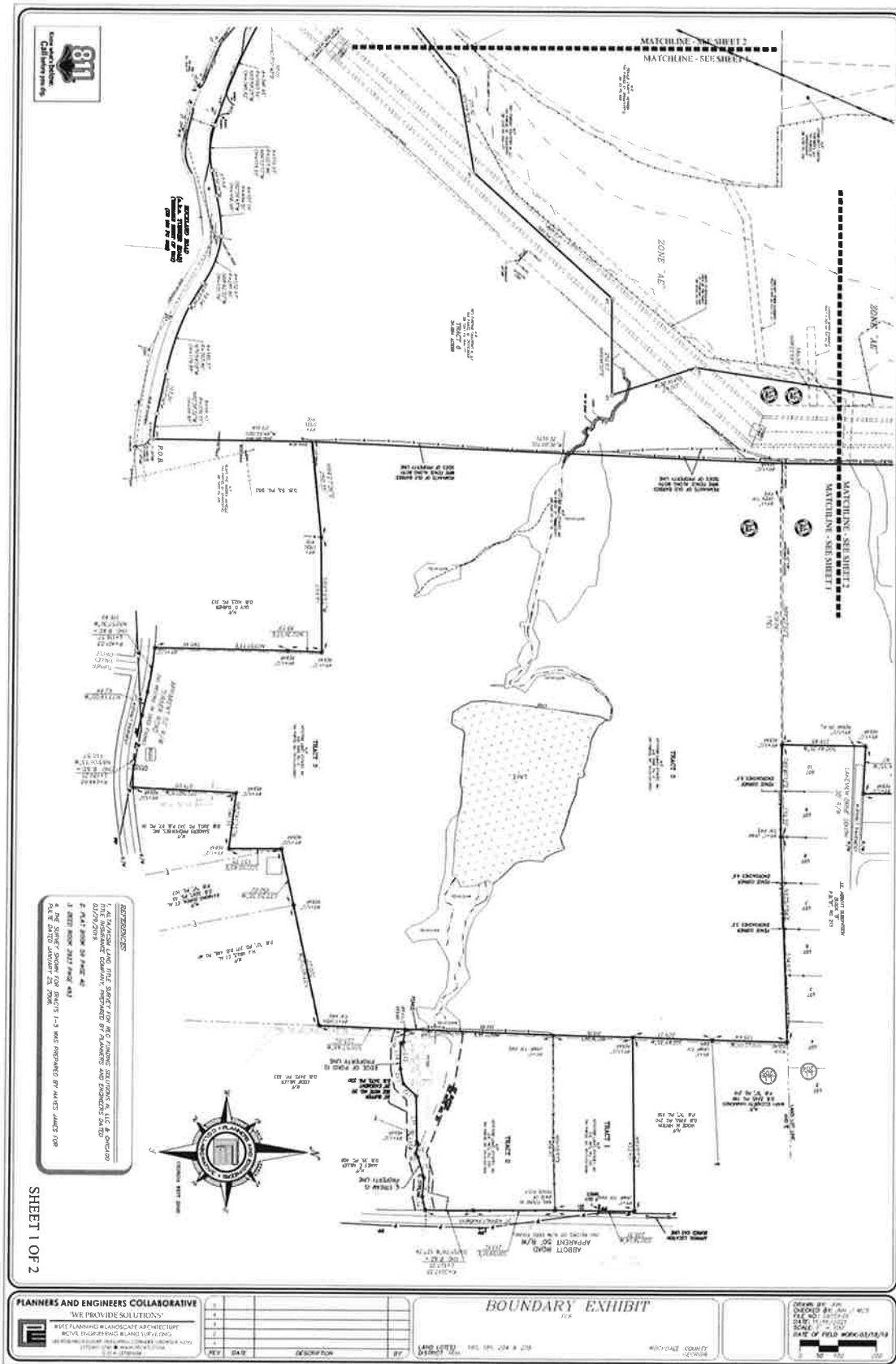
THENCE leaving said land lot corner common to Land Lots 180, 181, 204, and 205 and proceed along common land lot line between Land Lot 180 and Land Lot 205 South 02 degrees 20 minutes 36 seconds West, a distance of 1235.32 feet 1/2 inch rebar found; thence South 00 degrees 39 minutes 48 seconds West, a distance of 416.63 feet to an iron pin set on the northerly right of way line of Rockland Road (a.k.a. Tuner Road) (variable right of way); thence along said northerly right of way of Rockland Road the following courses and distances: along a curve turning to the right with an arc length of 66.90 feet, having a radius of 376.51 feet, being subtended by a chord bearing of North 82 degrees 38 minutes 32 seconds West, and a chord length of 66.81 feet to a point; North 77 degrees 33 minutes 04 seconds West, a distance of 113.30 feet to a point; along a curve turning to the right with an arc length of 180.37 feet, having a radius of 707.86 feet, being subtended by a chord bearing of North 70 degrees 54 minutes 08 seconds West, and a chord length of 179.88 feet to a point; North 58 degrees 37 minutes 34 seconds West, a distance of 69.54 feet to a point; along a curve turning to the left with an arc length of 132.97 feet, having a radius of 281.85 feet, being subtended by a chord bearing of North 68 degrees 42 minutes 33 seconds West, and a chord length of 131.74 feet to a point; along a curve turning to the left with an arc length of 107.19 feet, having a radius of 494.51 feet, being subtended by a chord bearing of South 82 degrees 39 minutes 43 seconds West, and a chord length of 106.98 feet to a point; South 78 degrees 38 minutes 25 seconds West, a distance of 67.59 feet to a point; along a curve turning to the right with an arc length of 119.93 feet, having a radius of 227.46 feet, being subtended by a chord bearing of North 86 degrees 15 minutes 17 seconds West, and a chord length of 118.55 feet to a point; along a curve turning to the right with an arc length of 346.45 feet, having a radius of 1660.56 feet, being subtended by a chord bearing of North 65 degrees 58

minutes 25 seconds West, and a chord length of 345.82 feet to an iron pin set; North 27 degrees 30 minutes 47 seconds East, a distance of 10.00 feet to an iron pin set; along a curve turning to the right with an arc length of 188.13 feet, having a radius of 390.74 feet, being subtended by a chord bearing of North 48 degrees 41 minutes 35 seconds West, and a chord length of 186.32 feet to a point; North 34 degrees 53 minutes 57 seconds West, a distance of 70.37 feet to an iron pin set; thence leaving said northerly right of way of Rockland Road North 49 degrees 58 minutes 50 seconds East, a distance of 476.31 feet to an iron pin set; thence North 79 degrees 58 minutes 32 seconds East, a distance of 251.92 feet to an iron pin set; thence North 41 degrees 54 minutes 05 seconds East, a distance of 487.03 feet to an iron pin set; thence North 89 degrees 41 minutes 07 seconds East, a distance of 252.63 feet to an iron pin set; thence North 18 degrees 16 minutes 20 seconds West, a distance of 232.67 feet to an iron pin set; thence North 08 degrees 23 minutes 59 seconds East, a distance of 589.00 feet to an iron pin set; thence North 04 degrees 54 minutes 47 seconds West, a distance of 409.79 feet to an iron pin set; thence North 17 degrees 56 minutes 27 seconds East, a distance of 678.98 feet to an iron pin set; thence North 53 degrees 54 minutes 29 seconds West, a distance of 382.94 feet to an iron pin set; thence North 20 degrees 08 minutes 55 seconds West, a distance of 290.95 feet to an iron pin set; thence North 00 degrees 42 minutes 35 seconds East, a distance of 292.20 feet to an iron pin set; thence North 71 degrees 24 minutes 56 seconds East, a distance of 278.41 feet to an iron pin set; thence South 00 degrees 43 minutes 02 seconds West, a distance of 749.95 feet to an iron pin set; thence South 89 degrees 34 minutes 56 seconds East, a distance of 152.58 feet a 1/2 inch rebar found; thence South 00 degrees 27 minutes 52 seconds West, a distance of 1536.70 feet to a 1/2 inch rebar found, said rebar being the TRUE POINT OF BEGINNING.

CONTAINS 34.024 acres.

SAID TRACTS CONTAINING A TOTAL OF 111.696 ACRES.

EXHIBIT "B" BOUNDARY EXHIBIT



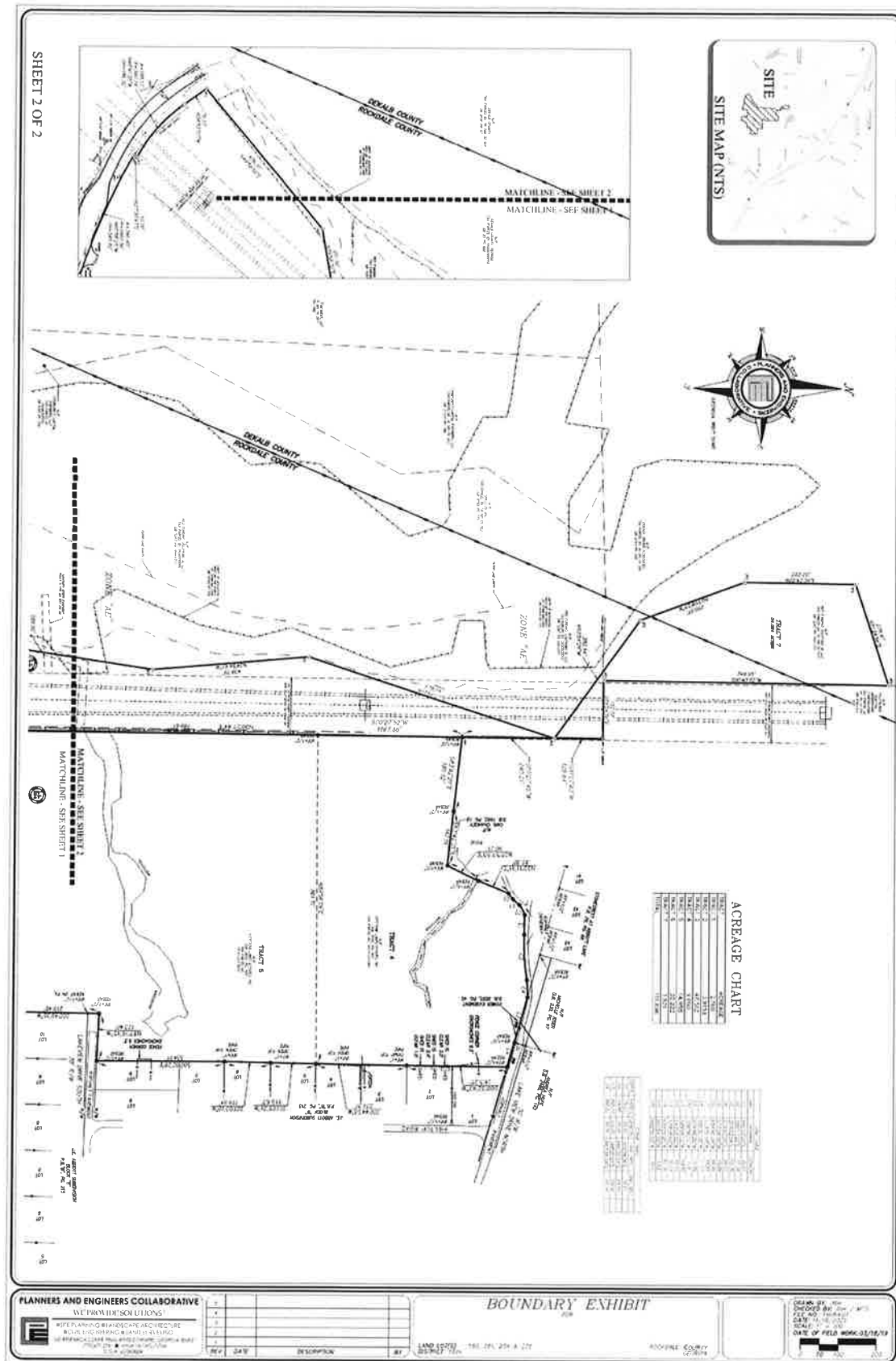


EXHIBIT "C"
CONDITIONS OF ZONING

1. To restrict the use of the property as follows:

- A. The Conceptual Site Plan prepared by The Revive Land Group, dated December 9, 2021, 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.
- B. The site shall be developed in compliance with the CRS (Collaborative Residential Subdivision) Zoning District, if adopted.
- C. 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.