CONYERS/ROCKDALE PLANNING COMMISSION MEETING

November 7, 2024, at 1:00 PM
Rockdale County Assembly Hall
901 Main St NW, Conyers, GA, 30012

AGENDA

1. **Call to Order:**
   - A. **Invocation.**
   - B. **Pledge of Allegiance.**
2. **Determination of a Quorum:**
   - A. **Roll Call.**
3. **Approval of the Agenda.**
4. **Approval of the Minutes.**
5. **Rules of Procedure for Public Hearings.**
6. **Old Business: NONE**
7. **New Business:**
   - A. **City of Conyers:**

ITEM C-1:	**CASE 19(2024):** **Ordinance 1379**
PURPOSE:	A request to amend the Comprehensive Land Use Plan from Neighborhood Commercial to General Commercial And To amend the Official Zoning Map from Business Neighborhood District (BN) in the North Conyers Design Overlay District (NCD) to General Business District (BG) in the North Conyers Design Overlay District (NCD)
LOCATION:	0 Sigman Road NW
PARCELS:	0570030094
SIZE:	6.80
OWNER:	The Housworth Family Irrevocable Trust 2718 Pitlochry Street SW Conyers, GA 30094
APPLICANT:	Taameer Capital, LLC 1176 Lanford Drive SW Lilburn, GA 30047

ITEM C-2:	**CASE 18(2024):** **Ordinance 1388**

PURPOSE:	A request for a text amendment to **Section 8-7-92, Supplemental use Standards.** To amend subsection identifier from letters to numbers.
APPLICANT:	City of Conyers

ITEM C-3:	**CASE 20(2024):** **Ordinance 1389**
PURPOSE:	A request for a text amendment to **Section 8-7-92, Supplemental Use Standards.** To adopt standards for Package Liquor Store
APPLICANT:	City of Conyers

ITEM C-4:	**CASE 21(2024):** **Ordinance 1390**
PURPOSE:	A request for a text amendment to **Section 8-7-90, Table of Permitted and Special Uses** To include an indication of a supplemental use standard for Package Liquor Store
APPLICANT:	City of Conyers

ITEM C-5:	**CASE 22(2024):** **Ordinance 1391**
PURPOSE:	A request for a text amendment to **Table 2, Principal Permitted and Special Uses in Section 8-7-41, Downtown District** To include an indication of a supplemental use standard for Package Liquor Store
APPLICANT:	City of Conyers

ITEM C-6:	**CASE 23(2024):** **Ordinance 1389**
PURPOSE:	A request for a text amendment to **Table 5, Principal Permitted and Special Uses in Section 8-7-44, Gateway Village District.** To include an indication of a supplemental use standard for Package Liquor Store
APPLICANT:	City of Conyers

ITEM C-7:	**CASE 24(2024):** **Ordinance 1396**
PURPOSE:	A request for a text amendment to **Section 8-6-11, Design of lots.** To amend landscaping requirements for reverse frontage lots when abutting a highway, arterial or collector street.
APPLICANT:	City of Conyers

B. Rockdale County:

ITEM R-1:	**PP24-0159**

PURPOSE:	Preliminary Plat for Klondike Reserve Phase III
LOCATION:	1079 SW Johnson Road
PARCEL:	044001044D
SIZE:	5.0 acres
APPLICANT:	Planners and Engineers Collaborative
OWNERS:	Crawford Creek Development LLC

ITEM R-2:	**PP24-0160**
PURPOSE:	Preliminary Plat for Ebenezer Village
LOCATION:	SW Highway 138
PARCEL:	0450010018
SIZE:	15.99 acres
APPLICANT:	Patrick and Associates, Inc.
OWNERS:	Caballero Holdings, LLC

ITEM R-3:	**REZ2024-16 and REZ2024-24**
PURPOSE:	REZ2024-16: To rezone 131.68 acres from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a single-family residential subdivision. REZ2024-24: To rezone 10.00 acres from A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.
LOCATION:	1920 SW Highway 212, 1929 SW Oglesby Bridge Road, 1900 SW Highway 212, and SW Oglesby Bridge Road
PARCEL:	032002004G, 032002004C, 032002033A, and 032002004F
SIZE:	141.68 acres
APPLICANT:	Stephen A. Goodsell
OWNERS:	Benjamin Willis Seay III

ITEM R-4:	**FLU2024-05 and REZ2024-18**
PURPOSE:	To amend the Future Land Use Map Category from Medium Density Residential to Commercial. To rezone 12.88 acres from A-R (Agricultural-Residential) to C-2 (General Commercial) to allow the property to be developed with commercial uses including a restaurant.
LOCATION:	4250 SE Highway 20
PARCEL:	080A010014
SIZE:	12.88 acres
APPLICANT:	John Andrew Nix / Maddox Nix Firm
OWNERS:	1618 Land Holdings, LLC

ITEM R-5:	FLU2024-06 and REZ2024-20
PURPOSE:	To amend the Comprehensive Plan Future Land Use Map Category from Low Density Residential to Light Industrial. To rezone from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) to allow the property to be developed with a construction company's headquarters.
LOCATION:	1362 and 1390 NW Rockbridge Road
PARCELS:	0410010013, 041001013H, 041001013J, 041001013K
SIZE:	47.72 acres
APPLICANT:	Pittman Construction Company
OWNER:	Veritas Group LLC, Pamela A. Meadows, and Pamela A. Meadows as Executor of the Estate of Joanne Mumpher

ITEM R-6:	FLU2024-07 and REZ2024-25
PURPOSE:	To amend the Future Land Use Map from Watershed Protection to Medium Density Residential. To rezone 94.31 acres from WP (Watershed Protection) and A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a mixed-residential development.
LOCATION:	2245 NE White Road
PARCELS:	0860010008
SIZE:	94.31 acres
APPLICANT:	Agnes Slack LLLP of Georgia
OWNER:	Agnes Slack LLLP of Georgia

ITEM R-7:	REZ2024-19
PURPOSE:	To rezone 230.35 acres of a 353.04-acre property from A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a 347-unit, mixed-residential development.
LOCATION:	3031 NE Highway 138
PARCEL:	0870010001
SIZE:	230.35 acres of a 353.04-acre property
APPLICANT:	Andrew C Shipp, Sr. for Grove Park Farm, LLC/Allied Capital, LLC
OWNER:	Grove Park Farm, LLC and Allied Capital, LLC

ITEM R-9:	REZ2024-23
PURPOSE:	To rezone a 1.03-acre property from R-1 (Single-Family Residential) to M-2 (General Industrial) for an Auto Body Shop.
LOCATION:	1529 Farmer Rd NW
PARCEL:	0220010015

SIZE:	1.03 acres
APPLICANT:	Marshanda R Ferrell for Oral C Clarke
OWNERS:	Oral C Clarke

ITEM R-11:	**SUP2024-04**
PURPOSE:	To authorize a Special Use Permit to allow for the operation of Veterinarian Services.
LOCATION:	2156 Tucker Mill Road
PARCEL:	029002013E
SIZE:	14.27 acres
APPLICANT:	Glyne Greenidge
OWNERS:	Glyne Greenidge

ITEM R-12:	**TXT2024-02**
PURPOSE:	Initiation of UDO Text Amendment 2024-02 by County Staff to amend Sec. 222-11 (Parking Vehicles in Residential Districts) to allow a Commercial vehicle to be parked in a residential district, provided that such vehicle is owned by the Rockdale County Board of Education, or any private school licensed by the State of Georgia.
APPLICANT:	County Staff

ITEM R-13:	**TXT2024-03**
PURPOSE:	Initiation of UDO Text Amendment 2024-03 by County Staff to amend the code of Rockdale County, Georgia, as amended, to adopt two new definitions in Section 106-1, regarding “Trade Schools, Cosmetology and Barber Schools” and “Trade School, Apprenticeship Training and Other Technical and Trade Schools”, and amend Section 218-1 Table of Permitted Uses.
APPLICANT:	County Staff

8. Reports:

C. City of Conyers: NONE

D. Rockdale County: NONE

C. The Next Regularly Scheduled Planning Commission Meeting will be on

Date	Day	Time	Location	Address
TBD	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

9. Adjourn.

BOARD OF COMMISSIONERS
OSBORN NESBITT, SR., CHAIRMAN
SHERRI L. WASHINGTON, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II

DEPARTMENT OF PLANNING & DEVELOPMENT
CHRISTOPHER WHEELER, INTERIM DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

PLANNING COMMISSION & BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Numbers:	REZ2024-16 and REZ2024-24
Address:	1920 SW Highway 212, 1929 SW Oglesby Bridge Road, 1900 SW Highway 212, and SW Oglesby Bridge Road
Tax Parcel:	032002004G, 032002004C, 032002033A, and 032002004F
Site Area:	141.68 acres
Current Zoning:	A-R (Agricultural-Residential)
Existing Conditions:	Single-Family Residences; Woods/Fields
REZ2024-16 Request:	To rezone 131.68 acres from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for a single-family residential subdivision.
REZ2024-24 Request:	To rezone 10.00 acres from A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.
Applicant:	Stephen A. Goodsell
Owner:	Benjamin Willis Seay III
Staff Recommendation:	**Denial**
PC Hearing Date:	September 12, 2024
BOC Hearing Date:	September 24, 2024

Zoning History

The subject property is zoned A-R (Agricultural-Residential). No prior zoning requests are on record for this property.

Existing Site Conditions

The subject site is a 141.68-acre property located west of the intersection of GA Highway 212 SW and Oglesby Bridge Road SW and comprised of four parcels: 032002004G (1920 SW Highway 212), 032002004C (1929 SW Oglesby Bridge Road), 032002033A (1900 SW Highway 212), and 032002004F (SW Oglesby Bridge Road). The properties located at 1920 SW Highway 212, 1929 SW Oglesby Bridge Road, and 1900 SW Highway 212 are developed with single-family residences that were constructed in 1988, 1980 and 1983, and 1978, respectively. Apart from the residences, the site is characterized by wooded areas and open fields. The subject property has road frontage along both GA Highway 212 SW and Oglesby Bridge Road SW; sidewalks are not present along the frontages. Tributaries of Honey Creek, ponds, freshwater forested/shrub wetlands, and floodplains are present on the property.

Surrounding Use and Zoning

The subject site is adjacent to residential and commercial properties. The following is a summary of surrounding uses and zoning:

Adjacent Zoning and Current Land Use

Direction	Address	Zoning District	Current Land Use
West	2471 SW Oglesby Bridge Rd	A-R	Monastery of the Holy Ghost
	2165 SW Burley Ct	A-R	Single-Family Residence
North	1529 SW Devonshire Way	R-1	Single-Family Residences
	1994 SW Highway 212	A-R	
	1956 SW Highway 212	A-R	
	1938 SW Highway 212	A-R	
East	4801 SW Camden Dr	R-1	Single-Family Residence
	1800 SW Francon Ct	R-1	Single-Family Residence
	1802 SW Francon Ct	R-1	Single-Family Residence
	1804 SW Francon Ct	R-1	Single-Family Residence
	1865 SW Highway 212	R-1	Single-Family Residence
	4555 SW Wentworth Pl	R-1	Single-Family Residence
	4556 SW Wentworth Pl	R-1	Single-Family Residence
	1837 SW Highway 212	C-1	Office Building
	1835 SW Highway 212	C-1	Single-Family Residence
	1827 SW Highway 212	C-1	Gas Station/ Convenience Store
South	1926 SW Oglesby Bridge Rd	A-R	Single-Family Residence
	1910 SW Oglesby Bridge Rd	A-R	Vacant
	1920 SW Oglesby Bridge Rd	A-R	Vacant
	1928 SW Oglesby Bridge Rd	A-R	Vacant
	1930 SW Oglesby Bridge Rd	A-R	Single-Family Residence
	1936 SW Oglesby Bridge Rd	A-R	Single-Family Residence
	1946 SW Oglesby Bridge Rd	A-R	Single-Family Residence
	1942 SW Oglesby Bridge Rd	A-R	Single-Family Residence
	1944 SW Oglesby Bridge Rd	A-R	Single-Family Residence
	1950 SW Oglesby Bridge Rd	A-R	Single-Family Residence

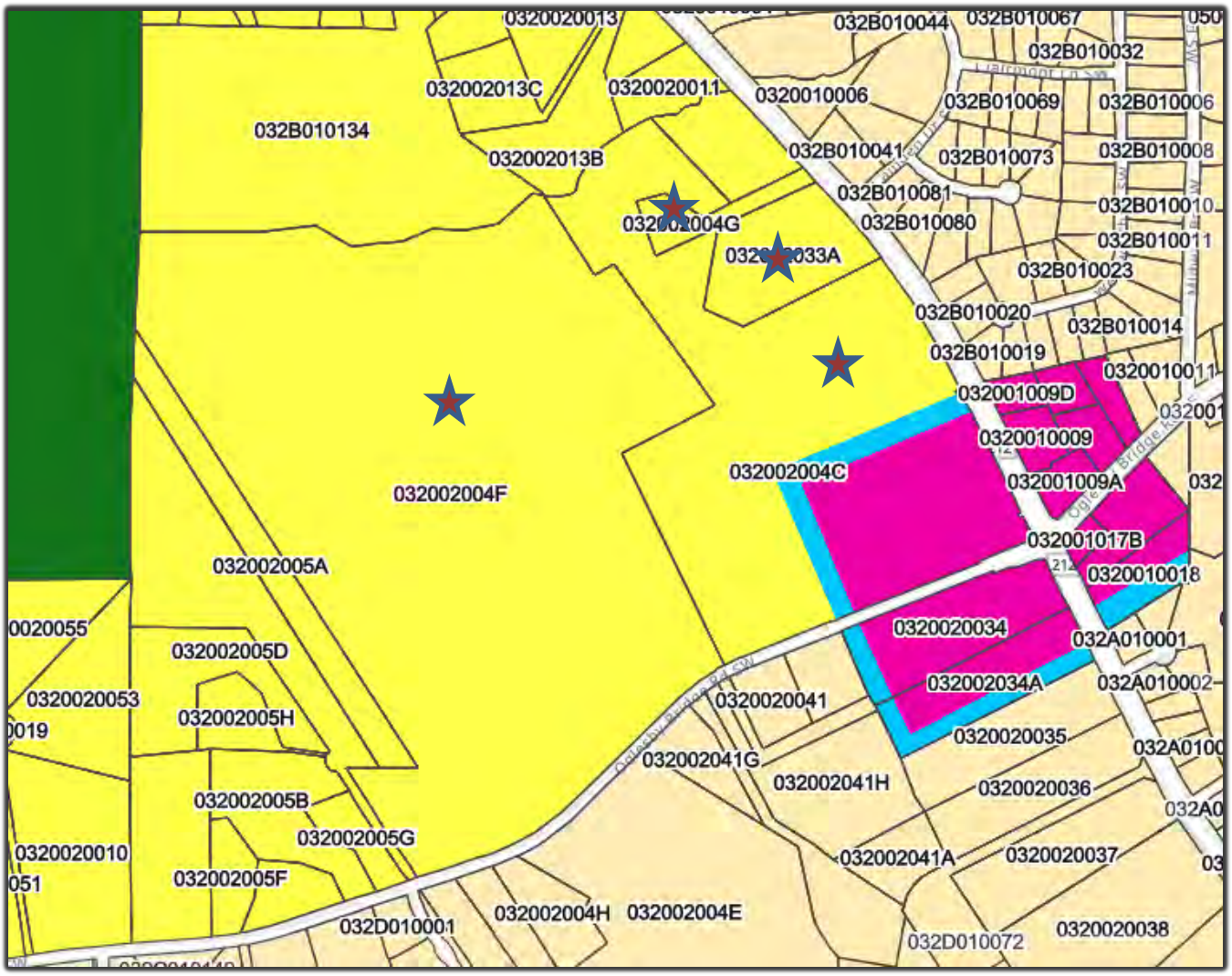
ZONING MAP

AR - Agricultural Residential District

R1 - Single-Family Residential District

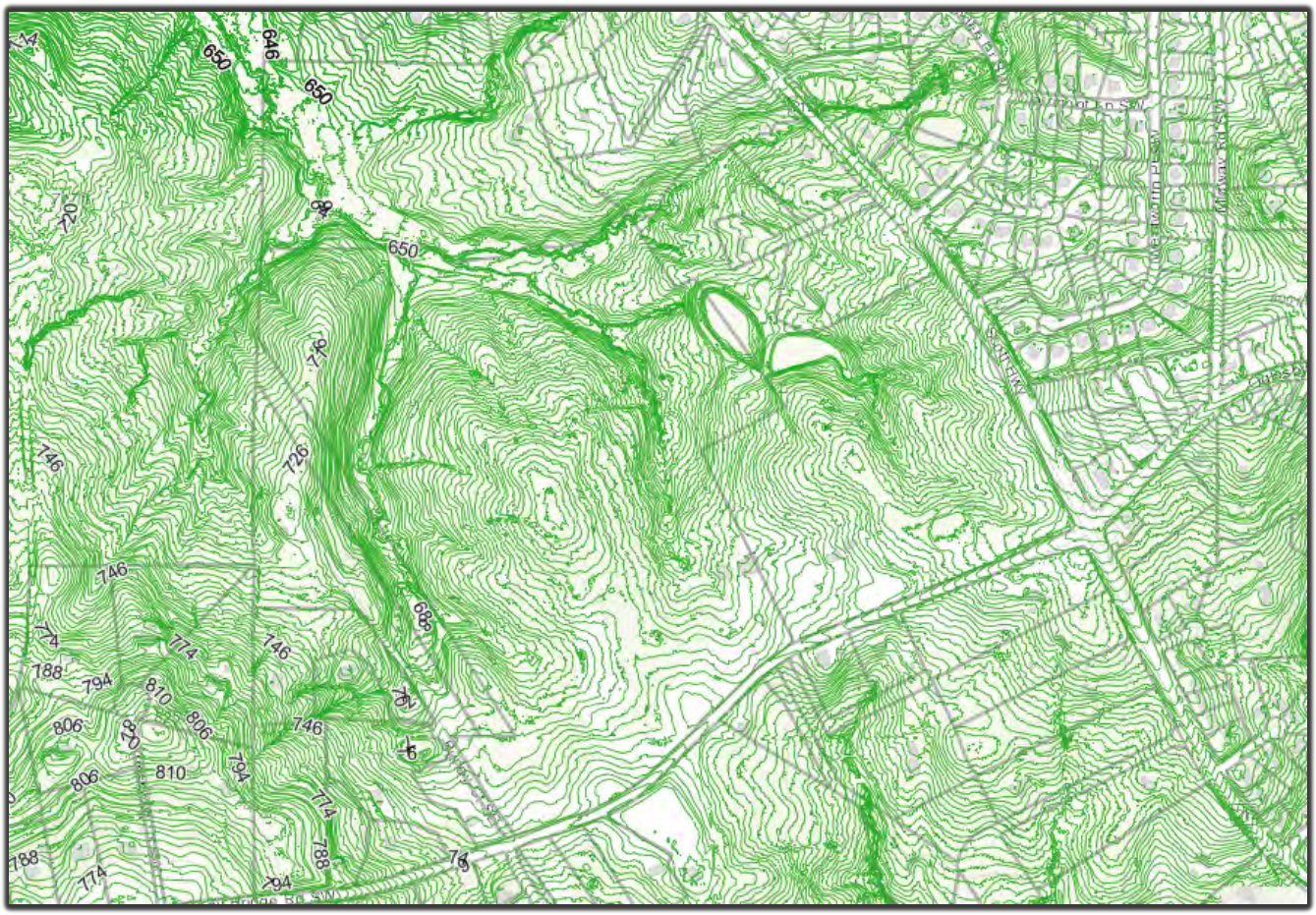
C1 - Local Commercial District

FUTURE LAND USE MAP



- Low Density Residential/Agriculture
- Medium Density Residential
- Neighborhood Commercial
- Office/Institutional
- Parks and Natural Resources

CONTOUR MAP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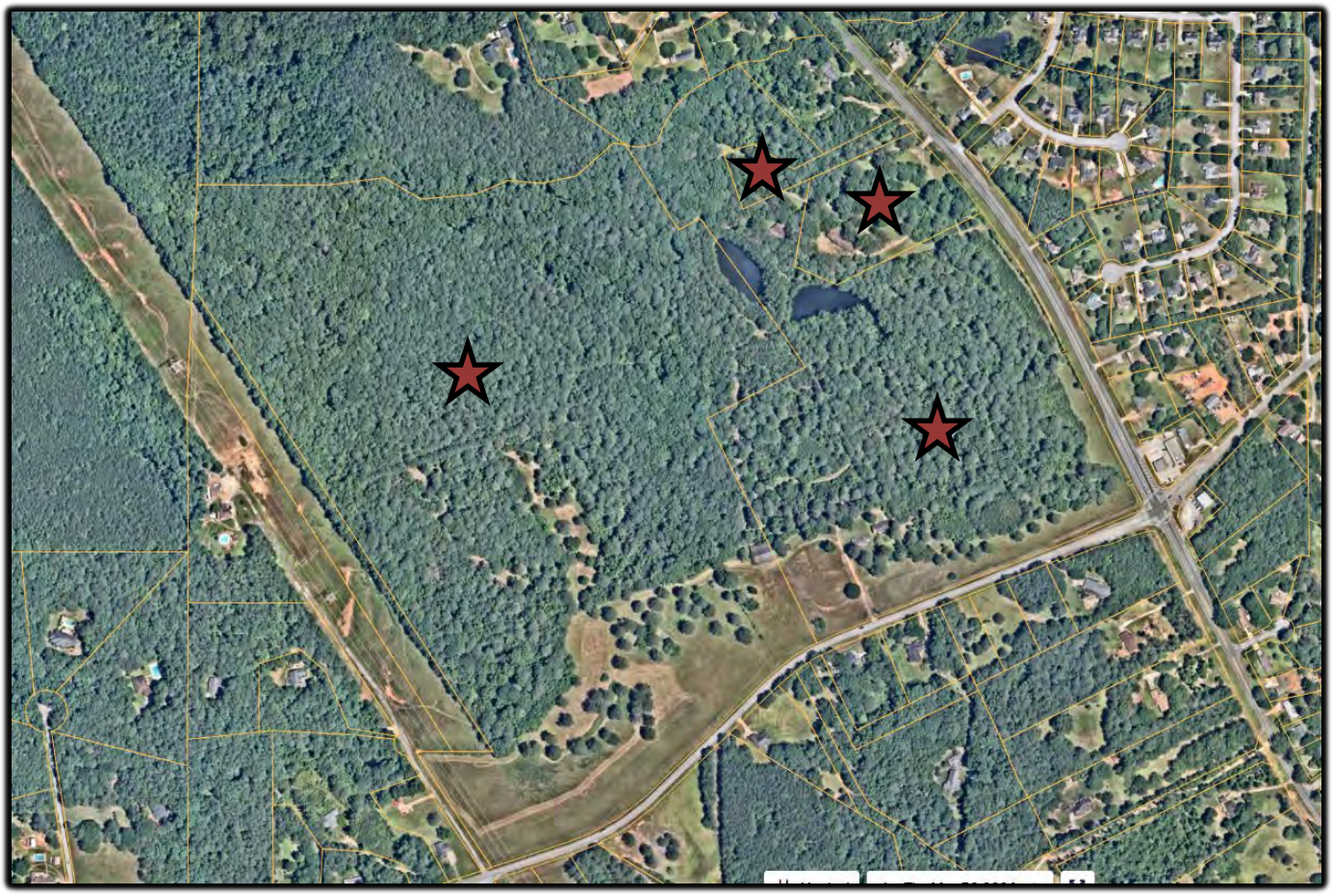
Rockdale Dr SW

AERIAL MAP



Project Summary

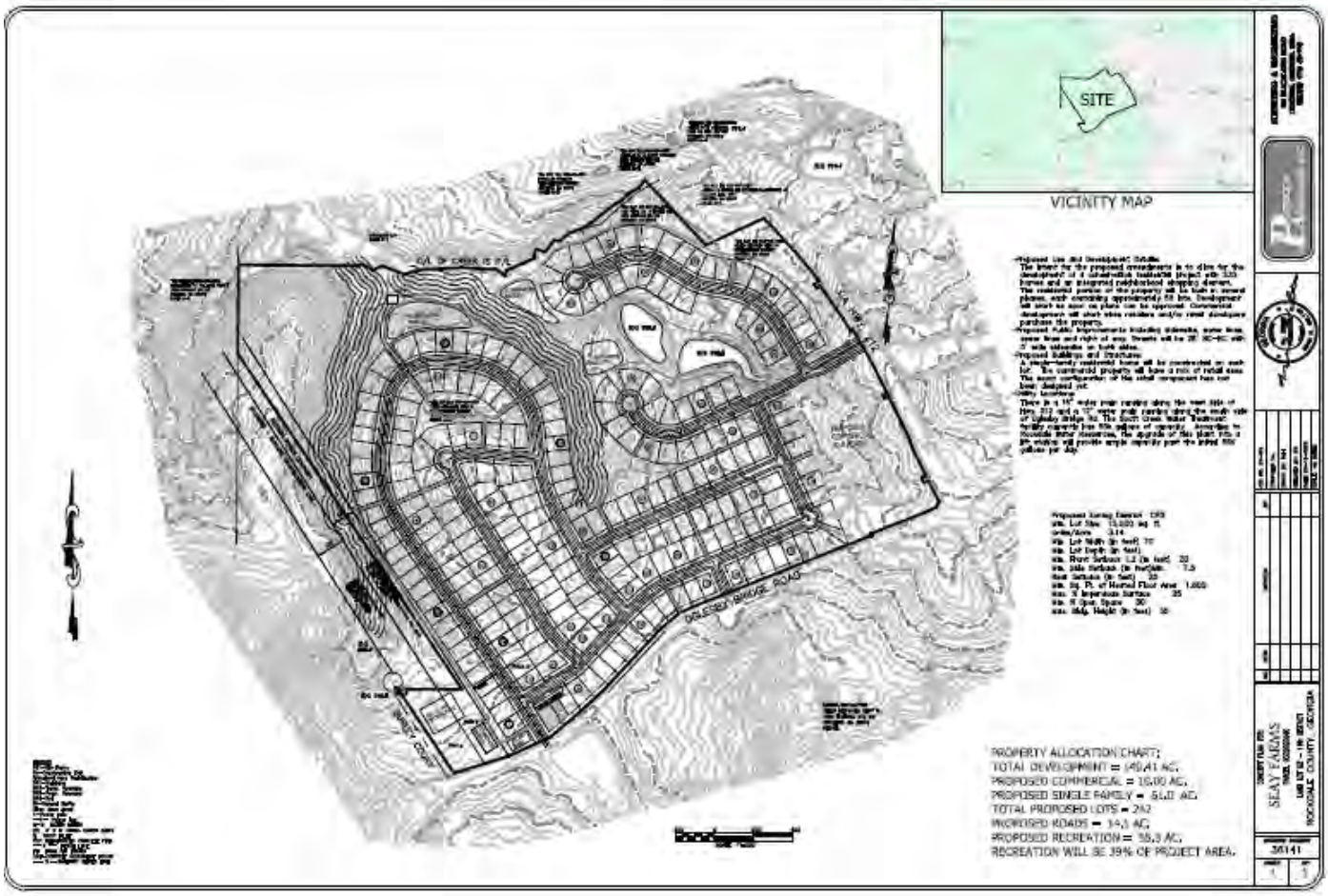
The applicant is requesting a rezoning of a 141.68-acre site from A-R (Agricultural-Residential) to CRS (Conservation Residential Subdivision) and C-1 (Local Commercial). The project includes:

- **REZ2024-16**: A request to rezone 131.68 acres at 1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, and a portion of 1929 Oglesby Bridge Road from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) for the development of a single-family residential subdivision with 242 lots.
- **REZ2024-24**: A request to rezone 10.00 acres of 1929 Oglesby Bridge Road from A-R (Agricultural-Residential) to C-1 (Local Commercial) for a neighborhood commercial development.

Site Data

Proposed dimensional standards:

- Minimum lot size of 10,000 square feet meeting code requirements.
- Minimum lot width of 70 feet meeting code requirements.
- 20-foot front yard setback meeting code requirements.
- 25-foot rear yard setback meeting code requirements.
- 7.5-foot side yard setback meeting code requirements.
- Proposed recreation/conservation area to be 39% (55.3 acres) of the project area.
- Proposed gross density of 1.86 units per acre.
- 293 proposed parking spaces.



ZONING AND DEVELOPMENT STANDARDS

The following is a summary of applicable development standards from the Rockdale Unified Development Ordinance (UDO):

ZONING AND DEVELOPMENT STANDARDS				
Standard	**Code Section**	**Required**	**Proposed**	**Meets Standard?**
Conservation Space	Sec. 206-5(d)(1)	30% of gross parcel area	39% of gross parcel area	YES
Minimum Development Size	Sec. 206-5(d)(2)	10 contiguous acres (exclusive of conservation)	141.68 acres (total)	YES
Minimum Lot Size	Sec. 206-5(d)(3)	10,000 SF	10,000 SF	YES
Minimum Lot Width	Sec. 206-5(d)(4)	70 Feet	70 Feet	YES
Setbacks Front Rear Side	 Sec. 206-5(d)(5) Sec. 206-5(d)(6) Sec. 206-5(d)(7)	 20 Feet (5 ft staggered) 25 Feet 7.5 Feet	 20 Feet (5 ft staggered) 25 Feet 7.5 Feet	 YES YES YES
Residential Parking Guest Parking	Sec. 206-5(d)(16)(a) Sec. 206-5(d)(16)(b)	484 spaces (minimum) 40 spaces (minimum)	293 spaces proposed Not indicated	NO N/A
Adjusted Density	Sec. 206-5(d)(17)	3.1 units per acre (maximum)	3.2 units per acre	NO
Transitional Buffer	Sec. 206-5(d)(19)(b)	50 Feet	Not indicated on site plan	N/A

INTERNAL AND EXTERNAL AGENCY REVIEW

The applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Fire

No comments.

Rockdale Board of Education

School	Projected Enrollment	Current Enrollment	Current Capacity
LES	575	574	820
DMS	895	865	1104
SHS	799	866	1600

The lack of data on predicted per unit average student occupancy prohibits predicting the school's full occupancy dateline.

Multi developments within a school's zone within the same development period will impact capacity timelines. This month's list: DMS has two developments under consideration.

RCPS first steps to address impactful student numbers is to add mobile units to the site campus affected. Second step to consider will be larger class sizes. Third possible step, rezoning.

Transportation Department

Coordinate with GDOT on GA Hwy 212, Oglesby Bridge needs decel lane 175' travel lane and 100' taper.

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Wetlands, and Rockdale County Future floodplain requirements that must be adhered to by Federal, State, and County ordinances. Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting.

ARTICLE IV – STREAM BUFFER PROTECTION Sec. 310 – 103 Land development stream buffer requirements.

(a) All land development activity, including subdivisions of land and platting activities governed by chapter 302 of the UDO, shall meet the following buffer and setback requirements unless otherwise exempted in this article:

(1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

(2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback.

(3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

(b) Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to sections 310-105.

CHAPTER 324 – ENVIRONMENTAL PLANNING CRITERIA

Sec. 324-2. - Protection of wetlands.

(a) Purpose and intent. Pursuant to O.C.G.A. 12-2-8 and the DNR, environmental protection division's Rules for Environmental Planning Criteria chapter 391-3-16, this section establishes regulations to promote the wise use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality, floodplain and erosion control, groundwater recharge, aesthetic natural areas, and wildlife habitat areas.

(b) *Wetlands development permit requirements.* No activity or use, except those identified in subsection (c), shall be allowed in the wetlands without the issuance of a local development permit. Local permits will be issued only if the proposed use is in compliance with the requirements of the underlying zoning district and this section. Furthermore, if the area of proposed development is located within 100 feet of the wetlands boundaries, as established by Figure IV-2 of the Rockdale County Comprehensive Land Use Plan, a U.S. Army Corps of Engineers delineation is required under Section 404 of the Clean Water Act. If wetlands are altered or degraded, mitigation to offset losses may be required as a condition of a Section 404 permit. Local development permits will not be issued until after any necessary Section 404 permits have been secured.

CHAPTER 328 – Buffers, landscaping, and Tree Protection

Sec. 328-15. - Authority, findings, purpose and intent.

(a) *Authority.* This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including by not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) *Findings, purpose, and intent.* It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in

unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects public health, safety, and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the Board of Commissioners in enacting this article are as follows:

(1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.
(2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.
(3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.
(4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.
(5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff.
(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in the prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.
(7) To reduce noise and glare on adjacent properties from properties that have been extensively developed.
(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.
(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.
(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.
(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.
(a) Each new development not covered by section 328-24 shall prepare a landscape and tree protection and replacement plan showing compliance with this section.
(b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces, or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.
(c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.
(d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking spaces, driveway surfaces, or storm water detention facilities except when complying with the requirements below. Driveway crossings may traverse such strips as near to a perpendicular alignment as practical. Signs may be located in the required landscape strip.

CHAPTER 320 – FLOOD DAMAGE PREVENTION

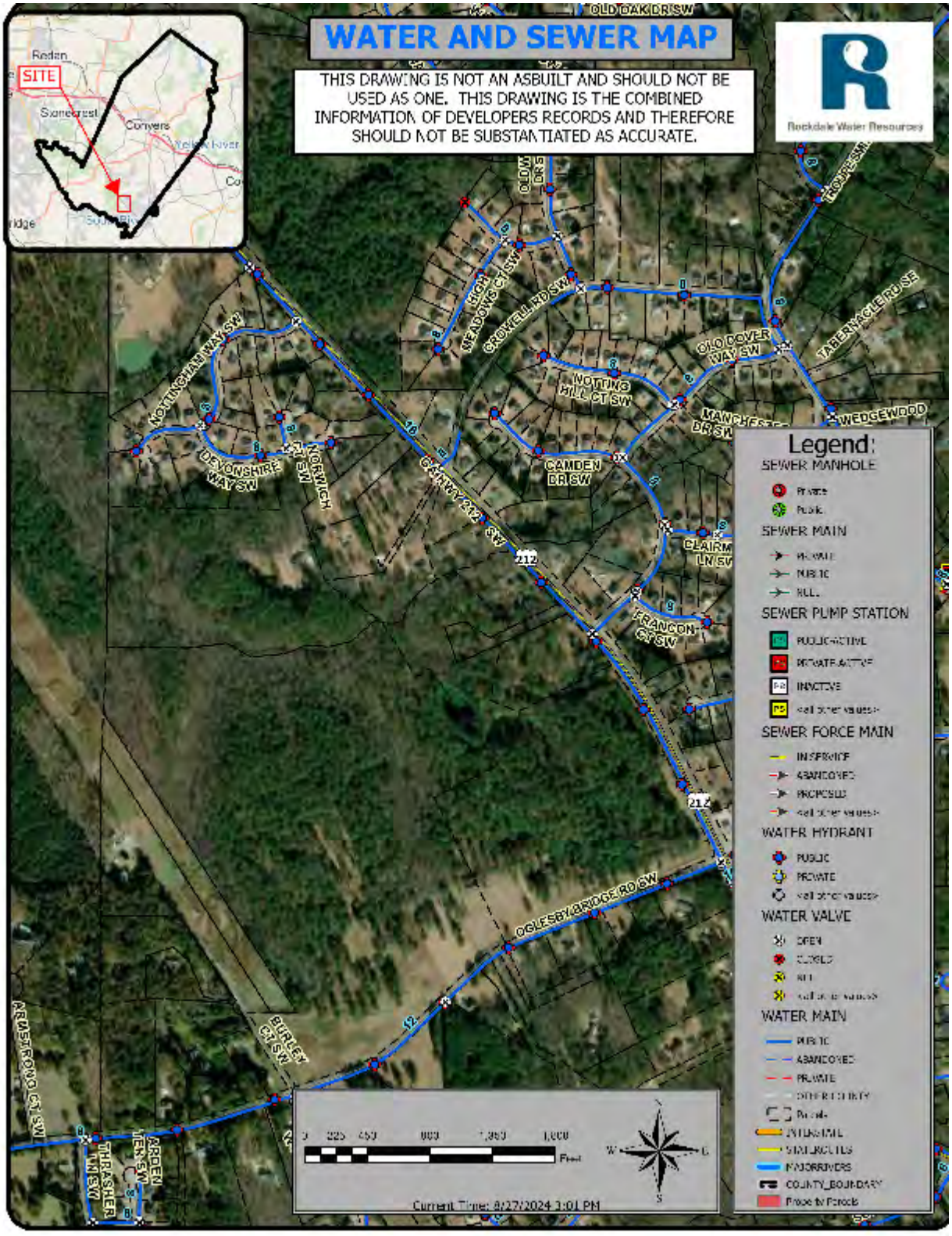
Sec. 320-1. - Introduction.
(a) It is hereby determined that:
(1) The flood hazard areas of Rockdale County, GA are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(2) Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation, and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.
(3) Effective floodplain management and flood hazard protection activities can:
a. Protect human life and health,
b. Minimize damage to private property,
c. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in floodplains, and
d. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

(b) Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Rockdale County, GA, does ordain this chapter and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

Water/Sewer

Existing 16” DIP Water main along GA Hwy 212 SW and an existing 16” DIP Water main along Oglesby Bridge RD SW. No Public Wastewater. See Map Attached


WATER AND SEWER MAP
THIS DRAWING IS NOT AN ASBUILT AND SHOULD NOT BE USED AS ONE. THIS DRAWING IS THE COMBINED INFORMATION OF DEVELOPERS RECORDS AND THEREFORE SHOULD NOT BE SUBSTANTIATED AS ACCURATE.
Rockdale Water Resources
SITE
Redan
Stonecrest
Conyers
OLD OAK DR SW
OLD DR S
HIGH MEADOWS CT SW
CROXHILL RD SW
NOTTINGHAM WAY SW
DEVONSHIRE WAY SW
NORWICH CT SW
NOTTING HILL CT SW
OLD DOVER WAY SW
TABERNACLE RD SE
WEDGEWOOD
MANCHESTER DR SW
CAMDEN DR SW
CLAIRMONT LN SW
FRANCON CT SW
GAINEY TRCE SW
212
OGLESBY BRIDGE RD SW
BURLEY CT SW
ARMSTRONG CT SW
THRASHER LN SW
ARDEN TER SW
Legend:
SEWER MANHOLE
Private
Public
SEWER MAIN
PRIVATE
PUBLIC
NULL
SEWER PUMP STATION
PUBLIC-ACTIVE
PRIVATE-ACTIVE
P2 INACTIVE
P5 well done values
SEWER FORCE MAIN
IN SERVICE
ABANDONED
PROPOSED
well done values
WATER HYDRANT
PUBLIC
PRIVATE
well done values
WATER VALVE
OPEN
CLOSED
NULL
well done values
WATER MAIN
PUBLIC
ABANDONED
PRIVATE
OTHER UTILITY
Parcels
INTERMITTENT
STATE ROUTES
MAJOR RIVERS
COUNTY_BOUNDARY
Proposed Parcels
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Current Time: 8/27/2024 3:01 PM

EVALUATION OF THE REZONING REQUEST

O.C.G.A. Chapter 36-66: Zoning Procedure Act

When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following:

A. Is the zoning proposal permitted as a use that is suitable in view of the use and development of adjacent and nearby property?

The applicant's requests for rezoning from AR (Agriculture-Residential) to CRS (Collaborative Residential Subdivision) and C-1 (Local Commercial) for a single-family residential and neighborhood commercial development are proposed on a largely undeveloped area of 141.68 acres. Adjacent properties are zoned AR, R-1, and C-1. The lots in the Stratford subdivision to the north of the subject site are approximately an acre in size. The Manchester subdivision to the east of the site is composed of half-acre lots. The lots to the south of the site range from 1-2 acres in size. The proposed development's 10,000-square-foot lot sizes are smaller than that of surrounding properties and may not be suitable in view of the use of the surrounding lots.

B. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The proposed 242-lot single-family residential development will likely have negative effects on the surrounding properties, with increased density impacting the rural character of the area, increased impervious surfaces, and increased traffic.

C. Will the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

The property has reasonable economic use as currently zoned.

D. Will the zoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

The 242-lot subdivision will likely have an impact on existing streets. The Traffic Impact Study (TIS) found that the development would generate 319 new morning peak hour trips and 588 new afternoon peak hour trips. A total of 6,664 new weekday trips will be generated. The study recommended improvements to mitigate the effects, such as new turn lanes which will necessitate widening of the roads. Rockdale Water Resources (RWR) has indicated that public water is available at the site location, but public wastewater is not available. Schools in the area are generally under capacity.

E. Is the zoning proposal in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan?

The Future Land Use Category of this site is Low Density Residential with approximately 10 acres at the intersection of Highway 212 SW and Oglesby Bridge Road SW designated as Neighborhood Commercial. The Future Land Use Category of Low-Density Residential is not in alignment with the requested CRS zoning district. As defined by the Comprehensive Land Use Plan, properties with a future land use designation of Low-Density Residential are appropriate for single-family detached residential dwellings with a density of 1 unit per acre. The proposed development will have a proposed gross density of 1.86 units per acre and an adjusted tract area site density of 3.2 units per acre, which is neither in conformance with the Comprehensive Land Use Plan nor the CRS zoning district.

F. Are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal?

The small lot sizes and proposed density are not compatible with the rural character of the area. Furthermore, 242 new housing units would pose a burden to public facilities.

PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends ***Denial*** of the requests to rezone from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) and C-1 (Local Commercial). Should the rezoning requests be approved, staff recommends the following conditions.

Proposed conditions:

1. The site shall be developed in general conformance with the submitted site plan and comply with the Collaborative Residential Subdivision (CRS) and Local Commercial (C-1) Zoning Districts 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. Applicant must provide proof of sewer capacity before proceeding to preliminary plat phase.
4. The site shall be restricted not to exceed 242 lots.
5. The adjusted tract area site density shall be adjusted to conform with the requirements of the CRS zoning district.
6. A mandatory Homeowners' Association shall be established and shall be responsible for the maintenance of all common areas and facilities.
7. The Homeowners' Association covenants shall include a rental restriction of five percent (5%) of all single-family residential dwelling units.
8. All single-family residential dwelling units shall have a two-car garage.
9. Provide a five-foot-wide sidewalk along at least one side of the proposed internal streets and along the front lines of all CRS-zoned lots. Sidewalks shall be separated from street curbs by a “tree lawn” not less than five feet wide, planted with shade trees in accordance with the Rockdale County plant palette.
10. Provide a five-foot-wide concrete sidewalk along the Oglesby Bridge Road SW and GA Highway 212 SW rights-of-way. A strip of grass or other approved landscape material at least four feet in width shall separate sidewalks from adjacent curbs on public streets.
11. All grassed areas shall be sodded.
12. All utilities shall be placed underground.
13. Natural vegetation shall remain on the property until the issuance of a development permit.
14. All sides of proposed buildings shall consist of brick, stone, cementitious siding, or real (lath and portland) stucco from ground to eaves, with brick, stone, cedar shake, real stucco, painted wood siding or cementitious siding to be used as accents. Metal siding, vinyl siding, metal canopies, and exposed standard concrete blocks are prohibited. Soffits may be constructed of vinyl.
15. Streetlights are to be provided along one side of every street, a minimum of 16 feet high and a maximum of 20 feet high if overhanging into the street, and placed no more than 160 feet apart.
16. Stormwater detention ponds shall be screened from view from adjoining residential properties. Screening plans shall be subject to review and approval by the Director of Planning and Development.
17. 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. Amenity areas shall be accessible by five-foot-wide concrete sidewalks.

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

REZONING (ZONING MAP AMENDMENT) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION CHECKLIST

This application is required for Rezoning submittals that do NOT require a Future Land Use (FLU) Map Amendment application. Additionally, this application is required for Alterations to or Repeal of Conditions of Approvals. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

Property Address(es): (With City and Zip Code) Hwy 212 and Oglesby Bridge Road	Tax Parcel Numbers: 032002004G, 032002004C, 032002033A, 032002004F
Total Acreage: 141.68	Number of Properties: 4

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's Public Hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category permits the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a Rezoning, the requested Zoning District that is being requested, and the amount of acreage of each property to be rezoned.

- [x] **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):
  Date attended and with which staff member: 4/11/24 Tracie Roberts, Carolina Angulo, Kierston McDaniel
- [x] **Completed Application:** Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.
- [x] **Property Information (Page 4)**
- [x] **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.
- [x] **Site and Development Information (Page 5):** General information on the property, services and utilities.
- [x] **Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.
- [x] **Rezoning Review Standards (Page 7):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- [x] **Conditions of Approval (Page 8):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- [x] **Applicant Certification (Page 9)**
- [x] **Ownership Statement and Campaign Contribution Disclosure Statement (Page 10):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.
- [x] **Agent Authorization Form and Campaign Disclosure Statement (Page 11):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

☐ NA **Attorney Authorization Form and Campaign Disclosure Statement (Page 12):** If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

☑ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☑ **Original Plat or Survey:** Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

☑ **Survey Plat:** Signed and sealed by an architect, engineer, landscape architect or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

☑ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☑ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Development Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- ☑ A written description of the details of the proposed use and development details.
- ☑ A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
- ☑ All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
- ☑ All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
- ☑ All proposed open spaces and recreational amenities.
- ☑ All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Department.
- ☑ All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
- ☑ Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
- ☑ All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
- NA ☐ All proposed locations for temporary uses, such as seasonal sales areas.
- NA ☐ Such other and additional information as may be requested by the Zoning Administrator.

☑ **Current and Proposed FLU Category and Zoning District for Each Property:**

Address	Tax Parcel No.	Acreage	Current FLU Category		Current Zoning District	Proposed Zoning District
1920 SW Hwy 212	032002004G	1.38	Low Density Residential/AG		AR	CRS
1900 SW Hwy 212	032002033A	5.00	Low Density Residential/AG		AR	CRS
SW Oglesby Bridge Road	032002004F	90.54	Low Density Residential/AG		AR	CRS
1929 SW Oglesby Bridge Road	032002004C	44.76	Neighborhood Commercial		AR	C1-CRS

☑ **Filing Fee:** The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County. The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

☐ Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages x and x of the Instructions for the ARC DRI Thresholds.

☐ Fee: $1,200

☒ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☒ 0-4.99 acres	$250	032002004G (1.38 ac)	1	$ 250.
☒ 5-9.99 acres	$300	032002033A (5.0 ac)	1	$ 300.
☐ 10-19.99 acres	$400			$
☒ 20 acres and more	$500	032002004F (90.54 ac)	1	$ 500.

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☐ 20 acres and more	$700			$

☐ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☒ 20 acres and more	$500	032002004C (44.76 ac)	1	$ 500.
		Filing Fee (Fee Amount + DRI Fee)		$ 1550.00

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Stephen A. Goodsell, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Stephen A. Goodsell (Signature) | Stephen A. Goodsell (Applicant's Name) | 7/2/24 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: ZONING APPLICATION (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

SEAL
STEFANEE BRUSH
NOTARY PUBLIC
COBB COUNTY
GEORGIA
EXPIRES
07-16-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

ZONING MAP AMENDMENT (REZONING) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY INFORMATION

Property Address(es): (With City and Zip Code) 1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, 192 Oglesby Bridge Road	Tax Parcel Numbers: 032002004G, 032002033A, 032002004F,0320002004C
Total Acreage: 141.68	Number of Properties: 4
Subdivision: Seay Farm / Land Lot(s): 82, 11, 112 / District(s): 11	
Current Zoning: AR	Proposed Zoning: CRS, C1
Current FLU Category: Low Density Residential/AG, Neighborhood Commercial	
Current Use: Horse Farm, residential	Proposed Use: Single Family Residential, Neighborhood Commercial

Zoning History (Rezonings, Special Use Permits, Variances, etc.): N/A

Are there existing conditions of zoning for the property? If so, please list on page 8.

Purpose of requested amendment: To allow for the development of a mixed use residential and neighborhood commercial project

APPLICANT INFORMATION

Applicant / Authorized Agent: Stephen A. Goodsell			Authorized Agent / Attorney:		
Business / Person Name: S. A. Goodsell Development Co.			Business / Person Name:		
Address: 3715 Northside Pkwy, Northcreek 1-130			Address:		
City: Atlanta	State: GA	Zip: 30327	City:	State:	Zip:
Office #: 404-467-6600	Mobile #: 678-614-9136		Office #:	Mobile #:	
Email: stevegoodsell@goodselldevelopment.com			Email:		
Applicant Status (check one): ☐ Owner	☒ Authorized Agent				

PROPERTY OWNER INFORMATION

Owner 1: Benjamin Willis Seay III			Owner 2:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).: See list			Owner of Tax Parcel No(s).:		
Address: 3324 Peachtree Road NE Suite 1602			Address:		
City: Atlanta	State: GA	Zip: 30326	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email: benseay00@gmail.com			Email:		

PROPERTY OWNER INFORMATION

Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).:			Owner of Tax Parcel No(s).:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

SITE INFORMATION

Any Applicable Zoning Overlay Districts:

Schools:	(If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)			
Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Lorraine Elementary School	583	820	237
Middle School:	Davis Middle School	892	1104	212
High School:	Salem High School	813	1600	787

Transportation:	North	South	East	West
Adjacent Roads:		Oglesby Bridge Rd	GA Hwy 212	
Existing ROW:		50-80 ft	100 ft	
Future ROW:				
Type:	State/Paved	County/Paved	State/Paved	County/Paved

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? No

If so, please identify:

Utilities:	Gas Service: Atlanta Natural Gas		Electric Service: Snapping Shoals EMC
Potable Water (check one):	☑ Public System	☐ Well	
Location of Nearest Line: along frontage	Diameter of Line:	Distance to Closest Fire Hydrant: at Property	
Wastewater (check one):	☒ Public System	☐ Septic Tank	
	Nearest Treatment Plant: Scott Creek	Evaluation by Soil Scientist: Yes	
	Max Operating Capacity: 450k gal/day	Environmental Health Approval: N/A	
	Level of Operation: 88%		

Are there any utility easements recorded on the land to be considered for rezoning?	If so please describe: Georgia Power Easement

Stormwater:	FIRM Panel No. and Date: 13247C0158D, 12/8/16	Basin: South River	Sub-Basin: Honey Creek

☑ Are there streams, rivers, lakes or other water bodies located on or adjoining this site?	If so, please identify: 2 small ponds, small stream

☐ Property Within Floodplain?	Zone: N/A	If so, has it been identified on your property plat?	☐ Yes	☐ No	How many acres are impacted by floodplain?	
☑ Wetlands	Type: PF01C					

DEVELOPMENT INFORMATION

Type of Development: (check one)	☒ Residential	☒ Nonresidential	☐ Mixed Use
Type of Residential: (check one)	☒ Single-Family Residential	☐ Two-Family Residential	☐ Multi-Family Residential

Type of Nonresidential: Neighborhood Commercial

If Use Contains a Residential Component:	Number of Units: 230	Acreage: 131	Residential Density (Lots/Units per Acre): 1.75
If Use Contains a Commercial Component:	Total Building Area Proposed: 65k s/f		Number of Parking Spaces: 293

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information.	☐ Yes	☒ No

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The intent for the proposed amendments is to allow for the development of a conservation residential project with 230 homes and an integrated neighborhood shopping element. The residential portion of the property will be built in several phases, each containing approximately 58 lots. Development will start as soon as plans can be approved. Commercial development will start when retailers and/or retail developers purchase the property.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

Impact on capacities of public facilities:
•Transportation: See traffic study
•Sewer facilities: Sewage will run to the Scott Creek plant which is being upgraded to a lift station that will have adequate capacity according to Rockdale Water Resources (David Cervone)
•Water supply: Available
•Parks: Since the project is to have multiple amenities and recreation options, its impact on county parks is expected to be minimal.
•Drainage: The property drains into a creek branch which runs through Monastery property and then directly into the south River.
•Schools:There is currently adequate capacity for the expected increase in use.
•Solid waste: Trash pick up would occur house-by-house and there would be no dumpster.
•Emergency Medical: There is no anticipated burden on medical facilities.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

Environmental Impact
•Trees: The property is partly pasture and is currently wooded with primarily pines of less than 20 years old. Per the Rockdale County tree ordinance, a mix of different hardwood species would be planted post development. Because the majority of the project will be a CRS subdivision, 30% of the 131 acres will be green space.
•Water bodies: There are two existing ponds on the property. They will remain and become part of the green space for the project.
Water quality: The property will be compliant will all local, state and federal regulations that require stream buffers and water quality features for the pond.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The proposed project contributes to the orderly development pattern by putting residential and commercial uses in close proximity to each other, which lowers vehicular traffic and shortens trip times. The location of both uses at the corner of two major roads gives easy local access to schools and shopping in addition easy access to I-20 via State Highway 212 and Smyrna Road.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Board of Commissioners, the Planning Commission and the Department will use these standards to evaluate the request:

a. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

The residential portion of the property will be near to and adjacent to projects with similar densities. The proposed commercial portion of the property will be across the street from existing commercial uses and land designated for commercial either in the comprehensive plan or on the zoning map.

b. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The property is not economically useable under the current zoning. Current development costs would put the price of an AR lot at over $125,000 which is well above the $80,000 current market value of such a lot.

c. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

See response to question 3

d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

See response to question 2

e. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The Comprehensive Plan envisions neighborhood commercial development for the front corner of the property and medium density residential development on the balance of the property. This is what we are requesting.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

The surrounding existing uses support the requested zoning as the new zoning would match existing uses in the proximity of the project.

g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

The project will feature over 30 acres of green space and storm water management which will mitigate environmental impact.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

According to Rockdale Water Resources, the new Snapping Shoals Water Treatment Plant has the capacity available to safely and effectively handle sewer needs for our project.

APPLICANT CERTIFICATION

Please read and initial the following statements:

SAG 1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.

SAG 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.

SAG 3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.

SAG 4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.

SAG 5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.

SAG 6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

SAG 7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

SAG _____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	Stephen A Goodsell (Signature)	Stephen A. Goodsell (Applicant's Name)	7/2/24 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: ZONING APPLICATION (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

SEAL
STEFANEE BRUSH
NOTARY PUBLIC
EXPIRES
GEORGIA
07-16-2026
COBB COUNTY

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 0032002004G, 032002033A, 032002004F, 032002004C, I (we) respectfully request that the subject property be rezoned and/or that Alterations to Conditions of Zoning be made.

Name: Benjamin Willis Seay III	Address: 3324 Peachtree Road NE Ste 1602	City:Atlanta	State: GA	Zip: 30326
Firm: SEAY FARMS	Phone #'s: 404-372-7912	Email:benseay00@gmail.com		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Willis Benjamin Seay III (Signature) | WILLIS BENJAMIN SEAY III (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: DRIVER'S LICENSE (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 19TH (day) day of APRIL (month), 2024 (year)

Notary Public signature

10.16.2026
GA Registration No. and expiration date

SEAL

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

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Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: Stephen A. Goodsell (Agent's/Attorney's Signature) | Stephen A. Goodsell (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: DISCLOSURE STATEMENT FOR ZONING APP (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/10/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY EXPIRES GEORGIA 07-16-2026 PUBLIC COBB COUNTY

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT AUTHORIZATION STATEMENT

I, Stephen A. Goodsell

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

Agent's Name: Stephen A. Goodsell	Address: 3715 Northside Parkway, Northcreek 1-130	City: Atlanta	State: GA	Zip: 30327
Firm: S. A. Goodsell Development Co.	Phone #'s: 404-467-6600	Email: stevegoodsell@goodselldevelopment.com		

SIGNATURE

Wait to be in front of notary to sign: Stephen A. Goodsell (Owner's Signature) | Stephen A. Goodsell (Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: STATEMENT FOR ZONING APPLICATION (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

SEAL

STEFANEE BRUSH NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA 07-16-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

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Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
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Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: Stephen A. Goodsell (Agent's/Attorney's Signature) | Stephen A. Goodsell (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: STATEMENT FOR ZONING APPLICATION (type of document)

Executed in Atlanta (city) Fulton (county) GA (state), this 2nd (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES 07-16-2026

STATE OF GEORGIA
COUNTY OF ROCKDALE

BOOK 540 PAGE 242

QUIT CLAIM DEED

THIS INDENTURE made this 16 day of December 19 89 by and between

BEN SEAY

party or parties of the first part, hereinafter referred to as "Grantor", and

W. B. SEAY, JR. and EUNICE SEAY

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee

All that tract and parcel of land lying and being in Land Lot 111 of the 11th District of Rockdale County, Georgia, and more fully described as 1.377 acres of the Northern most tract on a plat of Deer Run Tracts, Section II, prepared by George W. O'Neill, Registered Land Surveyor #1142, dated April 3, 1975, recorded in Plat Book I, page 207, Rockdale County, Georgia records; and, said 1.377 acres surveyed out of said parcel as described in survey prepared by W. T. Dunahoo and Associates, Inc. on May 9, 1989, Exhibit "A" to this deed; and, being more fully and particularly described as follows:
Beginning at an iron pin located in the Southwest right of way of Georgia Highway 212, said pin being located 1,710 feet Northwest from the Northwest right of way of Oglesby Bridge Road, as measured along the Southwest right of way of Georgia Highway 212; thence, South 72 degrees 8 minutes 29 seconds West for a distance of 734.59 feet to an iron pin; thence, North 17 degrees 51 minutes 31 seconds West for a distance of 197.70 feet to an iron pin; thence, North 74 degrees 51 minutes 11 seconds East for a distance of 122.01 feet to an iron pin; thence South 58 degrees 24 minutes 27 seconds East for a distance of 210.76 feet to an iron pin; thence, North 68 degrees 53 minutes East for a distance of 455.13 feet to an iron pin found on the Southwest right of way of Georgia Highway 212; thence, South 38 degrees 8 minutes 14 seconds East along the Southwest right of way of Georgia Highway 212 to an iron pin at the point of beginning.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.
1990 FEB 14 PM 2 48
JOANNE P. CALDWELL, CLERK
7513

Rockdale County, Georgia
Real Estate Transfer Tax
Paid # None - Exempt
Date February 14, 1990
Mary M. Fowler
Clerk of Superior Court

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Cheryl A. Hicks (Unofficial Witness)

Ben Seay (Seal)
Ben Seay

N.P. SEAL

(Notary Public)
Notary Public, Rockdale County, Georgia
My Commission Expires July 30 19[illegible]

(Seal)

QUIT CLAIM DEED

Chicago Title Insurance Company

STATE OF GEORGIA, FULTON County.

THIS INDENTURE, Made the 20th day of March, in the year one thousand nine hundred ninety-one, between

LOIS DIANNE SEAY

of the County of Rockdale, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIS BENJAMIN SEAY, III

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.
1991 MAR 21 PM 12:20
JOANNE P. CALDWELL, CLERK
9801

Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ None - Love + Affection
Date March 21, 1991
Mary R. Sowles
Dep. Clerk of Superior Court

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of

Unofficial Witness

Notary Public
My commission expires:
Date 3-20-91

N. P. SEAL

Notary Public, Rockdale County, Georgia
My Commission Expires June 25, 1994

LOIS DIANNE SEAY (SEAL)

(SEAL)

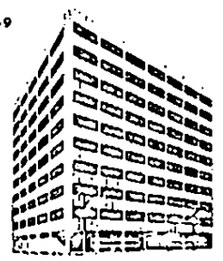
TRACT I

(90.545 ACRES)

ALL THAT TRACT or parcel of land lying and being in part of Land Lots 82 and 111 of the 11th District, Rockdale County, Georgia, being more particularly described as follows:

COMMENCING at the southwest corner of Land Lot 111 aforesaid; thence North 2 degrees 50 minutes 02 seconds West with the West line of Land Lot 111, 978.57 feet to an iron pin and the point of beginning, said point of beginning also being at the point of intersection of the west line of said Land Lot 111, with the northeastern line of the Georgia Power Company-Klondike-Bonaire Transmission line right of way, thence with the west line of Land Lot 111, North 2 degrees 50 minutes 02 seconds West, 459.42 feet to an iron pin; thence North 87 degrees 11 minutes 31 seconds East passing through an iron pin at 494.75 feet a total of 610.57 feet to an iron pin as a witness to the centerline of a creek; thence easterly and northeasterly with the centerline of said creek the following courses and distances; North 73 degrees 42 minutes 41 seconds East, 31.80 feet; South 63 degrees 17 minutes 12 seconds East, 62.62 feet; North 60 degrees 06 minutes 30 seconds East, 51.88 feet; South 72 degrees 26 minutes 01 seconds East, 124.24 feet; North 70 degrees 11 minutes 10 seconds East, 84.19 feet; North 83 degrees 57 minutes 03 seconds East, 123.41 feet; North 83 degrees 01 minutes 48 seconds East 93.41 feet; South 88 degrees 28 minutes 20 seconds, East 114.16 feet; North 85 degress 00 minutes 27 seconds East, 60.47 feet; South 55 degrees 21 minutes 00 seconds East 59.84 feet; North 12 degrees 14 minutes 20 seconds East, 28.20 feet, North 62 degrees 30 minutes 23 seconds East, 155.18 feet; North 9 degrees 33 minutes 51 seconds East, 49.18 feet, South 76 degrees 06 minutes 17 seconds East, 49.55 feet; North 35 degrees 03 minutes 45 seconds East, 75.51 feet; South 83 degrees 11 minutes 11 seconds East, 27.95 feet; North 48 degrees 40 minutes 34 seconds East, 71.86 feet to a point at the northwest corner of property now or formerly of Warren and Brenda Lowe; thence South 38 degrees 49 minutes 38 seconds East, passing through an iron pin at 32 feet, more or less, from the centerline of said creek, a total distance of 369.68 feet to an iron pin; the southwest corner of the Lowe property; thence South 38 degrees 45 minutes 19 seconds East, 700.31 feet to an iron pin, the northeast corner of property now or formerly of Roy T. and Linda S. Fick; thence South 59 degrees 29 minutes 24 seconds West, 424.60 feet to an iron pin; thence South 28 degrees 58 minutes 10 seconds East, 950.28 feet to an iron pin on the northern right of way of Oglesby Bridge Road (an 80 foot right of way); thence with the northerly line of Oglesby Bridge Road the following courses and distances; South 62 degrees 43 minutes 32 seconds West, 108.20 feet; South 46 degrees 15 minutes 31 seconds West 119.20 feet; South 39 degrees 50 minutes 11 seconds West, 432.56 feet to an iron pin; thence South 44 degrees 07 minutes 47 seconds West, 173.20 feet to an iron pin; South 46 degrees 13 minutes 54 seconds West, 192.79 feet to an iron pin; South 62 degrees 02 minutes 19 seconds West 238.93 feet to an iron pin; South 69 degrees 33 minutes 20 seconds West, 11.01 feet to an iron pin at the point of intersection of the northeast line of the Power Company Easement above mentioned and the northerly line of Oglesby Bridge Road; thence with the northerly line of Oglesby Bridge Road South 69 degrees 33 minutes 20 seconds West 286.86 feet to an iron pin at the point of intersection, of the southwesterly line of the Power Company Easement; thence North 36 degrees 58 minutes 30 seconds West with the southwesterly line of the Power Company Easement, 521.29 feet to an iron pin; thence North 86 degrees 54 minutes 58 seconds East 331.28 feet to an iron pin on the northeasterly line of the Power Company Easement; thence North 36 degrees 58 minutes 30 seconds West, with the northeasterly line of the Power Company Easement, 2082.85 feet to an iron pin at the point of beginning, and containing 90.545 acres of land.

Form 10-9



GEORGIA STATE OFFICE
TITLE BUILDING
ATLANTA 3, GEORGIA

BOOK 149 PAGE 199

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ 70.20
Date May 23 1975
Elizabeth C. Darnell
Clerk of Superior Court
Dp.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF ROCKDALE

THIS INDENTURE, Made the 22nd day of May, in the year one thousand nine hundred Seventy Five, between

Deer Run Development Corporation, A Georgia Corporation

of the County of Rockdale, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Willis Benjamin Seay, III, and Phillip Roger Seay

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy Thousand One Hundred Eighteen and no/100 ---------- (70,118.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 81, 82, 111, and 112, of the 11th District of Rockdale County Georgia, and being more particularly described to wit:

BEGINNING at an iron pin found at the northwest corner formed by the southwest side of the right of way of Georgia Highway 212 and the northwest side of the right of way of Oglesby Bridge Road; thence running south 66 degrees 46 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 469.70 feet to an iron pin; thence running south 66 degrees 40 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 400.00 feet to an iron pin; thence north 28 degrees 25 minutes west 691.44 feet to an iron pin found; thence north 30 degrees 05 minutes west 240.09 feet to an iron pin found; thence north 37 degrees 22 minutes west 763.87 feet to an iron pin found; thence north 66 degrees 20 minutes east 889.20 feet to an iron pin found on the southwest side of the right of way of said Georgia Highway 212; thence running south 44 degrees 49 minutes east and with the southwest side of the right of way of said Georgia Highway 212 108.60 feet to an iron pin; thence running in a southeasterly direction and with the southwest side of the right of way of Georgia Highway 212 a distance of 814.25 feet to a right of way marker; thence south 28 degrees 22 minutes east and with the southwest side of the right of way of said Georgia Highway 212 783.79 feet to an iron pin set on the northwest side of the right of way of Oglesby Bridge Road and the point of beginning.

Expressly excluded from the warranty of this instrument is a drainage easement shown on plat of said property recorded in Plat Book I, Page 207, reading "10 foot drainage easement and water line easement along all lot lines". Also any and all utility easements of record and not of record, including but not limited to power lines shown on plat hereinafter referred to.

Said tract or parcel of land is that same tract or parcel of land referred to in a map or plat prepared by Hayes, James & Associates of Lawrenceville, Georgia, and being recorded in Plat Book I, Page 208, Records of Rockdale County, Georgia.

UNOFFICIAL

UNOFFICIAL

BOOK 149 PAGE 200

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: DEER RUN DEVELOPMENT CORPORATION

By: _____ (Seal)

_____ (Seal)

Exp 11/24/75 _____ (Seal)

WARRANTY DEED

FROM

Deer Run Development Corp.

TO

Willis Benjamin Seay III
Phillip Roger Seay

GEORGIA, Rockdale County.

Clerk's Office, Superior Court

Filed for Record 23 day

of May, 1975,

at 12 M., and Recorded in Deed

Book Folio

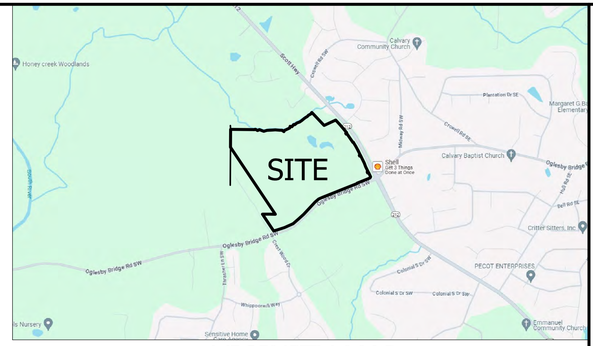
, 19

, Clerk.

Lawyers Title
Insurance Corporation

ATLANTA BRANCH OFFICE
TITLE BUILDING
ATLANTA, GEORGIA

(Recorded June 4, 1975 Jeannette C. Farmer, Clerk)



VICINITY MAP

- Proposed Use and Development Details:
  The intent for the proposed amendments is to allow for the development of a conservation residential project with 230 homes and an integrated neighborhood shopping element. The residential portion of the property will be built in several phases, each containing approximately 58 lots. Development will start as soon as plans can be approved. Commercial development will start when retailers and/or retail developers purchase the property.
- Proposed Public Improvements including sidewalks, water lines, sewer lines and right of way. Streets will be 26' BC–BC with 5' wide sidewalks on both sides.
- Proposed Buildings and Structures:
  A single–family residential home will be constructed on each lot. The commercial property will have a mix of retail uses. The exact configuration of the retail component has not been designed yet.
- Utility Locations:
  There is a 16" water main running along the west side of Hwy. 212 and a 12" water main running along the south side of Oglesby Bridge Rd. The Scott Creek Water Treatment facility currently has 55k gallons of capacity. According to Rockdale Water Resources, the upgrade of this plant into a lift station will provide ample capacity past the initial 55K gallons per day.

Proposed Zoning District CRS
Min. Lot Size 10,000 sq. ft.
Units/Acre 3.14
Min. Lot Width (in feet) 70
Min. Lot Depth (in feet)
Min. Front Setback 1,2 (in feet) 20
Min. Side Setback (in feet)Min. 7.5
Rear Setback (in feet) 25
Min. Sq. Ft. of Heated Floor Area 1,800
Max. % Impervious Surface 25
Min. % Open Space 30
Max. Bldg. Height (in feet) 35

PROPERTY ALLOCATION CHART:
TOTAL DEVELOPMENT = 140.41 AC.
PROPOSED COMMERCIAL = 10.00 AC.
PROPOSED SINGLE FAMILY = 61.0 AC.
TOTAL PROPOSED LOTS = 242
PROPOSED ROADS = 14.1 AC.
PROPOSED RECREATION = 55.3 AC.
RECREATION WILL BE 39% OF PROJECT AREA.

LEGEND:
Sd1–Silt Fence
Co–Construction Exit
Disturbed Area Stabilization
DS1–Mulching
DS2–Temp. Grassing
DS3–Perm. Grassing
DS4–Sod
Bf–Natural Buffer
(Tree Save Area)
•–Power pole
—P— Power line
W–M WATER METER
CB 4' X 8' METAL CATCH BASIN
DI DROP INLET
RCP REENFORCED CONCETE PIPE
—— X —— FENCE LINE
IPF IRON PIN FOUND
CMF–CONCRETE MONUMENT FOUND
—— S —— SANITARY SEWER LINE

MAGNETIC

SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PATRICK & ASSOCIATES, INC.

GEORGIA REGISTERED No. 2586 PROFESSIONAL ENGINEER MARK H. WHITTON

JOB NO. 23-381
COMPUTED No.
DRAWN BY: MJH
CHECKED BY: MW
DATE: 09-14-2023
SCALE: AS NOTED

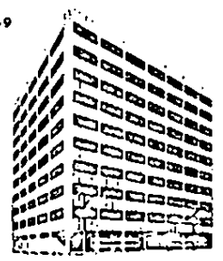
NO.	DATE	REVISION	BY

CONCEPT PLAN FOR:
SEAY FARMS
PARCEL D3200200AC
LAND LOT 82 – 11th DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
36141

SHEET: 1 OF: 1

Form 10-9



GEORGIA STATE OFFICE
TITLE BUILDING
ATLANTA 3, GEORGIA

BOOK 149 PAGE 199

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ 70.20
Date May 23 1975
Elizabeth C. Darnell
Clerk of Superior Court
Dp.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF ROCKDALE

THIS INDENTURE, Made the 22nd day of May, in the year one thousand nine hundred Seventy Five, between

Deer Run Development Corporation, A Georgia Corporation

of the County of Rockdale, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Willis Benjamin Seay, III, and Phillip Roger Seay

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy Thousand One Hundred Eighteen and no/100 ---------- (70,118.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 81, 82, 111, and 112, of the 11th District of Rockdale County Georgia, and being more particularly described to wit:

BEGINNING at an iron pin found at the northwest corner formed by the southwest side of the right of way of Georgia Highway 212 and the northwest side of the right of way of Oglesby Bridge Road; thence running south 66 degrees 46 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 469.70 feet to an iron pin; thence running south 66 degrees 40 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 400.00 feet to an iron pin; thence north 28 degrees 25 minutes west 691.44 feet to an iron pin found; thence north 30 degrees 05 minutes west 240.09 feet to an iron pin found; thence north 37 degrees 22 minutes west 763.87 feet to an iron pin found; thence north 66 degrees 20 minutes east 889.20 feet to an iron pin found on the southwest side of the right of way of said Georgia Highway 212; thence running south 44 degrees 49 minutes east and with the southwest side of the right of way of said Georgia Highway 212 108.60 feet to an iron pin; thence running in a southeasterly direction and with the southwest side of the right of way of Georgia Highway 212 a distance of 814.25 feet to a right of way marker; thence south 28 degrees 22 minutes east and with the southwest side of the right of way of said Georgia Highway 212 783.79 feet to an iron pin set on the northwest side of the right of way of Oglesby Bridge Road and the point of beginning.

Expressly excluded from the warranty of this instrument is a drainage easement shown on plat of said property recorded in Plat Book I, Page 207, reading "10 foot drainage easement and water line easement along all lot lines". Also any and all utility easements of record and not of record, including but not limited to power lines shown on plat hereinafter referred to.

Said tract or parcel of land is that same tract or parcel of land referred to in a map or plat prepared by Hayes, James & Associates of Lawrenceville, Georgia, and being recorded in Plat Book I, Page 208, Records of Rockdale County, Georgia.

UNOFFICIAL

UNOFFICIAL

BOOK 149 PAGE 200

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: DEER RUN DEVELOPMENT CORPORATION

By: _____ (Seal)

_____ (Seal)

Exp 11/24/75 _____ (Seal)

WARRANTY DEED

FROM

Deer Run Development Corp.

TO

Willis Benjamin Seay III
Phillip Roger Seay

GEORGIA, Rockdale County.

Clerk's Office, Superior Court

Filed for Record 23 day

of May, 1975,

at 12 M., and Recorded in Deed

Book Folio

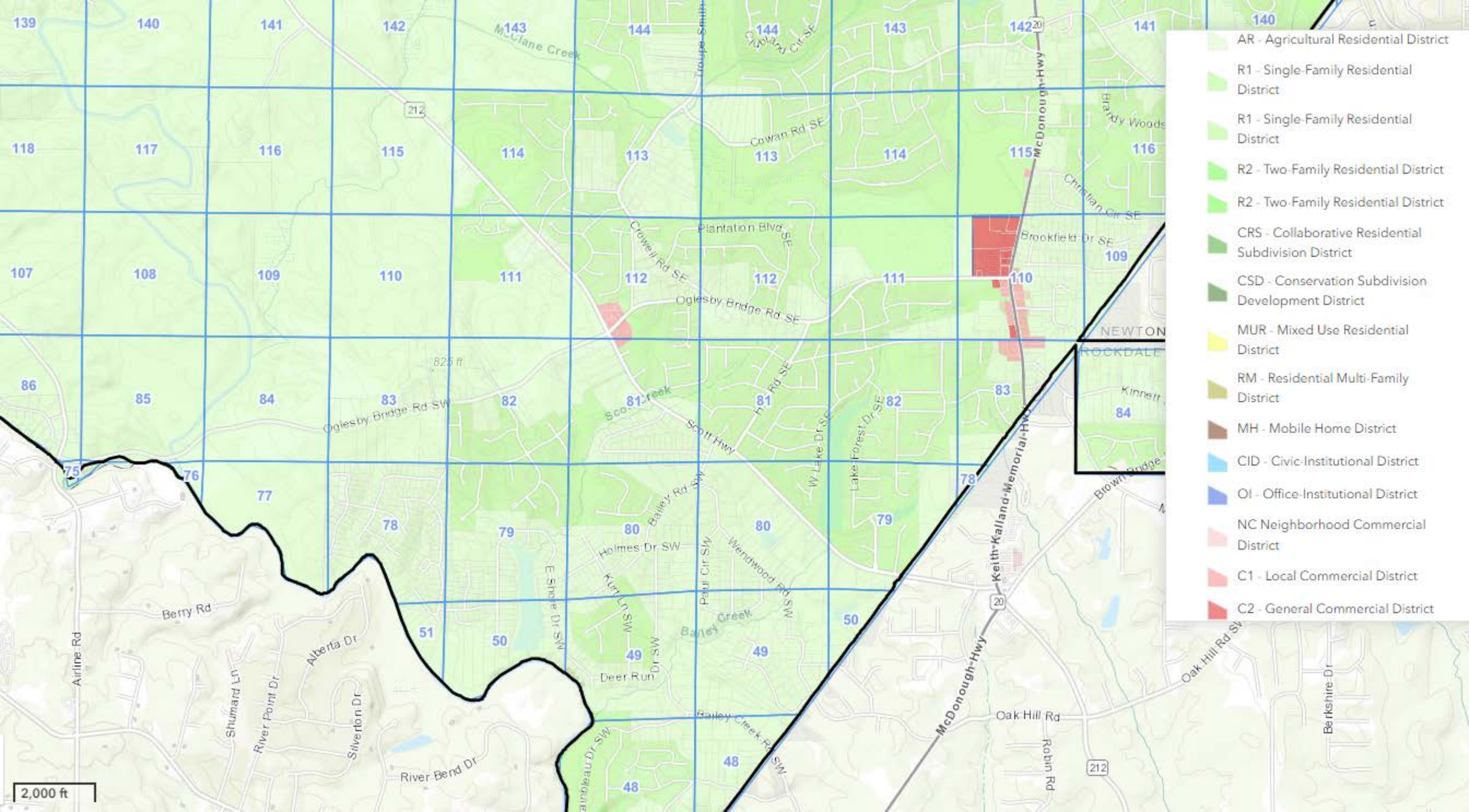
, 19

, Clerk.

Lawyers Title
Insurance Corporation

ATLANTA BRANCH OFFICE
TITLE BUILDING
ATLANTA, GEORGIA

(Recorded June 4, 1975 Jeannette C. Farmer, Clerk)


AR - Agricultural Residential District
R1 - Single-Family Residential District
R1 - Single-Family Residential District
R2 - Two-Family Residential District
R2 - Two-Family Residential District
CRS - Collaborative Residential Subdivision District
CSD - Conservation Subdivision Development District
MUR - Mixed Use Residential District
RM - Residential Multi-Family District
MH - Mobile Home District
CID - Civic-Institutional District
OI - Office-Institutional District
NC Neighborhood Commercial District
C1 - Local Commercial District
C2 - General Commercial District
McClane Creek
Cowan Rd SE
Plantation Blvd SE
Cowell Rd SE
Oglesby Bridge Rd SE
Oglesby Bridge Rd SW
825 ft
Scott Creek
Scott Hwy
H Rd SE
W Lake Dr SE
Lake Forest Dr SE
Brookfield Dr SE
McDonough Hwy
Christian Cir SE
Barby Woods
NEWTON
ROCKDALE
Kinnett
Brown Bridge
Keith Kalland Memorial Hwy
Bailey Rd SW
Holmes Dr SW
Kurt Ln SW
Paul Cir SW
Wendwood Rd SW
E Shore Dr SW
Bailey Creek
Deer Run
Bailey Creek Rd SW
Berry Rd
Airline Rd
Shumard Ln
River Point Dr
Alberta Dr
Silverton Dr
River Bend Dr
Oak Hill Rd
Oak Hill Rd SW
Robin Rd
Berkshire Dr
2,000 ft

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

REZONING (ZONING MAP AMENDMENT) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION
CHECKLIST

This application is required for Rezoning submittals that do NOT require a Future Land Use (FLU) Map Amendment application. Additionally, this application is required for Alterations to or Repeal of Conditions of Approvals. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date: | BOC 1R WS: | BOC 1R VS: | PC Hearing: | BOC Hearing: | BOC 2R WS: | BOC 2R VS:

Property Address(es): (With City and Zip Code) Hwy 212 and Oglesby Bridge Road	Tax Parcel Numbers: 032002004C
Total Acreage: 10.0	Number of Properties: 1

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at *the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your* specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's Public Hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category permits the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a Rezoning, the requested Zoning District that is being requested, and the amount of acreage of each property to be rezoned.

- ☐ **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):
  Date attended and with which staff member: 4/11/24 Tracie Roberts, Carolina Angulo, Kierston McDaniel
- ☐ **Completed Application:** Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.
- ☐ **Property Information (Page 4)**
- ☐ **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.
- ☐ **Site and Development Information (Page 5):** General information on the property, services and utilities.
- ☐ **Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.
- ☐ **Rezoning Review Standards (Page 7):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- ☐ **Conditions of Approval (Page 8):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- ☐ **Applicant Certification (Page 9)**
- ☐ **Ownership Statement and Campaign Contribution Disclosure Statement (Page 10):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.
- ☒ **Agent Authorization Form and Campaign Disclosure Statement (Page 11):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

- [x] **Attorney Authorization Form and Campaign Disclosure Statement (Page 12):** If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

- [x] **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

- [x] **Original Plat or Survey:** Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

- [x] **Survey Plat:** Signed and sealed by an architect, engineer, landscape architect or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

- [x] **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

- [x] **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Development Plan may include any additional graphics which will explain the features of the development, but shall include the following:

  - [x] A written description of the details of the proposed use and development details.
  - [x] A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
  - [x] All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
  - [x] All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
  - [x] All proposed open spaces and recreational amenities.
  - [x] All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Department.
  - [x] All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
  - [x] Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
  - [x] All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
  - [x] All proposed locations for temporary uses, such as seasonal sales areas.
  - [x] Such other and additional information as may be requested by the Zoning Administrator.

- [x] **Current and Proposed FLU Category and Zoning District for Each Property:**

Address	Tax Parcel No.	Acreage	Current FLU Category		Current Zoning District	Proposed Zoning District
1929 SW Oglesby Bridge Road	032002004C	10.0	Neighborhood Commercial		AR	C1

- [x] **Filing Fee:** The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County. The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

  - [ ] Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages x and x of the Instructions for the ARC DRI Thresholds.

    - [ ] Fee: $1,200

☒ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
0-4.99 acres	$250	~~032002004G (1.38 ac)~~		$
5-9.99 acres	$300	~~032002033A~~ (5.0 ac)	1	$
☐ 10-19.99 acres	$400			$
20 acres and more	$500	~~032002004F (90.54 ac)~~	1	$

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☐ 20 acres and more	$700			$

☐ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
X 10-19.99 acres	$400	032002004C		$ 400.00
20 acres and more	$500			$ ~~500~~

Filing Fee (Fee Amount + DRI Fee) $ 400.00

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Stephen A. Goodsell, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Stephen A. Goodsell (Signature) | Stephen A. Goodsell (Applicant's Name) | 7/2/24 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Driver's License (type of document)

Executed in ATLANTA (city) Fulton (county) GA (state) this 2 (day) day of July (month) 2024 (year)

Notary Public signature

7/16/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY PUBLIC GEORGIA EXPIRES 07-16-2026 COBB COUNTY

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

ZONING MAP AMENDMENT (REZONING) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY INFORMATION

Property Address(es): (With City and Zip Code) 192 Oglesby Bridge Road	Tax Parcel Numbers: 0320002004C
Total Acreage: 10.0	Number of Properties: 1
Subdivision: Seay Farm / Land Lot(s): 82, 11, 112	District(s): 11
Current Zoning: AR	Proposed Zoning: [redacted], C1
Current FLU Category: Neighborhood Commercial	
Current Use: Horse Farm, residential	Proposed Use:

Zoning History (Rezonings, Special Use Permits, Variances, etc.): N/A

Are there existing conditions of zoning for the property? If so, please list on page 8.

Purpose of requested amendment: To allow for the development of a neighborhood commercial project

APPLICANT INFORMATION

Applicant / Authorized Agent: Stephen A. Goodsell			Authorized Agent / Attorney:		
Business / Person Name: S. A. Goodsell Development Co.			Business / Person Name:		
Address: 3715 Northside Pkwy, Northcreek 1-130			Address:		
City: Atlanta	State: GA	Zip: 30327	City:	State:	Zip:
Office #: 404-467-6600	Mobile #: 678-614-9136		Office #:	Mobile #:	
Email: stevegoodsell@goodselldevelopment.com			Email:		
Applicant Status (check one): ☐ Owner	☒ Authorized Agent				

PROPERTY OWNER INFORMATION

Owner 1: Benjamin Willis Seay III			Owner 2:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).: See list			Owner of Tax Parcel No(s).:		
Address: 3324 Peachtree Road NE Suite 1602			Address:		
City: Atlanta	State: GA	Zip: 30326	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email: benseay00@gmail.com			Email:		

PROPERTY OWNER INFORMATION

Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).:			Owner of Tax Parcel No(s).:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

SITE INFORMATION

Any Applicable Zoning Overlay Districts:

Schools: (If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)

Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Lorraine Elementary School	583	820	237
Middle School:	Davis Middle School	892	1104	212
High School:	Salem High School	813	1600	787

Transportation:	North	South	East	West
Adjacent Roads:		Oglesby Bridge Rd	GA Hwy 212	
Existing ROW:		50-80 ft	100 ft	
Future ROW:				
Type:	State/Paved	County/Paved	State/Paved	County/Paved

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? No

If so, please identify:

Utilities:	Gas Service: Atlanta Natural Gas		Electric Service: Snapping Shoals EMC
Potable Water (check one):	☑ Public System	☐ Well	
Location of Nearest Line: along frontage	Diameter of Line:	Distance to Closest Fire Hydrant: at Property	
Wastewater (check one):	☒ Public System	☐ Septic Tank	
	Nearest Treatment Plant: Scott Creek	Evaluation by Soil Scientist: Yes	
	Max Operating Capacity: 450k gal/day	Environmental Health Approval: N/A	
	Level of Operation: 88%		

Are there any utility easements recorded on the land to be considered for rezoning? If so please describe: Georgia Power Easement

Stormwater:	FIRM Panel No. and Date: 13247C0158D, 12/8/16	Basin: South River	Sub-Basin: Honey Creek

☑ Are there streams, rivers, lakes or other water bodies located on or adjoining this site? If so, please identify: 2 small ponds, small stream

☐ Property Within Floodplain?	Zone: N/A	If so, has it been identified on your property plat?	☐ Yes	☐ No	How many acres are impacted by floodplain?	
☑ Wetlands	Type: PF01C					

DEVELOPMENT INFORMATION

Type of Development: (check one)	☐ Residential	☒ Nonresidential	☐ Mixed Use
Type of Residential: (check one)	☐ Single-Family Residential	☐ Two-Family Residential	☐ Multi-Family Residential

Type of Nonresidential: Neighborhood Commercial

If Use Contains a Residential Component:	Number of Units:	Acreage: 10.0	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed: 65k s/f		Number of Parking Spaces: 293

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information. ☐ Yes ☒ No

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The intent for the proposed amendments is to allow for the development of a commercial development which will start when retailers and/or retail developers purchase the property.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

Impact on capacities of public facilities:
•Transportation: See traffic study
•Sewer facilities: Sewage will run to the Scott Creek plant which is being upgraded to a lift station that will have adequate capacity according to Rockdale Water Resources (David Cervone)
•Water supply: Available
•Parks: Impact on county parks is expected to be minimal.
•Drainage: The property drains into a creek branch which runs through Monastery property and then directly into the south River.
•Schools:There is currently adequate capacity for the expected increase in use.
•Solid waste: dumpster.
•Emergency Medical: There is no anticipated burden on medical facilities.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

Environmental Impact
•Trees: The property is partly pasture and is currently wooded with primarily pines of less than 20 years old. Per the Rockdale County tree ordinance, a mix of different hardwood species would be planted post development.
•Water bodies: No
Water quality: The property will be compliant will all local, state and federal regulations that require stream buffers and water quality features for the pond.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The proposed project contributes to the orderly development pattern because the location of the proposed commercial is in an already commercial intersection that can offer more services to nearby residents.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Board of Commissioners, the Planning Commission and the Department will use these standards to evaluate the request:

a. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of a nearby property.

The proposed commercial the property will be across the street from existing commercial uses and land designated for commercial in the comprehensive plan.

b. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The property is not economically useable under the current zoning. The signalized intersection is not suitable for residential use because of the prozximity to the tintersection and light. The current zoning deprives the constitutionally guaranteed ritgh to be allowed an economic use for the property.

c. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

See response to question 3

d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

See response to question 2

e. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

Yes.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

The surrounding existing uses support the requested zoning as the proposed zoning is the same as the existing zoning of two of the other three corners in the intersection.

g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

No.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

According to Rockdale Water Resources, the new Snapping Shoals Water Treatment Plant has the capacity available to safely and effectively handle sewer needs for our project.

APPLICANT CERTIFICATION

Please read and initial the following statements:

SAG 1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.

SAG 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.

SAG 3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.

SAG 4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.

SAG 5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.

SAG 6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

SAG 7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

SAG _____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	Stephen A. Goodsell (Signature)	Stephen A. Goodsell (Applicant's Name)	7/2/24 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as:	ZONING APPLICATION (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

SEAL
STEFANEE BRUSH NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES 07-16-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning *a* rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign.

Stephen A. Goodsell
(Agent's/Attorney's Signature)

Stephen A. Goodsell
(Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: STATEMENT FOR ZONING APPLICATION
(type of document)

Executed in Atlanta (city) Fulton (county) GA (state), this 2nd (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES 07-16-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning *a* rockdalecountyga.gov

AGENT AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT AUTHORIZATION STATEMENT

I, Stephen A. Goodsell hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

Agent's Name: Stephen A. Goodsell	Address: 3715 Northside Parkway, Northcreek 1-130	City: Atlanta	State: GA	Zip: 30327
Firm: S. A. Goodsell Development Co.	Phone #'s: 404-467-6600	Email: stevegoodsell@goodselldevelopment.com		

SIGNATURE

Wait to be in front of notary to sign: Stephen A. Goodsell (Owner's Signature) | Stephen A. Goodsell (Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: STATEMENT FOR ZONING APPLICATION (type of document)

Executed in ATLANTA (city) FULTON (county) GA (state) this 2 (day) day of July (month) 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY PUBLIC EXPIRES GEORGIA 07-16-2026 COBB COUNTY

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

Wait to be in front of notary to sign: | **SIGNATURE** Stephen A. Goodsell (Agent's/Attorney's Signature) | Stephen A. Goodsell (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: DISCLOSURE STATEMENT FOR ZONING APP (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY EXPIRES GEORGIA 07-16-2026 PUBLIC COBB COUNTY

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 0032002004G, 032002033A, 032002004F, 032002004C, I (we) respectfully request that the subject property be rezoned and/or that Alterations to Conditions of Zoning be made.

Name: Benjamin Willis Seay III	Address: 3324 Peachtree Road NE Ste 1602	City: Atlanta	State: GA	Zip: 30326
Firm: SEAY FARMS	Phone #'s: 404-372-7912	Email: benseay00@gmail.com		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

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Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Willis Benjamin Seay III (Signature) | WILLIS BENJAMIN SEAY III (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Driver's License (type of document)

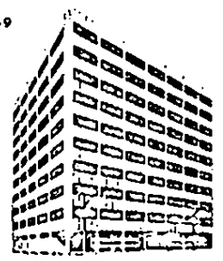
Executed in ATLANTA (city), FULTON (county), GA (state), this 19th (day) day of APRIL (month), 2024 (year)

Notary Public signature

SEAL

10/16/2026
GA Registration No. and expiration date

Form 10-9



GEORGIA STATE OFFICE
TITLE BUILDING
ATLANTA 3, GEORGIA

BOOK 149 PAGE 199

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ 70.20
Date May 23 1975
Elizabeth C. Darnell
Clerk of Superior Court
Dp.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF ROCKDALE

THIS INDENTURE, Made the 22nd day of May, in the year one thousand nine hundred Seventy Five, between

Deer Run Development Corporation, A Georgia Corporation

of the County of Rockdale, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Willis Benjamin Seay, III, and Phillip Roger Seay

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy Thousand One Hundred Eighteen and no/100 ---------- (70,118.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 81, 82, 111, and 112, of the 11th District of Rockdale County Georgia, and being more particularly described to wit:

BEGINNING at an iron pin found at the northwest corner formed by the southwest side of the right of way of Georgia Highway 212 and the northwest side of the right of way of Oglesby Bridge Road; thence running south 66 degrees 46 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 469.70 feet to an iron pin; thence running south 66 degrees 40 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 400.00 feet to an iron pin; thence north 28 degrees 25 minutes west 691.44 feet to an iron pin found; thence north 30 degrees 05 minutes west 240.09 feet to an iron pin found; thence north 37 degrees 22 minutes west 763.87 feet to an iron pin found; thence north 66 degrees 20 minutes east 889.20 feet to an iron pin found on the southwest side of the right of way of said Georgia Highway 212; thence running south 44 degrees 49 minutes east and with the southwest side of the right of way of said Georgia Highway 212 108.60 feet to an iron pin; thence running in a southeasterly direction and with the southwest side of the right of way of Georgia Highway 212 a distance of 814.25 feet to a right of way marker; thence south 28 degrees 22 minutes east and with the southwest side of the right of way of said Georgia Highway 212 783.79 feet to an iron pin set on the northwest side of the right of way of Oglesby Bridge Road and the point of beginning.

Expressly excluded from the warranty of this instrument is a drainage easement shown on plat of said property recorded in Plat Book I, Page 207, reading "10 foot drainage easement and water line easement along all lot lines". Also any and all utility easements of record and not of record, including but not limited to power lines shown on plat hereinafter referred to.

Said tract or parcel of land is that same tract or parcel of land referred to in a map or plat prepared by Hayes, James & Associates of Lawrenceville, Georgia, and being recorded in Plat Book I, Page 208, Records of Rockdale County, Georgia.

UNOFFICIAL

UNOFFICIAL

BOOK 149 PAGE 200

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: DEER RUN DEVELOPMENT CORPORATION

By: _____ (Seal)

_____ (Seal)

Exp 11/24/75 _____ (Seal)

WARRANTY DEED

FROM

Deer Run Development Corp.

TO

Willis Benjamin Seay III
Phillip Roger Seay

GEORGIA, Rockdale County.

Clerk's Office, Superior Court

Filed for Record 23 day

of May, 1975,

at 12 M., and Recorded in Deed

Book Folio

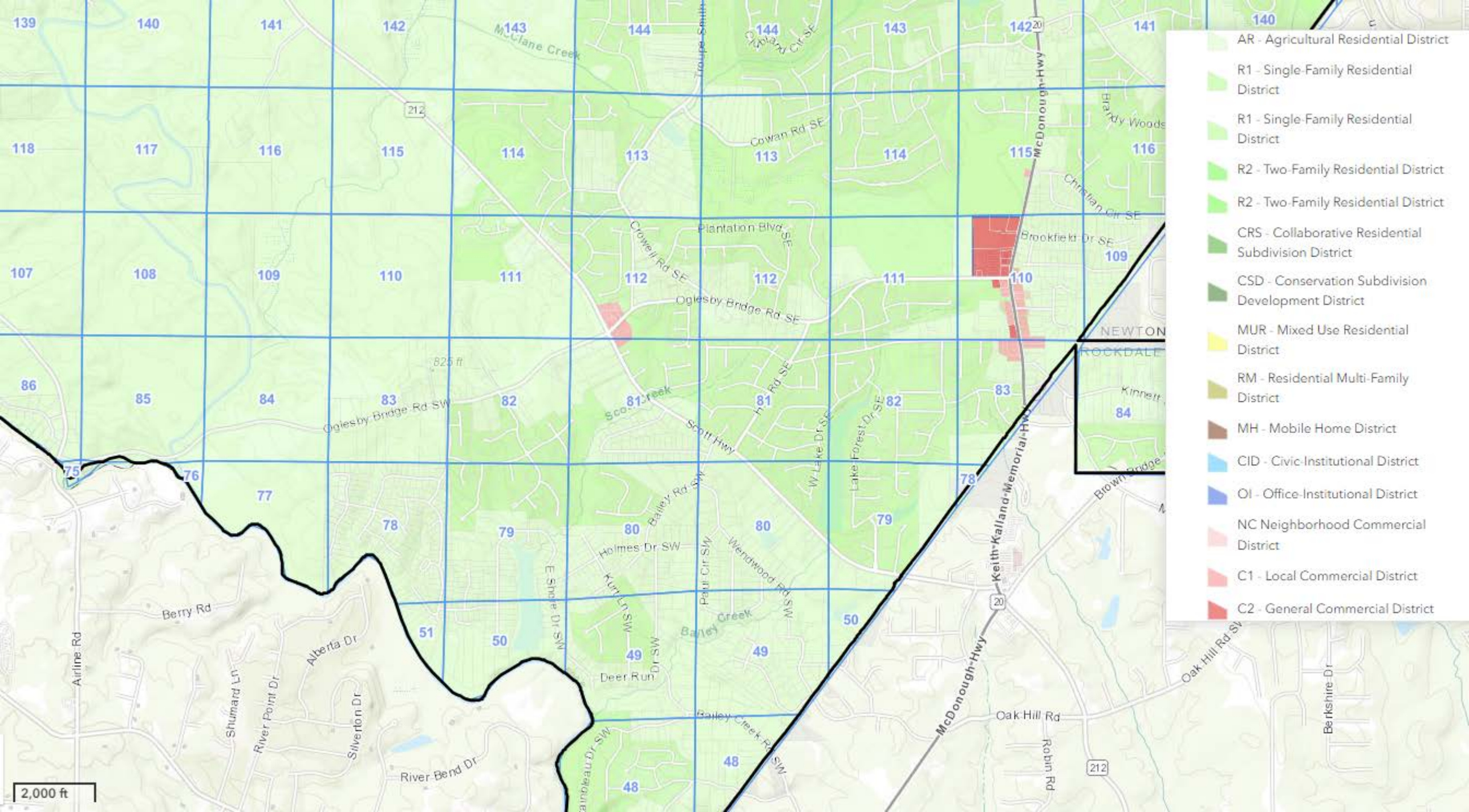
, 19

, Clerk.

Lawyers Title
Insurance Corporation

ATLANTA BRANCH OFFICE
TITLE BUILDING
ATLANTA, GEORGIA

(Recorded June 4, 1975 Jeannette C. Farmer, Clerk)


AR - Agricultural Residential District
R1 - Single-Family Residential District
R1 - Single-Family Residential District
R2 - Two-Family Residential District
R2 - Two-Family Residential District
CRS - Collaborative Residential Subdivision District
CSD - Conservation Subdivision Development District
MUR - Mixed Use Residential District
RM - Residential Multi-Family District
MH - Mobile Home District
CID - Civic-Institutional District
OI - Office-Institutional District
NC Neighborhood Commercial District
C1 - Local Commercial District
C2 - General Commercial District
McClane Creek
Cowan Rd SE
Plantation Blvd SE
Cowell Rd SE
Oglesby Bridge Rd SE
Oglesby Bridge Rd SW
825 ft
Scott Creek
Scott Hwy
H Rd SE
W Lake Dr SE
Lake Forest Dr SE
Brookfield Dr SE
McDonough Hwy
Christian Cir SE
Barby Woods
NEWTON
ROCKDALE
Kinnett
Brown Bridge
Keith Kalland Memorial Hwy
Bailey Rd SW
Holmes Dr SW
Kurt Ln SW
Paul Cir SW
Wendwood Rd SW
E Shore Dr SW
Bailey Creek
Deer Run
Bailey Creek Rd SW
Berry Rd
Airline Rd
Shumard Ln
River Point Dr
Alberta Dr
Silverton Dr
River Bend Dr
Oak Hill Rd
Oak Hill Rd SW
Robin Rd
Berkshire Dr
2,000 ft

Traffic Impact Study

Seay Farms Development
SR 212 and Oglesby Bridge Road
Rockdale County, Georgia

August 5, 2024

SEI ENGINEERING, INC.

in collaboration with

ACAMPORA TRAFFIC, LLC

Traffic Impact Study

Seay Farms Development
SR 212 and Oglesby Bridge Road
Rockdale County, Georgia

prepared for:

S.A. Goodsell Development Co.
3715 Northside Parkway
100 Northcreek, Suite 130
Atlanta, Georgia 30327

August 5, 2024

SEI ENGINEERING, INC.
2470 Sandy Plains Road, Suite C
Marietta, Georgia 30066
(770) 321-3936
info@sei.site

in collaboration with

ACAMPORA TRAFFIC, LLC
858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763
e-mail: acamporatraffic@comcast.net

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Introduction

This study assesses the traffic impact of a proposed development which will include a residential subdivision and a retail tract in Rockdale County, Georgia. The site is located along the west side of SR 212 and the north side of Oglesby Bridge Road, as shown in Figure 1. The project will consist of 230 detached single family homes and 65,000 square feet of retail. The residential will be served by one full-movement access on SR 212 and two full-movement accesses on Oglesby Bridge Road and the retail tract will have one access on each road.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

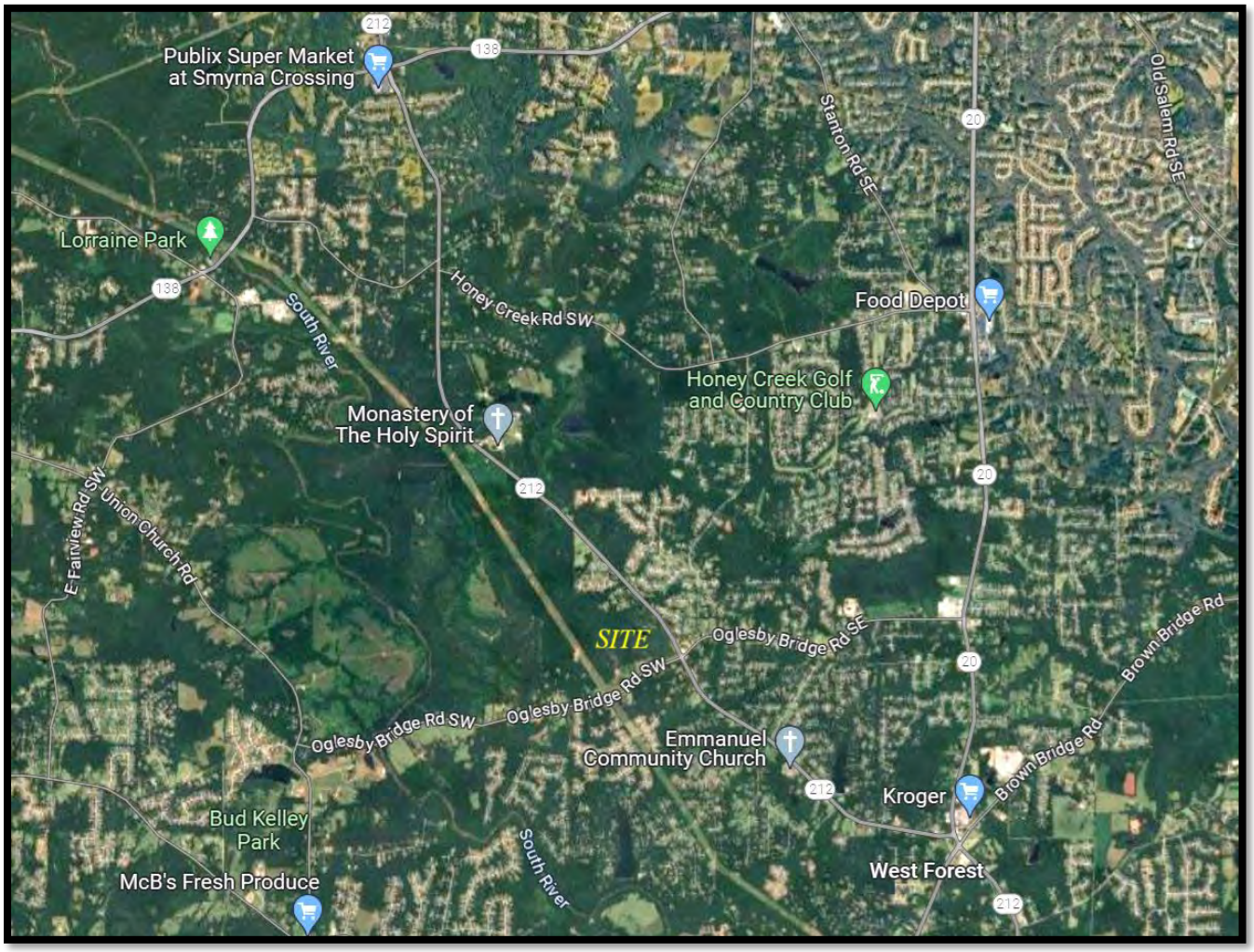

Figure 1 – Site Location Map

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed development were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

SR 212 is a northwest-southeast urban minor arterial that begins at SR 155, passes the subject site, intersects SR 20, then has an offset and continues to the southeast. The road has one through travel lane in each direction with exclusive left and right turn lanes at major intersections. In the vicinity of the proposed development, the intersections of SR 212 at SR 138, Oglesby Bridge Road, and SR 20 are signalized. The terrain along SR 212 is gently rolling and the posted speed limit is 55 mph. The road has a rural cross-section with a small shoulder but no sidewalks (see below), or curb-and-gutter. In 2023 the Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 7,600 vehicles per day (vpd) with 5% trucks on SR 212 near the project frontage. A 24-hour traffic volume count was collected for this study in May 2024 on SR 212 at the project frontage and recorded a volume of 9,834 vehicles.

Oglesby Bridge Road is a two lane east-west urban major collector that begins at Union Church Road / Airline Road, passes the subject site, intersects with SR 212 and terminates at SR 20. The terrain along Oglesby Bridge Road is level to very gently rolling and the posted speed limit is 45 mph. The road has a rural cross-section with no shoulder, sidewalks, or curb-and-gutter. In 2023 the Georgia DOT recorded an AADT volume of 3,770 vpd with 5% trucks on Oglesby Bridge Road west of the subject development site. A 24-hour traffic volume count was collected for this study in May 2024 on Oglesby Bridge Road at the project frontage and recorded a volume of 6,024 vehicles.

Pedestrian, Bicycle, and Transit Accessibility

There is no sidewalk along most of SR 212 and Oglesby Bridge Road or other nearby roadways. There are just short segments of sidewalk along the frontages of the retail sites at the corner of SR 212 at Oglesby Bridge Road. There are crosswalks and pedestrian signals at the SR 212 / Oglesby Bridge Road intersection and the other signalized intersections in this study. There are no dedicated bicycle lanes in this vicinity. There is no regularly-scheduled mass transit route or service within a reasonable walking distance of the proposed development.

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersections in the vicinity of the site:

1. SR 212 at Oglesby Bridge Road (signal)
2. Union Church Road / Airline Road at Oglesby Bridge Road (side street stop sign)
3. SR 138 at SR 212 (signal)
4. SR 20 at SR 212 / CVS Access (signal)

The counts were collected on Tuesday, May 7, 2024, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. In addition to the intersection counts, a 24-hour bi-directional traffic volume count was collected on SR 212 and on Oglesby Bridge Road adjacent to the site. Area schools were in session on the day on which the counts were recorded. The locations of the traffic counts are presented in Figure 2.

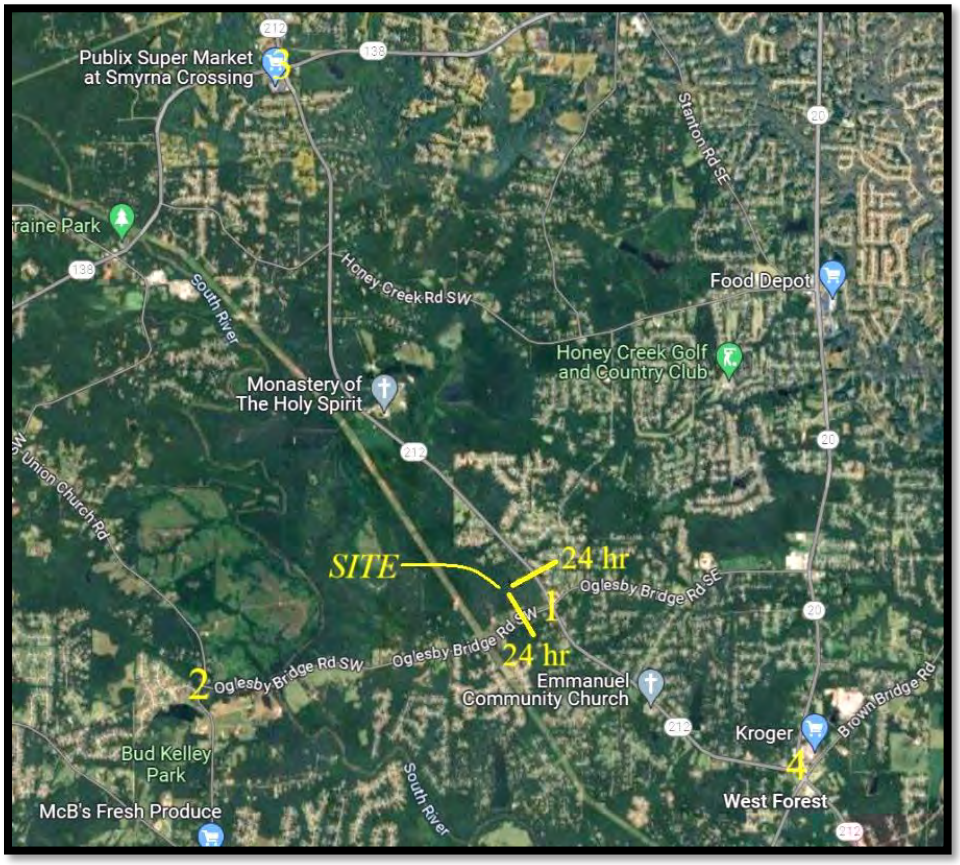

Figure 2 – Traffic Volume Count Location Map

From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These volumes make up the existing weekday a.m. and p.m. peak hour traffic volumes at the intersections and are shown in Figure 3. The raw count data is found in Appendix A.

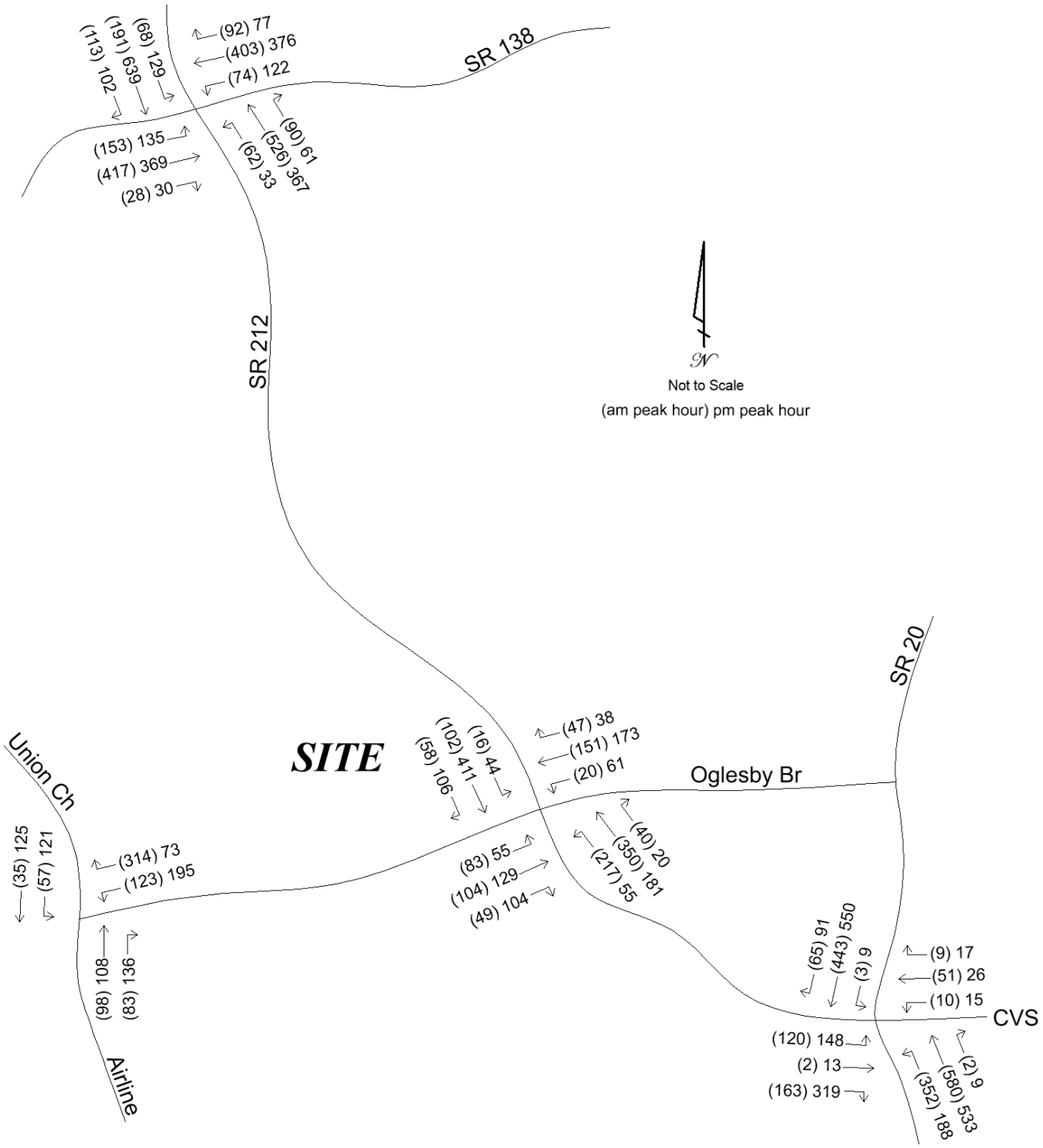

Figure 3 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 12, in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (*HCM 7*). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 1 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. SR 212 at Oglesby Bridge Rd (signal)	B	11.9	B	13.4
northbound approach	A	8.3	A	7.7
southbound approach	A	9.8	B	10.9
eastbound approach	B	18.5	B	19.0
westbound approach	B	17.6	B	19.5
2. Union Church Rd at Oglesby Bridge Rd (side street stop)	C	16.8	B	12.1
southbound left turn	A	7.8	A	8.2
westbound approach	C	25.0	D	29.0
3. SR 138 at SR 212 (signal)	C	33.9	D	35.6
northbound approach	C	28.4	C	22.6
southbound approach	B	18.0	C	28.3
eastbound approach	D	39.4	D	43.9
westbound approach	D	43.0	D	49.4
4. SR 20 at SR 212 / CVS Access (signal)	A	9.9	B	10.8
northbound approach	A	5.9	A	5.6
southbound approach	B	11.9	B	11.7
eastbound approach	C	25.9	C	26.0
westbound approach	C	24.6	C	23.3

The existing analysis reveals acceptable traffic operations at all study locations. Therefore, no mitigation is identified for the existing condition.

No-Build Traffic Conditions

A 2029 no-build condition was developed. This represents the traffic conditions that will exist in the future at the anticipated date of the build-out of the proposed development, but not including the project's trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes that is expected to occur in the area while the project is under construction.

In order to develop no-build volumes, a background growth factor was developed based on a review of historic Georgia DOT AADT traffic counts, as shown in Table 2.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	SR 212 at site	Annual Growth	Oglesby Br W of site	Annual Growth	Oglesby Br E of Hull	Annual Growth	SR 212 W of SR 20	Annual Growth
Station ID	247-0101		247-0298		247-0300		217-0111	
2019	7,980		3,050		4,360		7,310	
2020	7,350	-7.9%	2,830	-7.2%	4,050	-7.1%	6,740	-7.8%
2021	7,380	0.4%	3,150	11.3%	4,300	6.2%	7,280	8.0%
2022	7,540	2.2%	3,230	2.5%	4,220	-1.9%	6,920	-4.9%
2023	7,600	0.8%	3,770	16.7%	4,330	2.6%	6,970	0.7%
avg growth		*-1.0%*		*4.3%*		*-0.1%*		*-0.9%*

Growth in the area has fluctuated. All four Georgia DOT count stations experienced a decrease in volumes between 2019 and 2020 which is considered an anomaly due to the pandemic. There was positive growth at all locations the following year, which is somewhat attributable to a return to pre-pandemic levels and not necessarily new growth. In the last year of the data there were small increases at three of the four locations and a strong increase at the fourth. Overall, the location at the site frontage experienced a decrease (-1.0%), one location experienced moderate growth, and the other two locations also experienced small decreasing trends. Based on the growth trends identified in Table 2, and taking the pandemic into consideration, it was decided that a modest background annual growth rate of 2.0% could be expected on the roads in this study while the proposed development is built-out. This equates to a 10.4% increase in volumes from existing to the anticipated 2029 project buildout year. The 10.4% background growth factor was applied to the counted volumes at each study intersection to develop the 2029 no-build volumes.

Programmed Transportation Infrastructure Improvements

The Georgia DOT projects website and the *Rockdale in Motion Comprehensive Transportation Plan Update*, September 2018, were reviewed for transportation projects in the vicinity of the subject development. The following programmed (scheduled and funded) or planned (anticipated) transportation infrastructure project was identified:

CTP 102 – Widening of SR 138 from SR 155 to Ebenezer Road – This project recommends widening SR 138 from two to four lanes. This would include the study intersection of SR 212 at SR 138. It is listed in the Rockdale CTP as a mid-term project, but is not programmed by the Georgia DOT. Therefore, this widening was not modeled in the no-build or future build analysis in this traffic impact study.

No-Build Intersection Operations

The no-build condition includes the no-build traffic volumes, as described above, applied to the existing lanes and control. The no-build volumes were entered into the Synchro 12 model and the 2029 no-build traffic operations were analyzed at each study intersection. The results of the no-build analysis are shown in Table 3. Computer printouts containing detailed results of the no-build analysis are located in Appendix D. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 3 – No-Build Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. SR 212 at Oglesby Bridge Rd (signal)	B	12.6	B	14.2
northbound approach	A	9.3	A	8.5
southbound approach	B	10.9	B	12.6
eastbound approach	B	18.6	B	19.1
westbound approach	B	17.5	B	19.6
2. Union Church Rd at Oglesby Bridge Rd (side street stop)	D	25.4	C	18.5
southbound left turn	A	7.9	A	8.3
westbound approach	***E***	***38.1***	***E***	***46.3***
3. SR 138 at SR 212 (signal)	D	40.7	D	44.1
northbound approach	D	38.0	C	27.3
southbound approach	C	20.3	D	48.1
eastbound approach	D	45.9	D	47.1
westbound approach	D	49.5	D	50.2
4. SR 20 at SR 212 / CVS Access (signal)	B	11.8	B	12.2
northbound approach	A	7.7	A	6.6
southbound approach	B	14.6	B	14.1
eastbound approach	C	25.9	C	26.1
westbound approach	C	24.4	C	23.1

The no-build analysis reveals slight deteriorations in operations due to growth in volumes, but most locations will continue to experience acceptable traffic operations. One location, the westbound approach of Oglesby Church Road at Union Church Road, drops to LOS E in the a.m. and p.m. peaks. It is recommended that a westbound right turn lane be added on Oglesby Church Road at this intersection. This will separate the more challenging left turn movement from the easier right turn movement, substantially reducing their delay. In the a.m. peak, this improvement will produce acceptable operations for all movements. In the p.m. peak the westbound left turn will continue to operate at LOS E but the right turn will improve to LOS B and the overall approach will operate at LOS D. This right turn lane is considered a system improvement which should be built whether or not the development that is the subject of this study is built. A signal warrant analysis should be performed to determine if and when signalization of this intersection will be appropriate. Alternatively, this intersection is a good candidate for conversion to a roundabout. A change in control here would also be a system improvement, which should be considered for implementation, whether or not the proposed development is built. All other study intersections will operate acceptably and, therefore, no other mitigation is identified for the no-build condition.

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The proposed development will consist of 230 detached single family homes and 65,000 square feet of retail. The residential will be served by one full-movement access on SR 212 and two full-movement accesses on Oglesby Bridge Road and the retail will have one access on each road. The site plan is presented in Figure 4.

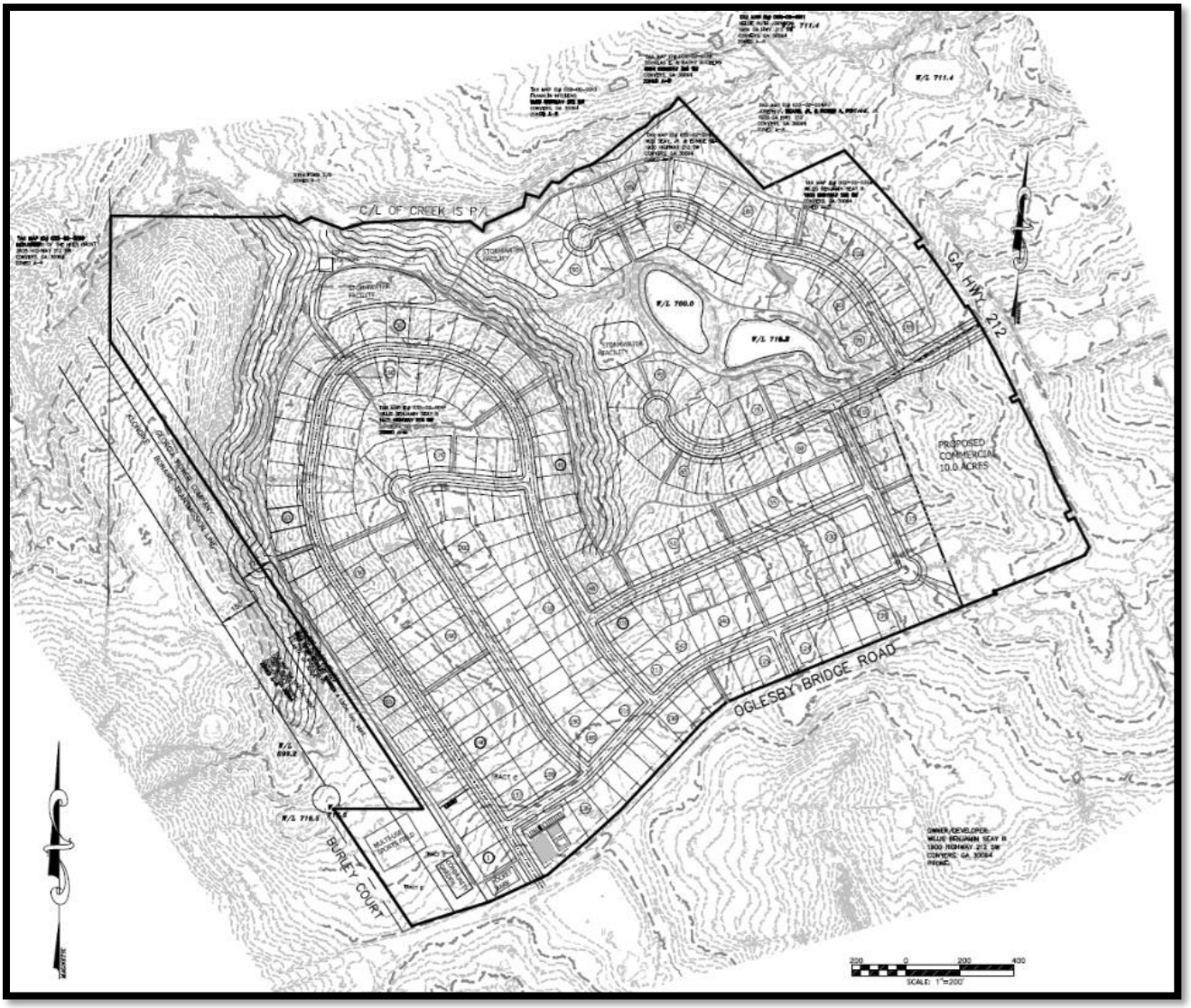

Figure 4 – Site Plan

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the mixed-use development was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition (the current edition). ITE Land Use 210 – Single Family Detached Housing was chosen as representative of the single family homes. The retail trips were calculated using ITE Land Use 821 – Shopping Plaza (40-150K).

An adjustment was made to the retail trips to account for pass-by trips. These are trips that are already passing the site in the existing counts, but will turn into the site for retail shopping purposes, then resume their original trip. These are new trips entering and exiting the retail site driveways but are not new to the adjacent intersections. The ITE *Trip Generation Manual* provides a p.m. pass-by percentage for Land Use 821 of 40%. For the a.m. and 24-hour periods, 30% was assumed.

The trip generation for the project is presented in Table 4.

Table 4 – Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Single Family Detached	210	230 homes	40	119	159	137	80	217	2,172
Shopping Center	820	65,000 ft²	142	87	229	296	321	617	6,416
-pass-by trips		30/40/30%	-43	-26	-69	-118	-128	-246	-1,924
Shopping Center New Trips			99	61	160	178	193	371	4,492
			139	180	319	315	273	588	6,664

The proposed mixed-use development will generate 319 new a.m. peak hour trips, 588 new p.m. peak hour trips, and 6,664 new weekday trips. The retail driveway volumes will be higher because they will also include the pass-by trips which already exist passing the site.

Trip Distribution and Assignment

The trips that will be generated by the proposed mixed-use development were distributed and assigned to the roadway network. The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the residential were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and also considered the major routes of travel in the area. The new retail trips were distributed based on the locations of residential populations in the area and the distances of those populations to the site, as well as the major routes of travel in the area. The retail pass-by trips were assigned based on the existing flows of traffic passing the site. The trip distribution percentages and the a.m. and p.m. peak

hour trips expected to be generated by the proposed development are shown in Figure 5. The traffic volume worksheets in Appendix A show the trips separately for the residential and retail uses and the pass-by trips at each study intersection.

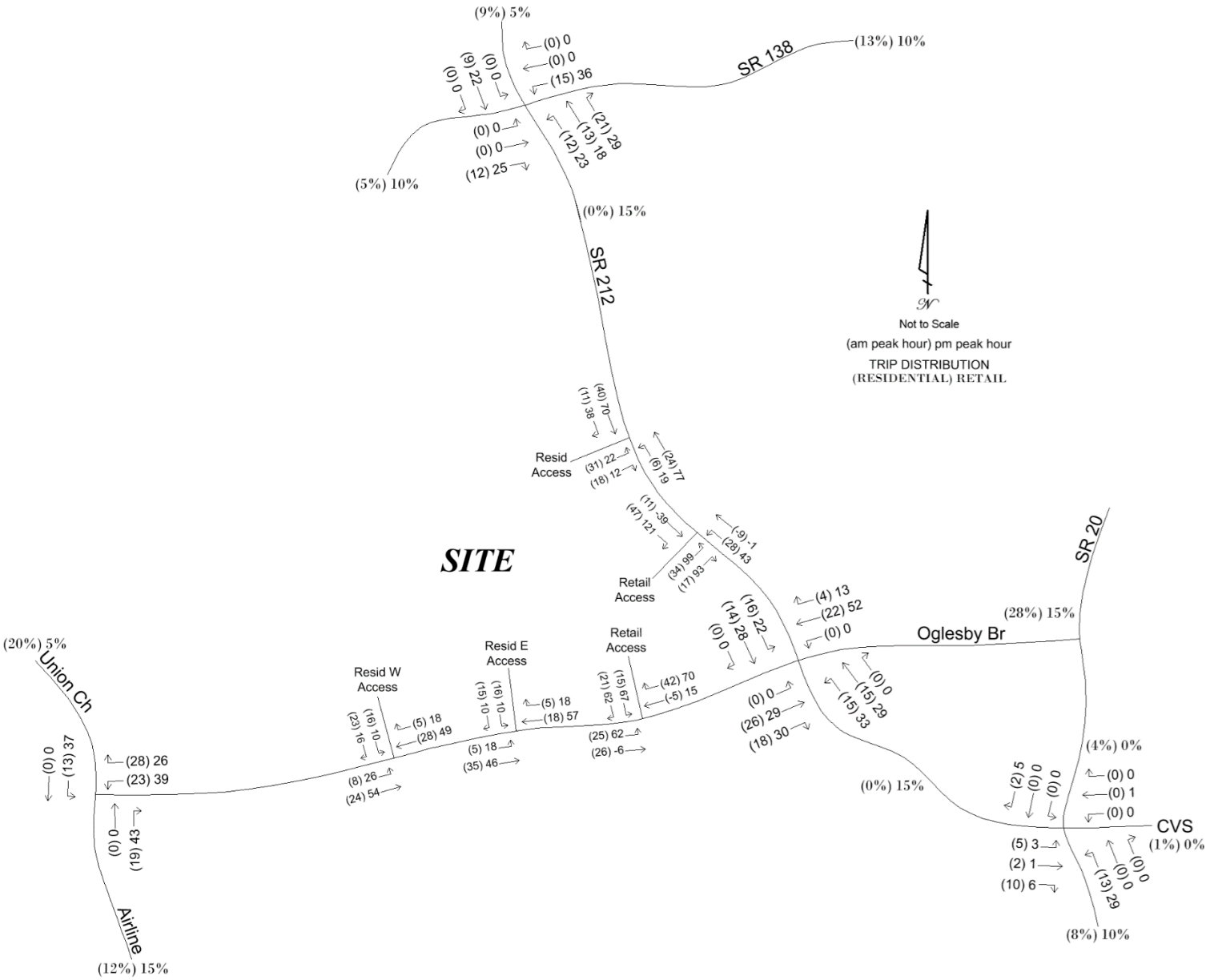

Figure 5 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages

Future Traffic Conditions

The future volumes consist of the no-build volumes plus the trips that will be generated by the proposed mixed-use development. The future volumes are shown in Figure 6.

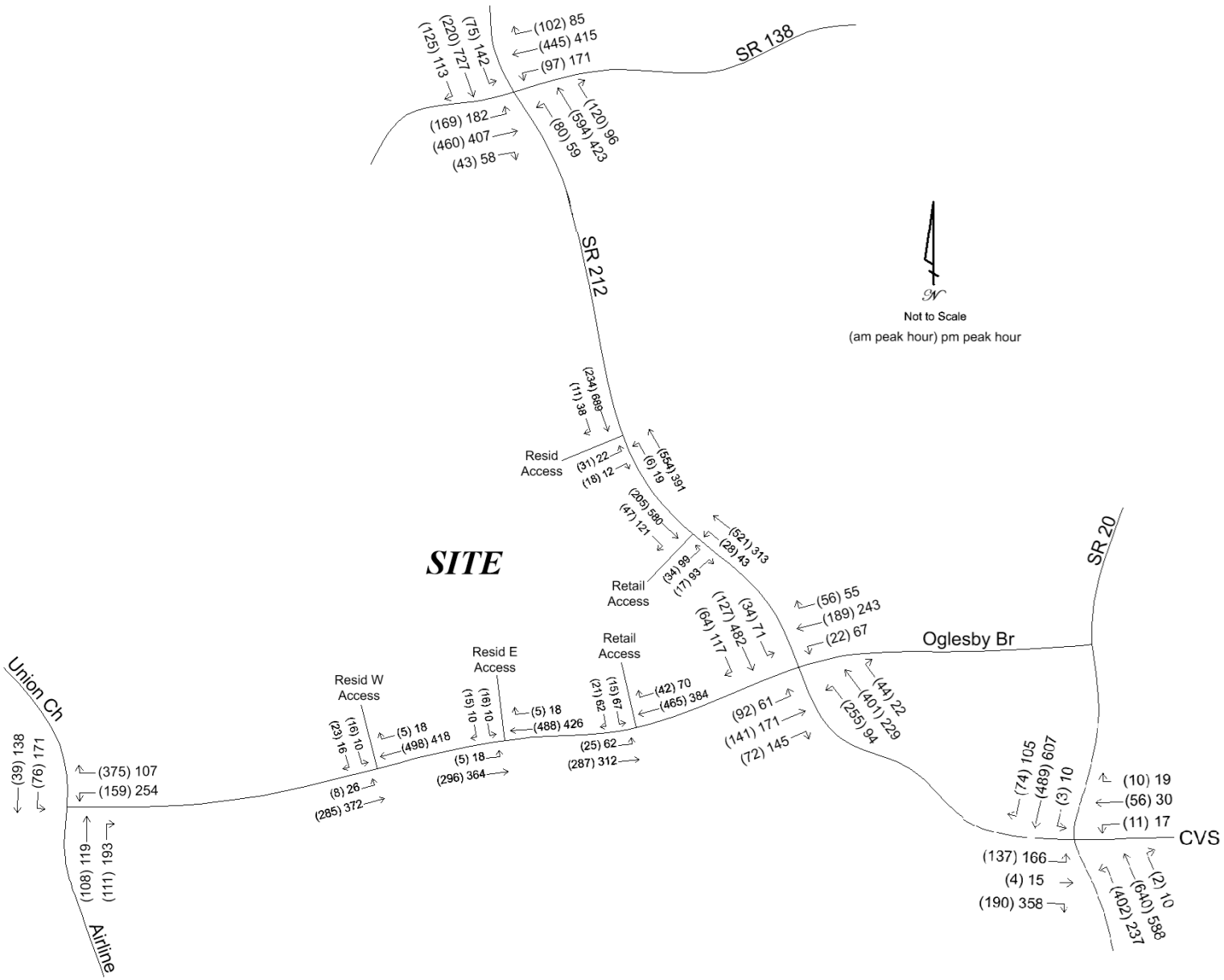

Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lane Requirements at Project Accesses

The auxiliary turn lane standards were reviewed at each project access to determine the need for left and/or right turn lanes on the public roadways to serve the project. The project accesses on SR 212 were reviewed according to the Georgia DOT standards while the Rockdale County standards were reviewed for the Oglesby Bridge Road accesses.

SR 212 Accesses

To determine if southbound right turn lanes or northbound left turn lanes should be added on SR 212 at the two project accesses, the Georgia DOT standards for determining the need for these auxiliary lanes, as set forth in their *Regulations for Driveway and Encroachment Control (Driveway Manual)*, revision 5.4 dated 2/10/2023, were evaluated. The right turn lane analysis is based on *Driveway Manual* Table 4-6, Minimum Volumes Requiring Right Turn Lanes, which is shown below as Table 5.

Table 5 – Georgia DOT Right Turn Lane Standards

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

The 2023 AADT on SR 212 is 7,600 vpd and the counted volume is 9,834 vehicles, both of which are above the 6,000 vpd threshold for roads with two lanes. On a road with two lanes, a 55 mph speed limit, and a 24-hour volume above 6,000 vpd, the right turn volume (RTV) above which a right turn lane is required is 50 right turn vehicles (RTV) per day. The future right turn volume (RTV) projection on SR 212 at the project residential access is 293 daily southbound right turn vehicles, while the RTV projection at the retail access is 1,183 RTV. These RTVs are both above the minimum threshold. Therefore a southbound right turn lane is required on SR 212 at each project access and this study agrees with those requirements.

The left turn lane analysis is based on *Driveway Manual* Table 4-7a, Minimum Volumes Requiring Left Turn Lanes, which is shown below as Table 6.

Table 6 – Georgia DOT Left Turn Lane Standards

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

The 2023 AADT on SR 212 is 7,600 vpd and the counted volume is 9,834 vehicles, both of which are above the 6,000 vpd threshold for roads with two lanes. On a road with two lanes, a 55 mph speed limit, and a 24-hour volume above 6,000 vpd, the left turn volume (LTV) above which a left turn lane is required is 150 left turn vehicles (LTV) per day. The future left turn volume (LTV) projection on SR 212 at the project residential access is 155 daily northbound left turn vehicles, while the LTV projection at the retail access is 540 LTV. These LTVs are both above the minimum threshold. Therefore a northbound left turn lane is required on SR 212 at each project access and this study agrees with those requirements. It is noted that the southbound left turn lane on SR 212 at Oglesby Bridge Road extends along much of the project frontage and may conflict with the left turn lanes at the project accesses, especially the retail access. The retail access, and possibly the residential access, may need to be restricted to right-in/right-out (RIRO) movements if a suitable left turn lane design cannot be accommodated.

Oglesby Bridge Road Accesses

To determine if westbound right turn lanes or eastbound left turn lanes should be added on Oglesby Bridge Road at the three project accesses, the Rockdale County's Code of Ordinances, as approved June 10, 2021, were reviewed. The Code states the following pertaining to turn lane requirements at development accesses:

Section 332-3 – Driveway Design Standards, (d) Auxiliary Lanes

(1) Along any arterial or major collector street, a deceleration lane, acceleration lane, larger turning radius, traffic islands or other devices or designs may be required to avoid specific traffic hazards that, otherwise, would be created by the proposed driveway location.

(2) Deceleration lanes shall be required by Rockdale County at each access point on roads classified as arterials or collectors when the posted speed limit is 30 mph or higher and otherwise where considered necessary by the director based on traffic volumes. Deceleration lanes are required on county roads classified as arterial and major collector streets when the posted speed limit is 30 mph or higher. Minimum deceleration lengths are specified in the "Table of deceleration lane requirements." The director may vary length requirements based upon a consideration of available sight distance and traffic volumes.

Based on the Code, the classification of Oglesby Bridge Road as a major collector, and the posted speed limit of 45 mph, a westbound right turn lane is required on Oglesby Bridge Road at all three project accesses and this study agrees with those requirements.

A left turn lane standard is not provided in the County Code. Therefore, to determine if an eastbound left turn lane is required on Oglesby Bridge Road at each project access, the Georgia DOT standards for determining the need for these auxiliary lanes, as set forth in their *Regulations for Driveway and Encroachment Control (Driveway Manual)*, revision 5.4 dated 2/10/2023, were evaluated. The left turn lane analysis is based on *Driveway Manual* Table 4-7a, Minimum Volumes Requiring Left Turn Lanes, which was presented above as Table 6.

The 2023 AADT on Oglesby Bridge Road is 3,770 vpd which is below the 6,000 vpd threshold for roads with two lanes. However, the count that was collected for this study in May 2024 revealed a 24-hour volume of 6,024 vehicles, which is above the 6,000 vpd threshold. Because this count was recorded directly adjacent to the site, while the AADT count was collected west of the site, the higher, closer count was applied in this analysis. On a road with two lanes, a 45 mph speed limit, and a 24-hour volume above 6,000 vpd, the left turn volume (LTV) above which a left turn lane is required is 175 left turn vehicles (LTV) per day. The future left turn volume (LTV) projection on Oglesby Bridge Road at the project west residential access is 209 daily eastbound left turn vehicles, while the LTV projection at the east residential access is 139 LTV. The left turn volume at the west access is above the 175 LTV threshold but the LTV at the east access is below the threshold. Therefore, an eastbound left turn lane is required at the west residential access and this study agrees with that requirement. At the retail access the eastbound LTV is projected at 617 LTV. This LTV is above the minimum threshold and, therefore an eastbound left turn lane is required on Oglesby Bridge Road at the retail access and this study agrees with that requirement. While an eastbound left turn lane is not required at the east residential access, consideration should be given to providing one at this access, given that Oglesby Bridge Road will be widened to accommodate left turn lanes at the adjacent access on either side of this access.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out at the study intersections and the project accesses. The analysis at the accesses assumed that the turn lanes recommended above will be constructed, each access will be constructed with one entering lane and one exiting lane, and the side street approaches exiting the project will be controlled by side street stop sign. Table 7 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 7 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. SR 212 at Oglesby Bridge Rd (signal)	B	13.5	B	15.9
northbound approach	B	10.5	B	10.1
southbound approach	B	11.7	B	15.5
eastbound approach	B	18.8	B	19.3
westbound approach	B	17.8	C	20.1
2. Union Church Rd at Oglesby Bridge Rd (side street stop)	***E***	***46.7***	***F***	***60.2***
southbound left turn	A	8.0	A	8.6
westbound approach	***F***	***70.8***	***F***	***151.7***
3. SR 138 at SR 212 (signal)	D	43.0	D	46.5
northbound approach	D	37.9	C	26.9
southbound approach	C	20.5	D	54.3
eastbound approach	D	51.5	D	47.5
westbound approach	D	52.3	D	52.6
4. SR 20 at SR 212 / CVS Access (signal)	B	12.4	B	12.6
northbound approach	A	8.2	A	7.0
southbound approach	B	15.5	B	14.9
eastbound approach	C	25.9	C	26.1
westbound approach	C	24.2	C	23.0
5. SR 212 at Project Residential Access (side street stop)	A	1.1	A	1.1
northbound left turn (entering project)	A	7.8	A	9.5
eastbound approach (exiting project)	C	15.6	C	24.2
6. SR 212 at Project Retail Access (side street stop)	A	1.3	A	8.7
northbound left turn (entering project)	A	7.9	A	9.5
eastbound approach (exiting project)	C	15.7	***E***	***48.8***
7. Oglesby Br Rd at Project W Residential Access (side street stop)	A	0.9	A	0.8
southbound approach (exiting residential)	C	16.1	B	14.6
eastbound left turn (entering residential)	A	8.8	A	8.5
8. Oglesby Br Rd at Project E Residential Access (side street stop)	A	0.7	A	0.6
southbound approach (exiting residential)	C	16.4	C	15.1
eastbound left turn (entering residential)	A	8.7	A	8.5
9. Oglesby Br Rd at Project Retail Access (side street stop)	A	0.9	A	3.7
southbound approach (exiting retail)	C	15.8	C	21.2
eastbound left turn (entering retail)	A	8.9	A	8.7

The future analysis with the addition of the proposed mixed-use development's trips reveals a slight deterioration in operations at each study intersection, with all locations continuing to operate comparably to the no-build condition. As in the no-build condition, the westbound approach of Oglesby Bridge Road at Union Church Road will continue to fail, with the approach dropping from LOS E to LOS F. The westbound right turn lane recommended in the no-build analysis will continue to be appropriate. Likewise, a change in control to a signal or a roundabout was advised for consideration in the no-build condition, and this recommendation continues to be appropriate in the future.

The project accesses are expected to operate acceptably with the lanes and control recommended, with just one approach at one access during one time period operating at LOS E. This is the exiting approach of the retail access at SR 212. As advised previously in this report, the left turns to and from this access may conflict with the southbound left turn lane on SR 212 at Oglesby Bridge Road and restriction to right-in/right-out (RIRO) movements will be appropriate if a workable design solution cannot be achieved. All other accesses will operate acceptably and no mitigation, other than the lanes recommended at the project accesses, is identified as a consequence of the proposed development.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed development which will include a residential subdivision and a retail tract in Rockdale County. The site is located along the west side of SR 212 and the north side of Oglesby Bridge Road. The project will consist of 230 detached single family homes and 65,000 square feet of retail. The residential will be served by one full-movement access on SR 212 and two full-movement accesses on Oglesby Bridge Road and the retail tract will have one access on each road. The following are the findings and recommendations of this study:

1. The existing analysis reveals acceptable traffic operations at all study locations. Therefore, no mitigation is identified for the existing condition.

2. Traffic volume growth in this area has been a mix of positive and negative. An annual growth rate of 2.0%, applied for five years, for a total of 10.4% growth, was used in developing future volume projections.

3. The no-build analysis reveals continued acceptable traffic operations at most study locations, comparable to the existing condition, with just modest increases in delays due to anticipated growth in volumes. One location, the westbound approach of Oglesby Bridge Road at Union Church Road, will fail. A westbound right turn lane is recommended to be added on Oglesby Bridge Road. A change in control to a signal or roundabout should be evaluated and implemented if and when appropriate. The mitigation identified here are considered system improvements, which are recommended whether or not the proposed mixed-use development is built.

4. The proposed mixed-use development will generate 319 new a.m. peak hour trips, 588 new p.m. peak hour trips, and 6,664 new weekday trips. The retail driveway volumes will be higher because they will also include the pass-by trips which already exist passing the site.

5. The future analysis with the addition of the proposed development's trips reveals a slight deterioration in operations at each study intersection. The mitigation recommended at the Union Church Road / Oglesby Bridge Road intersection will continue to be appropriate. No mitigation, other than the lanes recommended at the project accesses, is identified as a consequence of the proposed mixed-use development.

6. On SR 212, a southbound right turn lane and a northbound left turn lane are required at both the residential access and the retail access. These turn lanes should be designed and constructed to Georgia DOT standards. The northbound left turn lanes, notably for the retail access, may conflict with the existing southbound left turn lane on SR 212 at Oglesby Bridge Road. Should a design solution not be achievable, the retail access should be restricted to RIRO movements.

7. A westbound right turn lane should be built on Oglesby Bridge Road at the west and east residential accesses and the retail access. These lanes are required by the County and should be designed and built to applicable standards.

8. An eastbound left turn lane is required on Oglesby Bridge Road at the west residential access and at the retail access. A left turn lane at the east residential access merits consideration given the widening of the road to accommodate the left turn lanes at the adjacent accesses.

9. All project accesses should be built with one entering lane and one exiting lane and each exiting approach should be controlled by side street stop sign and accompanying stop bar.

10. An interparcel vehicular connection between the residential and retail portions of the project would provide for mobility between the tracts without the need for traveling out of the project onto the public roadways. Therefore, this connection is recommended.

11. The project civil/site engineer should comply with all applicable design standards including sight distances, turn lane storage and taper lengths, turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Appendix A

Traffic Count Data

Seay Farms Development Traffic Impact Study
Rockdale County, Georgia

August 2024

Intersection: 1. SR 212 at Oglesby Bridge Road

Weekday A.M. Peak Hour	Northbound SR 212				Southbound SR 212				Eastbound Oglesby Bridge Road				Westbound Oglesby Bridge Road			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Tuesday, May 7, 2024 7:00-8:00)	217	350	40	607	16	102	58	176	83	104	49	236	20	151	47	218
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	240	386	44	670	18	113	64	194	92	115	54	261	22	167	52	241
Oglesby Farms Residential Trips	3	2	0	5	12	6	0	18	0	21	11	32	0	7	4	11
Oglesby Farms Retail New Trips	12	13	0	25	4	8	0	12	0	5	7	12	0	15	0	15
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips	15	15	0	30	16	14	0	30	0	26	18	44	0	22	4	26
2029 Build Volumes	255	401	44	700	34	127	64	224	92	141	72	305	22	189	56	267

Weekday P.M. Peak Hour	Northbound SR 212				Southbound SR 212				Eastbound Oglesby Bridge Road				Westbound Oglesby Bridge Road			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)	55	181	20	256	44	411	106	561	55	129	104	288	61	173	38	272
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	61	200	22	283	49	454	117	619	61	142	115	318	67	191	42	300
Oglesby Farms Residential Trips	11	6	0	17	8	4	0	12	0	14	6	20	0	25	13	38
Oglesby Farms Retail New Trips	22	23	0	45	14	24	0	38	0	15	24	39	0	27	0	27
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips	33	29	0	62	22	28	0	50	0	29	30	59	0	52	13	65
2029 Build Volumes	94	229	22	345	71	482	117	669	61	171	145	377	67	243	55	365

Seay Farms Development Traffic Impact Study
Rockdale County, Georgia

August 2024

Intersection: 2. Union Church Road at Oglesby Bridge Road

Weekday A.M. Peak Hour	**Northbound Airline Road**			**Southbound Airline Road**				**Westbound Oglesby Bridge Road**		
	T	**R**	**Tot**	**L**	**T**	**Tot**		**L**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 7:00-8:00)	98	83	181	57	35	92		123	314	437
Annual Background Growth to 2029	10.4%	10.4%		10.4%	10.4%			10.4%	10.4%	
2029 No-Build Volumes	108	92	200	63	39	102		136	347	482
Oglesby Farms Residential Trips	0	5	5	8	0	8		14	24	38
Oglesby Farms Retail New Trips	0	14	14	5	0	5		9	4	13
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0		0	0	0
Total Oglesby Farms Trips	0	19	19	13	0	13		23	28	51
2029 Build Volumes	108	111	219	76	39	115		159	375	533

Weekday P.M. Peak Hour	**Northbound Airline Road**			**Southbound Airline Road**				**Westbound Oglesby Bridge Road**		
	T	**R**	**Tot**	**L**	**T**	**Tot**		**L**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)	108	136	244	121	125	246		195	73	268
Annual Background Growth to 2029	10.4%	10.4%		10.4%	10.4%			10.4%	10.4%	
2029 No-Build Volumes	119	150	269	134	138	272		215	81	296
Oglesby Farms Residential Trips	0	16	16	28	0	28		10	16	26
Oglesby Farms Retail New Trips	0	27	27	9	0	9		29	10	39
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0		0	0	0
Total Oglesby Farms Trips	0	43	43	37	0	37		39	26	65
2029 Build Volumes	119	193	312	171	138	309		254	107	361

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Intersection: 3. SR 212 at SR 138

Weekday A.M. Peak Hour	Northbound SR 212				Southbound SR 212				Eastbound SR 138				Westbound SR 138			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Tuesday, May 7, 2024 7:15-8:15)	62	526	90	678	68	191	113	372	153	417	28	598	74	403	92	569
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	68	581	99	749	75	211	125	411	169	460	31	660	82	445	102	628
Oglesby Farms Residential Trips	6	10	15	31	0	4	0	4	0	0	2	2	5	0	0	5
Oglesby Farms Retail New Trips	6	3	6	15	0	5	0	5	0	0	10	10	10	0	0	10
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips	12	13	21	46	0	9	0	9	0	0	12	12	15	0	0	15
2029 Build Volumes	80	594	120	795	75	220	125	420	169	460	43	672	97	445	102	643

Weekday P.M. Peak Hour	Northbound SR 212				Southbound SR 212				Eastbound SR 138				Westbound SR 138			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Tuesday, May 7, 2024 4:45-5:45)	33	367	61	461	129	639	102	870	165	369	30	564	122	376	77	575
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	36	405	67	509	142	705	113	960	182	407	33	623	135	415	85	635
Oglesby Farms Residential Trips	4	8	10	22	0	13	0	13	0	0	7	7	18	0	0	18
Oglesby Farms Retail New Trips	19	10	19	48	0	9	0	9	0	0	18	18	18	0	0	18
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips	23	18	29	70	0	22	0	22	0	0	25	25	36	0	0	36
2029 Build Volumes	59	423	96	579	142	727	113	982	182	407	58	648	171	415	85	671

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Intersection: 4. SR 212 at SR 20

Weekday A.M. Peak Hour	Northbound SR 20				Southbound SR 20				Eastbound SR 212				Westbound CVS Access			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Tuesday, May 7, 2024 7:30-8:30)	352	580	2	934	3	443	65	511	120	2	163	285	10	51	9	70
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	389	640	2	1031	3	489	72	564	132	2	180	315	11	56	10	77
Oglesby Farms Residential Trips	3	0	0	3	0	0	2	2	5	2	10	17	0	0	0	0
Oglesby Farms Retail New Trips	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips	13	0	0	13	0	0	2	2	5	2	10	17	0	0	0	0
2029 Build Volumes	402	640	2	1044	3	489	74	566	137	4	190	332	11	56	10	77

Weekday P.M. Peak Hour	Northbound SR 212				Southbound SR 212				Eastbound SR 212				Westbound CVS Access			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)	188	533	9	730	9	550	91	650	148	13	319	480	15	26	17	58
Annual Background Growth to 2029	10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%		10.4%	10.4%	10.4%	
2029 No-Build Volumes	208	588	10	806	10	607	100	718	163	14	352	530	17	29	19	64
Oglesby Farms Residential Trips	11	0	0	11	0	0	5	5	3	1	6	10	0	1	0	1
Oglesby Farms Retail New Trips	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips	29	0	0	29	0	0	5	5	3	1	6	10	0	1	0	1
2029 Build Volumes	237	588	10	835	10	607	105	723	166	15	358	540	17	30	19	65

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August 2024

Intersection: 5. SR 212 at Residential Access

Weekday A.M. Peak Hour	**Northbound SR 212**			**Southbound SR 212**			**Eastbound Residential Access**			
	L	**T**	**Tot**	**T**	**R**	**Tot**	**L**	**R**	**Tot**	
Counted Volumes (Tuesday, May 7, 2024 7:00-8:00)		480	480	176		176				
Annual Background Growth to 2029		10.4%		10.4%						
2029 No-Build Volumes		530	530	194		194				
Oglesby Farms Residential Trips	6	0	6	0	11	11	31	18	49	
Oglesby Farms Retail New Trips	0	24	24	40	0	40	0	0	0	
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	
Total Oglesby Farms Trips	6	24	30	40	11	51	31	18	49	
2029 Build Volumes	6	554	560	234	11	245	31	18	49	

Weekday P.M. Peak Hour	**Northbound SR 212**			**Southbound SR 212**			**Eastbound Residential Access**			
	L	**T**	**Tot**	**T**	**R**	**Tot**	**L**	**R**	**Tot**	
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)		284	284	561		561				
Annual Background Growth to 2029		10.4%		10.4%						
2029 No-Build Volumes		314	314	619		619				
Oglesby Farms Residential Trips	19	0	19	0	38	38	22	12	34	
Oglesby Farms Retail New Trips	0	77	77	70	0	70	0	0	0	
Oglesby Farms Retail Pass-by Trips	0	0	0	0	0	0	0	0	0	
Total Oglesby Farms Trips	19	77	96	70	38	108	22	12	34	
2029 Build Volumes	19	391	410	689	38	727	22	12	34	

Seay Farms Development Traffic Impact Study
Rockdale County, Georgia

August 2024

Intersection: 6. SR 212 at Retail Access

Weekday A.M. Peak Hour	**Northbound SR 212**			**Southbound SR 212**			**Eastbound Retail Access**			
	L	**T**	**Tot**	**T**	**R**	**Tot**	**L**	**R**	**Tot**	
Counted Volumes (Tuesday, May 7, 2024 7:00-8:00)		480	480	176		176				
Annual Background Growth to 2029		10.4%		10.4%						
2029 No-Build Volumes		530	530	194		194				
Oglesby Farms Residential Trips	0	6	6	18	0	18	0	0	0	
Oglesby Farms Retail New Trips	13	0	13	0	40	40	24	12	36	
Oglesby Farms Retail Pass-by Trips	15	-15	0	-7	7	0	10	5	15	
Total Oglesby Farms Trips	28	-9	19	11	47	58	34	17	51	
2029 Build Volumes	28	521	549	205	47	252	34	17	51	

Weekday P.M. Peak Hour	**Northbound SR 212**			**Southbound SR 212**			**Eastbound Retail Access**			
	L	**T**	**Tot**	**T**	**R**	**Tot**	**L**	**R**	**Tot**	
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)		284	284	561		561				
Annual Background Growth to 2029		10.4%		10.4%						
2029 No-Build Volumes		314	314	619		619				
Oglesby Farms Residential Trips	0	19	19	12	0	12	0	0	0	
Oglesby Farms Retail New Trips	23	0	23	0	70	70	77	38	115	
Oglesby Farms Retail Pass-by Trips	20	-20	0	-51	51	0	22	55	77	
Total Oglesby Farms Trips	43	-1	42	-39	121	82	99	93	192	
2029 Build Volumes	43	313	356	580	121	701	99	93	192	

Seay Farms Development Traffic Impact Study
Rockdale County, Georgia

August 2024

Intersection: 7. Oglesby Bridge Road at Residential West Access

Weekday A.M. Peak Hour		**Southbound Residential West Access**			**Eastbound Oglesby Bridge Road**			**Westbound Oglesby Bridge Road**		
		L	**R**	**Tot**	**L**	**T**	**Tot**	**T**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 7:00-8:00)						236	236	426		426
Annual Background Growth to 2029						10.4%		10.4%		
2029 No-Build Volumes						261	261	470		470
Oglesby Farms Residential Trips		16	23	39	8	5	13	15	5	20
Oglesby Farms Retail New Trips		0	0	0	0	19	19	13	0	13
Oglesby Farms Retail Pass-by Trips		0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips		16	23	39	8	24	32	28	5	33
2029 Build Volumes		16	23	39	8	285	293	498	5	503

Weekday P.M. Peak Hour		**Southbound Residential West Access**			**Eastbound Oglesby Bridge Road**			**Westbound Oglesby Bridge Road**		
		L	**R**	**Tot**	**L**	**T**	**Tot**	**T**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)						288	288	334		334
Annual Background Growth to 2029						10.4%		10.4%		
2029 No-Build Volumes						318	318	369		369
Oglesby Farms Residential Trips		10	16	26	26	18	44	10	18	28
Oglesby Farms Retail New Trips		0	0	0	0	36	36	39	0	39
Oglesby Farms Retail Pass-by Trips		0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips		10	16	26	26	54	80	49	18	67
2029 Build Volumes		10	16	26	26	372	398	418	18	436

Seay Farms Development Traffic Impact Study
Rockdale County, Georgia

August 2024

Intersection: 8. Oglesby Bridge Road at Residential East Access

Weekday A.M. Peak Hour		**Southbound Residential East Access**			**Eastbound Oglesby Bridge Road**			**Westbound Oglesby Bridge Road**		
		L	**R**	**Tot**	**L**	**T**	**Tot**	**T**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 7:00-8:00)						236	236	426		426
Annual Background Growth to 2029						10.4%		10.4%		
2029 No-Build Volumes						261	261	470		470
Oglesby Farms Residential Trips		16	15	31	5	16	21	5	5	10
Oglesby Farms Retail New Trips		0	0	0	0	19	19	13	0	13
Oglesby Farms Retail Pass-by Trips		0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips		16	15	31	5	35	40	18	5	23
2029 Build Volumes		16	15	31	5	296	301	488	5	493

Weekday P.M. Peak Hour		**Southbound Residential East Access**			**Eastbound Oglesby Bridge Road**			**Westbound Oglesby Bridge Road**		
		L	**R**	**Tot**	**L**	**T**	**Tot**	**T**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)						288	288	334		334
Annual Background Growth to 2029						10.4%		10.4%		
2029 No-Build Volumes						318	318	369		369
Oglesby Farms Residential Trips		10	10	20	18	10	28	18	18	36
Oglesby Farms Retail New Trips		0	0	0	0	36	36	39	0	39
Oglesby Farms Retail Pass-by Trips		0	0	0	0	0	0	0	0	0
Total Oglesby Farms Trips		10	10	20	18	46	64	57	18	75
2029 Build Volumes		10	10	20	18	364	382	426	18	444

Seay Farms Development Traffic Impact Study
Rockdale County, Georgia

August 2024

Intersection: 9. Oglesby Bridge Road at Retail Access

Weekday A.M. Peak Hour		**Southbound Retail Access**			**Eastbound Oglesby Bridge Road**			**Westbound Oglesby Bridge Road**		
		L	**R**	**Tot**	**L**	**T**	**Tot**	**T**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 7:00-8:00)						236	236	426		426
Annual Background Growth to 2029						10.4%		10.4%		
2029 No-Build Volumes						261	261	470		470
Oglesby Farms Residential Trips		0	0	0	0	32	32	10	0	10
Oglesby Farms Retail New Trips		12	13	25	19	0	19	0	27	27
Oglesby Farms Retail Pass-by Trips		3	8	11	6	-6	0	-15	15	0
Total Oglesby Farms Trips		15	21	36	25	26	51	-5	42	37
2029 Build Volumes		15	21	36	25	287	312	465	42	507

Weekday P.M. Peak Hour		**Southbound Retail Access**			**Eastbound Oglesby Bridge Road**			**Westbound Oglesby Bridge Road**		
		L	**R**	**Tot**	**L**	**T**	**Tot**	**T**	**R**	**Tot**
Counted Volumes (Tuesday, May 7, 2024 5:00-6:00)						288	288	334		334
Annual Background Growth to 2029						10.4%		10.4%		
2029 No-Build Volumes						318	318	369		369
Oglesby Farms Residential Trips		0	0	0	0	20	20	36	0	36
Oglesby Farms Retail New Trips		39	39	78	36	0	36	0	49	49
Oglesby Farms Retail Pass-by Trips		28	23	51	26	-26	0	-21	21	0
Total Oglesby Farms Trips		67	62	129	62	-6	56	15	70	85
2029 Build Volumes		67	62	129	62	312	374	384	70	454

Reliable Traffic Data Services

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TMC Data
SR 212 @ Oglesby Bridge Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880001
Site Code : 48880001
Start Date : 5/7/2024

Groups Printed- Cars, Buses and Trucks

	SR 212 Northbound					SR 212 Southbound					Oglesby Bridge Rd Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	67	76	8	0	151	7	16	12	0	35	18	28	12	0	58	2	46	10	0	58	302
07:15 AM	55	68	16	0	139	4	20	14	0	38	16	16	17	0	49	10	46	11	0	67	293
07:30 AM	51	99	6	0	156	3	33	15	0	51	29	32	8	0	69	2	32	17	0	51	327
07:45 AM	44	107	10	0	161	2	33	17	0	52	20	28	12	0	60	6	27	9	0	42	315
Total	217	350	40	0	607	16	102	58	0	176	83	104	49	0	236	20	151	47	0	218	1237
08:00 AM	30	82	6	0	118	5	26	20	0	51	15	25	11	0	51	2	34	9	0	45	265
08:15 AM	25	79	9	0	113	3	26	13	0	42	24	22	16	0	62	7	31	15	0	53	270
08:30 AM	21	77	7	0	105	3	26	10	0	39	12	19	14	0	45	4	13	13	0	30	219
08:45 AM	10	65	8	0	83	5	34	15	0	54	17	16	11	0	44	3	9	10	0	22	203
Total	86	303	30	0	419	16	112	58	0	186	68	82	52	0	202	16	87	47	0	150	957
*** BREAK ***																					
04:00 PM	11	32	7	0	50	18	102	17	0	137	13	36	17	0	66	5	38	5	0	48	301
04:15 PM	10	50	3	0	63	11	73	11	0	95	15	28	26	0	69	16	32	6	0	54	281
04:30 PM	17	48	2	0	67	16	99	16	0	131	12	26	32	0	70	12	29	7	0	48	316
04:45 PM	8	48	8	0	64	15	96	17	0	128	10	30	25	0	65	14	40	9	0	63	320
Total	46	178	20	0	244	60	370	61	0	491	50	120	100	0	270	47	139	27	0	213	1218
05:00 PM	15	51	3	0	69	16	102	20	0	138	11	26	23	0	60	12	27	8	0	47	314
05:15 PM	12	41	6	0	59	12	115	28	0	155	12	34	29	0	75	19	50	8	0	77	366
05:30 PM	18	46	6	0	70	11	104	29	0	144	20	30	26	0	76	15	55	10	0	80	370
05:45 PM	10	43	5	0	58	5	90	29	0	124	12	39	26	0	77	15	41	12	0	68	327
Total	55	181	20	0	256	44	411	106	0	561	55	129	104	0	288	61	173	38	0	272	1377
Grand Total	404	1012	110	0	1526	136	995	283	0	1414	256	435	305	0	996	144	550	159	0	853	4789
Apprch %	26.5	66.3	7.2	0		9.6	70.4	20	0		25.7	43.7	30.6	0		16.9	64.5	18.6	0		
Total %	8.4	21.1	2.3	0	31.9	2.8	20.8	5.9	0	29.5	5.3	9.1	6.4	0	20.8	3	11.5	3.3	0	17.8	

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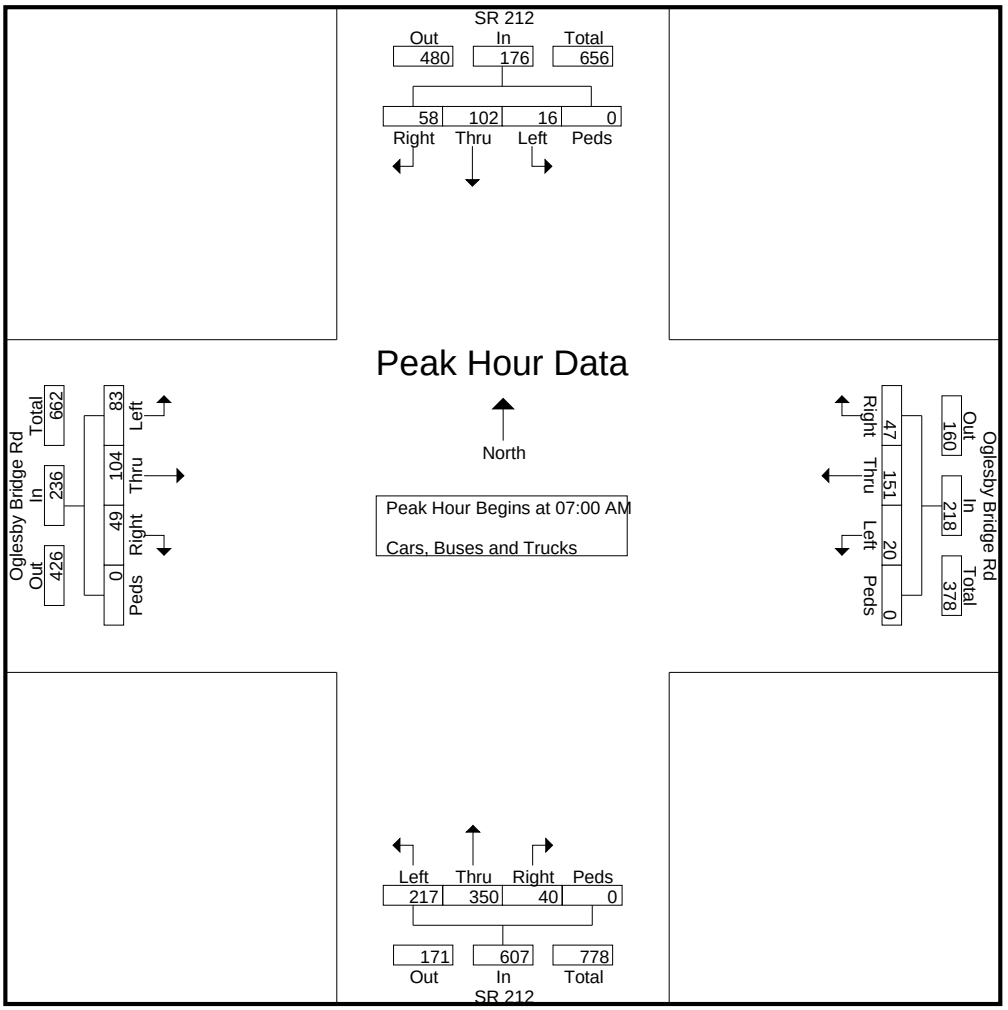
TMC Data
SR 212 @ Oglesby Bridge Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880001
Site Code : 48880001
Start Date : 5/7/2024
Page No : 2

	SR 212 Northbound					SR 212 Southbound					Oglesby Bridge Rd Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	**67**	76	8	0	151	**7**	16	12	0	35	18	28	12	0	58	2	**46**	10	0	58	302
07:15 AM	55	68	**16**	0	139	4	20	14	0	38	16	16	**17**	0	49	**10**	46	11	0	**67**	293
07:30 AM	51	99	6	0	156	3	**33**	15	0	51	**29**	**32**	8	0	**69**	2	32	**17**	0	51	**327**
07:45 AM	44	**107**	10	0	**161**	2	33	**17**	0	**52**	20	28	12	0	60	6	27	9	0	42	315
Total Volume	217	350	40	0	607	16	102	58	0	176	83	104	49	0	236	20	151	47	0	218	1237
% App. Total	35.7	57.7									35.2	44.1	20.8				69.3	21.6			
PHF	.810	.818	.625	.000	.943	.571	.773	.853	.000	.846	.716	.813	.721	.000	.855	.500	.821	.691	.000	.813	.946



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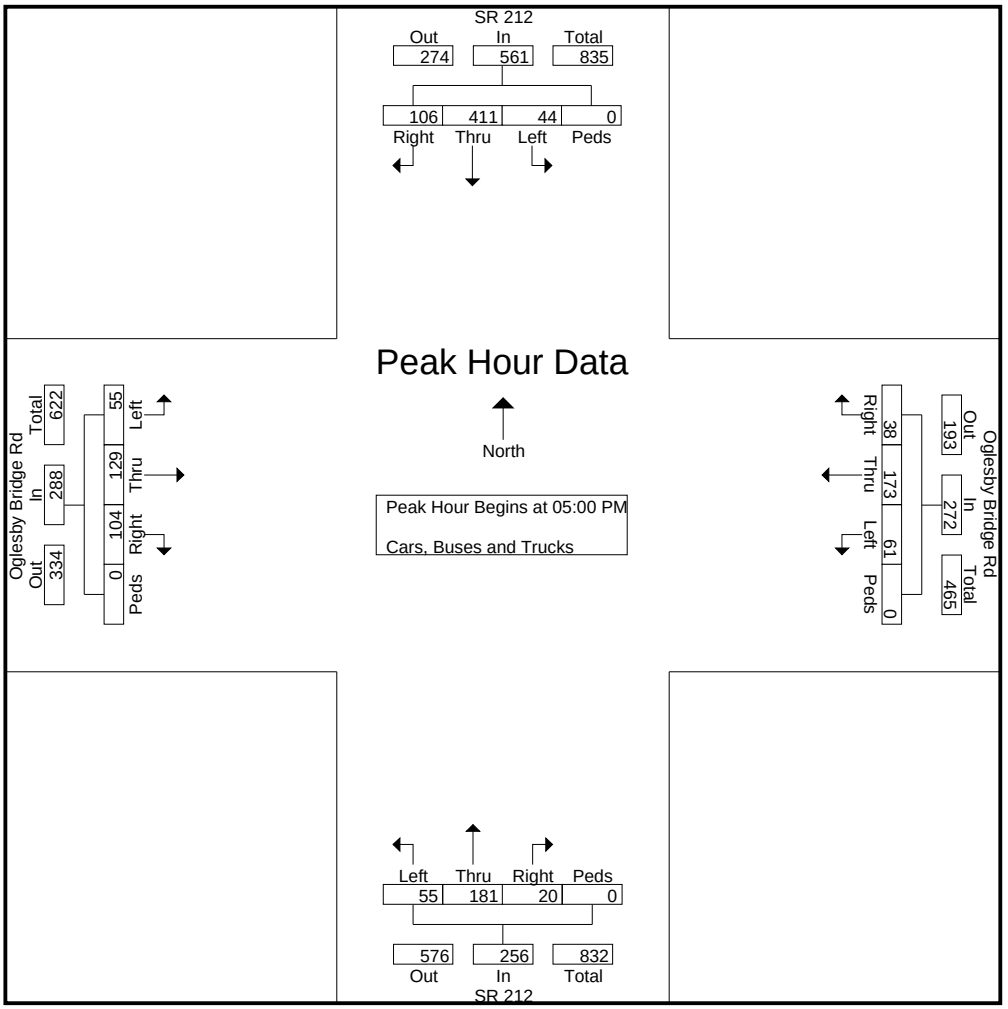
TMC Data
SR 212 @ Oglesby Bridge Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880001
Site Code : 48880001
Start Date : 5/7/2024
Page No : 3

	SR 212 Northbound					SR 212 Southbound					Oglesby Bridge Rd Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	15	**51**	3	0	69	**16**	102	20	0	138	11	26	23	0	60	12	27	8	0	47	314
05:15 PM	12	41	**6**	0	59	12	**115**	28	0	**155**	12	34	**29**	0	75	**19**	50	8	0	77	366
05:30 PM	**18**	46	6	0	**70**	11	104	**29**	0	144	**20**	30	26	0	76	15	**55**	10	0	**80**	**370**
05:45 PM	10	43	5	0	58	5	90	29	0	124	12	**39**	26	0	**77**	15	41	**12**	0	68	327
Total Volume	55	181	20	0	256	44	411	106	0	561	55	129	104	0	288	61	173	38	0	272	1377
% App. Total	21.5	70.7					73.3	18.9			19.1	44.8	36.1			22.4	63.6				
PHF	.764	.887	.833	.000	.914	.688	.893	.914	.000	.905	.688	.827	.897	.000	.935	.803	.786	.792	.000	.850	.930



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TMC Data
Oglesby Bridge Rd @ Union Church Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880002
Site Code : 48880002
Start Date : 5/7/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Oglesby Bridge Rd Northbound					Union Church Rd Southbound					Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	23	19	0	42	13	6	0	0	19	0	0	0	0	0	18	0	85	0	103	164
07:15 AM	0	30	14	0	44	14	10	0	0	24	0	0	0	0	0	37	0	116	0	153	221
07:30 AM	0	26	29	0	55	17	10	0	0	27	0	0	0	0	0	32	0	49	0	81	163
07:45 AM	0	19	21	0	40	13	9	0	0	22	0	0	0	0	0	36	0	64	0	100	162
Total	0	98	83	0	181	57	35	0	0	92	0	0	0	0	0	123	0	314	0	437	710
08:00 AM	0	25	27	0	52	11	6	0	0	17	0	0	0	0	0	22	0	29	0	51	120
08:15 AM	0	29	17	0	46	23	8	0	0	31	0	0	0	0	0	45	0	53	0	98	175
08:30 AM	0	27	14	0	41	22	11	0	0	33	0	0	0	0	0	19	0	40	0	59	133
08:45 AM	0	12	13	0	25	10	8	0	0	18	0	0	0	0	0	17	0	18	0	35	78
Total	0	93	71	0	164	66	33	0	0	99	0	0	0	0	0	103	0	140	0	243	506
*** BREAK ***																					
04:00 PM	0	18	28	0	46	35	24	0	0	59	0	0	0	0	0	21	0	15	0	36	141
04:15 PM	0	24	32	0	56	26	35	0	0	61	0	0	0	0	0	26	0	14	0	40	157
04:30 PM	0	32	31	0	63	43	32	0	0	75	0	0	0	0	0	28	0	14	0	42	180
04:45 PM	0	29	24	0	53	32	33	0	0	65	0	0	0	0	0	30	0	14	0	44	162
Total	0	103	115	0	218	136	124	0	0	260	0	0	0	0	0	105	0	57	0	162	640
05:00 PM	0	22	28	0	50	33	29	0	0	62	0	0	0	0	0	26	0	15	0	41	153
05:15 PM	0	25	29	0	54	33	33	0	0	66	0	0	0	0	0	55	0	23	0	78	198
05:30 PM	0	29	39	0	68	23	28	0	0	51	0	0	0	0	0	66	0	17	0	83	202
05:45 PM	0	32	40	0	72	32	35	0	0	67	0	0	0	0	0	48	0	18	0	66	205
Total	0	108	136	0	244	121	125	0	0	246	0	0	0	0	0	195	0	73	0	268	758
Grand Total	0	402	405	0	807	380	317	0	0	697	0	0	0	0	0	526	0	584	0	1110	2614
Apprch %	0	49.8	50.2	0		54.5	45.5	0	0		0	0	0	0		47.4	0	52.6	0		
Total %	0	15.4	15.5	0	30.9	14.5	12.1	0	0	26.7	0	0	0	0	0	20.1	0	22.3	0	42.5	

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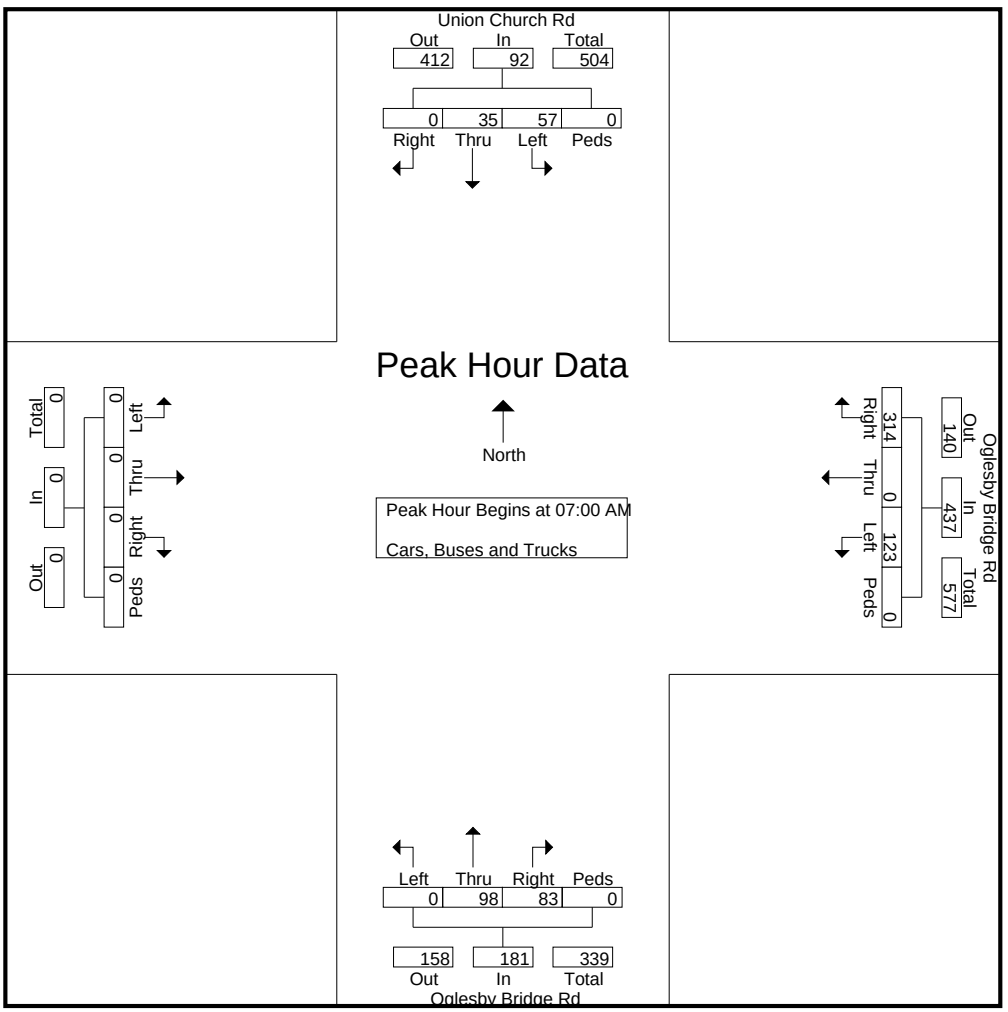
TMC Data
Oglesby Bridge Rd @ Union Church Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880002
Site Code : 48880002
Start Date : 5/7/2024
Page No : 2

	Oglesby Bridge Rd Northbound					Union Church Rd Southbound					Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	23	19	0	42	13	6	0	0	19	0	0	0	0	0	18	0	85	0	103	164
07:15 AM	0	**30**	14	0	44	14	**10**	0	0	24	0	0	0	0	0	**37**	0	**116**	0	**153**	**221**
07:30 AM	0	26	**29**	0	**55**	**17**	10	0	0	**27**	0	0	0	0	0	32	0	49	0	81	163
07:45 AM	0	19	21	0	40	13	9	0	0	22	0	0	0	0	0	36	0	64	0	100	162
Total Volume	0	98	83	0	181	57	35	0	0	92	0	0	0	0	0	123	0	314	0	437	710
% App. Total		54.1	45.9													28.1		71.9			
PHF	.000	.817	.716	.000	.823	.838	.875	.000	.000	.852	.000	.000	.000	.000	.000	.831	.000	.677	.000	.714	.803



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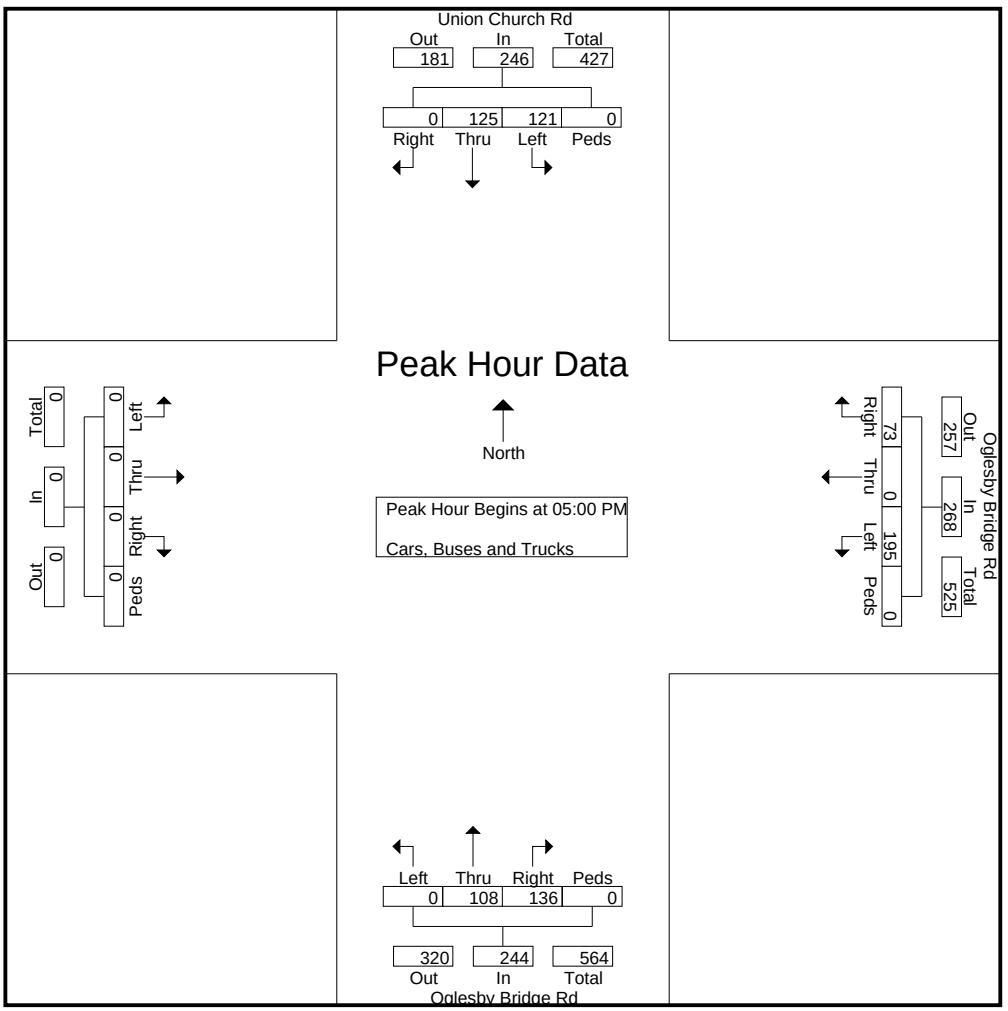
TMC Data
Oglesby Bridge Rd @ Union Church Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880002
Site Code : 48880002
Start Date : 5/7/2024
Page No : 3

	Oglesby Bridge Rd Northbound					Union Church Rd Southbound					Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	22	28	0	50	**33**	29	0	0	62	0	0	0	0	0	26	0	15	0	41	153
05:15 PM	0	25	29	0	54	33	33	0	0	66	0	0	0	0	0	55	0	**23**	0	78	198
05:30 PM	0	29	39	0	68	23	28	0	0	51	0	0	0	0	0	**66**	0	17	0	**83**	202
05:45 PM	0	**32**	**40**	0	**72**	32	**35**	0	0	**67**	0	0	0	0	0	48	0	18	0	66	**205**
Total Volume	0	108	136	0	244	121	125	0	0	246	0	0	0	0	0	195	0	73	0	268	758
% App. Total		44.3	55.7			49.2	50.8									72.8		27.2			
PHF	.000	.844	.850	.000	.847	.917	.893	.000	.000	.918	.000	.000	.000	.000	.000	.739	.000	.793	.000	.807	.924



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TMC Data
SR 138 @ SR 212
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880003
Site Code : 48880003
Start Date : 5/7/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	SR 212 Northbound					SR 212 Southbound					SR 138 Eastbound					SR 138 Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	18	109	8	0	135	12	35	31	0	78	32	78	6	0	116	7	93	25	0	125	454
07:15 AM	29	122	15	0	166	15	32	27	0	74	38	102	5	0	145	11	114	27	0	152	537
07:30 AM	15	137	32	0	184	13	60	23	0	96	29	116	16	0	161	22	97	19	0	138	579
07:45 AM	6	147	25	0	178	18	58	30	0	106	45	117	4	0	166	19	87	23	0	129	579
Total	68	515	80	0	663	58	185	111	0	354	144	413	31	0	588	59	391	94	0	544	2149
08:00 AM	12	120	18	0	150	22	41	33	0	96	41	82	3	0	126	22	105	23	0	150	522
08:15 AM	14	112	18	0	144	4	33	39	0	76	41	85	4	0	130	10	102	18	0	130	480
08:30 AM	11	121	14	0	146	17	42	16	0	75	51	108	3	0	162	16	75	21	0	112	495
08:45 AM	6	108	10	0	124	12	48	13	0	73	71	100	6	0	177	10	61	37	0	108	482
Total	43	461	60	0	564	55	164	101	0	320	204	375	16	0	595	58	343	99	0	500	1979
*** BREAK ***																					
04:00 PM	13	82	20	0	115	21	122	11	0	154	46	112	16	0	174	16	91	14	0	121	564
04:15 PM	5	88	14	0	107	31	155	18	0	204	46	86	10	0	142	34	84	27	0	145	598
04:30 PM	8	81	13	0	102	20	126	16	0	162	52	110	3	0	165	35	88	22	0	145	574
04:45 PM	10	90	18	0	118	33	157	17	0	207	44	83	8	0	135	35	84	14	0	133	593
Total	36	341	65	0	442	105	560	62	0	727	188	391	37	0	616	120	347	77	0	544	2329
05:00 PM	7	91	12	0	110	31	146	31	0	208	35	102	12	0	149	21	99	28	0	148	615
05:15 PM	12	113	16	0	141	33	165	27	0	225	41	82	6	0	129	30	91	16	0	137	632
05:30 PM	4	73	15	0	92	32	171	27	0	230	45	102	4	0	151	36	102	19	0	157	630
05:45 PM	13	73	14	0	100	24	154	30	0	208	42	85	7	0	134	25	74	21	0	120	562
Total	36	350	57	0	443	120	636	115	0	871	163	371	29	0	563	112	366	84	0	562	2439
Grand Total	183	1667	262	0	2112	338	1545	389	0	2272	699	1550	113	0	2362	349	1447	354	0	2150	8896
Apprch %	8.7	78.9	12.4	0		14.9	68	17.1	0		29.6	65.6	4.8	0		16.2	67.3	16.5	0		
Total %	2.1	18.7	2.9	0	23.7	3.8	17.4	4.4	0	25.5	7.9	17.4	1.3	0	26.6	3.9	16.3	4	0	24.2	

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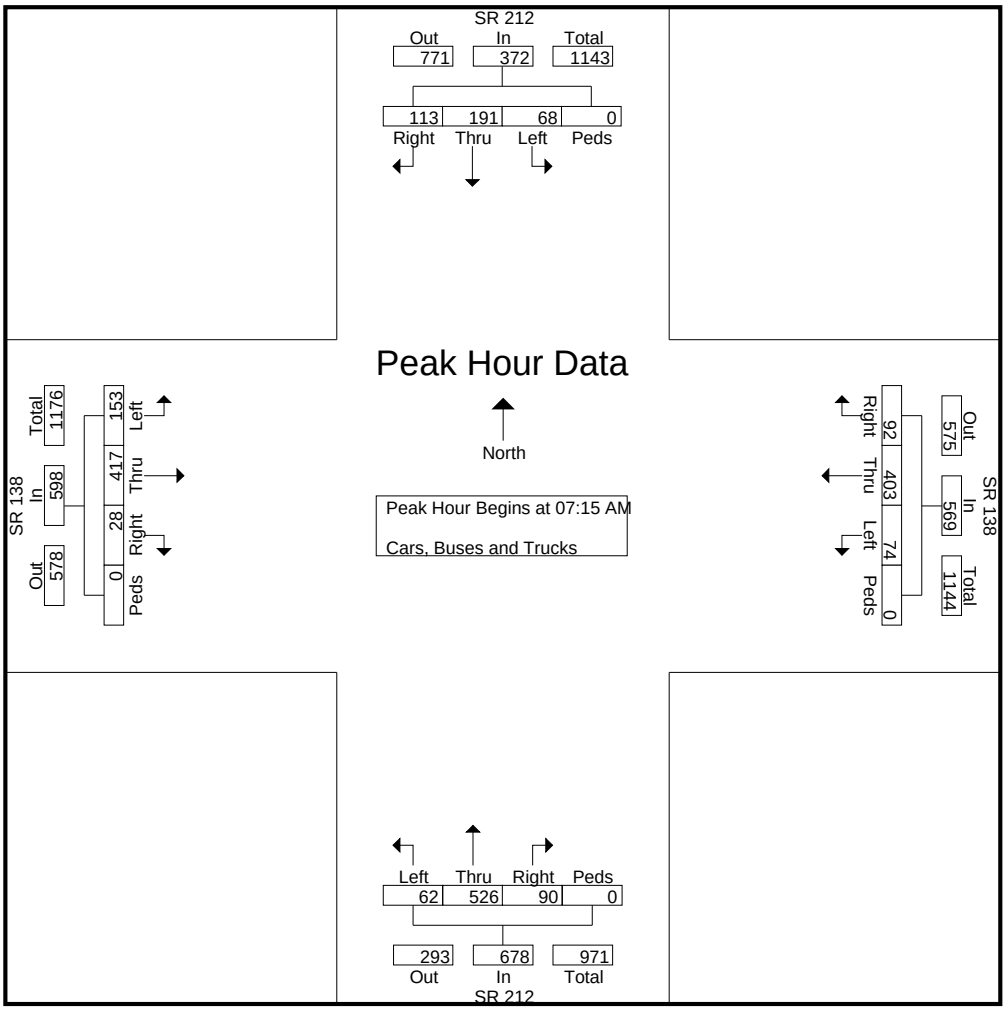
TMC Data
SR 138 @ SR 212
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880003
Site Code : 48880003
Start Date : 5/7/2024
Page No : 2

	SR 212 Northbound					SR 212 Southbound					SR 138 Eastbound					SR 138 Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	**29**	122	15	0	166	15	32	27	0	74	38	102	5	0	145	11	**114**	**27**	0	**152**	537
07:30 AM	15	137	**32**	0	**184**	13	**60**	23	0	96	29	116	**16**	0	161	**22**	97	19	0	138	**579**
07:45 AM	6	**147**	25	0	178	18	58	30	0	**106**	**45**	**117**	4	0	**166**	19	87	23	0	129	579
08:00 AM	12	120	18	0	150	**22**	41	**33**	0	96	41	82	3	0	126	22	105	23	0	150	522
Total Volume	62	526	90	0	678	68	191	113	0	372	153	417	28	0	598	74	403	92	0	569	2217
% App. Total		77.6	13.3			18.3	51.3	30.4			25.6	69.7					70.8	16.2			
PHF	.534	.895	.703	.000	.921	.773	.796	.856	.000	.877	.850	.891	.438	.000	.901	.841	.884	.852	.000	.936	.957



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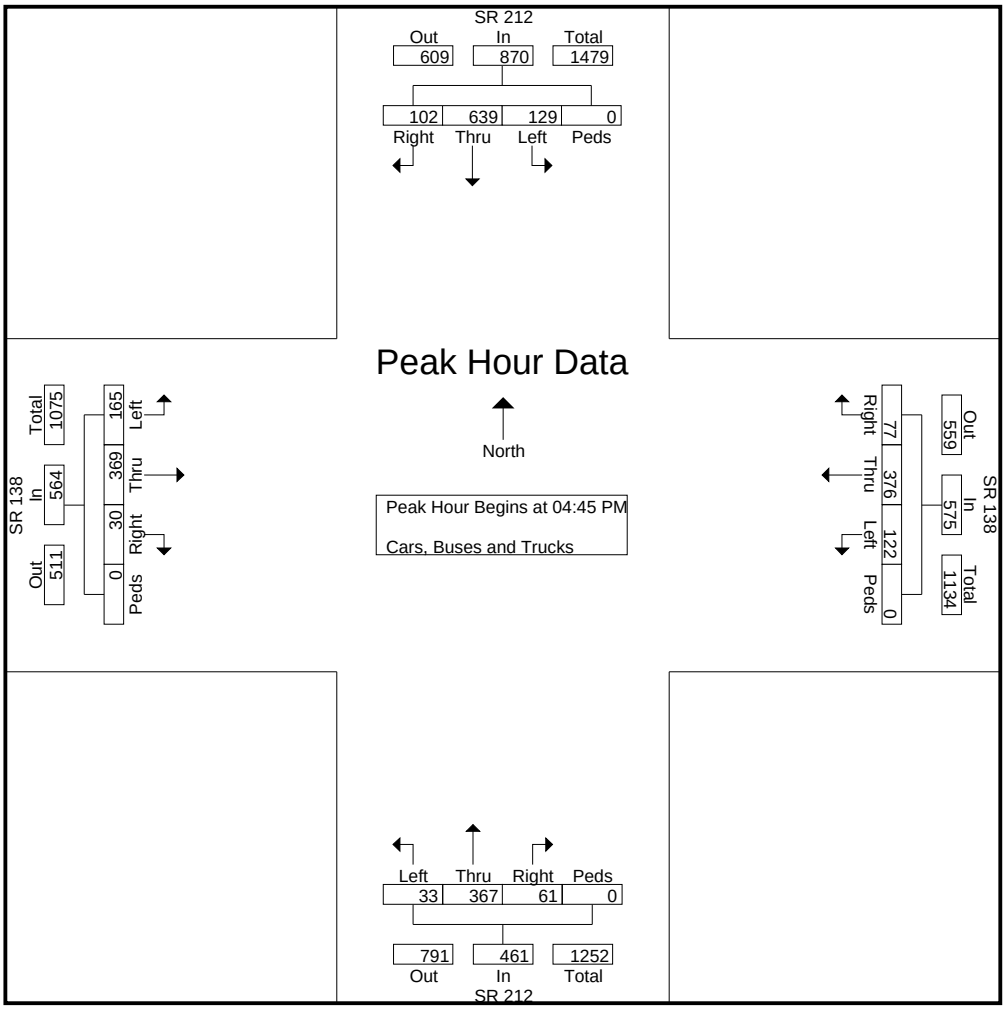
TMC Data
SR 138 @ SR 212
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880003
Site Code : 48880003
Start Date : 5/7/2024
Page No : 3

	SR 212 Northbound					SR 212 Southbound					SR 138 Eastbound					SR 138 Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	10	90	**18**	0	118	**33**	157	17	0	207	44	83	8	0	135	35	84	14	0	133	593
05:00 PM	7	91	12	0	110	31	146	**31**	0	208	35	**102**	**12**	0	149	21	99	**28**	0	148	615
05:15 PM	**12**	**113**	16	0	**141**	33	165	27	0	225	41	82	6	0	129	30	91	16	0	137	**632**
05:30 PM	4	73	15	0	92	32	**171**	27	0	**230**	**45**	102	4	0	**151**	**36**	**102**	19	0	**157**	630
Total Volume	33	367	61	0	461	129	639	102	0	870	165	369	30	0	564	122	376	77	0	575	2470
% App. Total		79.6	13.2			14.8	73.4	11.7			29.3	65.4				21.2	65.4	13.4			
PHF	.688	.812	.847	.000	.817	.977	.934	.823	.000	.946	.917	.904	.625	.000	.934	.847	.922	.688	.000	.916	.977



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TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	92	123	1	0	216	0	81	12	0	93	20	0	24	0	44	2	10	1	0	13	366
07:15 AM	87	149	0	0	236	0	88	10	0	98	30	1	33	0	64	0	8	0	0	8	406
07:30 AM	106	164	0	0	270	0	112	12	0	124	36	2	41	0	79	2	16	2	0	20	493
07:45 AM	101	159	0	0	260	0	109	18	0	127	30	0	47	0	77	2	17	3	0	22	486
Total	386	595	1	0	982	0	390	52	0	442	116	3	145	0	264	6	51	6	0	63	1751
08:00 AM	68	124	2	0	194	2	97	18	0	117	25	0	33	0	58	2	10	1	0	13	382
08:15 AM	77	133	0	0	210	1	125	17	0	143	29	0	42	0	71	4	8	3	0	15	439
08:30 AM	52	125	4	0	181	4	101	14	0	119	31	0	24	0	55	3	7	4	0	14	369
08:45 AM	60	135	2	0	197	1	109	9	0	119	16	1	35	0	52	0	9	5	0	14	382
Total	257	517	8	0	782	8	432	58	0	498	101	1	134	0	236	9	34	13	0	56	1572
*** BREAK ***																					
04:00 PM	37	129	0	0	166	3	140	18	0	161	28	3	88	0	119	2	1	2	0	5	451
04:15 PM	47	122	0	0	169	3	147	19	0	169	38	2	81	0	121	0	2	5	0	7	466
04:30 PM	43	137	5	0	185	2	153	29	0	184	39	4	70	0	113	1	5	4	0	10	492
04:45 PM	38	113	0	0	151	1	160	25	0	186	34	4	83	0	121	3	3	4	0	10	468
Total	165	501	5	0	671	9	600	91	0	700	139	13	322	0	474	6	11	15	0	32	1877
05:00 PM	46	127	0	0	173	4	126	20	0	150	30	3	77	0	110	7	8	3	0	18	451
05:15 PM	45	147	4	0	196	2	151	24	0	177	37	5	79	0	121	3	4	4	0	11	505
05:30 PM	58	124	2	0	184	0	133	19	0	152	42	2	87	0	131	4	5	4	0	13	480
05:45 PM	39	135	3	0	177	3	140	28	0	171	39	3	76	0	118	1	9	6	0	16	482
Total	188	533	9	0	730	9	550	91	0	650	148	13	319	0	480	15	26	17	0	58	1918
Grand Total	996	2146	23	0	3165	26	1972	292	0	2290	504	30	920	0	1454	36	122	51	0	209	7118
Apprch %	31.5	67.8	0.7	0		1.1	86.1	12.8	0		34.7	2.1	63.3	0		17.2	58.4	24.4	0		
Total %	14	30.1	0.3	0	44.5	0.4	27.7	4.1	0	32.2	7.1	0.4	12.9	0	20.4	0.5	1.7	0.7	0	2.9	

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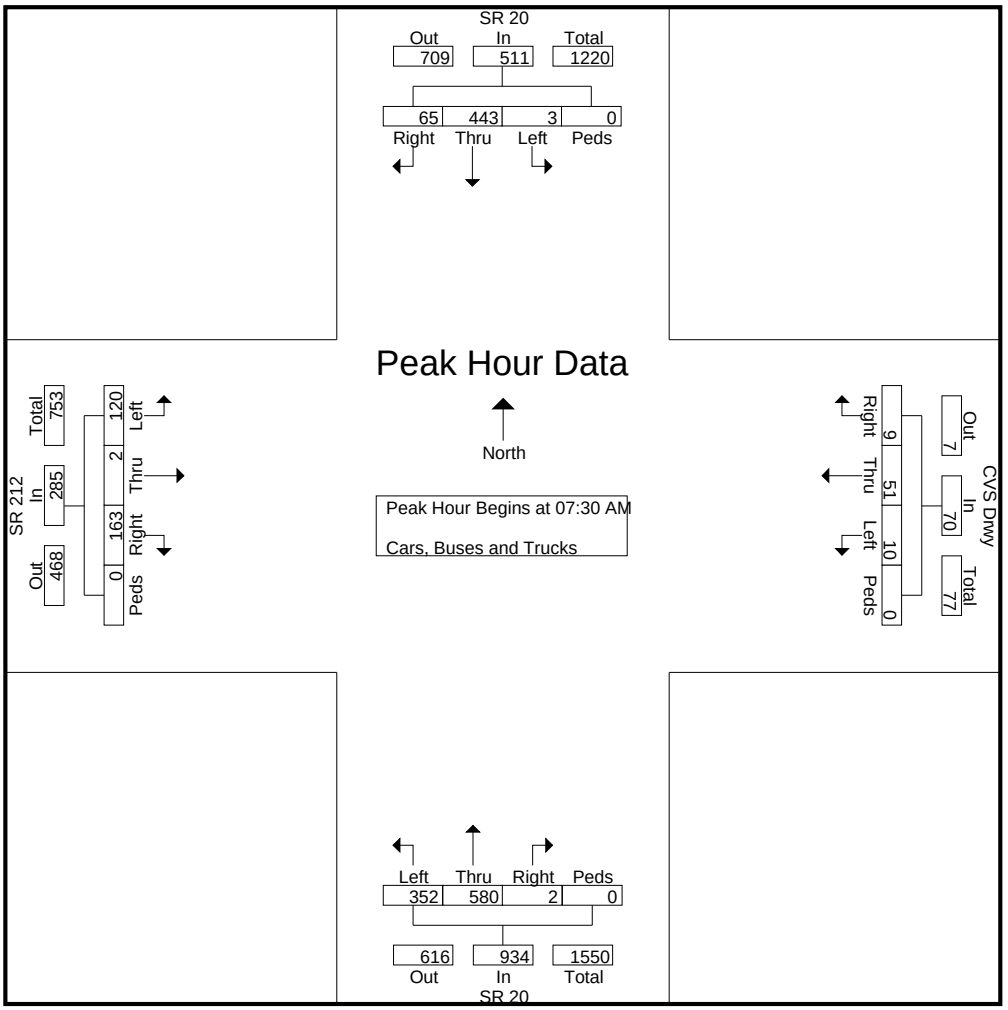
TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 2

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	**106**	**164**	0	0	**270**	0	112	12	0	124	**36**	**2**	41	0	**79**	2	16	2	0	20	**493**
07:45 AM	101	159	0	0	260	0	109	**18**	0	127	30	0	**47**	0	77	2	**17**	**3**	0	**22**	486
08:00 AM	68	124	**2**	0	194	**2**	97	18	0	117	25	0	33	0	58	2	10	1	0	13	382
08:15 AM	77	133	0	0	210	1	**125**	17	0	**143**	29	0	42	0	71	**4**	8	3	0	15	439
Total Volume	352	580	2	0	934	3	443	65	0	511	120	2	163	0	285	10	51	9	0	70	1800
% App. Total	37.7	62.1					86.7	12.7			42.1		57.2			14.3	72.9	12.9			
PHF	.830	.884	.250	.000	.865	.375	.886	.903	.000	.893	.833	.250	.867	.000	.902	.625	.750	.750	.000	.795	.913



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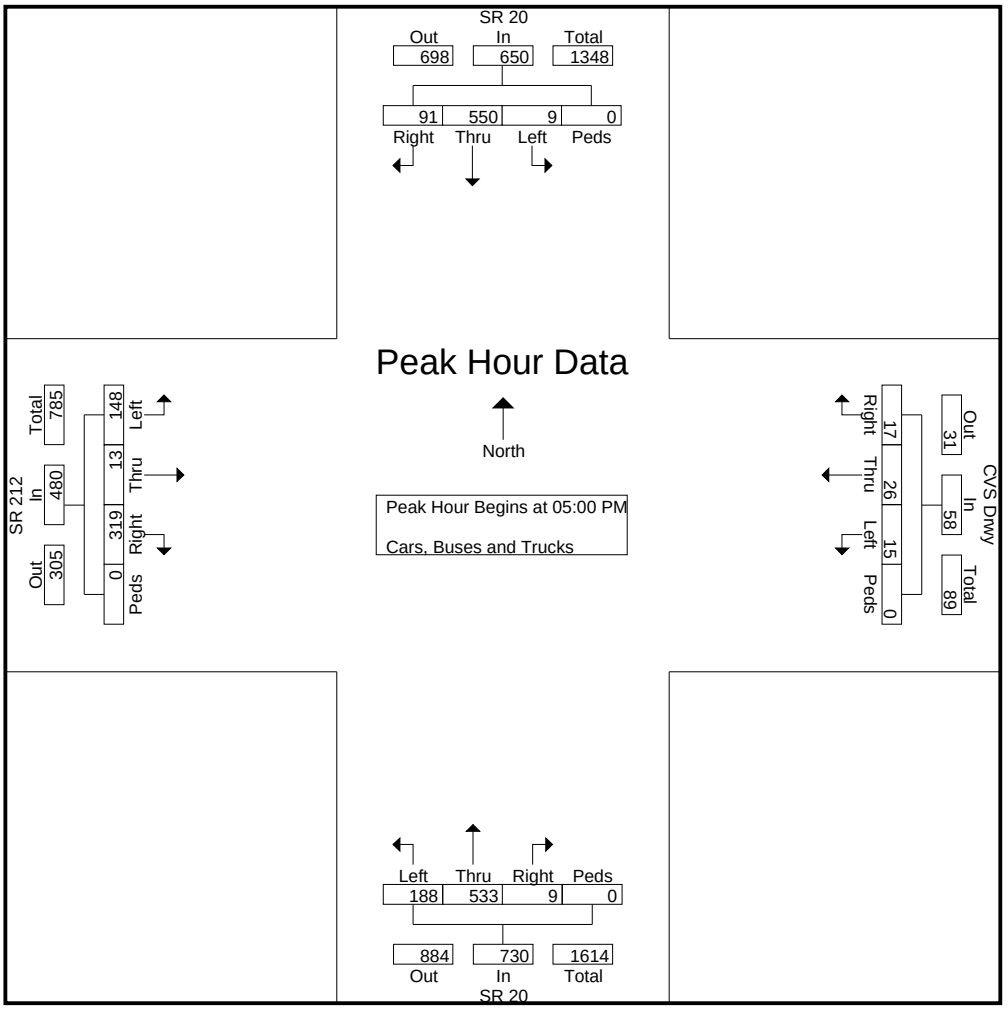
TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 3

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	46	127	0	0	173	**4**	126	20	0	150	30	3	77	0	110	**7**	8	3	0	**18**	451
05:15 PM	45	**147**	**4**	0	**196**	2	**151**	24	0	**177**	37	**5**	79	0	121	3	4	4	0	11	**505**
05:30 PM	**58**	124	2	0	184	0	133	19	0	152	**42**	2	**87**	0	**131**	4	5	4	0	13	480
05:45 PM	39	135	3	0	177	3	140	**28**	0	171	39	3	76	0	118	1	**9**	**6**	0	16	482
Total Volume	188	533	9	0	730	9	550	91	0	650	148	13	319	0	480	15	26	17	0	58	1918
% App. Total	25.8						84.6				30.8		66.5			25.9	44.8	29.3			
PHF	.810	.906	.563	.000	.931	.563	.911	.813	.000	.918	.881	.650	.917	.000	.916	.536	.722	.708	.000	.806	.950



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ADT Data

Site Code: 48880101
Oglesby Bridge Rd west of SR212
Conyers, GA

Start Time	07-May-24 Tue	Eastbound Morning	Eastbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		1	27			3	24				
12:15		2	29			6	37				
12:30		0	24			3	18				
12:45		1	39	4	119	4	37	16	116	20	235
01:00		3	31			2	31				
01:15		1	40			1	30				
01:30		2	44			3	30				
01:45		3	35	9	150	4	38	10	129	19	279
02:00		0	34			3	39				
02:15		5	41			2	47				
02:30		1	37			2	49				
02:45		2	52	8	164	2	34	9	169	17	333
03:00		1	53			1	44				
03:15		2	44			3	56				
03:30		4	56			2	53				
03:45		3	67	10	220	4	61	10	214	20	434
04:00		2	61			4	56				
04:15		7	65			3	57				
04:30		7	70			3	63				
04:45		10	69	26	265	8	63	18	239	44	504
05:00		11	53			5	58				
05:15		11	84			11	99				
05:30		9	70			12	90				
05:45		21	84	52	291	14	87	42	334	94	625
06:00		18	78			17	54				
06:15		19	60			32	66				
06:30		26	58			58	48				
06:45		31	50	94	246	71	52	178	220	272	466
07:00		53	45			116	36				
07:15		49	50			121	31				
07:30		63	39			94	30				
07:45		65	35	230	169	89	50	420	147	650	316
08:00		38	29			86	30				
08:15		65	21			72	34				
08:30		52	26			44	24				
08:45		47	26	202	102	35	28	237	116	439	218
09:00		29	25			40	21				
09:15		34	10			33	18				
09:30		38	22			31	20				
09:45		28	13	129	70	30	22	134	81	263	151
10:00		30	12			33	23				
10:15		23	8			24	17				
10:30		21	6			32	12				
10:45		31	9	105	35	30	12	119	64	224	99
11:00		39	8			30	9				
11:15		31	11			20	3				
11:30		35	4			30	8				
11:45		30	4	135	27	38	2	118	22	253	49
Total		1004	1858			1311	1851			2315	3709
Percent		35.1%	64.9%			41.5%	58.5%			38.4%	61.6%
Grand Total		1004	1858			1311	1851			2315	3709
Percent		35.1%	64.9%			41.5%	58.5%			38.4%	61.6%

ADT ADT 6,024 AADT 6,024

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ADT Data

Site Code: 48880102
SR212 north of Oglesby Bridge Rd
Conyers, GA

Start Time	07-May-24 Tue	Northbound Morning	Northbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Southbound Morning	Southbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		4	60			17	61				
12:15		10	58			20	63				
12:30		4	52			6	46				
12:45		11	63	29	233	8	64	51	234	80	467
01:00		4	54			6	61				
01:15		5	66			7	65				
01:30		5	56			6	62				
01:45		3	72	17	248	5	78	24	266	41	514
02:00		5	52			9	70				
02:15		6	63			4	84				
02:30		5	62			2	93				
02:45		3	57	19	234	2	85	17	332	36	566
03:00		4	65			2	91				
03:15		13	42			1	98				
03:30		9	53			3	115				
03:45		11	56	37	216	3	122	9	426	46	642
04:00		18	51			8	127				
04:15		17	67			3	114				
04:30		29	63			3	123				
04:45		35	71	99	252	5	131	19	495	118	747
05:00		62	61			6	137				
05:15		83	71			5	163				
05:30		76	77			5	153				
05:45		102	65	323	274	8	119	24	572	347	846
06:00		122	54			8	127				
06:15		158	69			18	122				
06:30		140	66			20	115				
06:45		127	37	547	226	34	84	80	448	627	674
07:00		106	49			31	93				
07:15		124	36			35	88				
07:30		130	36			50	85				
07:45		124	46	484	167	54	91	170	357	654	524
08:00		111	47			47	84				
08:15		115	29			39	74				
08:30		106	34			42	56				
08:45		97	39	429	149	54	58	182	272	611	421
09:00		64	25			47	47				
09:15		85	25			36	44				
09:30		75	26			41	36				
09:45		80	22	304	98	51	39	175	166	479	264
10:00		78	15			66	43				
10:15		64	25			34	21				
10:30		56	13			46	23				
10:45		50	13	248	66	48	20	194	107	442	173
11:00		49	14			48	17				
11:15		47	7			40	22				
11:30		55	8			51	21				
11:45		52	8	203	37	57	19	196	79	399	116
Total		2739	2200			1141	3754			3880	5954
Percent		55.5%	44.5%			23.3%	76.7%			39.5%	60.5%
Grand Total		2739	2200			1141	3754			3880	5954
Percent		55.5%	44.5%			23.3%	76.7%			39.5%	60.5%
ADT		ADT 9,834		AADT 9,834							

Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's 2022 *Highway Capacity Manual*, 7th Edition (HCM 7). Synchro 12 software, which emulates the HCM 7 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and roundabouts and stop-sign controlled (unsignalized) intersections. Levels of service (LOS) are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay.

Signalized Intersections and Roundabouts – Level of service for a signalized intersection and a roundabout is defined in terms of control delay per vehicle. For signalized intersections and roundabouts, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections and roundabouts than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals/roundabouts, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections and roundabouts are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections and Roundabouts

Control Delay (s/veh)	LOS
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

Source: Highway Capacity Manual 7

Unsignalized Intersections – Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream. The level of service criteria for unsignalized intersections are presented in Table B.

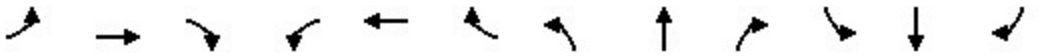
Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	LOS
0 – 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Source: Highway Capacity Manual 7

Appendix C

Existing Intersection Operational Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	83	104	49	20	151	47	217	350	40	16	102	58
Future Volume (veh/h)	83	104	49	20	151	47	217	350	40	16	102	58
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	97	121	0	25	186	0	231	372	43	19	120	0
Peak Hour Factor	0.86	0.86	0.86	0.81	0.81	0.81	0.94	0.94	0.94	0.85	0.85	0.85
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	298	398		348	398		778	884	749	521	725	
Arrive On Green	0.22	0.22	0.00	0.22	0.22	0.00	0.11	0.48	0.48	0.02	0.40	0.00
Sat Flow, veh/h	1169	1826	1547	1240	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	97	121	0	25	186	0	231	372	43	19	120	0
Grp Sat Flow(s),veh/h/ln	1169	1826	1547	1240	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	3.9	2.7	0.0	0.8	4.4	0.0	3.4	6.5	0.7	0.3	2.1	0.0
Cycle Q Clear(g_c), s	8.2	2.7	0.0	3.6	4.4	0.0	3.4	6.5	0.7	0.3	2.1	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	298	398		348	398		778	884	749	521	725	
V/C Ratio(X)	0.33	0.30		0.07	0.47		0.30	0.42	0.06	0.04	0.17	
Avail Cap(c_a), veh/h	471	669		532	669		905	884	749	657	725	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	20.3	16.1	0.0	17.6	16.7	0.0	6.1	8.2	6.7	8.4	9.6	0.0
Incr Delay (d2), s/veh	0.6	0.4	0.0	0.1	0.9	0.0	0.2	1.5	0.1	0.0	0.5	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	1.0	0.0	0.2	1.6	0.0	0.8	2.0	0.2	0.1	0.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	20.9	16.5	0.0	17.7	17.6	0.0	6.3	9.7	6.9	8.4	10.0	0.0
LnGrp LOS	C	B		B	B		A	A	A	A	B	
Approach Vol, veh/h		218			211			646			139	
Approach Delay, s/veh		18.5			17.6			8.3			9.8	
Approach LOS		B			B			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.6	28.3		15.2	9.9	24.0		15.2				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.0	23.5		18.0	9.0	19.5		18.0				
Max Q Clear Time (g_c+I1), s	2.3	8.5		10.2	5.4	4.1		6.4				
Green Ext Time (p_c), s	0.0	1.9		0.5	0.2	0.4		0.7				

Intersection Summary		
HCM 7th Control Delay, s/veh		11.9
HCM 7th LOS		B

Notes

Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

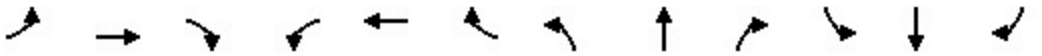
Intersection	
Int Delay, s/veh	16.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	123	314	98	83	57	35
Future Vol, veh/h	123	314	98	83	57	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	71	71	82	82	85	85
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	173	442	120	101	67	41

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	345	170	0	0	221	0
Stage 1	170	-	-	-	-	-
Stage 2	175	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	645	866	-	-	1331	-
Stage 1	853	-	-	-	-	-
Stage 2	848	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	612	866	-	-	1331	-
Mov Cap-2 Maneuver	612	-	-	-	-	-
Stage 1	853	-	-	-	-	-
Stage 2	804	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	24.98	0	4.86
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	775	1115	-
HCM Lane V/C Ratio	-	-	0.794	0.05	-
HCM Control Delay (s/veh)	-	-	25	7.8	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	8.2	0.2	-



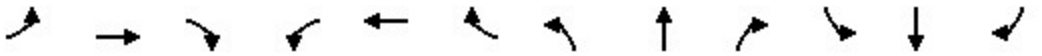
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	153	417	28	74	403	92	62	526	90	68	191	113
Future Volume (veh/h)	153	417	28	74	403	92	62	526	90	68	191	113
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	170	463	0	79	429	0	67	572	0	77	217	0
Peak Hour Factor	0.90	0.90	0.90	0.94	0.94	0.94	0.92	0.92	0.92	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	249	526		212	478		535	736		277	741	
Arrive On Green	0.08	0.29	0.00	0.05	0.26	0.00	0.05	0.40	0.00	0.05	0.41	0.00
Sat Flow, veh/h	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	170	463	0	79	429	0	67	572	0	77	217	0
Grp Sat Flow(s),veh/h/ln	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	6.1	20.7	0.0	2.8	19.4	0.0	1.9	23.3	0.0	2.2	6.9	0.0
Cycle Q Clear(g_c), s	6.1	20.7	0.0	2.8	19.4	0.0	1.9	23.3	0.0	2.2	6.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	249	526		212	478		535	736		277	741	
V/C Ratio(X)	0.68	0.88		0.37	0.90		0.13	0.78		0.28	0.29	
Avail Cap(c_a), veh/h	249	587		228	555		558	736		293	741	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.5	29.1	0.0	23.5	30.5	0.0	13.8	22.2	0.0	16.9	17.2	0.0
Incr Delay (d2), s/veh	7.5	13.5	0.0	1.1	15.9	0.0	0.1	7.9	0.0	0.5	1.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	10.3	0.0	1.1	9.9	0.0	0.7	10.5	0.0	0.8	2.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	30.9	42.5	0.0	24.5	46.4	0.0	13.9	30.1	0.0	17.5	18.2	0.0
LnGrp LOS	C	D		C	D		B	C		B	B	
Approach Vol, veh/h		633			508			639			294	
Approach Delay, s/veh		39.4			43.0			28.4			18.0	
Approach LOS		D			D			C			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.7	39.0	8.7	29.2	8.5	39.2	11.0	26.9
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	34.5	5.0	27.5	5.1	34.4	6.5	26.0
Max Q Clear Time (g_c+I1), s	4.2	25.3	4.8	22.7	3.9	8.9	8.1	21.4
Green Ext Time (p_c), s	0.0	2.3	0.0	1.1	0.0	1.1	0.0	1.0

Intersection Summary	
HCM 7th Control Delay, s/veh	33.9
HCM 7th LOS	C

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



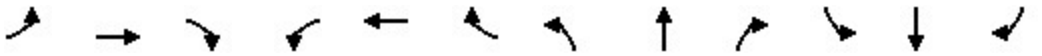
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	120	2	163	10	51	9	352	580	2	3	443	65
Future Volume (veh/h)	120	2	163	10	51	9	352	580	2	3	443	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1826	1870	1870	1870	1826	1826	1870	1870	1826	1826
Adj Flow Rate, veh/h	133	2	0	12	64	11	405	667	2	3	498	0
Peak Hour Factor	0.90	0.90	0.90	0.80	0.80	0.80	0.87	0.87	0.87	0.89	0.89	0.89
Percent Heavy Veh, %	5	2	5	2	2	2	5	5	2	2	5	5
Cap, veh/h	299	3		86	175	28	653	1327	1152	514	933	
Arrive On Green	0.12	0.12	0.00	0.12	0.12	0.12	0.14	0.73	0.73	0.51	0.51	0.00
Sat Flow, veh/h	1472	22	1547	135	1447	229	1739	1826	1585	768	1826	1547
Grp Volume(v), veh/h	135	0	0	87	0	0	405	667	2	3	498	0
Grp Sat Flow(s),veh/h/ln	1495	0	1547	1811	0	0	1739	1826	1585	768	1826	1547
Q Serve(g_s), s	2.3	0.0	0.0	0.0	0.0	0.0	5.7	9.3	0.0	0.1	10.8	0.0
Cycle Q Clear(g_c), s	4.9	0.0	0.0	2.6	0.0	0.0	5.7	9.3	0.0	0.1	10.8	0.0
Prop In Lane	0.99		1.00	0.14		0.13	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	302	0		288	0	0	653	1327	1152	514	933	
V/C Ratio(X)	0.45	0.00		0.30	0.00	0.00	0.62	0.50	0.00	0.01	0.53	
Avail Cap(c_a), veh/h	545	0		610	0	0	777	1327	1152	514	933	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.8	0.0	0.0	24.0	0.0	0.0	6.4	3.5	2.2	7.1	9.7	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	0.6	0.0	0.0	1.1	1.4	0.0	0.0	2.2	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	0.0	0.0	1.1	0.0	0.0	1.4	2.2	0.0	0.0	4.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.9	0.0	0.0	24.6	0.0	0.0	7.5	4.8	2.2	7.1	11.9	0.0
LnGrp LOS	C			C			A	A	A	A	B	
Approach Vol, veh/h		135			87			1074			501	
Approach Delay, s/veh		25.9			24.6			5.9			11.9	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		47.5		11.7	12.8	34.7		11.7				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		43.0		18.0	12.5	26.0		18.0				
Max Q Clear Time (g_c+I1), s		11.3		6.9	7.7	12.8		4.6				
Green Ext Time (p_c), s		5.3		0.5	0.6	2.7		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	9.9
HCM 7th LOS	A

Notes

Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	129	104	61	173	38	55	181	20	44	411	106
Future Volume (veh/h)	55	129	104	61	173	38	55	181	20	44	411	106
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	59	137	0	72	204	0	60	199	22	48	452	0
Peak Hour Factor	0.94	0.94	0.94	0.85	0.85	0.85	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	258	364		309	364		517	877	743	702	863	
Arrive On Green	0.20	0.20	0.00	0.20	0.20	0.00	0.06	0.48	0.48	0.05	0.47	0.00
Sat Flow, veh/h	1150	1826	1547	1222	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	59	137	0	72	204	0	60	199	22	48	452	0
Grp Sat Flow(s),veh/h/ln	1150	1826	1547	1222	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	2.4	3.2	0.0	2.7	5.0	0.0	0.8	3.2	0.4	0.7	8.6	0.0
Cycle Q Clear(g_c), s	7.4	3.2	0.0	5.9	5.0	0.0	0.8	3.2	0.4	0.7	8.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	258	364		309	364		517	877	743	702	863	
V/C Ratio(X)	0.23	0.38		0.23	0.56		0.12	0.23	0.03	0.07	0.52	
Avail Cap(c_a), veh/h	445	661		508	661		594	877	743	792	863	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.3	17.2	0.0	19.8	17.9	0.0	6.5	7.5	6.8	5.9	9.2	0.0
Incr Delay (d2), s/veh	0.4	0.6	0.0	0.4	1.4	0.0	0.1	0.6	0.1	0.0	2.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	1.2	0.0	0.7	1.9	0.0	0.2	1.0	0.1	0.2	2.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	21.7	17.9	0.0	20.2	19.3	0.0	6.6	8.1	6.9	6.0	11.5	0.0
LnGrp LOS	C	B		C	B		A	A	A	A	B	
Approach Vol, veh/h		196			276			281			500	
Approach Delay, s/veh		19.0			19.5			7.7			10.9	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.9	28.4		14.4	7.3	28.0		14.4				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.0	23.5		18.0	5.0	23.5		18.0				
Max Q Clear Time (g_c+I1), s	2.7	5.2		9.4	2.8	10.6		7.9				
Green Ext Time (p_c), s	0.0	0.9		0.5	0.0	2.0		0.9				

Intersection Summary		
HCM 7th Control Delay, s/veh	13.4	
HCM 7th LOS	B	

Notes

Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

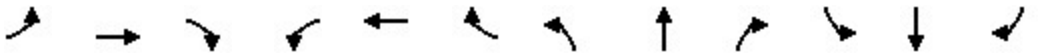
Intersection	
Int Delay, s/veh	12.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	195	73	108	136	121	125
Future Vol, veh/h	195	73	108	136	121	125
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	85	85	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	241	90	127	160	132	136

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	606	207	0	0	287	0
Stage 1	207	-	-	-	-	-
Stage 2	399	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	455	826	-	-	1258	-
Stage 1	820	-	-	-	-	-
Stage 2	671	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	404	826	-	-	1258	-
Mov Cap-2 Maneuver	404	-	-	-	-	-
Stage 1	820	-	-	-	-	-
Stage 2	595	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	29.02	0	4.03
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	469	885	-
HCM Lane V/C Ratio	-	-	0.705	0.105	-
HCM Control Delay (s/veh)	-	-	29	8.2	0
HCM Lane LOS	-	-	D	A	A
HCM 95th %tile Q(veh)	-	-	5.5	0.3	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	165	369	30	122	376	77	33	367	61	129	639	102
Future Volume (veh/h)	165	369	30	122	376	77	33	367	61	129	639	102
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	177	397	0	133	409	0	40	448	0	136	673	0
Peak Hour Factor	0.93	0.93	0.93	0.92	0.92	0.92	0.82	0.82	0.82	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	231	465		234	445		234	769		400	816	
Arrive On Green	0.07	0.25	0.00	0.06	0.24	0.00	0.04	0.42	0.00	0.06	0.45	0.00
Sat Flow, veh/h	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	177	397	0	133	409	0	40	448	0	136	673	0
Grp Sat Flow(s),veh/h/ln	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	6.5	18.5	0.0	5.1	19.5	0.0	1.1	16.8	0.0	3.9	28.8	0.0
Cycle Q Clear(g_c), s	6.5	18.5	0.0	5.1	19.5	0.0	1.1	16.8	0.0	3.9	28.8	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	231	465		234	445		234	769		400	816	
V/C Ratio(X)	0.77	0.85		0.57	0.92		0.17	0.58		0.34	0.83	
Avail Cap(c_a), veh/h	231	481		234	460		271	769		400	816	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	26.6	31.7	0.0	25.3	32.9	0.0	17.7	19.8	0.0	14.8	21.6	0.0
Incr Delay (d2), s/veh	14.1	13.6	0.0	3.2	23.3	0.0	0.3	3.2	0.0	0.5	9.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.5	9.3	0.0	2.2	10.9	0.0	0.4	7.1	0.0	1.4	12.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	40.7	45.3	0.0	28.5	56.2	0.0	18.0	23.0	0.0	15.3	30.9	0.0
LnGrp LOS	D	D		C	E		B	C		B	C	
Approach Vol, veh/h		574			542			488			809	
Approach Delay, s/veh		43.9			49.4			22.6			28.3	
Approach LOS		D			D			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.9	42.1	10.0	27.2	7.6	44.4	11.0	26.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.4	37.6	5.5	23.5	5.0	38.0	6.5	22.5
Max Q Clear Time (g_c+I1), s	5.9	18.8	7.1	20.5	3.1	30.8	8.5	21.5
Green Ext Time (p_c), s	0.0	2.4	0.0	0.6	0.0	2.4	0.0	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	35.6
HCM 7th LOS	D

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	148	13	319	15	26	17	188	533	9	9	550	91
Future Volume (veh/h)	148	13	319	15	26	17	188	533	9	9	550	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1826	1870	1870	1870	1826	1826	1870	1870	1826	1826
Adj Flow Rate, veh/h	161	14	0	19	32	21	202	573	10	10	598	0
Peak Hour Factor	0.92	0.92	0.92	0.81	0.81	0.81	0.93	0.93	0.93	0.92	0.92	0.92
Percent Heavy Veh, %	5	2	5	2	2	2	5	5	2	2	5	5
Cap, veh/h	318	18		113	149	77	520	1283	1113	575	1004	
Arrive On Green	0.15	0.15	0.00	0.15	0.15	0.15	0.08	0.70	0.70	0.55	0.55	0.00
Sat Flow, veh/h	1360	118	1547	259	988	514	1739	1826	1585	832	1826	1547
Grp Volume(v), veh/h	175	0	0	72	0	0	202	573	10	10	598	0
Grp Sat Flow(s),veh/h/ln	1479	0	1547	1761	0	0	1739	1826	1585	832	1826	1547
Q Serve(g_s), s	4.6	0.0	0.0	0.0	0.0	0.0	2.7	8.3	0.1	0.3	13.4	0.0
Cycle Q Clear(g_c), s	6.8	0.0	0.0	2.2	0.0	0.0	2.7	8.3	0.1	0.3	13.4	0.0
Prop In Lane	0.92		1.00	0.26		0.29	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	336	0		340	0	0	520	1283	1113	575	1004	
V/C Ratio(X)	0.52	0.00		0.21	0.00	0.00	0.39	0.45	0.01	0.02	0.60	
Avail Cap(c_a), veh/h	534	0		575	0	0	595	1283	1113	575	1004	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.8	0.0	0.0	23.0	0.0	0.0	6.6	4.0	2.7	6.3	9.2	0.0
Incr Delay (d2), s/veh	1.3	0.0	0.0	0.3	0.0	0.0	0.5	1.1	0.0	0.1	2.6	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	0.9	0.0	0.0	0.7	2.2	0.0	0.1	5.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	26.0	0.0	0.0	23.3	0.0	0.0	7.0	5.1	2.7	6.3	11.8	0.0
LnGrp LOS	C			C			A	A	A	A	B	
Approach Vol, veh/h		175			72			785			608	
Approach Delay, s/veh		26.0			23.3			5.6			11.7	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		47.5		13.7	9.3	38.2		13.7				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		43.0		18.0	7.5	31.0		18.0				
Max Q Clear Time (g_c+I1), s		10.3		8.8	4.7	15.4		4.2				
Green Ext Time (p_c), s		4.3		0.6	0.1	3.7		0.2				

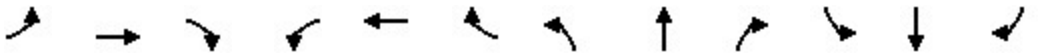
Intersection Summary	
HCM 7th Control Delay, s/veh	10.8
HCM 7th LOS	B

Notes

Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix D

No-Build Intersection Operational Analysis



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	92	115	54	22	167	52	240	386	44	18	113	64
Future Volume (veh/h)	92	115	54	22	167	52	240	386	44	18	113	64
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	107	134	0	27	206	0	255	411	47	21	133	0
Peak Hour Factor	0.86	0.86	0.86	0.81	0.81	0.81	0.94	0.94	0.94	0.85	0.85	0.85
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	301	430		357	430		755	863	731	477	689	
Arrive On Green	0.24	0.24	0.00	0.24	0.24	0.00	0.12	0.47	0.47	0.03	0.38	0.00
Sat Flow, veh/h	1148	1826	1547	1226	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	107	134	0	27	206	0	255	411	47	21	133	0
Grp Sat Flow(s),veh/h/ln	1148	1826	1547	1226	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	4.5	3.1	0.0	0.9	4.9	0.0	4.0	7.8	0.8	0.4	2.5	0.0
Cycle Q Clear(g_c), s	9.4	3.1	0.0	4.0	4.9	0.0	4.0	7.8	0.8	0.4	2.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	301	430		357	430		755	863	731	477	689	
V/C Ratio(X)	0.36	0.31		0.08	0.48		0.34	0.48	0.06	0.04	0.19	
Avail Cap(c_a), veh/h	439	650		504	650		869	863	731	605	689	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	20.7	16.0	0.0	17.6	16.7	0.0	6.6	9.1	7.3	9.2	10.6	0.0
Incr Delay (d2), s/veh	0.7	0.4	0.0	0.1	0.8	0.0	0.3	1.9	0.2	0.0	0.6	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	1.1	0.0	0.2	1.8	0.0	0.9	2.5	0.2	0.1	0.9	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	21.4	16.4	0.0	17.7	17.5	0.0	6.9	11.0	7.4	9.3	11.2	0.0
LnGrp LOS	C	B		B	B		A	B	A	A	B	
Approach Vol, veh/h		241			233			713			154	
Approach Delay, s/veh		18.6			17.5			9.3			10.9	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.8	28.4		16.4	10.6	23.6		16.4				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.0	23.5		18.0	9.4	19.1		18.0				
Max Q Clear Time (g_c+I1), s	2.4	9.8		11.4	6.0	4.5		6.9				
Green Ext Time (p_c), s	0.0	2.0		0.5	0.2	0.5		0.8				

Intersection Summary		
HCM 7th Control Delay, s/veh	12.6	
HCM 7th LOS	B	

Notes

Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	25.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	136	347	108	92	63	39
Future Vol, veh/h	136	347	108	92	63	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	71	71	82	82	85	85
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	192	489	132	112	74	46

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	382	188	0	0	244	0
Stage 1	188	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	615	847	-	-	1305	-
Stage 1	837	-	-	-	-	-
Stage 2	832	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	579	847	-	-	1305	-
Mov Cap-2 Maneuver	579	-	-	-	-	-
Stage 1	837	-	-	-	-	-
Stage 2	783	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	38.06	0	4.89
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	749	1112	-
HCM Lane V/C Ratio	-	-	0.908	0.057	-
HCM Control Delay (s/veh)	-	-	38.1	7.9	0
HCM Lane LOS	-	-	E	A	A
HCM 95th %tile Q(veh)	-	-	12.2	0.2	-

Intersection	
Int Delay, s/veh	10.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	136	347	108	92	63	39
Future Vol, veh/h	136	347	108	92	63	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	200	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	71	71	82	82	85	85
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	192	489	132	112	74	46

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	382	188	0	0	244	0
Stage 1	188	-	-	-	-	-
Stage 2	194	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	615	847	-	-	1305	-
Stage 1	837	-	-	-	-	-
Stage 2	832	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	579	847	-	-	1305	-
Mov Cap-2 Maneuver	579	-	-	-	-	-
Stage 1	837	-	-	-	-	-
Stage 2	783	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	14.72	0	4.89
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	579	847	1112	-
HCM Lane V/C Ratio	-	-	0.331	0.577	0.057	-
HCM Control Delay (s/veh)	-	-	14.3	14.9	7.9	0
HCM Lane LOS	-	-	B	B	A	A
HCM 95th %tile Q(veh)	-	-	1.4	3.8	0.2	-

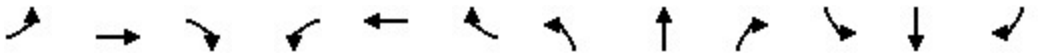
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	169	460	31	82	445	102	68	581	99	75	211	125
Future Volume (veh/h)	169	460	31	82	445	102	68	581	99	75	211	125
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	188	511	0	87	473	0	74	632	0	85	240	0
Peak Hour Factor	0.90	0.90	0.90	0.94	0.94	0.94	0.92	0.92	0.92	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	242	560		202	509		497	711		219	715	
Arrive On Green	0.08	0.31	0.00	0.05	0.28	0.00	0.05	0.39	0.00	0.05	0.39	0.00
Sat Flow, veh/h	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	188	511	0	87	473	0	74	632	0	85	240	0
Grp Sat Flow(s),veh/h/ln	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	6.9	23.9	0.0	3.1	22.3	0.0	2.2	28.6	0.0	2.6	8.2	0.0
Cycle Q Clear(g_c), s	6.9	23.9	0.0	3.1	22.3	0.0	2.2	28.6	0.0	2.6	8.2	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	242	560		202	509		497	711		219	715	
V/C Ratio(X)	0.78	0.91		0.43	0.93		0.15	0.89		0.39	0.34	
Avail Cap(c_a), veh/h	242	567		212	526		515	711		231	715	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.8	29.6	0.0	23.8	31.1	0.0	15.0	25.2	0.0	19.8	18.9	0.0
Incr Delay (d2), s/veh	14.5	19.1	0.0	1.4	22.9	0.0	0.1	15.4	0.0	1.1	1.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.6	12.6	0.0	1.3	12.3	0.0	0.8	14.1	0.0	1.0	3.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	38.3	48.7	0.0	25.3	54.0	0.0	15.2	40.6	0.0	21.0	20.1	0.0
LnGrp LOS	D	D		C	D		B	D		C	C	
Approach Vol, veh/h		699			560			706			325	
Approach Delay, s/veh		45.9			49.5			38.0			20.3	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.9	39.0	9.0	31.6	8.7	39.2	11.5	29.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	34.5	5.0	27.5	5.1	34.4	7.0	25.5
Max Q Clear Time (g_c+I1), s	4.6	30.6	5.1	25.9	4.2	10.2	8.9	24.3
Green Ext Time (p_c), s	0.0	1.4	0.0	0.5	0.0	1.2	0.0	0.3

Intersection Summary	
HCM 7th Control Delay, s/veh	40.7
HCM 7th LOS	D

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



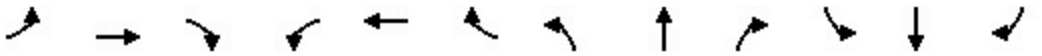
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	2	180	11	56	10	389	640	2	3	489	72
Future Volume (veh/h)	132	2	180	11	56	10	389	640	2	3	489	72
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1826	1870	1870	1870	1826	1826	1870	1870	1826	1826
Adj Flow Rate, veh/h	147	2	0	14	70	12	447	736	2	3	549	0
Peak Hour Factor	0.90	0.90	0.90	0.80	0.80	0.80	0.87	0.87	0.87	0.89	0.89	0.89
Percent Heavy Veh, %	5	2	5	2	2	2	5	5	2	2	5	5
Cap, veh/h	312	3		88	189	30	617	1312	1139	469	885	
Arrive On Green	0.13	0.13	0.00	0.13	0.13	0.13	0.16	0.72	0.72	0.48	0.48	0.00
Sat Flow, veh/h	1471	20	1547	143	1442	226	1739	1826	1585	720	1826	1547
Grp Volume(v), veh/h	149	0	0	96	0	0	447	736	2	3	549	0
Grp Sat Flow(s),veh/h/ln	1491	0	1547	1812	0	0	1739	1826	1585	720	1826	1547
Q Serve(g_s), s	2.6	0.0	0.0	0.0	0.0	0.0	6.7	11.4	0.0	0.1	13.3	0.0
Cycle Q Clear(g_c), s	5.5	0.0	0.0	2.9	0.0	0.0	6.7	11.4	0.0	0.1	13.3	0.0
Prop In Lane	0.99		1.00	0.15		0.12	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	315	0		306	0	0	617	1312	1139	469	885	
V/C Ratio(X)	0.47	0.00		0.31	0.00	0.00	0.72	0.56	0.00	0.01	0.62	
Avail Cap(c_a), veh/h	539	0		603	0	0	762	1312	1139	469	885	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.8	0.0	0.0	23.8	0.0	0.0	8.4	4.0	2.4	8.0	11.4	0.0
Incr Delay (d2), s/veh	1.1	0.0	0.0	0.6	0.0	0.0	2.6	1.7	0.0	0.0	3.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	1.2	0.0	0.0	1.9	2.8	0.0	0.0	5.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.9	0.0	0.0	24.4	0.0	0.0	11.0	5.7	2.4	8.0	14.6	0.0
LnGrp LOS	C			C			B	A	A	A	B	
Approach Vol, veh/h		149			96			1185			552	
Approach Delay, s/veh		25.9			24.4			7.7			14.6	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		47.5		12.3	14.0	33.5		12.3				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		43.0		18.0	14.5	24.0		18.0				
Max Q Clear Time (g_c+I1), s		13.4		7.5	8.7	15.3		4.9				
Green Ext Time (p_c), s		6.0		0.5	0.8	2.4		0.3				

Intersection Summary		
HCM 7th Control Delay, s/veh	11.8	
HCM 7th LOS	B	

Notes

Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	142	115	67	191	42	61	200	22	49	454	117
Future Volume (veh/h)	61	142	115	67	191	42	61	200	22	49	454	117
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	65	151	0	79	225	0	67	220	24	54	499	0
Peak Hour Factor	0.94	0.94	0.94	0.85	0.85	0.85	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	259	392		315	392		472	855	725	671	841	
Arrive On Green	0.21	0.21	0.00	0.21	0.21	0.00	0.06	0.47	0.47	0.05	0.46	0.00
Sat Flow, veh/h	1128	1826	1547	1207	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	65	151	0	79	225	0	67	220	24	54	499	0
Grp Sat Flow(s),veh/h/ln	1128	1826	1547	1207	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	2.8	3.6	0.0	3.1	5.6	0.0	1.0	3.7	0.4	0.8	10.3	0.0
Cycle Q Clear(g_c), s	8.4	3.6	0.0	6.7	5.6	0.0	1.0	3.7	0.4	0.8	10.3	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	259	392		315	392		472	855	725	671	841	
V/C Ratio(X)	0.25	0.39		0.25	0.57		0.14	0.26	0.03	0.08	0.59	
Avail Cap(c_a), veh/h	415	644		482	644		538	855	725	750	841	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.7	17.2	0.0	20.0	17.9	0.0	7.2	8.2	7.3	6.4	10.2	0.0
Incr Delay (d2), s/veh	0.5	0.6	0.0	0.4	1.3	0.0	0.1	0.7	0.1	0.1	3.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.3	0.0	0.8	2.1	0.0	0.2	1.2	0.1	0.2	3.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	22.2	17.8	0.0	20.4	19.3	0.0	7.4	8.9	7.4	6.4	13.3	0.0
LnGrp LOS	C	B		C	B		A	A	A	A	B	
Approach Vol, veh/h		216			304			311			553	
Approach Delay, s/veh		19.1			19.6			8.5			12.6	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.2	28.4		15.4	7.6	28.0		15.4				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.0	23.5		18.0	5.0	23.5		18.0				
Max Q Clear Time (g_c+I1), s	2.8	5.7		10.4	3.0	12.3		8.7				
Green Ext Time (p_c), s	0.0	1.0		0.5	0.0	2.2		0.9				

Intersection Summary		
HCM 7th Control Delay, s/veh	14.2	
HCM 7th LOS	B	

Notes

Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	18.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	215	81	119	150	134	138
Future Vol, veh/h	215	81	119	150	134	138
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	85	85	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	265	100	140	176	146	150

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	670	228	0	0	316	0
Stage 1	228	-	-	-	-	-
Stage 2	441	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	418	804	-	-	1227	-
Stage 1	803	-	-	-	-	-
Stage 2	642	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	364	804	-	-	1227	-
Mov Cap-2 Maneuver	364	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	559	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	46.26	0	4.1
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	428	887	-
HCM Lane V/C Ratio	-	-	0.854	0.119	-
HCM Control Delay (s/veh)	-	-	46.3	8.3	0
HCM Lane LOS	-	-	E	A	A
HCM 95th %tile Q(veh)	-	-	8.4	0.4	-

Intersection	
Int Delay, s/veh	12.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	215	81	119	150	134	138
Future Vol, veh/h	215	81	119	150	134	138
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	200	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	85	85	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	265	100	140	176	146	150

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	670	228	0	0	316	0
Stage 1	228	-	-	-	-	-
Stage 2	441	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	418	804	-	-	1227	-
Stage 1	803	-	-	-	-	-
Stage 2	642	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	364	804	-	-	1227	-
Mov Cap-2 Maneuver	364	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	559	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	29.96	0	4.1
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	364	804	887	-
HCM Lane V/C Ratio	-	-	0.73	0.124	0.119	-
HCM Control Delay (s/veh)	-	-	37.4	10.1	8.3	0
HCM Lane LOS	-	-	E	B	A	A
HCM 95th %tile Q(veh)	-	-	5.6	0.4	0.4	-

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	182	407	33	135	415	85	36	405	67	142	705	113
Future Volume (veh/h)	182	407	33	135	415	85	36	405	67	142	705	113
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	196	438	0	147	451	0	44	494	0	149	742	0
Peak Hour Factor	0.93	0.93	0.93	0.92	0.92	0.92	0.82	0.82	0.82	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	246	491		253	483		155	721		329	757	
Arrive On Green	0.08	0.27	0.00	0.08	0.26	0.00	0.04	0.40	0.00	0.06	0.41	0.00
Sat Flow, veh/h	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	196	438	0	147	451	0	44	494	0	149	742	0
Grp Sat Flow(s),veh/h/ln	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	7.4	20.7	0.0	5.4	21.7	0.0	1.3	20.2	0.0	4.6	36.0	0.0
Cycle Q Clear(g_c), s	7.4	20.7	0.0	5.4	21.7	0.0	1.3	20.2	0.0	4.6	36.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	246	491		253	483		155	721		329	757	
V/C Ratio(X)	0.80	0.89		0.58	0.93		0.28	0.68		0.45	0.98	
Avail Cap(c_a), veh/h	246	494		253	486		187	721		329	757	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.6	31.6	0.0	23.9	32.3	0.0	21.7	22.5	0.0	17.5	25.9	0.0
Incr Delay (d2), s/veh	16.4	18.2	0.0	3.3	25.4	0.0	1.0	5.2	0.0	1.0	28.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.9	10.9	0.0	2.3	12.3	0.0	0.5	8.9	0.0	1.7	19.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	41.0	49.8	0.0	27.2	57.7	0.0	22.7	27.8	0.0	18.5	54.0	0.0
LnGrp LOS	D	D		C	E		C	C		B	D	
Approach Vol, veh/h		634			598			538			891	
Approach Delay, s/veh		47.1			50.2			27.3			48.1	
Approach LOS		D			D			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.6	40.0	11.6	28.6	7.8	41.8	12.0	28.2
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.1	35.5	7.1	24.3	5.0	35.6	7.5	23.9
Max Q Clear Time (g_c+I1), s	6.6	22.2	7.4	22.7	3.3	38.0	9.4	23.7
Green Ext Time (p_c), s	0.0	2.3	0.0	0.4	0.0	0.0	0.0	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	44.1
HCM 7th LOS	D

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	163	14	352	17	29	19	208	588	10	10	607	100
Future Volume (veh/h)	163	14	352	17	29	19	208	588	10	10	607	100
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1826	1870	1870	1870	1826	1826	1870	1870	1826	1826
Adj Flow Rate, veh/h	177	15	0	21	36	23	224	632	11	11	660	0
Peak Hour Factor	0.92	0.92	0.92	0.81	0.81	0.81	0.93	0.93	0.93	0.92	0.92	0.92
Percent Heavy Veh, %	5	2	5	2	2	2	5	5	2	2	5	5
Cap, veh/h	332	19		115	162	82	469	1264	1098	533	978	
Arrive On Green	0.16	0.16	0.00	0.16	0.16	0.16	0.08	0.69	0.69	0.54	0.54	0.00
Sat Flow, veh/h	1359	115	1547	259	998	508	1739	1826	1585	787	1826	1547
Grp Volume(v), veh/h	192	0	0	80	0	0	224	632	11	11	660	0
Grp Sat Flow(s),veh/h/ln	1475	0	1547	1765	0	0	1739	1826	1585	787	1826	1547
Q Serve(g_s), s	5.1	0.0	0.0	0.0	0.0	0.0	3.2	10.1	0.1	0.4	16.3	0.0
Cycle Q Clear(g_c), s	7.6	0.0	0.0	2.4	0.0	0.0	3.2	10.1	0.1	0.8	16.3	0.0
Prop In Lane	0.92		1.00	0.26		0.29	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	351	0		360	0	0	469	1264	1098	533	978	
V/C Ratio(X)	0.55	0.00		0.22	0.00	0.00	0.48	0.50	0.01	0.02	0.67	
Avail Cap(c_a), veh/h	526	0		569	0	0	532	1264	1098	533	978	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.7	0.0	0.0	22.8	0.0	0.0	8.1	4.5	3.0	7.0	10.5	0.0
Incr Delay (d2), s/veh	1.3	0.0	0.0	0.3	0.0	0.0	0.8	1.4	0.0	0.1	3.7	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	0.0	0.0	1.0	0.0	0.0	0.9	2.8	0.0	0.1	6.3	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	26.1	0.0	0.0	23.1	0.0	0.0	8.9	5.9	3.0	7.0	14.2	0.0
LnGrp LOS	C			C			A	A	A	A	B	
Approach Vol, veh/h		192			80			867			671	
Approach Delay, s/veh		26.1			23.1			6.6			14.1	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		47.5		14.6	9.7	37.8		14.6				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		43.0		18.0	7.5	31.0		18.0				
Max Q Clear Time (g_c+I1), s		12.1		9.6	5.2	18.3		4.4				
Green Ext Time (p_c), s		4.9		0.6	0.1	3.8		0.3				

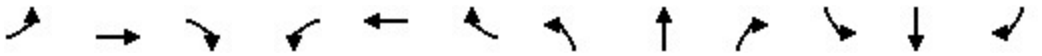
Intersection Summary	
HCM 7th Control Delay, s/veh	12.2
HCM 7th LOS	B

Notes

Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Appendix E

Future Intersection Operational Analysis



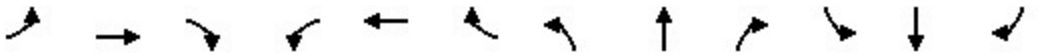
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	92	141	72	22	189	56	255	401	44	34	127	64
Future Volume (veh/h)	92	141	72	22	189	56	255	401	44	34	127	64
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	107	164	0	27	233	0	271	427	47	40	149	0
Peak Hour Factor	0.86	0.86	0.86	0.81	0.81	0.81	0.94	0.94	0.94	0.85	0.85	0.85
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	294	455		347	455		732	822	696	464	666	
Arrive On Green	0.25	0.25	0.00	0.25	0.25	0.00	0.13	0.45	0.45	0.04	0.36	0.00
Sat Flow, veh/h	1120	1826	1547	1193	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	107	164	0	27	233	0	271	427	47	40	149	0
Grp Sat Flow(s),veh/h/ln	1120	1826	1547	1193	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	4.7	3.9	0.0	1.0	5.7	0.0	4.5	8.8	0.9	0.7	2.9	0.0
Cycle Q Clear(g_c), s	10.5	3.9	0.0	4.9	5.7	0.0	4.5	8.8	0.9	0.7	2.9	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	294	455		347	455		732	822	696	464	666	
V/C Ratio(X)	0.36	0.36		0.08	0.51		0.37	0.52	0.07	0.09	0.22	
Avail Cap(c_a), veh/h	401	629		461	629		840	822	696	558	666	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	21.4	16.2	0.0	18.2	16.9	0.0	7.1	10.3	8.1	9.6	11.5	0.0
Incr Delay (d2), s/veh	0.8	0.5	0.0	0.1	0.9	0.0	0.3	2.3	0.2	0.1	0.8	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	1.4	0.0	0.2	2.1	0.0	1.1	3.0	0.3	0.2	1.1	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	22.1	16.6	0.0	18.3	17.8	0.0	7.5	12.7	8.3	9.7	12.3	0.0
LnGrp LOS	C	B		B	B		A	B	A	A	B	
Approach Vol, veh/h		271			260			745			189	
Approach Delay, s/veh		18.8			17.8			10.5			11.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.7	28.0		17.5	11.2	23.5		17.5				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.0	23.5		18.0	9.9	18.6		18.0				
Max Q Clear Time (g_c+I1), s	2.7	10.8		12.5	6.5	4.9		7.7				
Green Ext Time (p_c), s	0.0	2.0		0.6	0.3	0.5		0.9				

Intersection Summary	
HCM 7th Control Delay, s/veh	13.5
HCM 7th LOS	B

Notes

Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



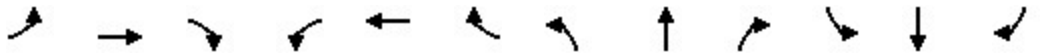
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	169	460	43	97	445	102	80	594	120	75	220	125
Future Volume (veh/h)	169	460	43	97	445	102	80	594	120	75	220	125
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	188	511	0	103	473	0	87	646	0	85	250	0
Peak Hour Factor	0.90	0.90	0.90	0.94	0.94	0.94	0.92	0.92	0.92	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	236	543		199	502		497	723		216	722	
Arrive On Green	0.08	0.30	0.00	0.06	0.28	0.00	0.05	0.40	0.00	0.05	0.40	0.00
Sat Flow, veh/h	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	188	511	0	103	473	0	87	646	0	85	250	0
Grp Sat Flow(s),veh/h/ln	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	7.0	24.4	0.0	3.8	22.7	0.0	2.6	29.6	0.0	2.6	8.6	0.0
Cycle Q Clear(g_c), s	7.0	24.4	0.0	3.8	22.7	0.0	2.6	29.6	0.0	2.6	8.6	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	236	543		199	502		497	723		216	722	
V/C Ratio(X)	0.80	0.94		0.52	0.94		0.17	0.89		0.39	0.35	
Avail Cap(c_a), veh/h	236	543		199	502		514	723		228	722	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.2	30.6	0.0	24.4	31.7	0.0	14.9	25.2	0.0	20.0	18.9	0.0
Incr Delay (d2), s/veh	17.0	24.7	0.0	2.3	26.2	0.0	0.2	15.7	0.0	1.2	1.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.7	13.6	0.0	1.6	12.9	0.0	1.0	14.6	0.0	1.0	3.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	41.3	55.3	0.0	26.7	57.9	0.0	15.1	41.0	0.0	21.1	20.2	0.0
LnGrp LOS	D	E		C	E		B	D		C	C	
Approach Vol, veh/h		699			576			733			335	
Approach Delay, s/veh		51.5			52.3			37.9			20.5	
Approach LOS		D			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.9	39.9	9.5	31.1	8.9	39.9	11.5	29.1
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.0	35.4	5.0	26.6	5.3	35.1	7.0	24.6
Max Q Clear Time (g_c+I1), s	4.6	31.6	5.8	26.4	4.6	10.6	9.0	24.7
Green Ext Time (p_c), s	0.0	1.4	0.0	0.1	0.0	1.3	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	43.0
HCM 7th LOS	D

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	137	4	190	11	56	10	402	640	2	3	489	74
Future Volume (veh/h)	137	4	190	11	56	10	402	640	2	3	489	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1826	1870	1870	1870	1826	1826	1870	1870	1826	1826
Adj Flow Rate, veh/h	152	4	0	14	70	12	462	736	2	3	549	0
Peak Hour Factor	0.90	0.90	0.90	0.80	0.80	0.80	0.87	0.87	0.87	0.89	0.89	0.89
Percent Heavy Veh, %	5	2	5	2	2	2	5	5	2	2	5	5
Cap, veh/h	316	5		88	197	31	615	1304	1132	460	864	
Arrive On Green	0.14	0.14	0.00	0.14	0.14	0.14	0.17	0.71	0.71	0.47	0.47	0.00
Sat Flow, veh/h	1449	38	1547	140	1445	227	1739	1826	1585	720	1826	1547
Grp Volume(v), veh/h	156	0	0	96	0	0	462	736	2	3	549	0
Grp Sat Flow(s),veh/h/ln	1487	0	1547	1812	0	0	1739	1826	1585	720	1826	1547
Q Serve(g_s), s	2.9	0.0	0.0	0.0	0.0	0.0	7.1	11.6	0.0	0.1	13.6	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	2.9	0.0	0.0	7.1	11.6	0.0	0.1	13.6	0.0
Prop In Lane	0.97		1.00	0.15		0.12	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	321	0		316	0	0	615	1304	1132	460	864	
V/C Ratio(X)	0.49	0.00		0.30	0.00	0.00	0.75	0.56	0.00	0.01	0.64	
Avail Cap(c_a), veh/h	536	0		600	0	0	774	1304	1132	460	864	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.8	0.0	0.0	23.7	0.0	0.0	8.8	4.1	2.5	8.4	11.9	0.0
Incr Delay (d2), s/veh	1.1	0.0	0.0	0.5	0.0	0.0	3.2	1.8	0.0	0.0	3.6	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.1	0.0	0.0	1.2	0.0	0.0	2.1	3.0	0.0	0.0	5.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	25.9	0.0	0.0	24.2	0.0	0.0	11.9	5.9	2.5	8.4	15.5	0.0
LnGrp LOS	C			C			B	A	A	A	B	
Approach Vol, veh/h		156			96			1200			552	
Approach Delay, s/veh		25.9			24.2			8.2			15.5	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		47.5		12.7	14.5	33.0		12.7				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		43.0		18.0	15.5	23.0		18.0				
Max Q Clear Time (g_c+I1), s		13.6		7.8	9.1	15.6		4.9				
Green Ext Time (p_c), s		6.0		0.5	0.9	2.1		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	12.4
HCM 7th LOS	B

Notes

Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	46.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	159	375	108	111	76	39
Future Vol, veh/h	159	375	108	111	76	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	71	71	82	82	85	85
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	224	528	132	135	89	46

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	424	199	0	0	267	0
Stage 1	199	-	-	-	-	-
Stage 2	225	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	581	834	-	-	1280	-
Stage 1	827	-	-	-	-	-
Stage 2	806	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	539	834	-	-	1280	-
Mov Cap-2 Maneuver	539	-	-	-	-	-
Stage 1	827	-	-	-	-	-
Stage 2	748	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	70.79	0	5.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	717	1190	-
HCM Lane V/C Ratio	-	-	1.048	0.07	-
HCM Control Delay (s/veh)	-	-	70.8	8	0
HCM Lane LOS	-	-	F	A	A
HCM 95th %tile Q(veh)	-	-	19.1	0.2	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	18	6	554	234	11
Future Vol, veh/h	31	18	6	554	234	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	94	94	85	85
Heavy Vehicles, %	2	2	2	5	5	2
Mvmt Flow	41	24	6	589	275	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	877	275	288	0	-	0
Stage 1	275	-	-	-	-	-
Stage 2	602	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	319	763	1274	-	-	-
Stage 1	771	-	-	-	-	-
Stage 2	547	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	317	763	1274	-	-	-
Mov Cap-2 Maneuver	317	-	-	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	547	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	15.63	0.08	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1274	-	404	-	-
HCM Lane V/C Ratio	0.005	-	0.162	-	-
HCM Control Delay (s/veh)	7.8	-	15.6	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.6	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	34	17	28	521	205	47
Future Vol, veh/h	34	17	28	521	205	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	94	94	85	85
Heavy Vehicles, %	2	2	2	5	5	2
Mvmt Flow	43	21	30	554	241	55

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	855	241	296	0	-	0
Stage 1	241	-	-	-	-	-
Stage 2	614	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	329	798	1265	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	540	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	321	798	1265	-	-	-
Mov Cap-2 Maneuver	321	-	-	-	-	-
Stage 1	780	-	-	-	-	-
Stage 2	540	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	15.68	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1265	-	401	-	-
HCM Lane V/C Ratio	0.024	-	0.159	-	-
HCM Control Delay (s/veh)	7.9	-	15.7	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.6	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	8	285	498	5	16	23
Future Vol, veh/h	8	285	498	5	16	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	81	81	75	75
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	9	331	615	6	21	31

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	621	0	-	0	965	615
Stage 1	-	-	-	-	615	-
Stage 2	-	-	-	-	350	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	960	-	-	-	283	491
Stage 1	-	-	-	-	539	-
Stage 2	-	-	-	-	713	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	960	-	-	-	280	491
Mov Cap-2 Maneuver	-	-	-	-	280	-
Stage 1	-	-	-	-	534	-
Stage 2	-	-	-	-	713	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.24	0	16.13
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	960	-	-	-	375
HCM Lane V/C Ratio	0.01	-	-	-	0.139
HCM Control Delay (s/veh)	8.8	-	-	-	16.1
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.5

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	296	488	5	16	15
Future Vol, veh/h	5	296	488	5	16	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	81	81	75	75
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	6	344	602	6	21	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	609	0	-	0	958	602
Stage 1	-	-	-	-	602	-
Stage 2	-	-	-	-	356	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	970	-	-	-	285	499
Stage 1	-	-	-	-	547	-
Stage 2	-	-	-	-	709	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	970	-	-	-	284	499
Mov Cap-2 Maneuver	-	-	-	-	284	-
Stage 1	-	-	-	-	543	-
Stage 2	-	-	-	-	709	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.15	0	16.34
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	970	-	-	-	359
HCM Lane V/C Ratio	0.006	-	-	-	0.115
HCM Control Delay (s/veh)	8.7	-	-	-	16.3
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.4

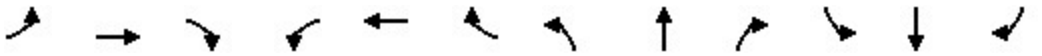
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	25	287	465	42	15	21
Future Vol, veh/h	25	287	465	42	15	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	86	86	81	81	80	80
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	29	334	574	52	19	26

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	626	0	-	0	966	574
Stage 1	-	-	-	-	574	-
Stage 2	-	-	-	-	392	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	956	-	-	-	282	518
Stage 1	-	-	-	-	563	-
Stage 2	-	-	-	-	683	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	956	-	-	-	274	518
Mov Cap-2 Maneuver	-	-	-	-	274	-
Stage 1	-	-	-	-	546	-
Stage 2	-	-	-	-	683	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.71	0	15.82
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	956	-	-	-	378
HCM Lane V/C Ratio	0.03	-	-	-	0.119
HCM Control Delay (s/veh)	8.9	-	-	-	15.8
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	171	145	67	243	55	94	229	22	71	482	117
Future Volume (veh/h)	61	171	145	67	243	55	94	229	22	71	482	117
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	65	182	0	79	286	0	103	252	24	78	530	0
Peak Hour Factor	0.94	0.94	0.94	0.85	0.85	0.85	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	244	446		322	446		432	808	685	624	792	
Arrive On Green	0.24	0.24	0.00	0.24	0.24	0.00	0.07	0.44	0.44	0.06	0.43	0.00
Sat Flow, veh/h	1067	1826	1547	1173	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	65	182	0	79	286	0	103	252	24	78	530	0
Grp Sat Flow(s),veh/h/ln	1067	1826	1547	1173	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	3.1	4.5	0.0	3.3	7.6	0.0	1.7	4.8	0.5	1.3	12.5	0.0
Cycle Q Clear(g_c), s	10.8	4.5	0.0	7.8	7.6	0.0	1.7	4.8	0.5	1.3	12.5	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	244	446		322	446		432	808	685	624	792	
V/C Ratio(X)	0.27	0.41		0.25	0.64		0.24	0.31	0.04	0.12	0.67	
Avail Cap(c_a), veh/h	338	607		425	607		466	808	685	677	792	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	23.2	17.2	0.0	20.5	18.3	0.0	8.7	9.8	8.5	7.4	12.2	0.0
Incr Delay (d2), s/veh	0.6	0.6	0.0	0.4	1.5	0.0	0.3	1.0	0.1	0.1	4.5	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.7	0.0	0.8	2.8	0.0	0.5	1.6	0.1	0.3	4.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.7	17.8	0.0	20.9	19.9	0.0	9.0	10.8	8.6	7.4	16.7	0.0
LnGrp LOS	C	B		C	B		A	B	A	A	B	
Approach Vol, veh/h		247			365			379			608	
Approach Delay, s/veh		19.3			20.1			10.1			15.5	
Approach LOS		B			C			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.0	28.5		17.7	8.4	28.0		17.7				
Change Period (Y+Rc), s	4.5	4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s	5.1	23.4		18.0	5.0	23.5		18.0				
Max Q Clear Time (g_c+I1), s	3.3	6.8		12.8	3.7	14.5		9.8				
Green Ext Time (p_c), s	0.0	1.2		0.5	0.0	2.1		1.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	15.9
HCM 7th LOS	B

Notes

Unsignalized Delay for [EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	182	407	58	171	415	85	59	423	96	142	727	113
Future Volume (veh/h)	182	407	58	171	415	85	59	423	96	142	727	113
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826	1826
Adj Flow Rate, veh/h	196	438	0	186	451	0	72	516	0	149	765	0
Peak Hour Factor	0.93	0.93	0.93	0.92	0.92	0.92	0.82	0.82	0.82	0.95	0.95	0.95
Percent Heavy Veh, %	5	5	5	5	5	5	5	5	5	5	5	5
Cap, veh/h	225	509		228	488		162	738		327	757	
Arrive On Green	0.07	0.28	0.00	0.06	0.27	0.00	0.05	0.40	0.00	0.06	0.41	0.00
Sat Flow, veh/h	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Grp Volume(v), veh/h	196	438	0	186	451	0	72	516	0	149	765	0
Grp Sat Flow(s),veh/h/ln	1739	1826	1547	1739	1826	1547	1739	1826	1547	1739	1826	1547
Q Serve(g_s), s	6.1	20.2	0.0	5.1	21.4	0.0	2.1	20.9	0.0	4.5	36.8	0.0
Cycle Q Clear(g_c), s	6.1	20.2	0.0	5.1	21.4	0.0	2.1	20.9	0.0	4.5	36.8	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	225	509		228	488		162	738		327	757	
V/C Ratio(X)	0.87	0.86		0.82	0.92		0.44	0.70		0.46	1.01	
Avail Cap(c_a), veh/h	225	532		228	512		189	738		327	757	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	27.9	30.4	0.0	29.7	31.7	0.0	21.2	22.0	0.0	17.1	26.0	0.0
Incr Delay (d2), s/veh	28.6	13.1	0.0	19.9	22.1	0.0	1.9	5.5	0.0	1.0	35.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.6	10.1	0.0	2.7	11.7	0.0	0.8	9.1	0.0	1.7	21.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	56.6	43.5	0.0	49.7	53.8	0.0	23.1	27.5	0.0	18.0	61.3	0.0
LnGrp LOS	E	D		D	D		C	C		B	F	
Approach Vol, veh/h		634			637			588			914	
Approach Delay, s/veh		47.5			52.6			26.9			54.3	
Approach LOS		D			D			C			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	9.6	40.4	9.6	29.3	8.7	41.3	10.6	28.3
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Max Green Setting (Gmax), s	5.1	35.9	5.1	25.9	5.5	35.5	6.1	24.9
Max Q Clear Time (g_c+I1), s	6.5	22.9	7.1	22.2	4.1	38.8	8.1	23.4
Green Ext Time (p_c), s	0.0	2.4	0.0	0.8	0.0	0.0	0.0	0.4

Intersection Summary	
HCM 7th Control Delay, s/veh	46.5
HCM 7th LOS	D

Notes

Unsignalized Delay for [NBR, EBR, WBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	166	15	358	17	30	19	237	588	10	10	607	105
Future Volume (veh/h)	166	15	358	17	30	19	237	588	10	10	607	105
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1870	1826	1870	1870	1870	1826	1826	1870	1870	1826	1826
Adj Flow Rate, veh/h	180	16	0	21	37	23	255	632	11	11	660	0
Peak Hour Factor	0.92	0.92	0.92	0.81	0.81	0.81	0.93	0.93	0.93	0.92	0.92	0.92
Percent Heavy Veh, %	5	2	5	2	2	2	5	5	2	2	5	5
Cap, veh/h	335	20		115	167	83	471	1260	1094	528	958	
Arrive On Green	0.17	0.17	0.00	0.17	0.17	0.17	0.09	0.69	0.69	0.52	0.52	0.00
Sat Flow, veh/h	1354	120	1547	257	1009	502	1739	1826	1585	787	1826	1547
Grp Volume(v), veh/h	196	0	0	81	0	0	255	632	11	11	660	0
Grp Sat Flow(s),veh/h/ln	1474	0	1547	1767	0	0	1739	1826	1585	787	1826	1547
Q Serve(g_s), s	5.3	0.0	0.0	0.0	0.0	0.0	3.7	10.2	0.1	0.4	16.8	0.0
Cycle Q Clear(g_c), s	7.8	0.0	0.0	2.5	0.0	0.0	3.7	10.2	0.1	0.4	16.8	0.0
Prop In Lane	0.92		1.00	0.26		0.28	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	354	0		365	0	0	471	1260	1094	528	958	
V/C Ratio(X)	0.55	0.00		0.22	0.00	0.00	0.54	0.50	0.01	0.02	0.69	
Avail Cap(c_a), veh/h	524	0		568	0	0	518	1260	1094	528	958	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	24.7	0.0	0.0	22.7	0.0	0.0	8.7	4.6	3.0	7.1	11.0	0.0
Incr Delay (d2), s/veh	1.3	0.0	0.0	0.3	0.0	0.0	1.0	1.4	0.0	0.1	4.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	0.0	0.0	1.0	0.0	0.0	1.1	2.9	0.0	0.1	6.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	26.1	0.0	0.0	23.0	0.0	0.0	9.7	6.0	3.0	7.2	15.1	0.0
LnGrp LOS	C			C			A	A	A	A	B	
Approach Vol, veh/h		196			81			898			671	
Approach Delay, s/veh		26.1			23.0			7.0			14.9	
Approach LOS		C			C			A			B	

Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		47.5		14.8	10.3	37.2		14.8				
Change Period (Y+Rc), s		4.5		4.5	4.5	4.5		4.5				
Max Green Setting (Gmax), s		43.0		18.0	7.5	31.0		18.0				
Max Q Clear Time (g_c+I1), s		12.2		9.8	5.7	18.8		4.5				
Green Ext Time (p_c), s		4.9		0.6	0.1	3.7		0.3				

Intersection Summary	
HCM 7th Control Delay, s/veh	12.6
HCM 7th LOS	B

Notes

Unsignalized Delay for [EBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Intersection	
Int Delay, s/veh	60.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	254	107	119	193	171	138
Future Vol, veh/h	254	107	119	193	171	138
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	81	81	85	85	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	314	132	140	227	186	150

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	775	254	0	0	367	0
Stage 1	254	-	-	-	-	-
Stage 2	522	-	-	-	-	-
Critical Hdwy	6.45	6.25	-	-	4.15	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	362	778	-	-	1175	-
Stage 1	782	-	-	-	-	-
Stage 2	589	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 300	778	-	-	1175	-
Mov Cap-2 Maneuver	~ 300	-	-	-	-	-
Stage 1	782	-	-	-	-	-
Stage 2	488	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	51.66	0	4.78
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	366	996	-
HCM Lane V/C Ratio	-	-	1.217	0.158	-
HCM Control Delay (s/veh)	-	-	151.7	8.6	0
HCM Lane LOS	-	-	F	A	A
HCM 95th %tile Q(veh)	-	-	18.8	0.6	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	12	19	391	689	38
Future Vol, veh/h	22	12	19	391	689	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	91	91	91	91
Heavy Vehicles, %	2	2	2	5	5	2
Mvmt Flow	31	17	21	430	757	42

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1229	757	799	0	-	0
Stage 1	757	-	-	-	-	-
Stage 2	471	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	197	407	824	-	-	-
Stage 1	463	-	-	-	-	-
Stage 2	628	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	192	407	824	-	-	-
Mov Cap-2 Maneuver	192	-	-	-	-	-
Stage 1	451	-	-	-	-	-
Stage 2	628	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	24.2	0.44	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	824	-	236	-	-
HCM Lane V/C Ratio	0.025	-	0.206	-	-
HCM Control Delay (s/veh)	9.5	-	24.2	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Intersection	
Int Delay, s/veh	8.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	99	93	43	313	580	121
Future Vol, veh/h	99	93	43	313	580	121
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	150	-	-	150
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	91	91	91	91
Heavy Vehicles, %	2	2	2	5	5	2
Mvmt Flow	124	116	47	344	637	133

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1076	637	770	0	-	0
Stage 1	637	-	-	-	-	-
Stage 2	438	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	243	477	844	-	-	-
Stage 1	527	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	229	477	844	-	-	-
Mov Cap-2 Maneuver	229	-	-	-	-	-
Stage 1	497	-	-	-	-	-
Stage 2	650	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	48.78	1.15	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	844	-	306	-	-
HCM Lane V/C Ratio	0.056	-	0.784	-	-
HCM Control Delay (s/veh)	9.5	-	48.8	-	-
HCM Lane LOS	A	-	E	-	-
HCM 95th %tile Q(veh)	0.2	-	6.2	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	26	372	418	18	10	16
Future Vol, veh/h	26	372	418	18	10	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	85	85	70	70
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	28	396	492	21	14	23

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	513	0	-	0	943	492
Stage 1	-	-	-	-	492	-
Stage 2	-	-	-	-	451	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1052	-	-	-	291	577
Stage 1	-	-	-	-	615	-
Stage 2	-	-	-	-	642	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1052	-	-	-	284	577
Mov Cap-2 Maneuver	-	-	-	-	284	-
Stage 1	-	-	-	-	599	-
Stage 2	-	-	-	-	642	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.56	0	14.58
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1052	-	-	-	413
HCM Lane V/C Ratio	0.026	-	-	-	0.09
HCM Control Delay (s/veh)	8.5	-	-	-	14.6
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	364	426	18	10	10
Future Vol, veh/h	18	364	426	18	10	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	85	85	70	70
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	19	387	501	21	14	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	522	0	-	0	927	501
Stage 1	-	-	-	-	501	-
Stage 2	-	-	-	-	426	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1044	-	-	-	298	570
Stage 1	-	-	-	-	609	-
Stage 2	-	-	-	-	659	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1044	-	-	-	293	570
Mov Cap-2 Maneuver	-	-	-	-	293	-
Stage 1	-	-	-	-	597	-
Stage 2	-	-	-	-	659	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.4	0	15.05
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1044	-	-	-	387
HCM Lane V/C Ratio	0.018	-	-	-	0.074
HCM Control Delay (s/veh)	8.5	-	-	-	15.1
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	62	312	384	70	67	62
Future Vol, veh/h	62	312	384	70	67	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	150	-	-	150	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	85	85	80	80
Heavy Vehicles, %	2	5	5	2	2	2
Mvmt Flow	66	332	452	82	84	78

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	534	0	-	0	916	452
Stage 1	-	-	-	-	452	-
Stage 2	-	-	-	-	464	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1034	-	-	-	303	608
Stage 1	-	-	-	-	641	-
Stage 2	-	-	-	-	633	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1034	-	-	-	283	608
Mov Cap-2 Maneuver	-	-	-	-	283	-
Stage 1	-	-	-	-	600	-
Stage 2	-	-	-	-	633	-

Approach	EB	WB	SB
HCM Control Delay, s/v	1.45	0	21.21
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1034	-	-	-	381
HCM Lane V/C Ratio	0.064	-	-	-	0.423
HCM Control Delay (s/veh)	8.7	-	-	-	21.2
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.2	-	-	-	2

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

REZONING (ZONING MAP AMENDMENT) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION CHECKLIST

This application is required for Rezoning submittals that do NOT require a Future Land Use (FLU) Map Amendment application. Additionally, this application is required for Alterations to or Repeal of Conditions of Approvals. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

Property Address(es): (With City and Zip Code) Hwy 212 and Oglesby Bridge Road	Tax Parcel Numbers: 032002004G, 032002004C, 032002033A, 032002004F
Total Acreage: 141.68	Number of Properties: 4

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's Public Hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category permits the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a Rezoning, the requested Zoning District that is being requested, and the amount of acreage of each property to be rezoned.

- [x] **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):
  Date attended and with which staff member: 4/11/24 Tracie Roberts, Carolina Angulo, Kierston McDaniel
- [x] **Completed Application:** Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.
- [x] **Property Information (Page 4)**
- [x] **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.
- [x] **Site and Development Information (Page 5):** General information on the property, services and utilities.
- [x] **Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.
- [x] **Rezoning Review Standards (Page 7):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- [x] **Conditions of Approval (Page 8):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- [x] **Applicant Certification (Page 9)**
- [x] **Ownership Statement and Campaign Contribution Disclosure Statement (Page 10):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.
- [x] **Agent Authorization Form and Campaign Disclosure Statement (Page 11):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

☐ NA **Attorney Authorization Form and Campaign Disclosure Statement (Page 12):** If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

☑ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☑ **Original Plat or Survey:** Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

☑ **Survey Plat:** Signed and sealed by an architect, engineer, landscape architect or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

☑ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☑ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Development Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- ☑ A written description of the details of the proposed use and development details.
- ☑ A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
- ☑ All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
- ☑ All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
- ☑ All proposed open spaces and recreational amenities.
- ☑ All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Department.
- ☑ All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
- ☑ Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
- ☑ All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
- NA ☐ All proposed locations for temporary uses, such as seasonal sales areas.
- NA ☐ Such other and additional information as may be requested by the Zoning Administrator.

☑ **Current and Proposed FLU Category and Zoning District for Each Property:**

Address	Tax Parcel No.	Acreage	Current FLU Category		Current Zoning District	Proposed Zoning District
1920 SW Hwy 212	032002004G	1.38	Low Density Residential/AG		AR	CRS
1900 SW Hwy 212	032002033A	5.00	Low Density Residential/AG		AR	CRS
SW Oglesby Bridge Road	032002004F	90.54	Low Density Residential/AG		AR	CRS
1929 SW Oglesby Bridge Road	032002004C	44.76	Neighborhood Commercial		AR	C1-CRS

☑ **Filing Fee:** The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County. The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

☐ Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages x and x of the Instructions for the ARC DRI Thresholds.

☐ Fee: $1,200

☒ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☒ 0-4.99 acres	$250	032002004G (1.38 ac)	1	$ 250.
☒ 5-9.99 acres	$300	032002033A (5.0 ac)	1	$ 300.
☐ 10-19.99 acres	$400			$
☒ 20 acres and more	$500	032002004F (90.54 ac)	1	$ 500.

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☐ 20 acres and more	$700			$

☐ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☒ 20 acres and more	$500	032002004C (44.76 ac)	1	$ 500.
		Filing Fee (Fee Amount + DRI Fee)		$ 1550.00

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Stephen A. Goodsell, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Stephen A. Goodsell (Signature) | Stephen A. Goodsell (Applicant's Name) | 7/2/24 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: ZONING APPLICATION (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

SEAL
STEFANEE BRUSH
NOTARY PUBLIC
COBB COUNTY
GEORGIA
EXPIRES
07-16-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

ZONING MAP AMENDMENT (REZONING) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY INFORMATION

Property Address(es): (With City and Zip Code) 1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, 192 Oglesby Bridge Road	Tax Parcel Numbers: 032002004G, 032002033A, 032002004F,0320002004C
Total Acreage: 141.68	Number of Properties: 4
Subdivision: Seay Farm / Land Lot(s): 82, 11, 112 / District(s): 11	
Current Zoning: AR	Proposed Zoning: CRS, C1
Current FLU Category: Low Density Residential/AG, Neighborhood Commercial	
Current Use: Horse Farm, residential	Proposed Use: Single Family Residential, Neighborhood Commercial

Zoning History (Rezonings, Special Use Permits, Variances, etc.): N/A

Are there existing conditions of zoning for the property? If so, please list on page 8.

Purpose of requested amendment: To allow for the development of a mixed use residential and neighborhood commercial project

APPLICANT INFORMATION

Applicant / Authorized Agent: Stephen A. Goodsell			Authorized Agent / Attorney:		
Business / Person Name: S. A. Goodsell Development Co.			Business / Person Name:		
Address: 3715 Northside Pkwy, Northcreek 1-130			Address:		
City: Atlanta	State: GA	Zip: 30327	City:	State:	Zip:
Office #: 404-467-6600	Mobile #: 678-614-9136		Office #:	Mobile #:	
Email: stevegoodsell@goodselldevelopment.com			Email:		
Applicant Status (check one): ☐ Owner	☒ Authorized Agent				

PROPERTY OWNER INFORMATION

Owner 1: Benjamin Willis Seay III			Owner 2:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).: See list			Owner of Tax Parcel No(s).:		
Address: 3324 Peachtree Road NE Suite 1602			Address:		
City: Atlanta	State: GA	Zip: 30326	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email: benseay00@gmail.com			Email:		

PROPERTY OWNER INFORMATION

Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).:			Owner of Tax Parcel No(s).:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

SITE INFORMATION

Any Applicable Zoning Overlay Districts:

Schools:	(If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)			
Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Lorraine Elementary School	583	820	237
Middle School:	Davis Middle School	892	1104	212
High School:	Salem High School	813	1600	787

Transportation:	North	South	East	West
Adjacent Roads:		Oglesby Bridge Rd	GA Hwy 212	
Existing ROW:		50-80 ft	100 ft	
Future ROW:				
Type:	State/Paved	County/Paved	State/Paved	County/Paved

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? No

If so, please identify:

Utilities:	Gas Service: Atlanta Natural Gas		Electric Service: Snapping Shoals EMC
Potable Water (check one):	☑ Public System	☐ Well	
Location of Nearest Line: along frontage	Diameter of Line:	Distance to Closest Fire Hydrant: at Property	
Wastewater (check one):	☒ Public System	☐ Septic Tank	
	Nearest Treatment Plant: Scott Creek	Evaluation by Soil Scientist: Yes	
	Max Operating Capacity: 450k gal/day	Environmental Health Approval: N/A	
	Level of Operation: 88%		

Are there any utility easements recorded on the land to be considered for rezoning?	If so please describe: Georgia Power Easement

Stormwater:	FIRM Panel No. and Date: 13247C0158D, 12/8/16	Basin: South River	Sub-Basin: Honey Creek

☑ Are there streams, rivers, lakes or other water bodies located on or adjoining this site?	If so, please identify: 2 small ponds, small stream

☐ Property Within Floodplain?	Zone: N/A	If so, has it been identified on your property plat?	☐ Yes	☐ No	How many acres are impacted by floodplain?	
☑ Wetlands	Type: PF01C					

DEVELOPMENT INFORMATION

Type of Development: (check one)	☒ Residential	☒ Nonresidential	☐ Mixed Use
Type of Residential: (check one)	☒ Single-Family Residential	☐ Two-Family Residential	☐ Multi-Family Residential

Type of Nonresidential: Neighborhood Commercial

If Use Contains a Residential Component:	Number of Units: 230	Acreage: 131	Residential Density (Lots/Units per Acre): 1.75
If Use Contains a Commercial Component:	Total Building Area Proposed: 65k s/f		Number of Parking Spaces: 293

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information.	☐ Yes	☒ No

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The intent for the proposed amendments is to allow for the development of a conservation residential project with 230 homes and an integrated neighborhood shopping element. The residential portion of the property will be built in several phases, each containing approximately 58 lots. Development will start as soon as plans can be approved. Commercial development will start when retailers and/or retail developers purchase the property.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

Impact on capacities of public facilities:
•Transportation: See traffic study
•Sewer facilities: Sewage will run to the Scott Creek plant which is being upgraded to a lift station that will have adequate capacity according to Rockdale Water Resources (David Cervone)
•Water supply: Available
•Parks: Since the project is to have multiple amenities and recreation options, its impact on county parks is expected to be minimal.
•Drainage: The property drains into a creek branch which runs through Monastery property and then directly into the south River.
•Schools:There is currently adequate capacity for the expected increase in use.
•Solid waste: Trash pick up would occur house-by-house and there would be no dumpster.
•Emergency Medical: There is no anticipated burden on medical facilities.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

Environmental Impact
•Trees: The property is partly pasture and is currently wooded with primarily pines of less than 20 years old. Per the Rockdale County tree ordinance, a mix of different hardwood species would be planted post development. Because the majority of the project will be a CRS subdivision, 30% of the 131 acres will be green space.
•Water bodies: There are two existing ponds on the property. They will remain and become part of the green space for the project.
Water quality: The property will be compliant will all local, state and federal regulations that require stream buffers and water quality features for the pond.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The proposed project contributes to the orderly development pattern by putting residential and commercial uses in close proximity to each other, which lowers vehicular traffic and shortens trip times. The location of both uses at the corner of two major roads gives easy local access to schools and shopping in addition easy access to I-20 via State Highway 212 and Smyrna Road.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Board of Commissioners, the Planning Commission and the Department will use these standards to evaluate the request:

a. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

The residential portion of the property will be near to and adjacent to projects with similar densities. The proposed commercial portion of the property will be across the street from existing commercial uses and land designated for commercial either in the comprehensive plan or on the zoning map.

b. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The property is not economically useable under the current zoning. Current development costs would put the price of an AR lot at over $125,000 which is well above the $80,000 current market value of such a lot.

c. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

See response to question 3

d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

See response to question 2

e. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The Comprehensive Plan envisions neighborhood commercial development for the front corner of the property and medium density residential development on the balance of the property. This is what we are requesting.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

The surrounding existing uses support the requested zoning as the new zoning would match existing uses in the proximity of the project.

g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

The project will feature over 30 acres of green space and storm water management which will mitigate environmental impact.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

According to Rockdale Water Resources, the new Snapping Shoals Water Treatment Plant has the capacity available to safely and effectively handle sewer needs for our project.

APPLICANT CERTIFICATION

Please read and initial the following statements:

SAG 1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.

SAG 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.

SAG 3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.

SAG 4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.

SAG 5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.

SAG 6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

SAG 7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

SAG _____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	Stephen A Goodsell (Signature)	Stephen A. Goodsell (Applicant's Name)	7/2/24 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: ZONING APPLICATION (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

SEAL
STEFANEE BRUSH
NOTARY PUBLIC
EXPIRES
GEORGIA
07-16-2026
COBB COUNTY

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 0032002004G, 032002033A, 032002004F, 032002004C, I (we) respectfully request that the subject property be rezoned and/or that Alterations to Conditions of Zoning be made.

Name: Benjamin Willis Seay III	Address: 3324 Peachtree Road NE Ste 1602	City:Atlanta	State: GA	Zip: 30326
Firm: SEAY FARMS	Phone #'s: 404-372-7912	Email:benseay00@gmail.com		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Willis Benjamin Seay III (Signature) | WILLIS BENJAMIN SEAY III (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: DRIVER'S LICENSE (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 19TH (day) day of APRIL (month), 2024 (year)

Notary Public signature

10.16.2026
GA Registration No. and expiration date

SEAL

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: Stephen A. Goodsell (Agent's/Attorney's Signature) | Stephen A. Goodsell (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: DISCLOSURE STATEMENT FOR ZONING APP (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/10/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY EXPIRES GEORGIA 07-16-2026 PUBLIC COBB COUNTY

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT AUTHORIZATION STATEMENT

I, Stephen A. Goodsell

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

Agent's Name: Stephen A. Goodsell	Address: 3715 Northside Parkway, Northcreek 1-130	City: Atlanta	State: GA	Zip: 30327
Firm: S. A. Goodsell Development Co.	Phone #'s: 404-467-6600	Email: stevegoodsell@goodselldevelopment.com		

SIGNATURE

Wait to be in front of notary to sign: Stephen A. Goodsell (Owner's Signature) | Stephen A. Goodsell (Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: STATEMENT FOR ZONING APPLICATION (type of document)

Executed in ATLANTA (city), FULTON (county), GA (state), this 2 (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

SEAL

STEFANEE BRUSH NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA 07-16-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA. 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: Stephen A. Goodsell (Agent's/Attorney's Signature) | Stephen A. Goodsell (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: STATEMENT FOR ZONING APPLICATION (type of document)

Executed in Atlanta (city) Fulton (county) GA (state), this 2nd (day) day of July (month), 2024 (year)

Stefanee Brush
Notary Public signature

7/16/26
GA Registration No. and expiration date

STEFANEE BRUSH NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES 07-16-2026

STATE OF GEORGIA
COUNTY OF ROCKDALE

BOOK 540 PAGE 242

QUIT CLAIM DEED

THIS INDENTURE made this 16 day of December 19 89 by and between

BEN SEAY

party or parties of the first part, hereinafter referred to as "Grantor", and

W. B. SEAY, JR. and EUNICE SEAY

party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee

All that tract and parcel of land lying and being in Land Lot 111 of the 11th District of Rockdale County, Georgia, and more fully described as 1.377 acres of the Northern most tract on a plat of Deer Run Tracts, Section II, prepared by George W. O'Neill, Registered Land Surveyor #1142, dated April 3, 1975, recorded in Plat Book I, page 207, Rockdale County, Georgia records; and, said 1.377 acres surveyed out of said parcel as described in survey prepared by W. T. Dunahoo and Associates, Inc. on May 9, 1989, Exhibit "A" to this deed; and, being more fully and particularly described as follows:
Beginning at an iron pin located in the Southwest right of way of Georgia Highway 212, said pin being located 1,710 feet Northwest from the Northwest right of way of Oglesby Bridge Road, as measured along the Southwest right of way of Georgia Highway 212; thence, South 72 degrees 8 minutes 29 seconds West for a distance of 734.59 feet to an iron pin; thence, North 17 degrees 51 minutes 31 seconds West for a distance of 197.70 feet to an iron pin; thence, North 74 degrees 51 minutes 11 seconds East for a distance of 122.01 feet to an iron pin; thence South 58 degrees 24 minutes 27 seconds East for a distance of 210.76 feet to an iron pin; thence, North 68 degrees 53 minutes East for a distance of 455.13 feet to an iron pin found on the Southwest right of way of Georgia Highway 212; thence, South 38 degrees 8 minutes 14 seconds East along the Southwest right of way of Georgia Highway 212 to an iron pin at the point of beginning.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.
1990 FEB 14 PM 2 48
JOANNE P. CALDWELL, CLERK
7513

Rockdale County, Georgia
Real Estate Transfer Tax
Paid # None - Exempt
Date February 14, 1990
Mary M. Fowler
Clerk of Superior Court

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Cheryl A. Hicks (Unofficial Witness)

Ben Seay (Seal)
Ben Seay

N.P. SEAL

(Notary Public)
Notary Public, Rockdale County, Georgia
My Commission Expires July 30 19[illegible]

(Seal)

QUIT CLAIM DEED

Chicago Title Insurance Company

STATE OF GEORGIA, FULTON County.

THIS INDENTURE, Made the 20th day of March, in the year one thousand nine hundred ninety-one, between

LOIS DIANNE SEAY

of the County of Rockdale, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIS BENJAMIN SEAY, III

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.
1991 MAR 21 PM 12:20
JOANNE P. CALDWELL, CLERK
9801

Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ None - Love + Affection
Date March 21, 1991
Mary R. Sowles
Dep. Clerk of Superior Court

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of

Unofficial Witness

Notary Public
My commission expires:
Date 3-20-91

N. P. SEAL

Notary Public, Rockdale County, Georgia
My Commission Expires June 25, 1994

LOIS DIANNE SEAY (SEAL)

(SEAL)

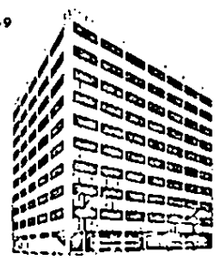
TRACT I

(90.545 ACRES)

ALL THAT TRACT or parcel of land lying and being in part of Land Lots 82 and 111 of the 11th District, Rockdale County, Georgia, being more particularly described as follows:

COMMENCING at the southwest corner of Land Lot 111 aforesaid; thence North 2 degrees 50 minutes 02 seconds West with the West line of Land Lot 111, 978.57 feet to an iron pin and the point of beginning, said point of beginning also being at the point of intersection of the west line of said Land Lot 111, with the northeastern line of the Georgia Power Company-Klondike-Bonaire Transmission line right of way, thence with the west line of Land Lot 111, North 2 degrees 50 minutes 02 seconds West, 459.42 feet to an iron pin; thence North 87 degrees 11 minutes 31 seconds East passing through an iron pin at 494.75 feet a total of 610.57 feet to an iron pin as a witness to the centerline of a creek; thence easterly and northeasterly with the centerline of said creek the following courses and distances; North 73 degrees 42 minutes 41 seconds East, 31.80 feet; South 63 degrees 17 minutes 12 seconds East, 62.62 feet; North 60 degrees 06 minutes 30 seconds East, 51.88 feet; South 72 degrees 26 minutes 01 seconds East, 124.24 feet; North 70 degrees 11 minutes 10 seconds East, 84.19 feet; North 83 degrees 57 minutes 03 seconds East, 123.41 feet; North 83 degrees 01 minutes 48 seconds East 93.41 feet; South 88 degrees 28 minutes 20 seconds, East 114.16 feet; North 85 degress 00 minutes 27 seconds East, 60.47 feet; South 55 degrees 21 minutes 00 seconds East 59.84 feet; North 12 degrees 14 minutes 20 seconds East, 28.20 feet, North 62 degrees 30 minutes 23 seconds East, 155.18 feet; North 9 degrees 33 minutes 51 seconds East, 49.18 feet, South 76 degrees 06 minutes 17 seconds East, 49.55 feet; North 35 degrees 03 minutes 45 seconds East, 75.51 feet; South 83 degrees 11 minutes 11 seconds East, 27.95 feet; North 48 degrees 40 minutes 34 seconds East, 71.86 feet to a point at the northwest corner of property now or formerly of Warren and Brenda Lowe; thence South 38 degrees 49 minutes 38 seconds East, passing through an iron pin at 32 feet, more or less, from the centerline of said creek, a total distance of 369.68 feet to an iron pin; the southwest corner of the Lowe property; thence South 38 degrees 45 minutes 19 seconds East, 700.31 feet to an iron pin, the northeast corner of property now or formerly of Roy T. and Linda S. Fick; thence South 59 degrees 29 minutes 24 seconds West, 424.60 feet to an iron pin; thence South 28 degrees 58 minutes 10 seconds East, 950.28 feet to an iron pin on the northern right of way of Oglesby Bridge Road (an 80 foot right of way); thence with the northerly line of Oglesby Bridge Road the following courses and distances; South 62 degrees 43 minutes 32 seconds West, 108.20 feet; South 46 degrees 15 minutes 31 seconds West 119.20 feet; South 39 degrees 50 minutes 11 seconds West, 432.56 feet to an iron pin; thence South 44 degrees 07 minutes 47 seconds West, 173.20 feet to an iron pin; South 46 degrees 13 minutes 54 seconds West, 192.79 feet to an iron pin; South 62 degrees 02 minutes 19 seconds West 238.93 feet to an iron pin; South 69 degrees 33 minutes 20 seconds West, 11.01 feet to an iron pin at the point of intersection of the northeast line of the Power Company Easement above mentioned and the northerly line of Oglesby Bridge Road; thence with the northerly line of Oglesby Bridge Road South 69 degrees 33 minutes 20 seconds West 286.86 feet to an iron pin at the point of intersection, of the southwesterly line of the Power Company Easement; thence North 36 degrees 58 minutes 30 seconds West with the southwesterly line of the Power Company Easement, 521.29 feet to an iron pin; thence North 86 degrees 54 minutes 58 seconds East 331.28 feet to an iron pin on the northeasterly line of the Power Company Easement; thence North 36 degrees 58 minutes 30 seconds West, with the northeasterly line of the Power Company Easement, 2082.85 feet to an iron pin at the point of beginning, and containing 90.545 acres of land.

Form 10-9



GEORGIA STATE OFFICE
TITLE BUILDING
ATLANTA 3, GEORGIA

BOOK 149 PAGE 199

Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ 70.20
Date May 23 1975
Elizabeth C. Darnell
Clerk of Superior Court
Dp.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF ROCKDALE

THIS INDENTURE, Made the 22nd day of May, in the year one thousand nine hundred Seventy Five, between

Deer Run Development Corporation, A Georgia Corporation

of the County of Rockdale, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Willis Benjamin Seay, III, and Phillip Roger Seay

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy Thousand One Hundred Eighteen and no/100 ---------- (70,118.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 81, 82, 111, and 112, of the 11th District of Rockdale County Georgia, and being more particularly described to wit:

BEGINNING at an iron pin found at the northwest corner formed by the southwest side of the right of way of Georgia Highway 212 and the northwest side of the right of way of Oglesby Bridge Road; thence running south 66 degrees 46 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 469.70 feet to an iron pin; thence running south 66 degrees 40 minutes west and with the northwest side of the right of way of Oglesby Bridge Road 400.00 feet to an iron pin; thence north 28 degrees 25 minutes west 691.44 feet to an iron pin found; thence north 30 degrees 05 minutes west 240.09 feet to an iron pin found; thence north 37 degrees 22 minutes west 763.87 feet to an iron pin found; thence north 66 degrees 20 minutes east 889.20 feet to an iron pin found on the southwest side of the right of way of said Georgia Highway 212; thence running south 44 degrees 49 minutes east and with the southwest side of the right of way of said Georgia Highway 212 108.60 feet to an iron pin; thence running in a southeasterly direction and with the southwest side of the right of way of Georgia Highway 212 a distance of 814.25 feet to a right of way marker; thence south 28 degrees 22 minutes east and with the southwest side of the right of way of said Georgia Highway 212 783.79 feet to an iron pin set on the northwest side of the right of way of Oglesby Bridge Road and the point of beginning.

Expressly excluded from the warranty of this instrument is a drainage easement shown on plat of said property recorded in Plat Book I, Page 207, reading "10 foot drainage easement and water line easement along all lot lines". Also any and all utility easements of record and not of record, including but not limited to power lines shown on plat hereinafter referred to.

Said tract or parcel of land is that same tract or parcel of land referred to in a map or plat prepared by Hayes, James & Associates of Lawrenceville, Georgia, and being recorded in Plat Book I, Page 208, Records of Rockdale County, Georgia.

UNOFFICIAL

UNOFFICIAL

BOOK 149 PAGE 200

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: DEER RUN DEVELOPMENT CORPORATION

By: _____ (Seal)

_____ (Seal)

Exp 11/24/75 _____ (Seal)

WARRANTY DEED

FROM

Deer Run Development Corp.

TO

Willis Benjamin Seay III
Phillip Roger Seay

GEORGIA, Rockdale County.

Clerk's Office, Superior Court

Filed for Record 23 day

of May, 1975,

at 12 M., and Recorded in Deed

Book Folio

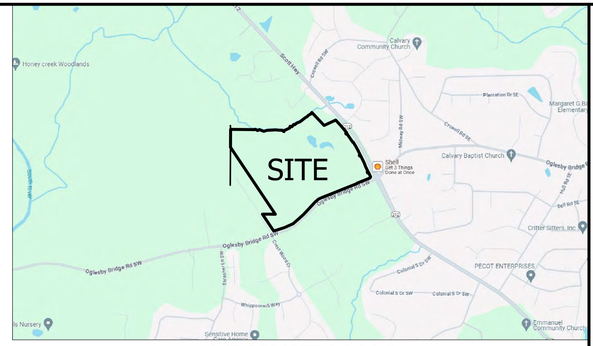
, 19

, Clerk.

Lawyers Title
Insurance Corporation

ATLANTA BRANCH OFFICE
TITLE BUILDING
ATLANTA, GEORGIA

(Recorded June 4, 1975 Jeannette C. Farmer, Clerk)



VICINITY MAP

- Proposed Use and Development Details:
  The intent for the proposed amendments is to allow for the development of a conservation residential project with 230 homes and an integrated neighborhood shopping element. The residential portion of the property will be built in several phases, each containing approximately 58 lots. Development will start as soon as plans can be approved. Commercial development will start when retailers and/or retail developers purchase the property.
- Proposed Public Improvements including sidewalks, water lines, sewer lines and right of way. Streets will be 26' BC–BC with 5' wide sidewalks on both sides.
- Proposed Buildings and Structures:
  A single–family residential home will be constructed on each lot. The commercial property will have a mix of retail uses. The exact configuration of the retail component has not been designed yet.
- Utility Locations:
  There is a 16" water main running along the west side of Hwy. 212 and a 12" water main running along the south side of Oglesby Bridge Rd. The Scott Creek Water Treatment facility currently has 55k gallons of capacity. According to Rockdale Water Resources, the upgrade of this plant into a lift station will provide ample capacity past the initial 55K gallons per day.

Proposed Zoning District CRS
Min. Lot Size 10,000 sq. ft.
Units/Acre 3.14
Min. Lot Width (in feet) 70
Min. Lot Depth (in feet)
Min. Front Setback 1,2 (in feet) 20
Min. Side Setback (in feet)Min. 7.5
Rear Setback (in feet) 25
Min. Sq. Ft. of Heated Floor Area 1,800
Max. % Impervious Surface 25
Min. % Open Space 30
Max. Bldg. Height (in feet) 35

PROPERTY ALLOCATION CHART:
TOTAL DEVELOPMENT = 140.41 AC.
PROPOSED COMMERCIAL = 10.00 AC.
PROPOSED SINGLE FAMILY = 61.0 AC.
TOTAL PROPOSED LOTS = 242
PROPOSED ROADS = 14.1 AC.
PROPOSED RECREATION = 55.3 AC.
RECREATION WILL BE 39% OF PROJECT AREA.

LEGEND:
Sd1–Silt Fence
Co–Construction Exit
Disturbed Area Stabilization
DS1–Mulching
DS2–Temp. Grassing
DS3–Perm. Grassing
DS4–Sod
Bf–Natural Buffer
(Tree Save Area)
•–Power pole
—P— Power line
W–M WATER METER
CB 4' X 8' METAL CATCH BASIN
DI DROP INLET
RCP REENFORCED CONCETE PIPE
—— X —— FENCE LINE
IPF IRON PIN FOUND
CMF–CONCRETE MONUMENT FOUND
—— S —— SANITARY SEWER LINE

MAGNETIC

SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PATRICK & ASSOCIATES, INC.

GEORGIA REGISTERED No. 2586 PROFESSIONAL ENGINEER MARK H. WHITTON

JOB NO. 23-381
COMPUTED No.
DRAWN BY: MJH
CHECKED BY: MW
DATE: 09-14-2023
SCALE: AS NOTED

NO.	DATE	REVISION	BY

CONCEPT PLAN FOR:
SEAY FARMS
PARCEL D3200200AC
LAND LOT 82 – 11th DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
36141

SHEET: 1 OF: 1

L E G A L D E S C R I P T I O N

TRACT 1A

ALL THAT TRACT or parcel of land lying and being in land lot 111 of the 11th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at an R/W Marker on the north right-of-way of Oglesby Bridge Road (80'r/w) at the south end of a mitered right-of-way of Hwy 212 this being the true point of beginning.

THENCE South 66 degrees 15 minutes 49 seconds West for a distance of 54.83' feet to an R\W Marker;
THENCE South 68 degrees 27 minutes 49 seconds West for a distance of 305.92' feet to an R\W Marker;
THENCE South 20 degrees 36 minutes 12 seconds East for a distance of 9.95' feet to an R\W Marker;
THENCE South 68 degrees 30 minutes 29 seconds West for a distance of 129.30' feet to a point;
THENCE North 21 degrees 29 minutes 31 seconds West for a distance of 879.62' feet to a point;
THENCE North 59 degrees 56 minutes 31 seconds East for a distance of 443.52' feet to a point;
THENCE along a curve to the right having a radius of 2897.00' feet and an arc length of 163.67' feet, being subtended by a chord of South 28 degrees 26 minutes 23 seconds East for a distance of 163.64' feet to a R\W Marker;
THENCE South 26 degrees 42 minutes 37 seconds East for a distance of 126.28' feet to an R\W Marker;
THENCE South 64 degrees 31 minutes 19 seconds West for a distance of 24.99' feet to an R\W Marker;
THENCE South 27 degrees 02 minutes 40 seconds East for a distance of 20.85' feet to an R\W Marker;
THENCE North 66 degrees 06 minutes 18 seconds East for a distance of 24.10' feet to an R\W Marker;
THENCE South 26 degrees 33 minutes 28 seconds East for a distance of 213.64' feet to an R\W Marker;
THENCE South 21 degrees 30 minutes 17 seconds East for a distance of 100.39' feet to an R\W Marker;
THENCE South 26 degrees 39 minutes 41 seconds East for a distance of 138.19' feet to an R\W Marker;
THENCE South 64 degrees 20 minutes 34 seconds West for a distance of 25.40' feet to an R\W Marker;
THENCE South 27 degrees 50 minutes 11 seconds East for a distance of 30.84' feet to an R\W Marker;
THENCE North 61 degrees 24 minutes 09 seconds East for a distance of 24.97' feet to an R\W Marker;
THENCE South 26 degrees 41 minutes 12 seconds East for a distance of 122.29' feet to an R\W Marker;
THENCE South 28 degrees 49 minutes 53 seconds West for a distance of 33.93' feet to an R\W Marker at the true point of beginning.

Said property contains 10.00 acres.

L E G A L D E S C R I P T I O N

TRACT 1B

ALL THAT TRACT or parcel of land lying and being in land lots 82 & 111 of the 11th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a R\W Marker on the north right-of-way of Oglesby Bridge Road (80'r/w) at the south end of a mitered right-of-way from Hwy 212, thence in a west direction along the north right-of-way of Oglesby Bridge Road for a distance of 500.00 feet to a point at the true point of beginning.

THENCE South 68 degrees 30 minutes 29 seconds West for a distance of 381.20' feet to an IPF 1\2"RB;
THENCE South 67 degrees 48 minutes 48 seconds West for a distance of 456.17' feet to an IPF 1\2"RB;
THENCE North 25 degrees 55 minutes 56 seconds West for a distance of 950.22' feet to a point;
THENCE North 62 degrees 31 minutes 31 seconds East for a distance of 424.60' feet to a point;
THENCE North 35 degrees 44 minutes 42 seconds West for a distance of 1069.99' feet to a point in center line of Creek;
THENCE South 87 degrees 54 minutes 12 seconds East for a distance of 17.69' feet to a point;
THENCE North 58 degrees 51 minutes 22 seconds East for a distance of 16.92' feet to a point;
THENCE North 58 degrees 53 minutes 28 seconds East for a distance of 12.87' feet to a point;
THENCE South 84 degrees 21 minutes 20 seconds East for a distance of 29.28' feet to a point;
THENCE South 56 degrees 25 minutes 04 seconds East for a distance of 20.61' feet to a point;
THENCE South 45 degrees 22 minutes 48 seconds East for a distance of 26.65' feet to a point;
THENCE North 07 degrees 12 minutes 34 seconds East for a distance of 42.15' feet to a point;
THENCE North 01 degrees 31 minutes 41 seconds East for a distance of 24.00' feet to a point;
THENCE North 27 degrees 37 minutes 46 seconds East for a distance of 37.80' feet to a point;
THENCE North 64 degrees 56 minutes 25 seconds East for a distance of 46.13' feet to a point;
THENCE North 58 degrees 18 minutes 07 seconds East for a distance of 38.54' feet to a point;
THENCE North 35 degrees 07 minutes 01 seconds East for a distance of 19.16' feet to a point;
THENCE North 75 degrees 11 minutes 02 seconds East for a distance of 37.78' feet to a point;
THENCE North 42 degrees 21 minutes 21 seconds East for a distance of 81.55' feet to a point;
THENCE North 54 degrees 42 minutes 16 seconds East for a distance of 34.94' feet to a point;
THENCE North 14 degrees 24 minutes 03 seconds East for a distance of 11.06' feet to a point;
THENCE North 69 degrees 10 minutes 55 seconds East for a distance of 23.80' feet to a point;
THENCE North 42 degrees 05 minutes 38 seconds East for a

distance of 34.20' feet to a point;
THENCE South 43 degrees 16 minutes 07 seconds East for a distance of 71.78' feet to an IPF 1\2"RB;
THENCE South 43 degrees 16 minutes 07 seconds East for a distance of 386.61' feet to an IPF 1"OTP;
THENCE South 64 degrees 43 minutes 34 seconds West for a distance of 125.13' feet to an IPS 1\2"RB;
THENCE North 62 degrees 20 minutes 56 seconds West for a distance of 210.76' feet to an IPS 1\2"RB;
THENCE South 70 degrees 42 minutes 47 seconds West for a distance of 122.01' feet to an IPS 1\2"RB;
THENCE South 21 degrees 59 minutes 55 seconds East for a distance of 197.70' feet to an IPS 1\2"RB;
THENCE North 68 degrees 01 minutes 25 seconds East for a distance of 339.34' feet to a point;
THENCE South 11 degrees 03 minutes 33 seconds West for a distance of 354.60' feet to a point;
THENCE South 72 degrees 37 minutes 49 seconds East for a distance of 211.20' feet to a point;
THENCE North 56 degrees 43 minutes 35 seconds East for a distance of 551.45' feet to a point;
THENCE South 38 degrees 04 minutes 45 seconds East for a distance of 35.58' feet to a point;
THENCE South 50 degrees 24 minutes 00 seconds West for a distance of 31.65' feet to an R\W Marker;
THENCE South 39 degrees 21 minutes 00 seconds East for a distance of 24.64' feet to an R\W Marker;
THENCE North 52 degrees 33 minutes 28 seconds East for a distance of 18.82' feet to an R\W Marker;
THENCE along a curve to the right having a radius of 2804.79' feet and an arc length of 275.93' feet, being subtended by a chord of South 34 degrees 50 minutes 12 seconds East for a distance of 275.82' feet to an R\W Marker;
THENCE North 54 degrees 34 minutes 41 seconds East for a distance of 10.92' feet to an R\W Marker;
THENCE along a curve to the right having a radius of 2897.00' feet and an arc length of 78.18' feet, being subtended by a chord of South 30 degrees 49 minutes 52 seconds East for a distance of 78.18' feet to a point;
THENCE South 59 degrees 56 minutes 31 seconds West for a distance of 443.52' feet to a point
THENCE South 21 degrees 29 minutes 31 seconds East for a distance of 879.62' feet to a point at the true point of beginning.

Said property contains 33.90 acres.

L E G A L D E S C R I P T I O N

TRACT 2

ALL THAT TRACT or parcel of land lying and being in land lots 82 & 111 of the 11th district Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a R\W Marker on the north right-of-way of Oglesby Bridge Road at the south end of a mitered right-of-way from Hwy 212, thence in a west direction along the north right-of-way of Oglesby Bridge Road for a distance of 937.37 feet to an IPF 1\2"RB at the true point of beginning.

THENCE along a curve to the left having a radius of 855.84' feet and an arc length of 278.13' feet, being subtended by a chord of South 53 degrees 09 minutes 36 seconds West for a distance of 276.91' feet to a point;

THENCE South 45 degrees 43 minutes 15 seconds West for a distance of 630.60' feet to a point;

THENCE along a curve to the right having a radius of 779.74' feet and an arc length of 363.32' feet, being subtended by a chord of South 61 degrees 51 minutes 17 seconds West for a distance of 360.05' feet to an IPF 1\2"RB;

THENCE South 71 degrees 27 minutes 07 seconds West for a distance of 285.32' feet to an IPF 1\2"RB;

THENCE North 33 degrees 26 minutes 04 seconds West for a distance of 521.29' feet to an IPS 1\2"RB;

THENCE South 88 degrees 28 minutes 25 seconds East for a distance of 331.28' feet to an IPF 1\2"RB;

THENCE North 33 degrees 38 minutes 50 seconds West for a distance of 2108.29' feet to an IPF 1\2"RB;

THENCE North 00 degrees 58 minutes 03 seconds East for a distance of 432.98' feet to an IPF 5\8"RB;

THENCE South 89 degrees 43 minutes 48 seconds East for a distance of 494.52' feet to an IPF 1\2"RB;

THENCE South 89 degrees 43 minutes 48 seconds East for a distance of 176.77' feet to a point in center line creek;

THENCE South 40 degrees 52 minutes 53 seconds East for a distance of 5.92' feet to a point;

THENCE South 20 degrees 00 minutes 13 seconds East for a distance of 14.32' feet to a point;

THENCE South 76 degrees 28 minutes 55 seconds East for a distance of 35.94' feet to a point;

THENCE North 22 degrees 34 minutes 29 seconds East for a distance of 8.80' feet to a point;

THENCE North 10 degrees 34 minutes 34 seconds East for a distance of 29.09' feet to a point;

THENCE South 79 degrees 25 minutes 13 seconds East for a distance of 36.93' feet to a point;

THENCE South 69 degrees 55 minutes 23 seconds East for a distance of 45.91' feet to a point;

THENCE South 56 degrees 34 minutes 20 seconds East for a distance of 6.66' feet to a point;

THENCE South 01 degrees 35 minutes 51 seconds West for a distance of 22.60' feet to a point;

THENCE South 28 degrees 53 minutes 45 seconds East for a distance of 16.82' feet to a point;

THENCE South 87 degrees 11 minutes 37 seconds East for a

distance of 4.08' feet to a point;
THENCE North 70 degrees 12 minutes 07 seconds East for a distance of 28.84' feet to a point;
THENCE South 86 degrees 23 minutes 21 seconds East for a distance of 26.99' feet to a point;
THENCE North 53 degrees 16 minutes 31 seconds East for a distance of 26.82' feet to a point;
THENCE North 68 degrees 21 minutes 38 seconds East for a distance of 18.39' feet to a point;
THENCE North 82 degrees 03 minutes 27 seconds East for a distance of 38.86' feet to a point;
THENCE North 86 degrees 52 minutes 55 seconds East for a distance of 15.44' feet to a point;
THENCE North 66 degrees 34 minutes 35 seconds East for a distance of 20.40' feet to a point;
THENCE North 86 degrees 26 minutes 17 seconds East for a distance of 17.54' feet to a point;
THENCE North 72 degrees 09 minutes 56 seconds East for a distance of 20.21' feet to a point;
THENCE South 65 degrees 07 minutes 15 seconds East for a distance of 31.92' feet to a point;
THENCE South 71 degrees 27 minutes 02 seconds East for a distance of 25.34' feet to a point;
THENCE South 83 degrees 17 minutes 48 seconds East for a distance of 40.44' feet to a point;
THENCE North 65 degrees 27 minutes 45 seconds East for a distance of 44.62' feet to a point;
THENCE North 88 degrees 11 minutes 29 seconds East for a distance of 16.16' feet to a point;
THENCE North 56 degrees 58 minutes 10 seconds East for a distance of 10.84' feet to a point;
THENCE South 44 degrees 00 minutes 33 seconds East for a distance of 20.86' feet to a point;
THENCE South 58 degrees 30 minutes 58 seconds East for a distance of 8.50' feet to a point;
THENCE North 71 degrees 21 minutes 47 seconds East for a distance of 10.76' feet to a point;
THENCE North 50 degrees 24 minutes 19 seconds East for a distance of 7.66' feet to a point;
THENCE South 79 degrees 38 minutes 19 seconds East for a distance of 5.45' feet to a point;
THENCE South 70 degrees 17 minutes 51 seconds East for a distance of 15.87' feet to a point;
THENCE North 30 degrees 05 minutes 39 seconds East for a distance of 14.24' feet to a point;
THENCE North 48 degrees 27 minutes 49 seconds East for a distance of 5.38' feet to a point;
THENCE South 57 degrees 07 minutes 41 seconds East for a distance of 9.32' feet to a point;
THENCE South 35 degrees 25 minutes 58 seconds East for a distance of 15.87' feet to a point;
THENCE South 41 degrees 30 minutes 32 seconds East for a distance of 8.01' feet to a point;
THENCE North 84 degrees 28 minutes 31 seconds East for a distance of 20.57' feet to a point;
THENCE North 71 degrees 51 minutes 02 seconds East for a distance of 8.25' feet to a point;

THENCE North 15 degrees 45 minutes 55 seconds East for a distance of 10.93' feet to a point;
THENCE North 78 degrees 16 minutes 46 seconds East for a distance of 18.61' feet to a point;
THENCE South 57 degrees 44 minutes 10 seconds East for a distance of 32.43' feet to a point;
THENCE South 56 degrees 15 minutes 06 seconds East for a distance of 30.01' feet to a point;
THENCE North 10 degrees 27 minutes 12 seconds East for a distance of 13.12' feet to a point;
THENCE North 12 degrees 13 minutes 30 seconds West for a distance of 9.21' feet to a point;
THENCE North 66 degrees 47 minutes 45 seconds East for a distance of 13.58' feet to a point;
THENCE South 77 degrees 12 minutes 43 seconds East for a distance of 15.59' feet to a point;
THENCE North 66 degrees 00 minutes 18 seconds East for a distance of 10.77' feet to a point;
THENCE North 67 degrees 07 minutes 53 seconds East for a distance of 12.76' feet to a point;
THENCE North 47 degrees 32 minutes 06 seconds East for a distance of 27.18' feet to a point;
THENCE North 47 degrees 02 minutes 54 seconds East for a distance of 9.50' feet to a point;
THENCE North 88 degrees 08 minutes 11 seconds East for a distance of 9.22' feet to a point;
THENCE North 81 degrees 07 minutes 36 seconds East for a distance of 39.03' feet to a point;
THENCE North 56 degrees 50 minutes 59 seconds East for a distance of 17.67' feet to a point;
THENCE North 52 degrees 04 minutes 12 seconds East for a distance of 14.59' feet to a point;
THENCE South 82 degrees 15 minutes 29 seconds East for a distance of 11.06' feet to a point;
THENCE North 34 degrees 34 minutes 57 seconds East for a distance of 14.78' feet to a point;
THENCE North 07 degrees 22 minutes 53 seconds West for a distance of 15.80' feet to a point;
THENCE North 31 degrees 07 minutes 33 seconds West for a distance of 24.24' feet to a point;
THENCE North 62 degrees 06 minutes 22 seconds East for a distance of 17.74' feet to a point;
THENCE South 28 degrees 14 minutes 16 seconds East for a distance of 22.21' feet to a point;
THENCE South 78 degrees 23 minutes 12 seconds East for a distance of 17.04' feet to a point;
THENCE North 46 degrees 11 minutes 19 seconds East for a distance of 21.13' feet to a point;
THENCE North 49 degrees 21 minutes 07 seconds East for a distance of 30.56' feet to a point;
THENCE North 15 degrees 12 minutes 48 seconds East for a distance of 22.90' feet to a point;
THENCE North 33 degrees 05 minutes 49 seconds East for a distance of 14.47' feet to a point;
THENCE South 58 degrees 30 minutes 06 seconds East for a distance of 26.11' feet to a point;
THENCE South 43 degrees 14 minutes 26 seconds East for a

distance of 23.72' feet to a point;
THENCE North 28 degrees 05 minutes 48 seconds East for a distance of 22.25' feet to a point;
THENCE North 12 degrees 45 minutes 03 seconds East for a distance of 40.87' feet to a point;
THENCE North 80 degrees 56 minutes 09 seconds East for a distance of 30.83' feet to a point;
THENCE South 35 degrees 44 minutes 42 seconds East for a distance of 1069.99' feet to a point;
THENCE South 62 degrees 31 minutes 31 seconds West for a distance of 424.60' feet to a point;
THENCE South 25 degrees 55 minutes 56 seconds East for a distance of 950.22' feet to an IPF 1\2"RB at the true point of beginning.

Said property contains 90.15 acres.

L E G A L D E S C R I P T I O N

TRACT 3

ALL THAT TRACT or parcel of land lying and being in land lot 111 of the 11th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a R\W marker on the north right-of-way of Oglesby Bridge Road (80'r\w) at the south end of a mitered right-of-way from Hwy 212, thence in a north direction along the west right-of-way of Hwy 212 for a distance of 1868.68 feet to an IPF 1\2"RB at the true point of beginning.

THENCE South 68 degrees 01 minutes 25 seconds West for a distance of 734.34' feet to a point;
THENCE North 21 degrees 59 minutes 55 seconds West for a distance of 197.70' feet to a point;
THENCE North 70 degrees 42 minutes 47 seconds East for a distance of 122.01' feet to a point;
THENCE South 62 degrees 20 minutes 56 seconds East for a distance of 210.76' feet to a point;
THENCE North 64 degrees 43 minutes 34 seconds East for a distance of 125.13' feet to an IPF 1"OTP;
THENCE North 64 degrees 43 minutes 34 seconds East for a distance of 329.46' feet to an IPF 2"OTP;
THENCE South 43 degrees 03 minutes 19 seconds East for a distance of 61.68' feet to an IPF 1\2"RB at the true point of beginning.

Said property contains 1.38 acres.

L E G A L D E S C R I P T I O N

TRACT 4

ALL THAT TRACT or parcel of land lying and being in land lot 111 of the 11th district of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a R\W Marker on the north right-of-way of Oglesby Bridge Road (80’R\W) at the south end of a mitered right-of-way from Hwy 212, thence in a north direction along the west right-of-way of Hwy 212 for a distance of 1525.26 feet to a point at the true point of beginning.

THENCE South 56 degrees 43 minutes 35 seconds West for a distance of 551.45' feet to a point;
THENCE North 72 degrees 37 minutes 49 seconds West for a distance of 211.20' feet to a point;
THENCE North 11 degrees 03 minutes 33 seconds East for a distance of 354.60' feet to a point;
THENCE North 68 degrees 01 minutes 25 seconds East for a distance of 395.00' feet to an IPF 1\2"RB;
THENCE South 43 degrees 42 minutes 36 seconds East for a distance of 108.82' feet to a point;
THENCE along a curve to the right having a radius of 2897.00' feet and an arc length of 234.60' feet, being subtended by a chord of South 40 degrees 45 minutes 04 seconds East for a distance of 234.54'feet to a point at the true point of beginning.

Said property contains 4.98 acres.

Reliable Traffic Data Services

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TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	92	123	1	0	216	0	81	12	0	93	20	0	24	0	44	2	10	1	0	13	366
07:15 AM	87	149	0	0	236	0	88	10	0	98	30	1	33	0	64	0	8	0	0	8	406
07:30 AM	106	164	0	0	270	0	112	12	0	124	36	2	41	0	79	2	16	2	0	20	493
07:45 AM	101	159	0	0	260	0	109	18	0	127	30	0	47	0	77	2	17	3	0	22	486
Total	386	595	1	0	982	0	390	52	0	442	116	3	145	0	264	6	51	6	0	63	1751
08:00 AM	68	124	2	0	194	2	97	18	0	117	25	0	33	0	58	2	10	1	0	13	382
08:15 AM	77	133	0	0	210	1	125	17	0	143	29	0	42	0	71	4	8	3	0	15	439
08:30 AM	52	125	4	0	181	4	101	14	0	119	31	0	24	0	55	3	7	4	0	14	369
08:45 AM	60	135	2	0	197	1	109	9	0	119	16	1	35	0	52	0	9	5	0	14	382
Total	257	517	8	0	782	8	432	58	0	498	101	1	134	0	236	9	34	13	0	56	1572
*** BREAK ***																					
04:00 PM	37	129	0	0	166	3	140	18	0	161	28	3	88	0	119	2	1	2	0	5	451
04:15 PM	47	122	0	0	169	3	147	19	0	169	38	2	81	0	121	0	2	5	0	7	466
04:30 PM	43	137	5	0	185	2	153	29	0	184	39	4	70	0	113	1	5	4	0	10	492
04:45 PM	38	113	0	0	151	1	160	25	0	186	34	4	83	0	121	3	3	4	0	10	468
Total	165	501	5	0	671	9	600	91	0	700	139	13	322	0	474	6	11	15	0	32	1877
05:00 PM	46	127	0	0	173	4	126	20	0	150	30	3	77	0	110	7	8	3	0	18	451
05:15 PM	45	147	4	0	196	2	151	24	0	177	37	5	79	0	121	3	4	4	0	11	505
05:30 PM	58	124	2	0	184	0	133	19	0	152	42	2	87	0	131	4	5	4	0	13	480
05:45 PM	39	135	3	0	177	3	140	28	0	171	39	3	76	0	118	1	9	6	0	16	482
Total	188	533	9	0	730	9	550	91	0	650	148	13	319	0	480	15	26	17	0	58	1918
Grand Total	996	2146	23	0	3165	26	1972	292	0	2290	504	30	920	0	1454	36	122	51	0	209	7118
Apprch %	31.5	67.8	0.7	0		1.1	86.1	12.8	0		34.7	2.1	63.3	0		17.2	58.4	24.4	0		
Total %	14	30.1	0.3	0	44.5	0.4	27.7	4.1	0	32.2	7.1	0.4	12.9	0	20.4	0.5	1.7	0.7	0	2.9	

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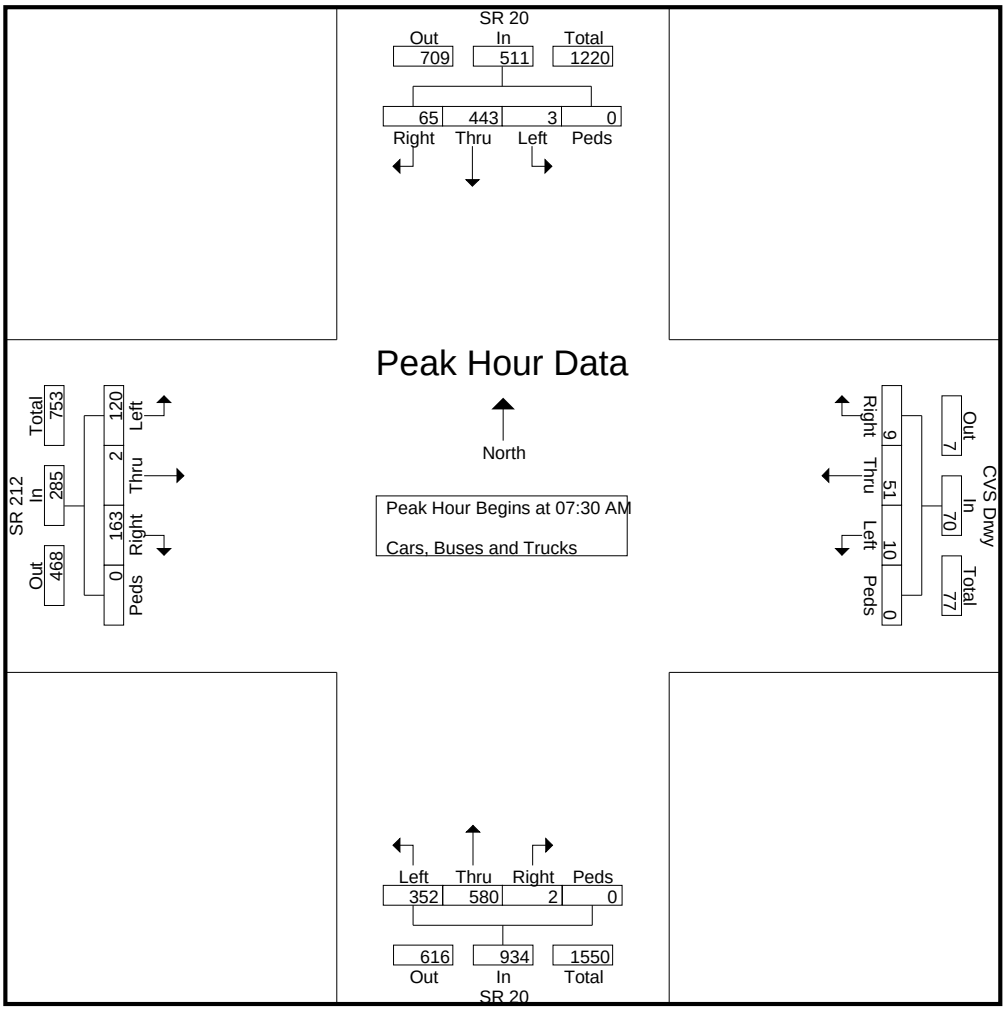
TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 2

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	**106**	**164**	0	0	**270**	0	112	12	0	124	**36**	**2**	41	0	**79**	2	16	2	0	20	**493**
07:45 AM	101	159	0	0	260	0	109	**18**	0	127	30	0	**47**	0	77	2	**17**	**3**	0	**22**	486
08:00 AM	68	124	**2**	0	194	**2**	97	18	0	117	25	0	33	0	58	2	10	1	0	13	382
08:15 AM	77	133	0	0	210	1	**125**	17	0	**143**	29	0	42	0	71	**4**	8	3	0	15	439
Total Volume	352	580	2	0	934	3	443	65	0	511	120	2	163	0	285	10	51	9	0	70	1800
% App. Total	37.7	62.1					86.7	12.7			42.1		57.2			14.3	72.9	12.9			
PHF	.830	.884	.250	.000	.865	.375	.886	.903	.000	.893	.833	.250	.867	.000	.902	.625	.750	.750	.000	.795	.913



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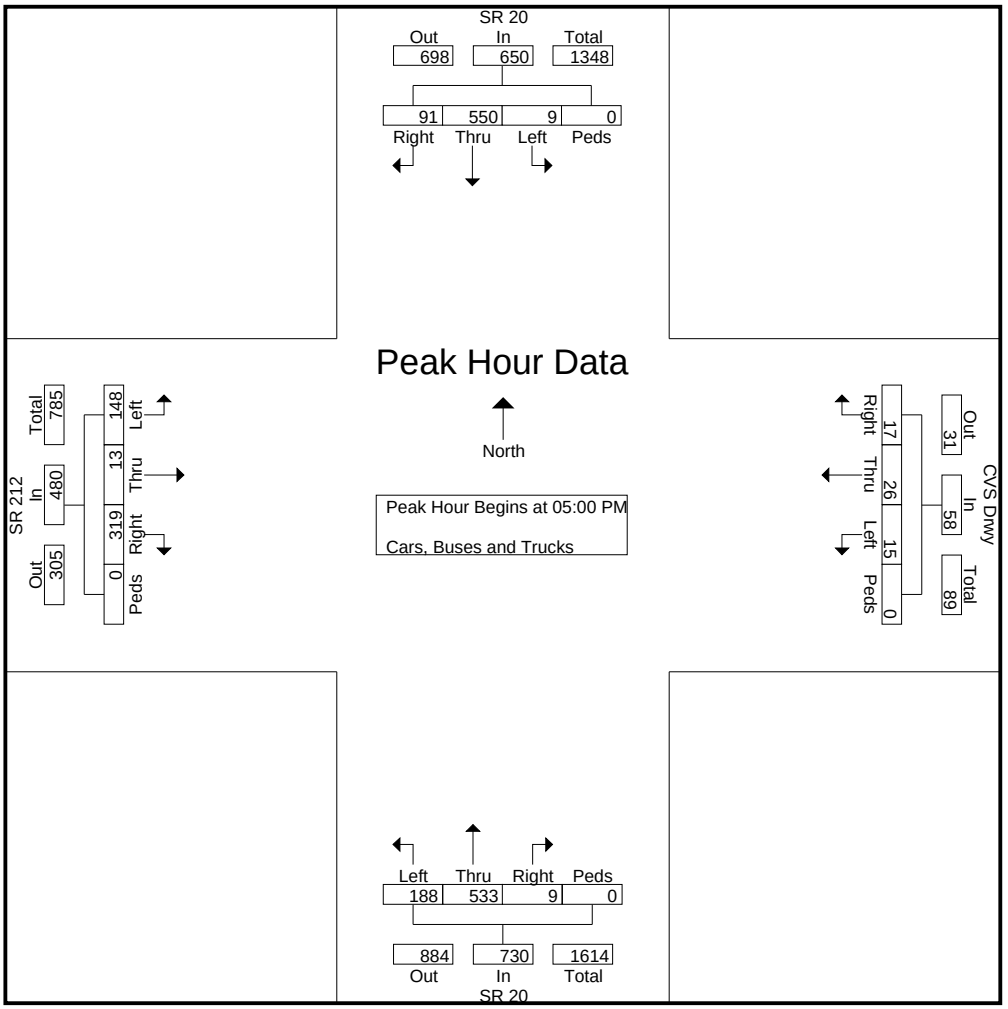
TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 3

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	46	127	0	0	173	**4**	126	20	0	150	30	3	77	0	110	**7**	8	3	0	**18**	451
05:15 PM	45	**147**	**4**	0	**196**	2	**151**	24	0	**177**	37	**5**	79	0	121	3	4	4	0	11	**505**
05:30 PM	**58**	124	2	0	184	0	133	19	0	152	**42**	2	**87**	0	**131**	4	5	4	0	13	480
05:45 PM	39	135	3	0	177	3	140	**28**	0	171	39	3	76	0	118	1	**9**	**6**	0	16	482
Total Volume	188	533	9	0	730	9	550	91	0	650	148	13	319	0	480	15	26	17	0	58	1918
% App. Total	25.8						84.6				30.8		66.5			25.9	44.8	29.3			
PHF	.810	.906	.563	.000	.931	.563	.911	.813	.000	.918	.881	.650	.917	.000	.916	.536	.722	.708	.000	.806	.950



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TMC Data
SR 212 @ Oglesby Bridge Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880001
Site Code : 48880001
Start Date : 5/7/2024

Groups Printed- Cars, Buses and Trucks

	SR 212 Northbound					SR 212 Southbound					Oglesby Bridge Rd Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	67	76	8	0	151	7	16	12	0	35	18	28	12	0	58	2	46	10	0	58	302
07:15 AM	55	68	16	0	139	4	20	14	0	38	16	16	17	0	49	10	46	11	0	67	293
07:30 AM	51	99	6	0	156	3	33	15	0	51	29	32	8	0	69	2	32	17	0	51	327
07:45 AM	44	107	10	0	161	2	33	17	0	52	20	28	12	0	60	6	27	9	0	42	315
Total	217	350	40	0	607	16	102	58	0	176	83	104	49	0	236	20	151	47	0	218	1237
08:00 AM	30	82	6	0	118	5	26	20	0	51	15	25	11	0	51	2	34	9	0	45	265
08:15 AM	25	79	9	0	113	3	26	13	0	42	24	22	16	0	62	7	31	15	0	53	270
08:30 AM	21	77	7	0	105	3	26	10	0	39	12	19	14	0	45	4	13	13	0	30	219
08:45 AM	10	65	8	0	83	5	34	15	0	54	17	16	11	0	44	3	9	10	0	22	203
Total	86	303	30	0	419	16	112	58	0	186	68	82	52	0	202	16	87	47	0	150	957
*** BREAK ***																					
04:00 PM	11	32	7	0	50	18	102	17	0	137	13	36	17	0	66	5	38	5	0	48	301
04:15 PM	10	50	3	0	63	11	73	11	0	95	15	28	26	0	69	16	32	6	0	54	281
04:30 PM	17	48	2	0	67	16	99	16	0	131	12	26	32	0	70	12	29	7	0	48	316
04:45 PM	8	48	8	0	64	15	96	17	0	128	10	30	25	0	65	14	40	9	0	63	320
Total	46	178	20	0	244	60	370	61	0	491	50	120	100	0	270	47	139	27	0	213	1218
05:00 PM	15	51	3	0	69	16	102	20	0	138	11	26	23	0	60	12	27	8	0	47	314
05:15 PM	12	41	6	0	59	12	115	28	0	155	12	34	29	0	75	19	50	8	0	77	366
05:30 PM	18	46	6	0	70	11	104	29	0	144	20	30	26	0	76	15	55	10	0	80	370
05:45 PM	10	43	5	0	58	5	90	29	0	124	12	39	26	0	77	15	41	12	0	68	327
Total	55	181	20	0	256	44	411	106	0	561	55	129	104	0	288	61	173	38	0	272	1377
Grand Total	404	1012	110	0	1526	136	995	283	0	1414	256	435	305	0	996	144	550	159	0	853	4789
Apprch %	26.5	66.3	7.2	0		9.6	70.4	20	0		25.7	43.7	30.6	0		16.9	64.5	18.6	0		
Total %	8.4	21.1	2.3	0	31.9	2.8	20.8	5.9	0	29.5	5.3	9.1	6.4	0	20.8	3	11.5	3.3	0	17.8	

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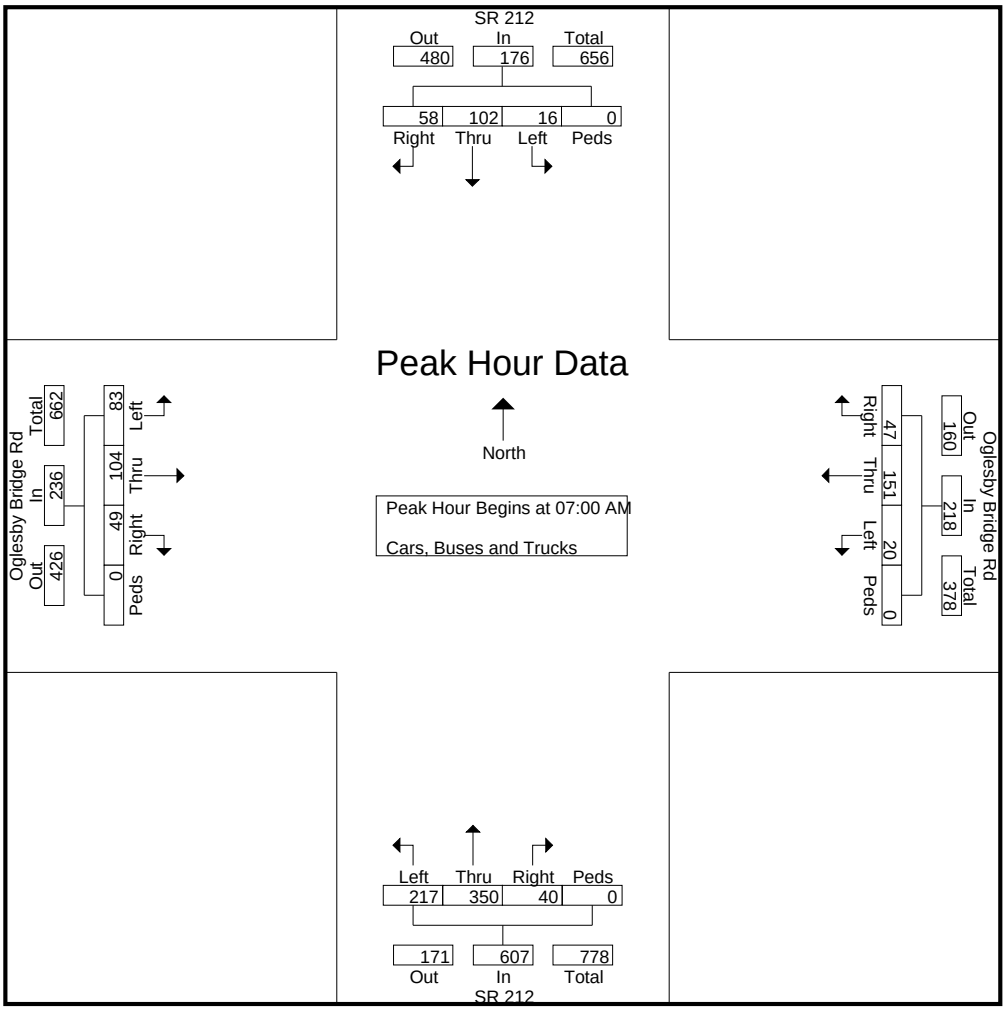
TMC Data
SR 212 @ Oglesby Bridge Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880001
Site Code : 48880001
Start Date : 5/7/2024
Page No : 2

	SR 212 Northbound					SR 212 Southbound					Oglesby Bridge Rd Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	**67**	76	8	0	151	**7**	16	12	0	35	18	28	12	0	58	2	**46**	10	0	58	302
07:15 AM	55	68	**16**	0	139	4	20	14	0	38	16	16	**17**	0	49	**10**	46	11	0	**67**	293
07:30 AM	51	99	6	0	156	3	**33**	15	0	51	**29**	**32**	8	0	**69**	2	32	**17**	0	51	**327**
07:45 AM	44	**107**	10	0	**161**	2	33	**17**	0	**52**	20	28	12	0	60	6	27	9	0	42	315
Total Volume	217	350	40	0	607	16	102	58	0	176	83	104	49	0	236	20	151	47	0	218	1237
% App. Total	35.7	57.7									35.2	44.1	20.8				69.3	21.6			
PHF	.810	.818	.625	.000	.943	.571	.773	.853	.000	.846	.716	.813	.721	.000	.855	.500	.821	.691	.000	.813	.946



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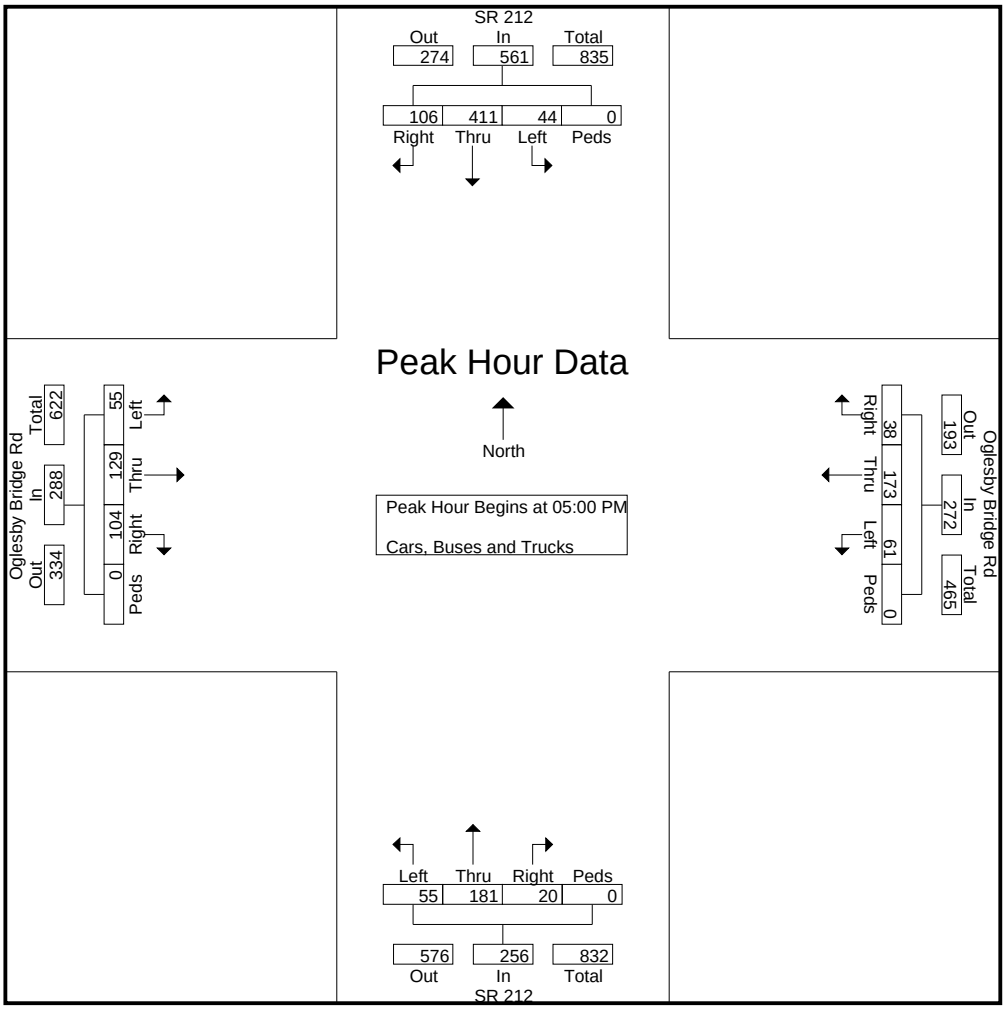
TMC Data
SR 212 @ Oglesby Bridge Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880001
Site Code : 48880001
Start Date : 5/7/2024
Page No : 3

	SR 212 Northbound					SR 212 Southbound					Oglesby Bridge Rd Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	15	**51**	3	0	69	**16**	102	20	0	138	11	26	23	0	60	12	27	8	0	47	314
05:15 PM	12	41	**6**	0	59	12	**115**	28	0	**155**	12	34	**29**	0	75	**19**	50	8	0	77	366
05:30 PM	**18**	46	6	0	**70**	11	104	**29**	0	144	**20**	30	26	0	76	15	**55**	10	0	**80**	**370**
05:45 PM	10	43	5	0	58	5	90	29	0	124	12	**39**	26	0	**77**	15	41	**12**	0	68	327
Total Volume	55	181	20	0	256	44	411	106	0	561	55	129	104	0	288	61	173	38	0	272	1377
% App. Total	21.5	70.7					73.3	18.9			19.1	44.8	36.1			22.4	63.6				
PHF	.764	.887	.833	.000	.914	.688	.893	.914	.000	.905	.688	.827	.897	.000	.935	.803	.786	.792	.000	.850	.930



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TMC Data
Oglesby Bridge Rd @ Union Church Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880002
Site Code : 48880002
Start Date : 5/7/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Oglesby Bridge Rd Northbound					Union Church Rd Southbound					Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	23	19	0	42	13	6	0	0	19	0	0	0	0	0	18	0	85	0	103	164
07:15 AM	0	30	14	0	44	14	10	0	0	24	0	0	0	0	0	37	0	116	0	153	221
07:30 AM	0	26	29	0	55	17	10	0	0	27	0	0	0	0	0	32	0	49	0	81	163
07:45 AM	0	19	21	0	40	13	9	0	0	22	0	0	0	0	0	36	0	64	0	100	162
Total	0	98	83	0	181	57	35	0	0	92	0	0	0	0	0	123	0	314	0	437	710
08:00 AM	0	25	27	0	52	11	6	0	0	17	0	0	0	0	0	22	0	29	0	51	120
08:15 AM	0	29	17	0	46	23	8	0	0	31	0	0	0	0	0	45	0	53	0	98	175
08:30 AM	0	27	14	0	41	22	11	0	0	33	0	0	0	0	0	19	0	40	0	59	133
08:45 AM	0	12	13	0	25	10	8	0	0	18	0	0	0	0	0	17	0	18	0	35	78
Total	0	93	71	0	164	66	33	0	0	99	0	0	0	0	0	103	0	140	0	243	506
*** BREAK ***																					
04:00 PM	0	18	28	0	46	35	24	0	0	59	0	0	0	0	0	21	0	15	0	36	141
04:15 PM	0	24	32	0	56	26	35	0	0	61	0	0	0	0	0	26	0	14	0	40	157
04:30 PM	0	32	31	0	63	43	32	0	0	75	0	0	0	0	0	28	0	14	0	42	180
04:45 PM	0	29	24	0	53	32	33	0	0	65	0	0	0	0	0	30	0	14	0	44	162
Total	0	103	115	0	218	136	124	0	0	260	0	0	0	0	0	105	0	57	0	162	640
05:00 PM	0	22	28	0	50	33	29	0	0	62	0	0	0	0	0	26	0	15	0	41	153
05:15 PM	0	25	29	0	54	33	33	0	0	66	0	0	0	0	0	55	0	23	0	78	198
05:30 PM	0	29	39	0	68	23	28	0	0	51	0	0	0	0	0	66	0	17	0	83	202
05:45 PM	0	32	40	0	72	32	35	0	0	67	0	0	0	0	0	48	0	18	0	66	205
Total	0	108	136	0	244	121	125	0	0	246	0	0	0	0	0	195	0	73	0	268	758
Grand Total	0	402	405	0	807	380	317	0	0	697	0	0	0	0	0	526	0	584	0	1110	2614
Apprch %	0	49.8	50.2	0		54.5	45.5	0	0		0	0	0	0		47.4	0	52.6	0		
Total %	0	15.4	15.5	0	30.9	14.5	12.1	0	0	26.7	0	0	0	0	0	20.1	0	22.3	0	42.5	

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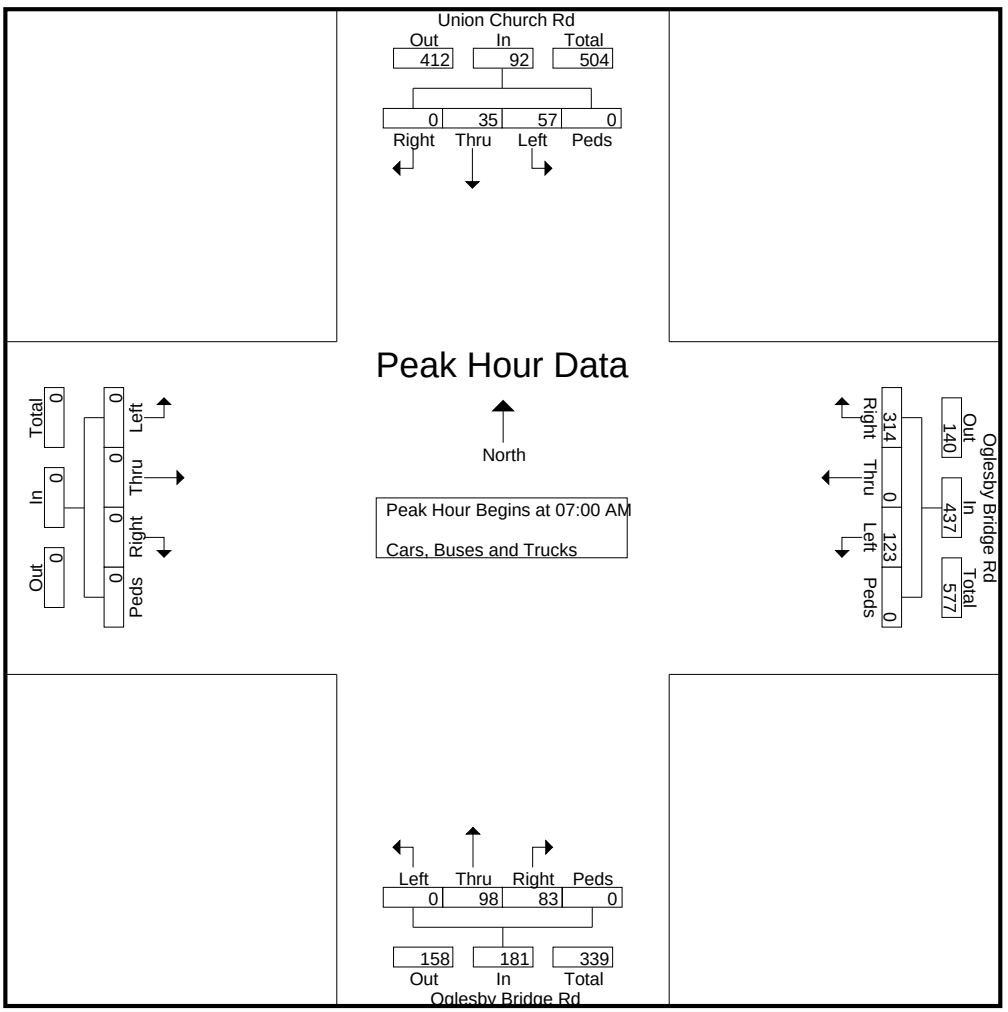
TMC Data
Oglesby Bridge Rd @ Union Church Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880002
Site Code : 48880002
Start Date : 5/7/2024
Page No : 2

	Oglesby Bridge Rd Northbound					Union Church Rd Southbound					Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	23	19	0	42	13	6	0	0	19	0	0	0	0	0	18	0	85	0	103	164
07:15 AM	0	**30**	14	0	44	14	**10**	0	0	24	0	0	0	0	0	**37**	0	**116**	0	**153**	**221**
07:30 AM	0	26	**29**	0	**55**	**17**	10	0	0	**27**	0	0	0	0	0	32	0	49	0	81	163
07:45 AM	0	19	21	0	40	13	9	0	0	22	0	0	0	0	0	36	0	64	0	100	162
Total Volume	0	98	83	0	181	57	35	0	0	92	0	0	0	0	0	123	0	314	0	437	710
% App. Total		54.1	45.9													28.1		71.9			
PHF	.000	.817	.716	.000	.823	.838	.875	.000	.000	.852	.000	.000	.000	.000	.000	.831	.000	.677	.000	.714	.803



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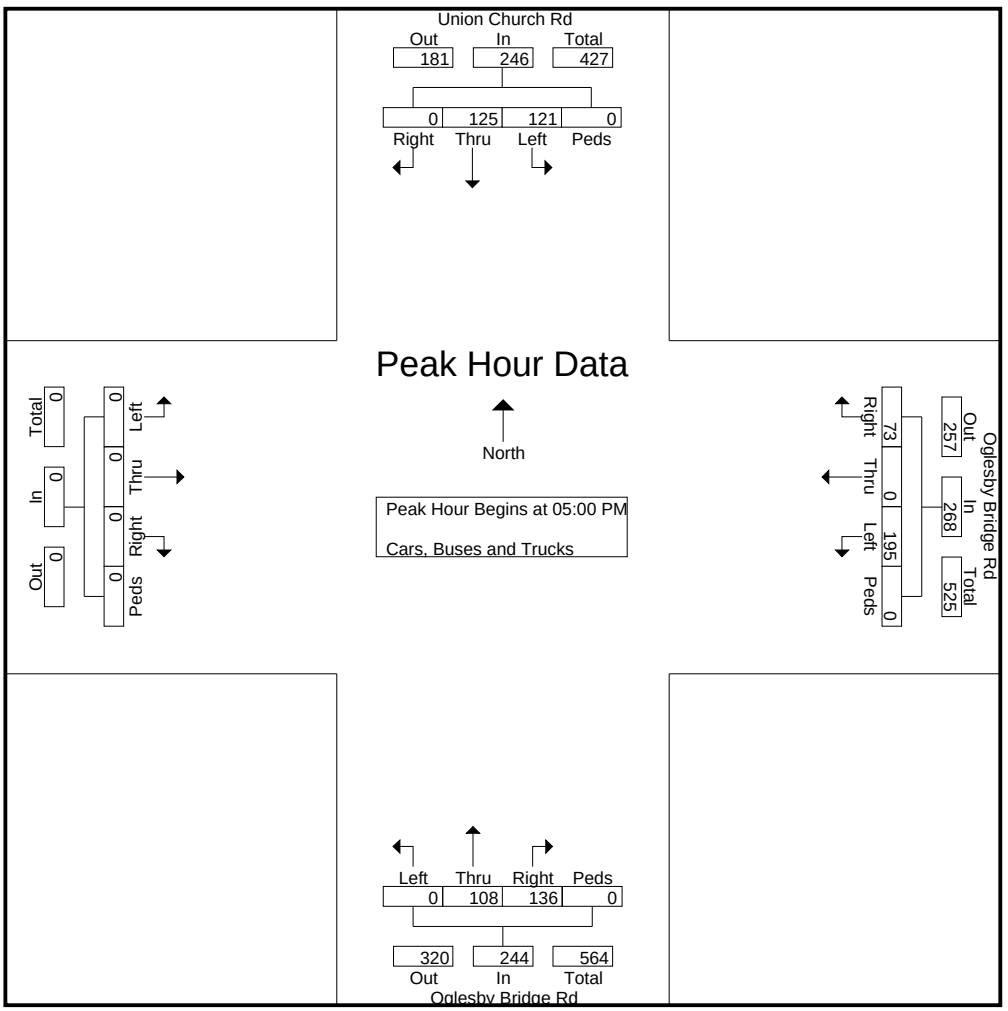
TMC Data
Oglesby Bridge Rd @ Union Church Rd
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880002
Site Code : 48880002
Start Date : 5/7/2024
Page No : 3

	Oglesby Bridge Rd Northbound					Union Church Rd Southbound					Eastbound					Oglesby Bridge Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	22	28	0	50	**33**	29	0	0	62	0	0	0	0	0	26	0	15	0	41	153
05:15 PM	0	25	29	0	54	33	33	0	0	66	0	0	0	0	0	55	0	**23**	0	78	198
05:30 PM	0	29	39	0	68	23	28	0	0	51	0	0	0	0	0	**66**	0	17	0	**83**	202
05:45 PM	0	**32**	**40**	0	**72**	32	**35**	0	0	**67**	0	0	0	0	0	48	0	18	0	66	**205**
Total Volume	0	108	136	0	244	121	125	0	0	246	0	0	0	0	0	195	0	73	0	268	758
% App. Total		44.3	55.7			49.2	50.8									72.8		27.2			
PHF	.000	.844	.850	.000	.847	.917	.893	.000	.000	.918	.000	.000	.000	.000	.000	.739	.000	.793	.000	.807	.924



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TMC Data
SR 138 @ SR 212
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880003
Site Code : 48880003
Start Date : 5/7/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	SR 212 Northbound					SR 212 Southbound					SR 138 Eastbound					SR 138 Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	18	109	8	0	135	12	35	31	0	78	32	78	6	0	116	7	93	25	0	125	454
07:15 AM	29	122	15	0	166	15	32	27	0	74	38	102	5	0	145	11	114	27	0	152	537
07:30 AM	15	137	32	0	184	13	60	23	0	96	29	116	16	0	161	22	97	19	0	138	579
07:45 AM	6	147	25	0	178	18	58	30	0	106	45	117	4	0	166	19	87	23	0	129	579
Total	68	515	80	0	663	58	185	111	0	354	144	413	31	0	588	59	391	94	0	544	2149
08:00 AM	12	120	18	0	150	22	41	33	0	96	41	82	3	0	126	22	105	23	0	150	522
08:15 AM	14	112	18	0	144	4	33	39	0	76	41	85	4	0	130	10	102	18	0	130	480
08:30 AM	11	121	14	0	146	17	42	16	0	75	51	108	3	0	162	16	75	21	0	112	495
08:45 AM	6	108	10	0	124	12	48	13	0	73	71	100	6	0	177	10	61	37	0	108	482
Total	43	461	60	0	564	55	164	101	0	320	204	375	16	0	595	58	343	99	0	500	1979
*** BREAK ***																					
04:00 PM	13	82	20	0	115	21	122	11	0	154	46	112	16	0	174	16	91	14	0	121	564
04:15 PM	5	88	14	0	107	31	155	18	0	204	46	86	10	0	142	34	84	27	0	145	598
04:30 PM	8	81	13	0	102	20	126	16	0	162	52	110	3	0	165	35	88	22	0	145	574
04:45 PM	10	90	18	0	118	33	157	17	0	207	44	83	8	0	135	35	84	14	0	133	593
Total	36	341	65	0	442	105	560	62	0	727	188	391	37	0	616	120	347	77	0	544	2329
05:00 PM	7	91	12	0	110	31	146	31	0	208	35	102	12	0	149	21	99	28	0	148	615
05:15 PM	12	113	16	0	141	33	165	27	0	225	41	82	6	0	129	30	91	16	0	137	632
05:30 PM	4	73	15	0	92	32	171	27	0	230	45	102	4	0	151	36	102	19	0	157	630
05:45 PM	13	73	14	0	100	24	154	30	0	208	42	85	7	0	134	25	74	21	0	120	562
Total	36	350	57	0	443	120	636	115	0	871	163	371	29	0	563	112	366	84	0	562	2439
Grand Total	183	1667	262	0	2112	338	1545	389	0	2272	699	1550	113	0	2362	349	1447	354	0	2150	8896
Apprch %	8.7	78.9	12.4	0		14.9	68	17.1	0		29.6	65.6	4.8	0		16.2	67.3	16.5	0		
Total %	2.1	18.7	2.9	0	23.7	3.8	17.4	4.4	0	25.5	7.9	17.4	1.3	0	26.6	3.9	16.3	4	0	24.2	

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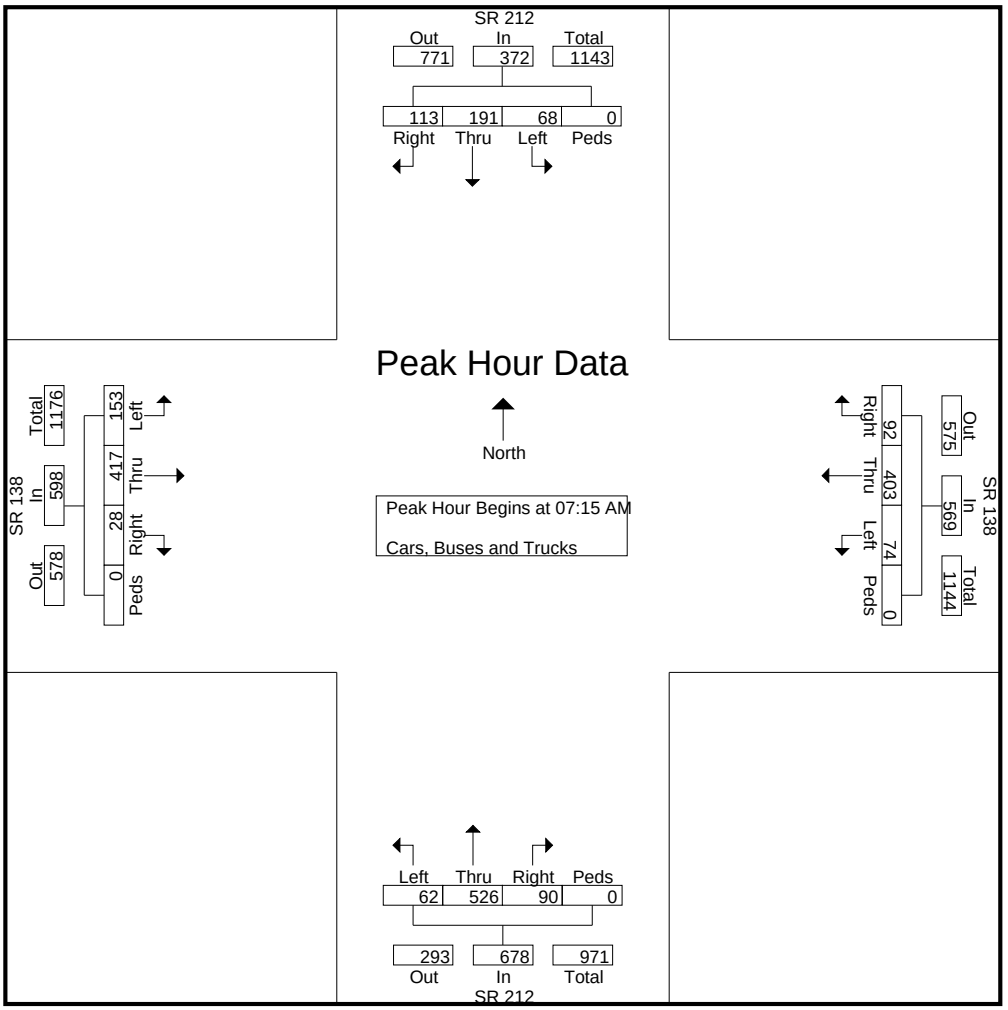
TMC Data
SR 138 @ SR 212
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880003
Site Code : 48880003
Start Date : 5/7/2024
Page No : 2

	SR 212 Northbound					SR 212 Southbound					SR 138 Eastbound					SR 138 Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	**29**	122	15	0	166	15	32	27	0	74	38	102	5	0	145	11	**114**	**27**	0	**152**	537
07:30 AM	15	137	**32**	0	**184**	13	**60**	23	0	96	29	116	**16**	0	161	**22**	97	19	0	138	**579**
07:45 AM	6	**147**	25	0	178	18	58	30	0	**106**	**45**	**117**	4	0	**166**	19	87	23	0	129	579
08:00 AM	12	120	18	0	150	**22**	41	**33**	0	96	41	82	3	0	126	22	105	23	0	150	522
Total Volume	62	526	90	0	678	68	191	113	0	372	153	417	28	0	598	74	403	92	0	569	2217
% App. Total		77.6	13.3			18.3	51.3	30.4			25.6	69.7					70.8	16.2			
PHF	.534	.895	.703	.000	.921	.773	.796	.856	.000	.877	.850	.891	.438	.000	.901	.841	.884	.852	.000	.936	.957



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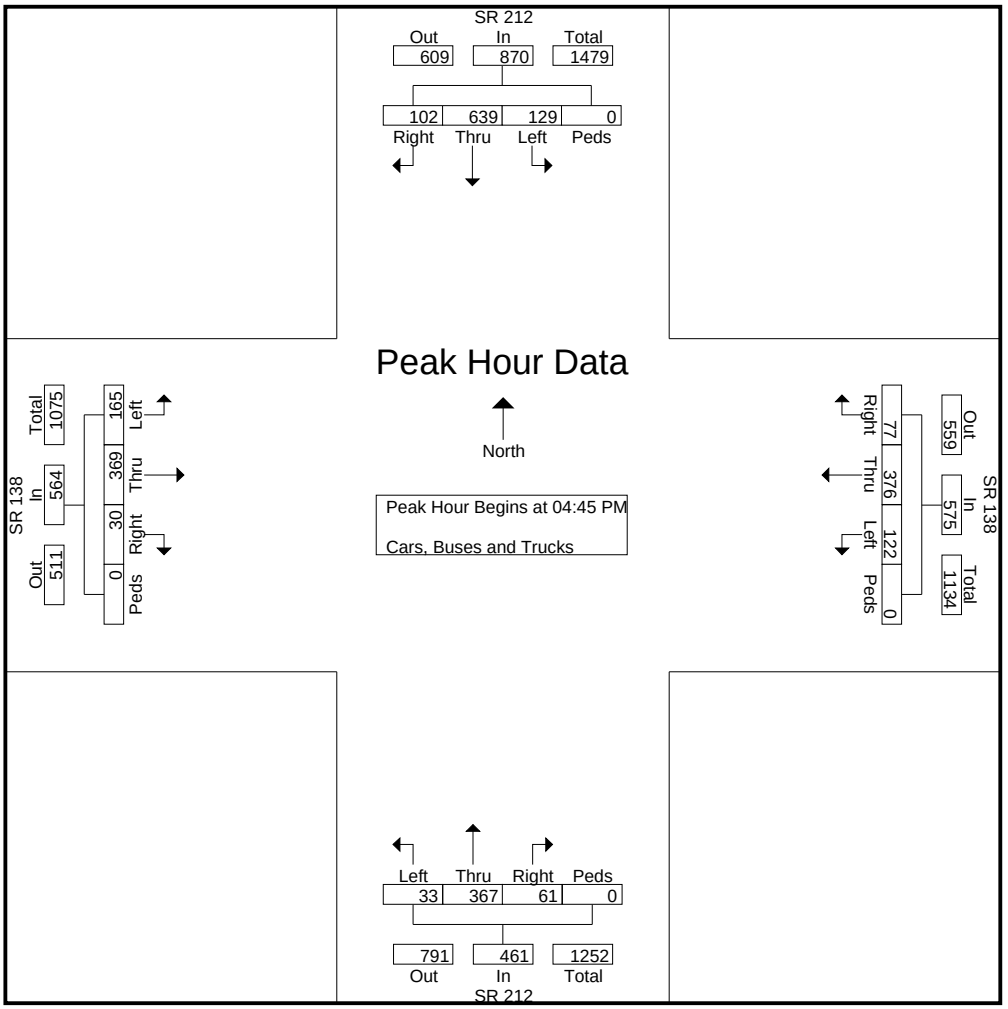
TMC Data
SR 138 @ SR 212
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880003
Site Code : 48880003
Start Date : 5/7/2024
Page No : 3

	SR 212 Northbound					SR 212 Southbound					SR 138 Eastbound					SR 138 Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	10	90	**18**	0	118	**33**	157	17	0	207	44	83	8	0	135	35	84	14	0	133	593
05:00 PM	7	91	12	0	110	31	146	**31**	0	208	35	**102**	**12**	0	149	21	99	**28**	0	148	615
05:15 PM	**12**	**113**	16	0	**141**	33	165	27	0	225	41	82	6	0	129	30	91	16	0	137	**632**
05:30 PM	4	73	15	0	92	32	**171**	27	0	**230**	**45**	102	4	0	**151**	**36**	**102**	19	0	**157**	630
Total Volume	33	367	61	0	461	129	639	102	0	870	165	369	30	0	564	122	376	77	0	575	2470
% App. Total		79.6	13.2			14.8	73.4	11.7			29.3	65.4				21.2	65.4	13.4			
PHF	.688	.812	.847	.000	.817	.977	.934	.823	.000	.946	.917	.904	.625	.000	.934	.847	.922	.688	.000	.916	.977



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TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 1

Groups Printed- Cars, Buses and Trucks

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	92	123	1	0	216	0	81	12	0	93	20	0	24	0	44	2	10	1	0	13	366
07:15 AM	87	149	0	0	236	0	88	10	0	98	30	1	33	0	64	0	8	0	0	8	406
07:30 AM	106	164	0	0	270	0	112	12	0	124	36	2	41	0	79	2	16	2	0	20	493
07:45 AM	101	159	0	0	260	0	109	18	0	127	30	0	47	0	77	2	17	3	0	22	486
Total	386	595	1	0	982	0	390	52	0	442	116	3	145	0	264	6	51	6	0	63	1751
08:00 AM	68	124	2	0	194	2	97	18	0	117	25	0	33	0	58	2	10	1	0	13	382
08:15 AM	77	133	0	0	210	1	125	17	0	143	29	0	42	0	71	4	8	3	0	15	439
08:30 AM	52	125	4	0	181	4	101	14	0	119	31	0	24	0	55	3	7	4	0	14	369
08:45 AM	60	135	2	0	197	1	109	9	0	119	16	1	35	0	52	0	9	5	0	14	382
Total	257	517	8	0	782	8	432	58	0	498	101	1	134	0	236	9	34	13	0	56	1572
*** BREAK ***																					
04:00 PM	37	129	0	0	166	3	140	18	0	161	28	3	88	0	119	2	1	2	0	5	451
04:15 PM	47	122	0	0	169	3	147	19	0	169	38	2	81	0	121	0	2	5	0	7	466
04:30 PM	43	137	5	0	185	2	153	29	0	184	39	4	70	0	113	1	5	4	0	10	492
04:45 PM	38	113	0	0	151	1	160	25	0	186	34	4	83	0	121	3	3	4	0	10	468
Total	165	501	5	0	671	9	600	91	0	700	139	13	322	0	474	6	11	15	0	32	1877
05:00 PM	46	127	0	0	173	4	126	20	0	150	30	3	77	0	110	7	8	3	0	18	451
05:15 PM	45	147	4	0	196	2	151	24	0	177	37	5	79	0	121	3	4	4	0	11	505
05:30 PM	58	124	2	0	184	0	133	19	0	152	42	2	87	0	131	4	5	4	0	13	480
05:45 PM	39	135	3	0	177	3	140	28	0	171	39	3	76	0	118	1	9	6	0	16	482
Total	188	533	9	0	730	9	550	91	0	650	148	13	319	0	480	15	26	17	0	58	1918
Grand Total	996	2146	23	0	3165	26	1972	292	0	2290	504	30	920	0	1454	36	122	51	0	209	7118
Apprch %	31.5	67.8	0.7	0		1.1	86.1	12.8	0		34.7	2.1	63.3	0		17.2	58.4	24.4	0		
Total %	14	30.1	0.3	0	44.5	0.4	27.7	4.1	0	32.2	7.1	0.4	12.9	0	20.4	0.5	1.7	0.7	0	2.9	

Reliable Traffic Data Services

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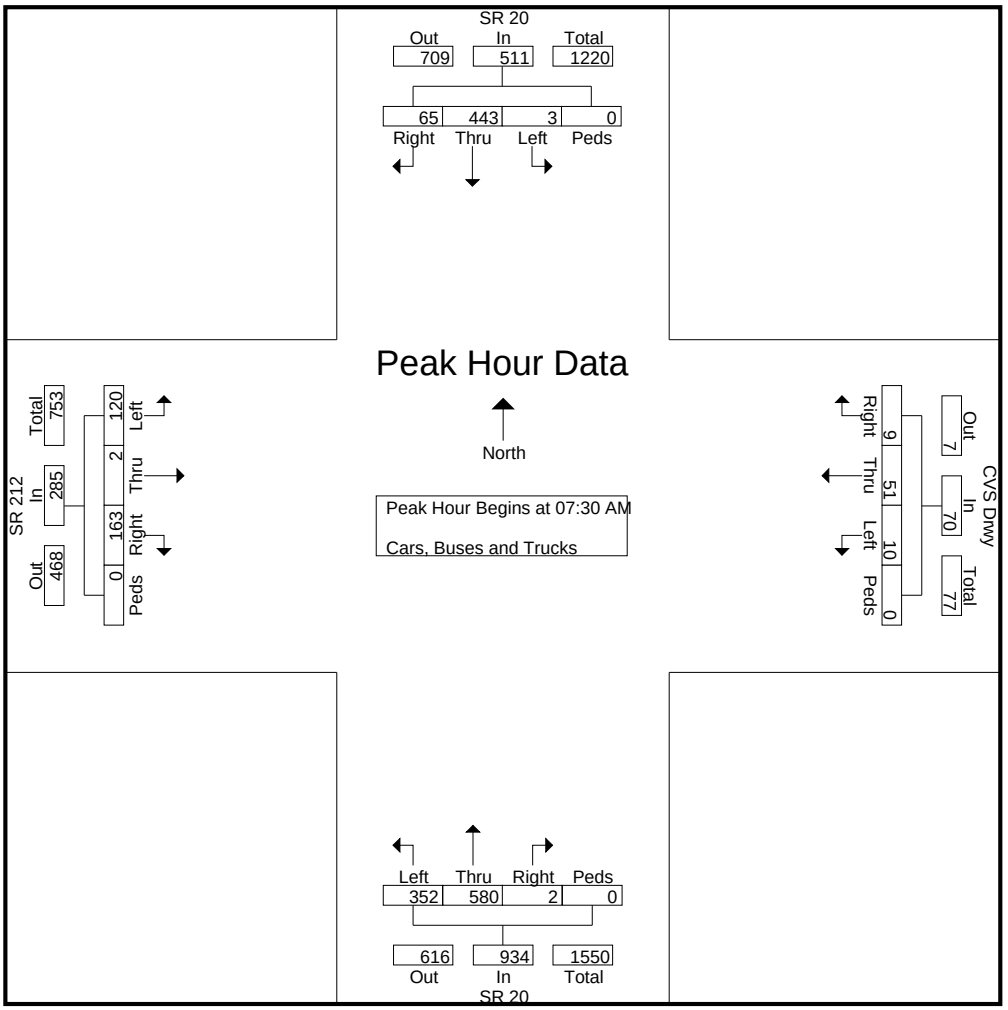
TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 2

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	**106**	**164**	0	0	**270**	0	112	12	0	124	**36**	**2**	41	0	**79**	2	16	2	0	20	**493**
07:45 AM	101	159	0	0	260	0	109	**18**	0	127	30	0	**47**	0	77	2	**17**	**3**	0	**22**	486
08:00 AM	68	124	**2**	0	194	**2**	97	18	0	117	25	0	33	0	58	2	10	1	0	13	382
08:15 AM	77	133	0	0	210	1	**125**	17	0	**143**	29	0	42	0	71	**4**	8	3	0	15	439
Total Volume	352	580	2	0	934	3	443	65	0	511	120	2	163	0	285	10	51	9	0	70	1800
% App. Total	37.7	62.1					86.7	12.7			42.1		57.2			14.3	72.9	12.9			
PHF	.830	.884	.250	.000	.865	.375	.886	.903	.000	.893	.833	.250	.867	.000	.902	.625	.750	.750	.000	.795	.913



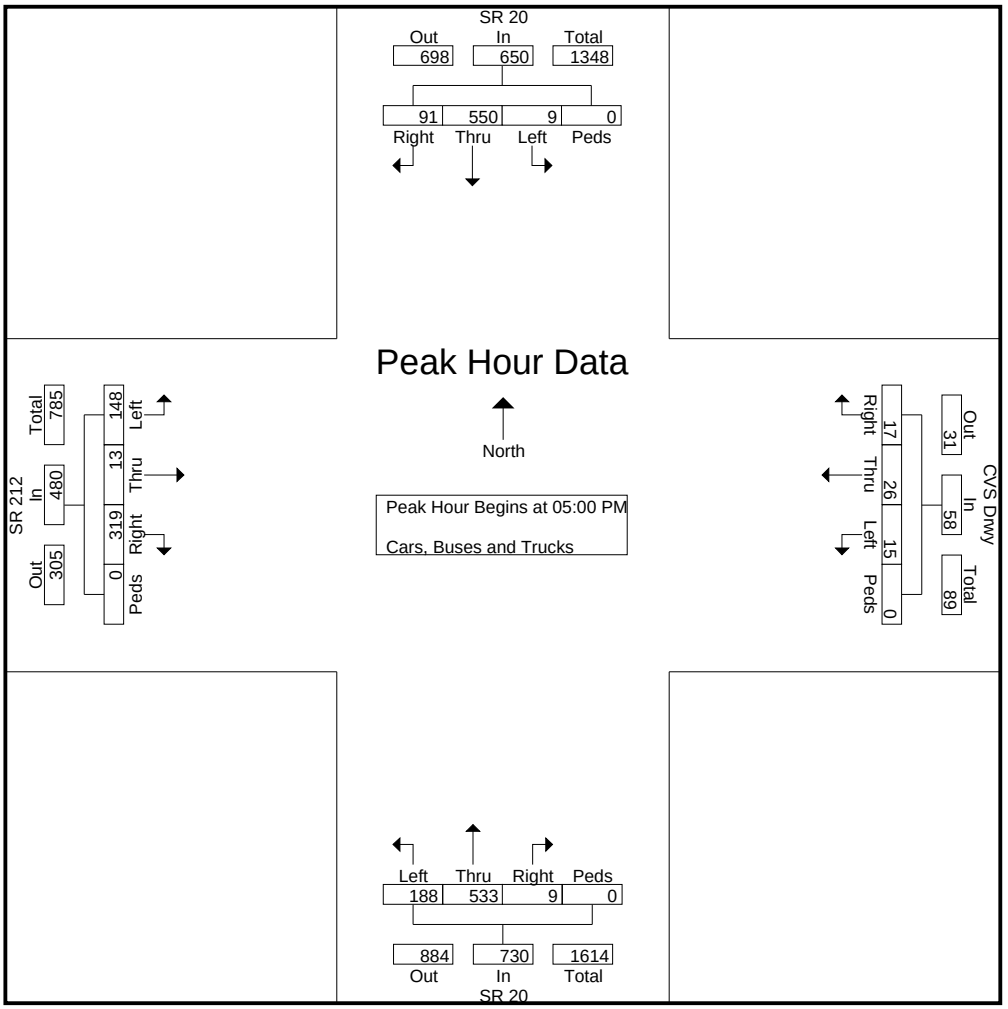
Reliable Traffic Data Services

Tel: (770) 578-8158 I Fax: (770) 578-8159

TMC Data
SR 212 @ SR 20
Conyers, GA
7-9 AM | 4-6 PM

File Name : 48880004
Site Code : 48880004
Start Date : 5/7/2024
Page No : 3

	SR 20 Northbound					SR 20 Southbound					SR 212 Eastbound					CVS Drwy Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	46	127	0	0	173	**4**	126	20	0	150	30	3	77	0	110	**7**	8	3	0	**18**	451
05:15 PM	45	**147**	**4**	0	**196**	2	**151**	24	0	**177**	37	**5**	79	0	121	3	4	4	0	11	**505**
05:30 PM	**58**	124	2	0	184	0	133	19	0	152	**42**	2	**87**	0	**131**	4	5	4	0	13	480
05:45 PM	39	135	3	0	177	3	140	**28**	0	171	39	3	76	0	118	1	**9**	**6**	0	16	482
Total Volume	188	533	9	0	730	9	550	91	0	650	148	13	319	0	480	15	26	17	0	58	1918
% App. Total	25.8						84.6				30.8		66.5			25.9	44.8	29.3			
PHF	.810	.906	.563	.000	.931	.563	.911	.813	.000	.918	.881	.650	.917	.000	.916	.536	.722	.708	.000	.806	.950



Reliable Traffic Data Services

Tel: (770) 578-8158 I Fax: (770) 578-8159

ADT Data

Site Code: 48880101
Oglesby Bridge Rd west of SR212
Conyers, GA

Start Time	07-May-24 Tue	Eastbound Morning	Eastbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Westbound Morning	Westbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		1	27			3	24				
12:15		2	29			6	37				
12:30		0	24			3	18				
12:45		1	39	4	119	4	37	16	116	20	235
01:00		3	31			2	31				
01:15		1	40			1	30				
01:30		2	44			3	30				
01:45		3	35	9	150	4	38	10	129	19	279
02:00		0	34			3	39				
02:15		5	41			2	47				
02:30		1	37			2	49				
02:45		2	52	8	164	2	34	9	169	17	333
03:00		1	53			1	44				
03:15		2	44			3	56				
03:30		4	56			2	53				
03:45		3	67	10	220	4	61	10	214	20	434
04:00		2	61			4	56				
04:15		7	65			3	57				
04:30		7	70			3	63				
04:45		10	69	26	265	8	63	18	239	44	504
05:00		11	53			5	58				
05:15		11	84			11	99				
05:30		9	70			12	90				
05:45		21	84	52	291	14	87	42	334	94	625
06:00		18	78			17	54				
06:15		19	60			32	66				
06:30		26	58			58	48				
06:45		31	50	94	246	71	52	178	220	272	466
07:00		53	45			116	36				
07:15		49	50			121	31				
07:30		63	39			94	30				
07:45		65	35	230	169	89	50	420	147	650	316
08:00		38	29			86	30				
08:15		65	21			72	34				
08:30		52	26			44	24				
08:45		47	26	202	102	35	28	237	116	439	218
09:00		29	25			40	21				
09:15		34	10			33	18				
09:30		38	22			31	20				
09:45		28	13	129	70	30	22	134	81	263	151
10:00		30	12			33	23				
10:15		23	8			24	17				
10:30		21	6			32	12				
10:45		31	9	105	35	30	12	119	64	224	99
11:00		39	8			30	9				
11:15		31	11			20	3				
11:30		35	4			30	8				
11:45		30	4	135	27	38	2	118	22	253	49
Total		1004	1858			1311	1851			2315	3709
Percent		35.1%	64.9%			41.5%	58.5%			38.4%	61.6%
Grand Total		1004	1858			1311	1851			2315	3709
Percent		35.1%	64.9%			41.5%	58.5%			38.4%	61.6%

ADT ADT 6,024 AADT 6,024

Reliable Traffic Data Services

Tel: (770) 578-8158 I Fax: (770) 578-8159

ADT Data

Site Code: 48880102
SR212 north of Oglesby Bridge Rd
Conyers, GA

Start Time	07-May-24 Tue	Northbound Morning	Northbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Southbound Morning	Southbound Afternoon	Hour Totals Morning	Hour Totals Afternoon	Combined Totals Morning	Combined Totals Afternoon
12:00		4	60			17	61				
12:15		10	58			20	63				
12:30		4	52			6	46				
12:45		11	63	29	233	8	64	51	234	80	467
01:00		4	54			6	61				
01:15		5	66			7	65				
01:30		5	56			6	62				
01:45		3	72	17	248	5	78	24	266	41	514
02:00		5	52			9	70				
02:15		6	63			4	84				
02:30		5	62			2	93				
02:45		3	57	19	234	2	85	17	332	36	566
03:00		4	65			2	91				
03:15		13	42			1	98				
03:30		9	53			3	115				
03:45		11	56	37	216	3	122	9	426	46	642
04:00		18	51			8	127				
04:15		17	67			3	114				
04:30		29	63			3	123				
04:45		35	71	99	252	5	131	19	495	118	747
05:00		62	61			6	137				
05:15		83	71			5	163				
05:30		76	77			5	153				
05:45		102	65	323	274	8	119	24	572	347	846
06:00		122	54			8	127				
06:15		158	69			18	122				
06:30		140	66			20	115				
06:45		127	37	547	226	34	84	80	448	627	674
07:00		106	49			31	93				
07:15		124	36			35	88				
07:30		130	36			50	85				
07:45		124	46	484	167	54	91	170	357	654	524
08:00		111	47			47	84				
08:15		115	29			39	74				
08:30		106	34			42	56				
08:45		97	39	429	149	54	58	182	272	611	421
09:00		64	25			47	47				
09:15		85	25			36	44				
09:30		75	26			41	36				
09:45		80	22	304	98	51	39	175	166	479	264
10:00		78	15			66	43				
10:15		64	25			34	21				
10:30		56	13			46	23				
10:45		50	13	248	66	48	20	194	107	442	173
11:00		49	14			48	17				
11:15		47	7			40	22				
11:30		55	8			51	21				
11:45		52	8	203	37	57	19	196	79	399	116
Total		2739	2200			1141	3754			3880	5954
Percent		55.5%	44.5%			23.3%	76.7%			39.5%	60.5%
Grand Total		2739	2200			1141	3754			3880	5954
Percent		55.5%	44.5%			23.3%	76.7%			39.5%	60.5%
ADT		ADT 9,834		AADT 9,834							

Applied Environmental Sciences, Inc.
90-F Glenda Trace #327
Newnan, Georgia 30265

December 18, 2007

New Dimension Engineering, LLC
101 Devant Street, Unit 908-B
Fayetteville, GA 30214

ATTN: Ms. Courtney J. Nolan, P.E.
President

RE: Report of Wetland Delineation & State Waters Review
Seay Farm, 140-acre Tract
Oglesby Bridge Road & Hwy. 212
Rockdale County, Georgia

Dear Ms. Nolan:

Applied Environmental Sciences, Inc. has completed a Wetland Delineation and State Waters Review on the Seay Farm, 140-acre Tract. This report contains information obtained during our investigation and our opinion of permitting options for site development.

We appreciate the opportunity to be of service to you on this project and look forward to working with you in the future. Please contact us at your convenience if you have any questions or if we can be of continued service.

Sincerely,

APPLIED ENVIRONMENTAL SCIENCES, INC.

M. Brannon Miles
President

Enclosures: Report of Wetland Delineation & State Waters Review
Figure 1: Site Location Map
Figure 2: USGS Topographic Map
Figure 3: Jurisdictional Area Plan

Applied Environmental Sciences, Inc.
90-F Glenda Trace #327
Newnan, Georgia 30265

Copy to Burtt
Waynesboro

REPORT

OF

WETLANDS DELINEATION AND STATE WATERS REVIEW

ON THE

SEAY FARM, 140-ACRE TRACT
OGLESBY BRIDGE ROAD & HWY. 212
ROCKDALE COUNTY, GEORGIA

PREPARED FOR

MS. COURTNEY J. NOLAN, P.E.
NEW DIMENSION ENGINEERING, LLC
101 DEVANT STREET, UNIT 908-B
FAYETTEVILLE, GA 30214

DECEMBER 18, 2007
AES PROJECT NO. 27511.1

678.262.4020 tel • 770.683.4875 fax

www.aesciences.net

Project Purpose and Location

Applied Environmental Sciences, Inc. was contracted by New Dimension Engineering, LLC to perform a delineation of wetlands and other jurisdictional waters for the Seay Farm, 140-acre Tract. This site is hereinafter referred to as the Project Site. The investigation included a review of potential Georgia Waters of the State, including those that require a stream buffer. The delineation and review were requested to be used in a determination of potential Federal and State permitting requirements for Project Site development.

Based on the provided information, the Project Site consists of an approximately 140-acre tract adjacent to the northwest of the intersection of Oglesby Bridge Road and Highway 212 in Rockdale County, Georgia. The Project Site is located within the Piedmont Physiographic Province of Georgia. Drainage from the Project Site is generally toward the north to Honey Creek. Honey Creek is located within the South River drainage basin.

Methodology

Wetland Delineation

The purpose of the wetland delineation was to identify Federal jurisdictional waters, including wetlands on the Project Site. In order for an area to qualify as wetland, physical evidence of (1) wetland vegetation, (2) wetland hydrology, and (3) hydric soils must be present. The criteria used to determine these parameters in the field are found in the **U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual**. The definition for other Waters of the U.S., found at 33 CFR Section 328.3(a)(3), was used to delineate stream channels and open waters which do not meet the criteria for wetlands, but are jurisdictional to the USACE.

Recommendations for further coordination with the USACE for verification of a wetland delineation, issuance of a jurisdictional determination or permit to discharge fill material in Waters of the U.S. and wetlands are based on our understanding of current Federal wetland regulations, the results of the investigation, and review of provided, proposed development plans for the Project Site.

State Waters Review

The purpose of the state waters review was to identify potential Georgia Waters of the State located on the Project Site, and determine which of those waters should require a stream buffer. The Erosion and Sedimentation Act of Georgia prohibits land disturbing activities within the 25-foot buffer along state waters. However, the EPD provides for a variance process for certain activities within the buffer. Certain activities, such as road and utility line crossings, are typically exempt.

The criteria used for the review is detailed in Section 391-3-7.01 (v) of Chapter 391-3-7 of the Georgia Erosion and Sediment Act, Revised January, 2005. The criteria defined in the EPD Erosion and Sediment Control Manual, Revised January, 2005 was utilized to determine which areas on the Project Site require a state waters buffer. The definition utilized is as follows: "a "Stream Bank" means the confining cut of a stream channel and is usually identified as the point where the normal stream flow has wrested the vegetation. For non trout waters, the normal stream flow is any stream flow that consists solely of base flow or consists of both base flow and direct runoff during any period of the year. Base flow results from groundwater that enters the stream channel through the soil. This includes spring flows into streams. Direct runoff is the water entering stream channels promptly after rainfalls or snow melts."

As a supplemental tool for the review, potential streams and drainage features were evaluated using the current version of the intermittent stream evaluation method developed by the North Carolina Division of Water Quality (NCDWQ). The NCDWQ Stream Classification Method and associated guidance manual is a scoring method developed to distinguish ephemeral channels from intermittent streams. Within the classification method, a stream or stream segment must score a minimum of 19 points for classification as "intermittent." For scores of 18 points or less, the stream will be classified as "ephemeral" unless found to be a natural variant or urbanized channel.

Results

AES personnel completed the Wetland Delineation and State Waters Review on December 6, 2007. The wetland-upland (jurisdictional) boundaries were identified in the field with pink flagging. The head of each stream that originates on the Project Site was also flagged in the filed. The flagged jurisdictional boundaries were field-located using a *Trimble Pro XT* GPS. The collected data was post processed for further accuracy and transferred to the provided site plan. Jurisdictional areas delineated on the Project Site are depicted on the attached Figure 3 and consist of the following:

- Five perennial streams (PS1 – PS5)
- Four intermittent streams (IS1 – IS4)
- Three areas of wetlands (W1 - W3)
- Three ponds (P1 – P3)

Five perennial streams were identified on the Project Site. Each stream is well defined and is moderately incised. Perennial stream PS1 originates off site and trends generally northward across the western portion of the Project Site. Perennial stream PS2 flows to the northeast across the northwestern corner of the Project Site. Perennial stream PS3 forms the northern property boundary. Perennial stream PS4 begins on site and flows generally to the north-northeast across the central portion of the Project Site. Perennial stream PS5 originates at the outflow structure of a small pond (pond P2) on the northeastern portion of the Project Site. PS5 converges with PS4 approximately 350-ft to the west of the outflow structure.

Pond P1 is located on the western side of the Project Site and is an impoundment of PS1. An area of emergent and forested wetlands (W1) was identified within the headwaters of this pond. Intermittent stream IS1 commences on site to the east of the pond. A second area of forested wetlands (W2) was identified adjacent to this stream and to the east of the pond. Ponds P2 and P3 are located on the northeastern portion of the site. Pond P3 is an impoundment of intermittent streams IS3 and IS4. Pond P2 is located adjacent and down gradient of pond P3. Wetland area W3 consists of an emergent and forested wetlands system within the headwaters of perennial stream PS4. This wetland exhibits hydrologic influence from the adjacent upland landscape positions.

Discussion

Based on our investigation, each of the above-described areas should be considered jurisdictional to the USACE. Also, the streams and ponds should be considered Georgia Waters of the State jurisdictional to the Georgia EPD, and should require buffers.

Federal Permitting Requirements

Based on our review of the provided site plan, a residential development is proposed for the Project Site. Impacts to Waters of the U.S., including wetlands, can be authorized through USACE Nationwide and Individual Permits. Generally, impacts for residential developments less than 300-linear feet of stream

channel and less than 0.50-acres of wetlands may be authorized under USACE Nationwide Permit No. 29. USACE Nationwide Permit No. 29 requires a 45-day review period after submittal to the USACE. Compensatory mitigation is required to offset impacts in excess of 100-linear feet of stream channel and 0.10-acres of wetlands. Impacts to greater than 300-linear feet of stream channel or 0.50-acre of wetlands require a USACE Individual Permit. A USACE Individual permit typically takes 7 to 13-months for approval.

State Permitting Requirements

The Georgia Erosion & Sedimentation Act prohibits land disturbing activities within the 25-foot buffer adjacent to state waters. The EPD does provide for a variance process for buffer encroachment for certain activities. Typically, road and utility line crossings are exempt from the variance process if they are constructed perpendicular to the stream.

Based on our review, all of the streams and ponds on the Project Site should be considered state waters and should require buffers. The delineated wetland areas are not inundated, and should not require buffers. Based on our review of the site plan, two road crossings across state waters are proposed. The crossings appear to be perpendicular to the respective stream channels. Therefore, they should not, in our opinion, require stream buffer variances.

Conclusions

Jurisdictional areas consisting of five perennial stream, four intermittent streams, two ponds, and three wetlands systems were identified on the Project Site. All of these areas should be considered jurisdictional to the USACE. The streams and ponds should also be considered jurisdictional to the EPD and should require buffers.

Based on the provided site plan, a residential development is proposed for the Project Site. Under the current design, two road crossings across live streams are proposed. Permitting for the crossings should be possible through the use of a USACE Nationwide Permit No. 29. Authorization from the USACE in the form of an approved Pre-Construction Notification is required prior to construction of the development. If the cumulative impacts to stream channel are greater than 100-lf, compensatory mitigation will be required.

The streams and ponds on the Project Site should be considered Georgia Waters of the State and require buffers. The proposed road crossings appear to be perpendicular to the stream channels. Therefore, the crossings should not, in our opinion, require buffer variances. Following the preparation of the final development and grading plans, proposed impacts to jurisdictional waters should be calculated to determine the appropriate permitting requirements and necessary coordination with the USACE and EPD. Applied Environmental Sciences would be glad to assist you with the impact determination and then provide recommendations concerning permitting options.

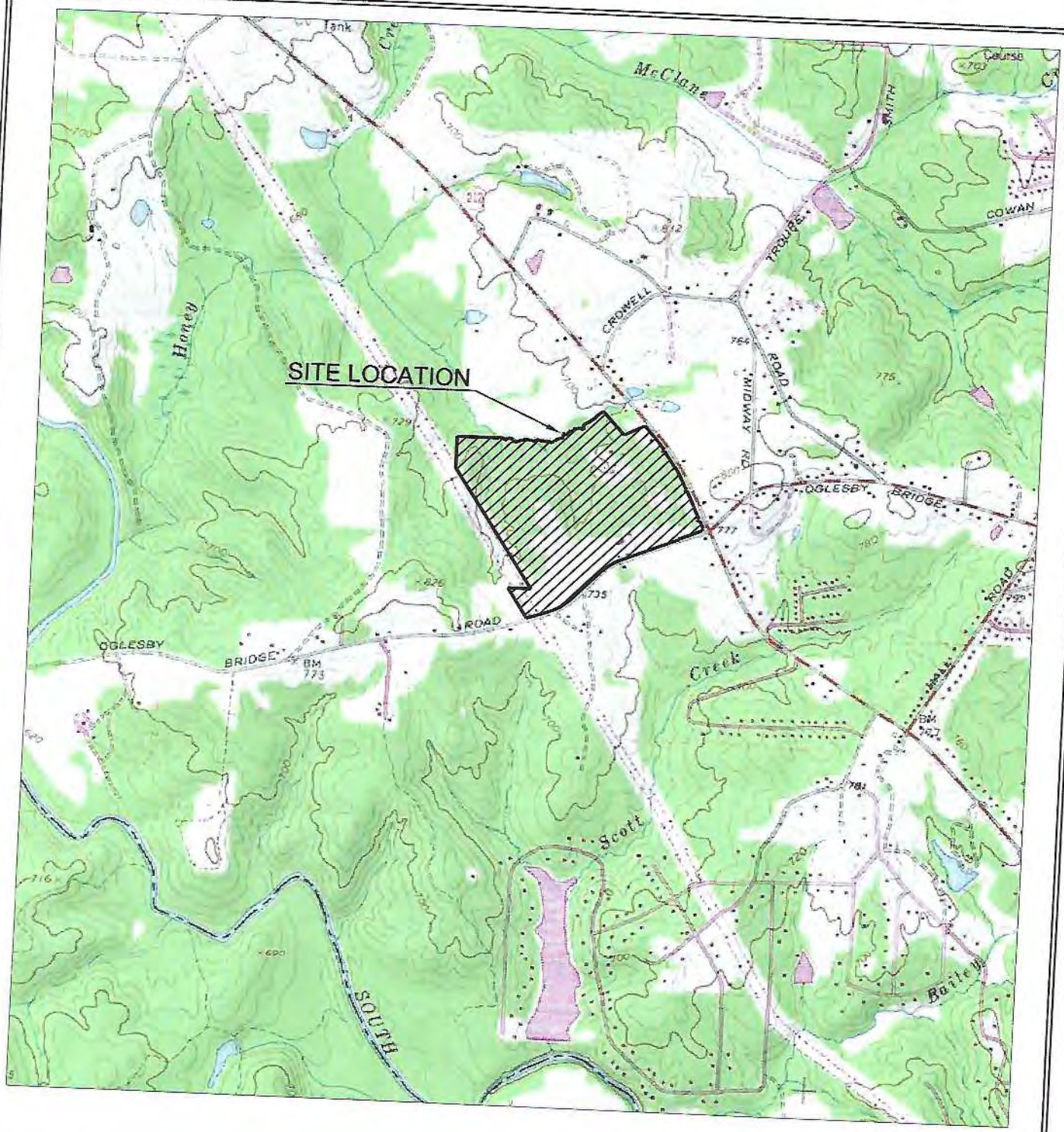
APPLIED ENVIRONMENTAL SCIENCES, INC.

SCALE: 1" = 2000'	STUDY TYPE: WETLAND DELINEATION		AES JOB No.: 27511.1
DATE: 12-16-07	CHECKED BY: MBM	DRAWN BY: CSL	REVISED:

FIGURE 1: SITE LOCATION MAP
SITE: Seay Farm, 140-acre Tract
Rockdale County, Georgia
CLIENT: New Deminsion Engineering, LLC
SCALE: 1" = 2000'

AES
Applied Environmental Sciences, Inc.
90-F Glenda Trace, #327 Newnan, Georgia 30265
(678) 262-4020 (770) 683-4875 (fax) www.aesciences.net

(6)



SCALE: 1" = 2000'	STUDY TYPE: WETLAND DELINEATION		AES JOB No.: 27511.1
DATE: 12-16-07	CHECKED BY: MBM	DRAWN BY: CSL	REVISED:

FIGURE 2: USGS TOPOGRAPHIC MAP
SITE: Seay Farm, 140-acre Tract
Rockdale County, Georgia
CLIENT: New Deminsion Engineering, LLC
SCALE: 1" = 2000'

AES
Applied Environmental Sciences, Inc.
90-F Glenda Trace, #327 Newnan, Georgia 30265
(678) 262-4020 (770) 683-4875 (fax) www.aesciences.net

	WETLAND AREA
	STREAM - WATER OF THE U.S. / STATE WATER
	POND - WATER OF THE U.S. / STATE WATER

0 250 500

GRAPHIC SCALE: 1" = 500'

SCALE: 1" = 500'	STUDY TYPE: WETLAND DELINEATION		AES JOB No.: 27511.1
DATE: 12-16-07	CHECKED BY: MBM	DRAWN BY: CSL	REVISED:

FIGURE 3: JURISDICTIONAL AREA PLAN
SITE: Seay Farm, 140-acre Tract
Rockdale County, Georgia
CLIENT: New Deminsion Engineering, LLC
SCALE: 1" = 500'

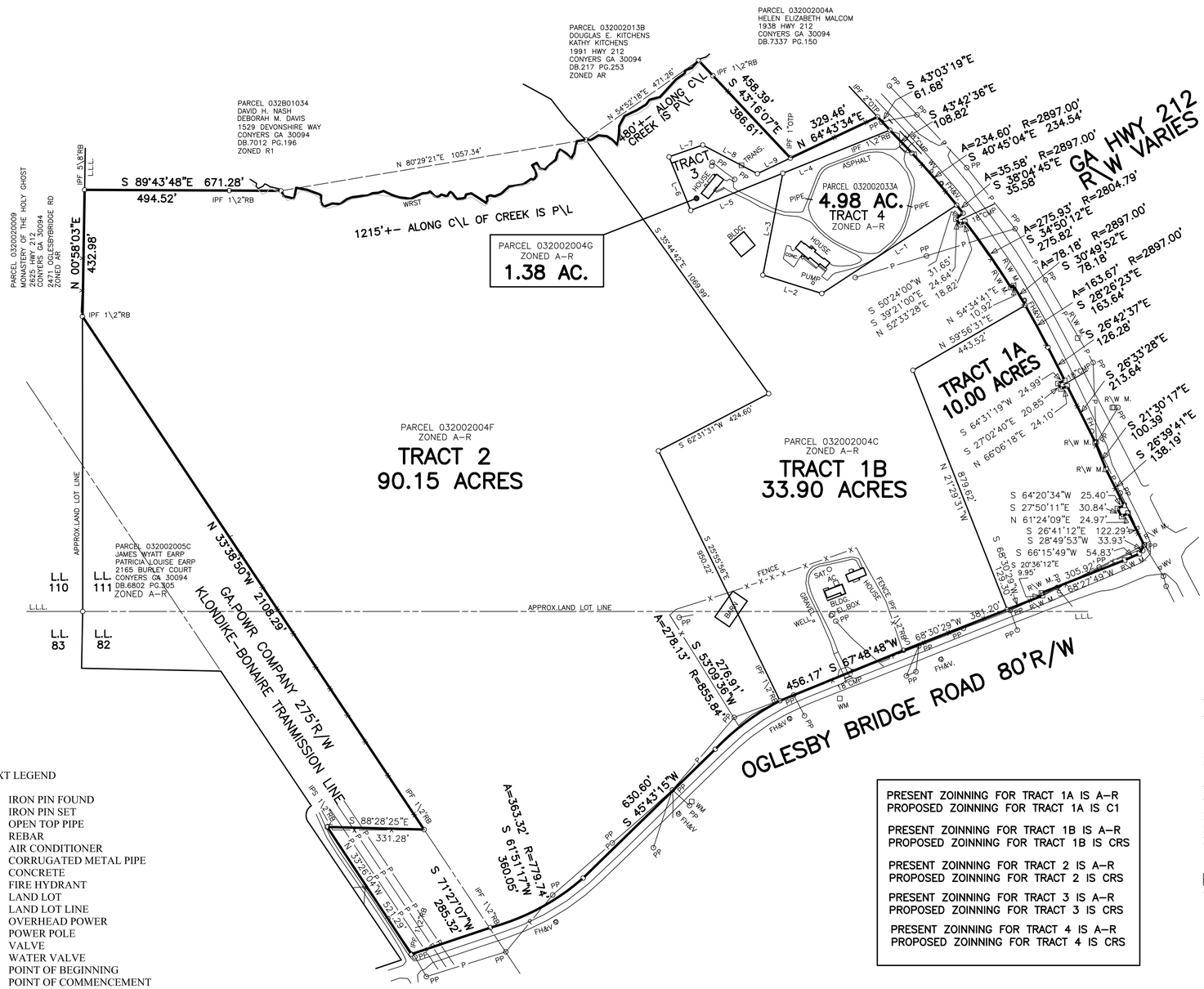
AES
Applied Environmental Sciences, Inc.
90-F Glenda Trace, #327 Newnan, Georgia 30265
(678) 262-4020 (770) 683-4875 (fax) www.aesciences.net

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

James S. Hull, Jr. GA RLS 2936
PARCEL 032002004F DB.631 PG.153
PARCEL 032002004C DB.193 PG.967
PARCEL 032002033A DB.149 PG.199
PARCEL 032002004G DB.3719 PG.301

GEORGIA REGISTERED NO. 2936 LAND SURVEYOR JAMES S. HULL JR.

COURSE	BEARING	DISTANCE
L-1	S 56°43'35"W	551.45'
L-2	N 72°37'49"W	211.20'
L-3	N 11°03'33"E	354.60'
L-4	N 68°01'25"E	395.00'
L-5	S 68°01'25"W	339.34'
L-6	N 21°259'55"E	197.70'
L-7	S 70°42'47"W	122.01'
L-8	S 62°20'56"E	210.76'
L-9	N 64°43'34"E	125.13'



GRID NORTH

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

All or a portion of this survey was performed by GPS. Approximately 95% of this survey was GPS(Equipment: LEICA GS18) and 5% was robotic total station (Equipment: Trimble S6). Type of GPS was Base and Rover. The field data upon which this plat is based has a positional tolerance of 0.04' based on redundant measurements and has not been adjusted. The horizontal datum for this survey was NAD83, Georgia West Zone. All distances shown on this plat are surface distances. This plat has been calculated for closure and was found to be accurate within one foot in 197,371 feet.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13247C0158D & 13247C0166D, Dated: 12/08/2016.

OWNER:
PARCEL 032002004F
WILLIS BENJAMIN SEAY,III
3324 PEACHTREE ROAD
SUITE 1602
ATLANTA, GA 303026
DB 631, PG 153

OWNER:
PARCEL 032002004C
WILLIS BENJAMIN SEAY,III
3324 PEACHTREE ROAD
SUITE 1602
ATLANTA, GA 303026
DB 193, PG 967
1929 OGLESBY BRIDGE ROAD

OWNER:
PARCEL: 032002033A
WILLIS BENJAMIN SEAY,III
3324 PEACHTREE ROAD
SUITE 1602
ATLANTA, GA 303026
DB 149, PG 199
1919 OGLESBY BRIDGE ROAD

OWNER:
PARCEL 032002004G
WILLIS BENJAMIN SEAY,III
3324 PEACHTREE ROAD
SUITE 1602
ATLANTA, GA 303026
DB 3719, PG 301
1920 OGLESBY BRIDGE ROAD

TEXT LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
OTP	OPEN TOP PIPE
RB	REBAR
AC	AIR CONDITIONER
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
FH	FIRE HYDRANT
LL	LAND LOT
LLL	LAND LOT LINE
P	OVERHEAD POWER
PP	POWER POLE
V	VALVE
WV	WATER VALVE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
B/L	BUILDING LINE
C/L	CENTERLINE
R/W	RIGHT-OF-WAY

PRESENT ZOINNING FOR TRACT 1A IS A-R
PROPOSED ZOINNING FOR TRACT 1A IS C1

PRESENT ZOINNING FOR TRACT 1B IS A-R
PROPOSED ZOINNING FOR TRACT 1B IS CRS

PRESENT ZOINNING FOR TRACT 2 IS A-R
PROPOSED ZOINNING FOR TRACT 2 IS CRS

PRESENT ZOINNING FOR TRACT 3 IS A-R
PROPOSED ZOINNING FOR TRACT 3 IS CRS

PRESENT ZOINNING FOR TRACT 4 IS A-R
PROPOSED ZOINNING FOR TRACT 4 IS CRS

ZONNING PLAT FOR:

WILLIS BENJAMIN SEAY, III

LAND LOTS 82 & 111 - 11TH DISTRICT

ROCKDALE COUNTY, GEORGIA

DATE OF FIELD WORK: 4-29-2024
DATE OF PLAT PREPARATION: 7-2-2024
EQUIPMENT USED: TRIMBLE S6

200 0 200 400 600
GRAPHIC SCALE -1 INCH = 200 FEET

PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

MASTER 36700
JOB NO. 24-233
DWG. NO. 36805

BOARD OF COMMISSIONERS
OSBORN NESBITT, SR., CHAIRMAN
SHERRI L. WASHINGTON, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II

DEPARTMENT OF PLANNING & DEVELOPMENT
CHRISTOPHER WHEELER, INTERIM DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

PLANNING COMMISSION AND BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

FLU Case Number:	FLU2024-05
REZ Case Number:	REZ2024-18
Address:	4250 SE Highway 20
Tax Parcel IDs:	080A010014
Site Area:	12.88 acres
Current Zoning:	A-R (Agricultural-Residential District)
Existing Conditions:	Undeveloped/Wooded
FLU Request:	To amend the Future Land Use Map Category from Medium Density Residential to Commercial to allow for commercial uses including a restaurant.
REZ Request:	To rezone 12.88 acres from A-R (Agricultural-Residential) to C-2 (General Commercial) to allow the property to be developed with commercial uses including a restaurant.
Applicant:	John Andrew Nix / Maddox Nix Firm
Owners:	1618 Land Holdings, LLC
Staff Recommendation:	**Approval with Conditions**
PC Hearing Date:	November 7, 2024
BOC Hearing Date:	November 14, 2024

ZONING HISTORY

The subject site is located at 4250 SE Highway 20 and is zoned A-R (Agricultural-Residential District). No prior zoning changes are on record for this property.

EXISTING SITE CONDITIONS

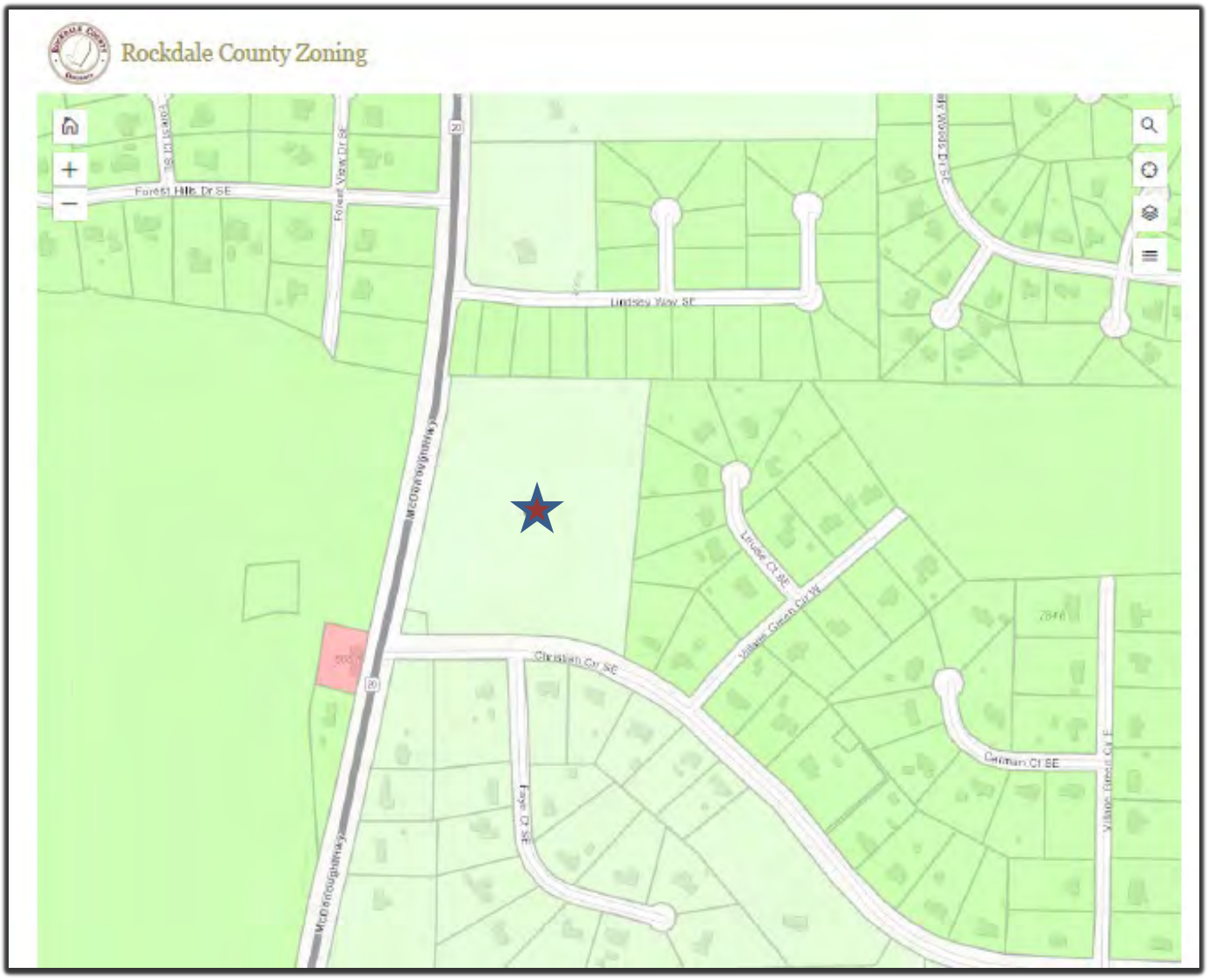
The subject site is a 12.88-acre property along Highway 20 SE. The parcel has road frontage along both Highway 20 SE and S Christian Circle SE. Sidewalks are not present along any of the property's road frontage. There are no streams, wetlands, or flood hazard areas on the property. The parcel is undeveloped and heavily wooded.

SURROUNDING USE AND ZONING

The subject site is surrounded by residential uses. The following is a summary of surrounding uses and zoning:

ADJACENT ZONING AND CURRENT LAND USE			
Direction	**Address**	**Zoning District**	**Current Land Use**
North	4201 SE Lindsey Way	R-1	Single-Family Residence
	4205 SE Lindsey Way	R-1	Single-Family Residence
	4209 SE Lindsey Way	R-1	Single-Family Residence
	4213 SE Lindsey Way	R-1	Single-Family Residence
	4217 SE Lindsey Way	R-1	Single-Family Residence
West	770 SE Oglesby Bridge Road	R-1/Cond	Rural Land
South	4334 SE Highway 20	A-R	Single-Family Residence
	2131 SE Christian Circle	A-R	Single-Family Residence
	2099 SE Christian Circle	A-R	Single-Family Residence
	2089 SE Christian Circle	A-R	Single-Family Residence
East	2084 SE Christian Circle	R-1	Single-Family Residence
	1105 SE Louise Court	R-1	Single-Family Residence
	1111 SE Louise Court	R-1	Single-Family Residence
	1115 SE Louise Court	R-1	Single-Family Residence
	1121 SE Louise Court	R-1	Single-Family Residence

ZONING MAP

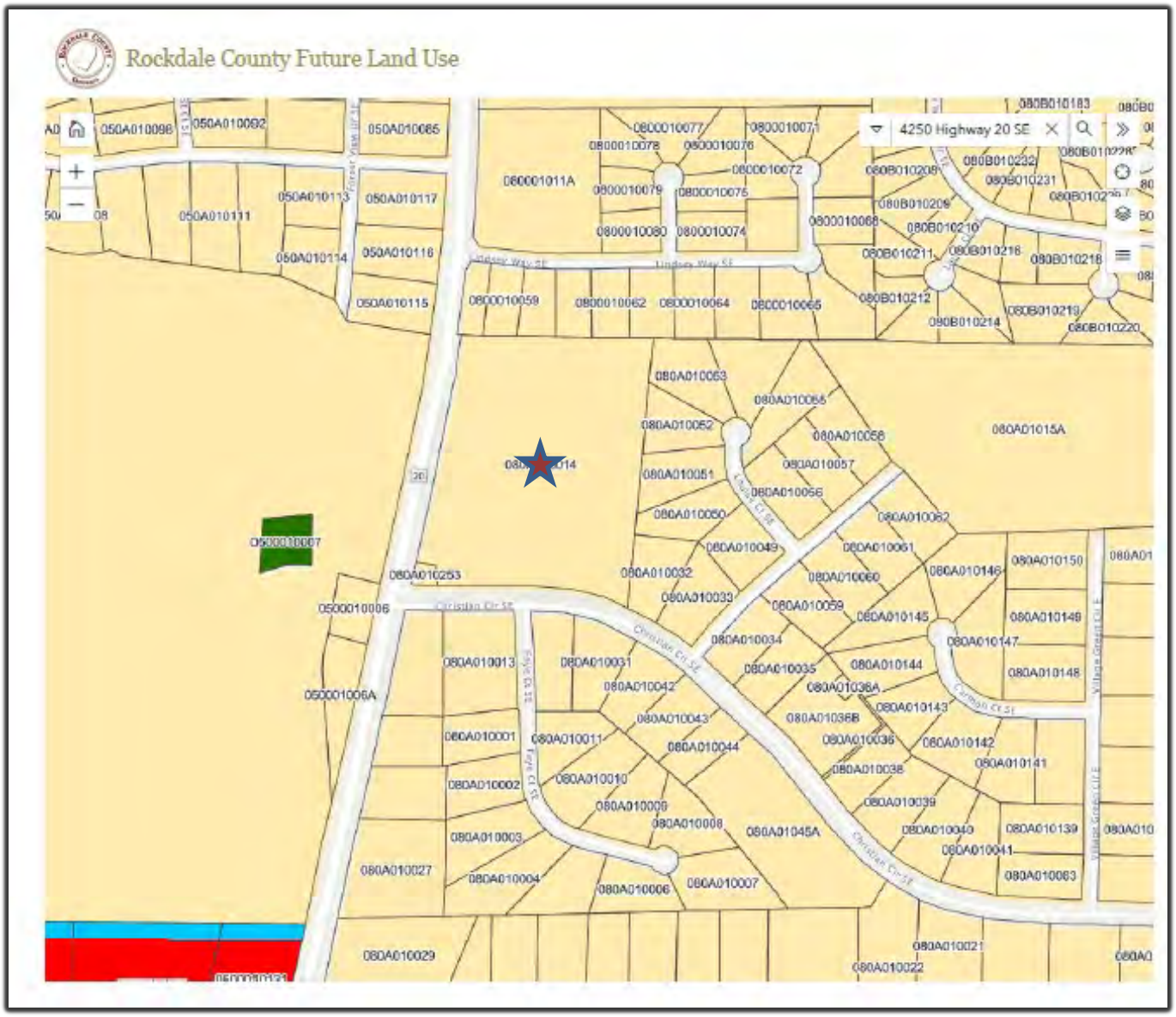


AR - Agricultural Residential District

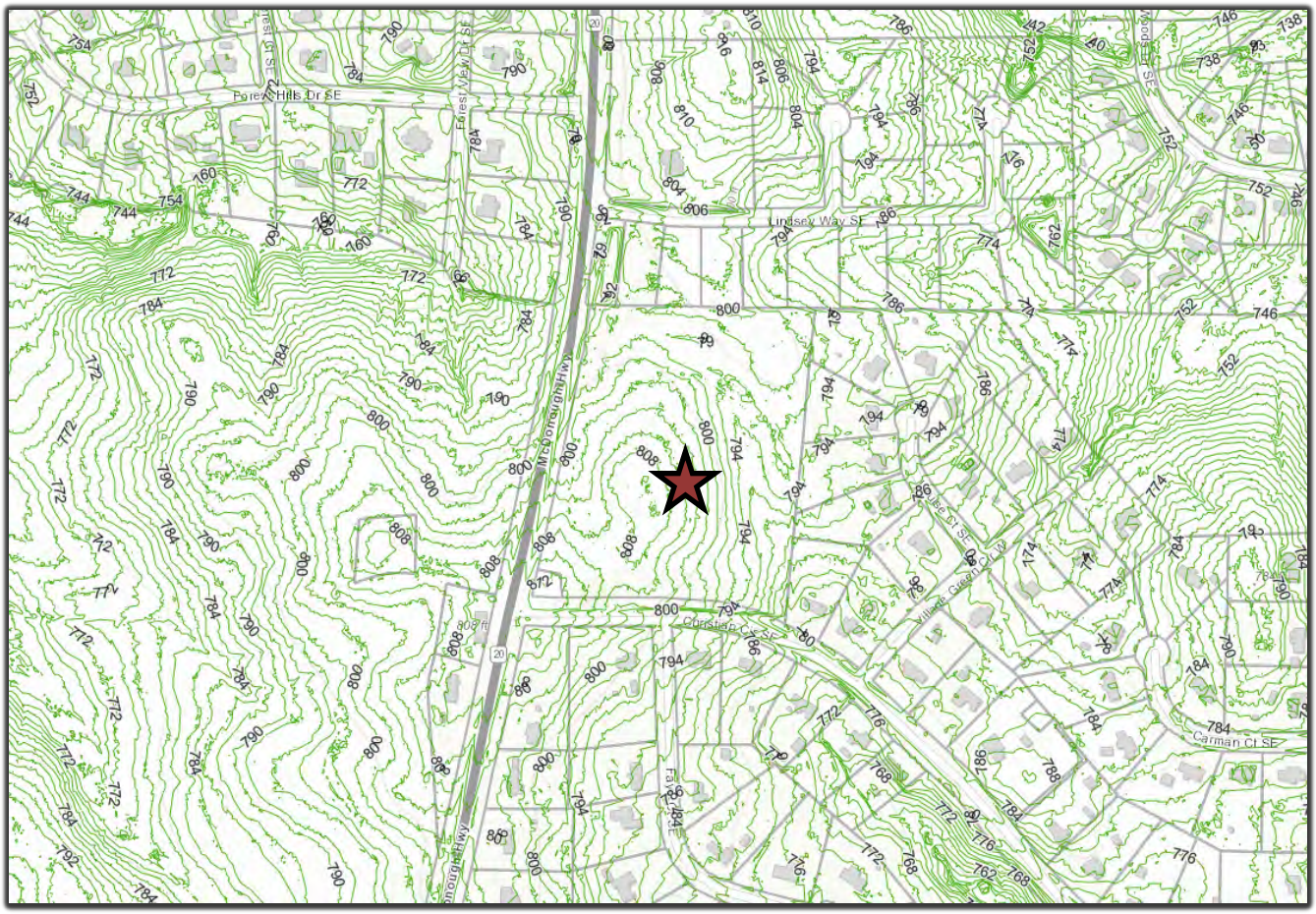
R1 - Single-Family Residential District

C1 - Local Commercial District

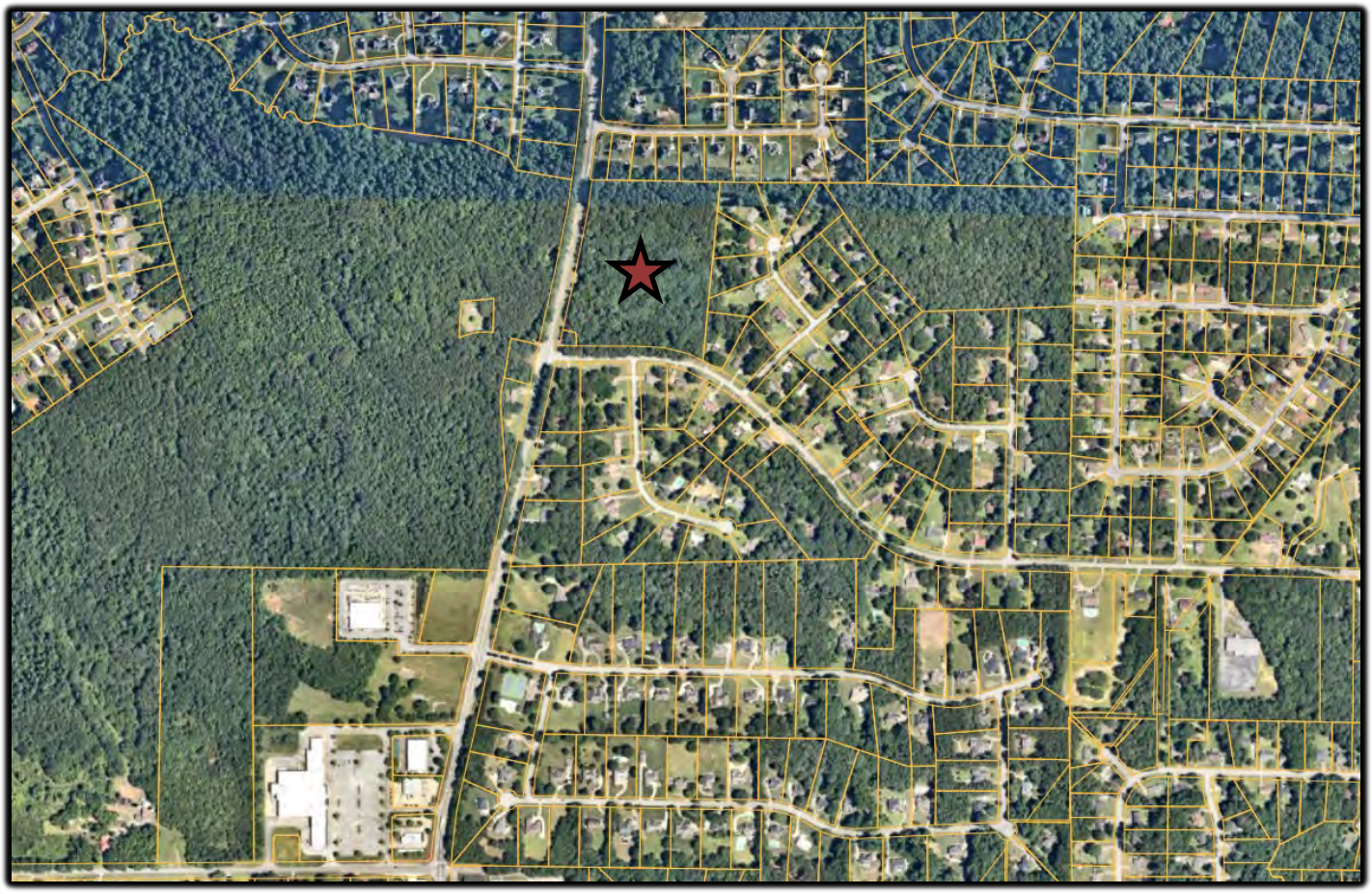
FUTURE LAND USE MAP



CONTOUR MAP



AERIAL MAP



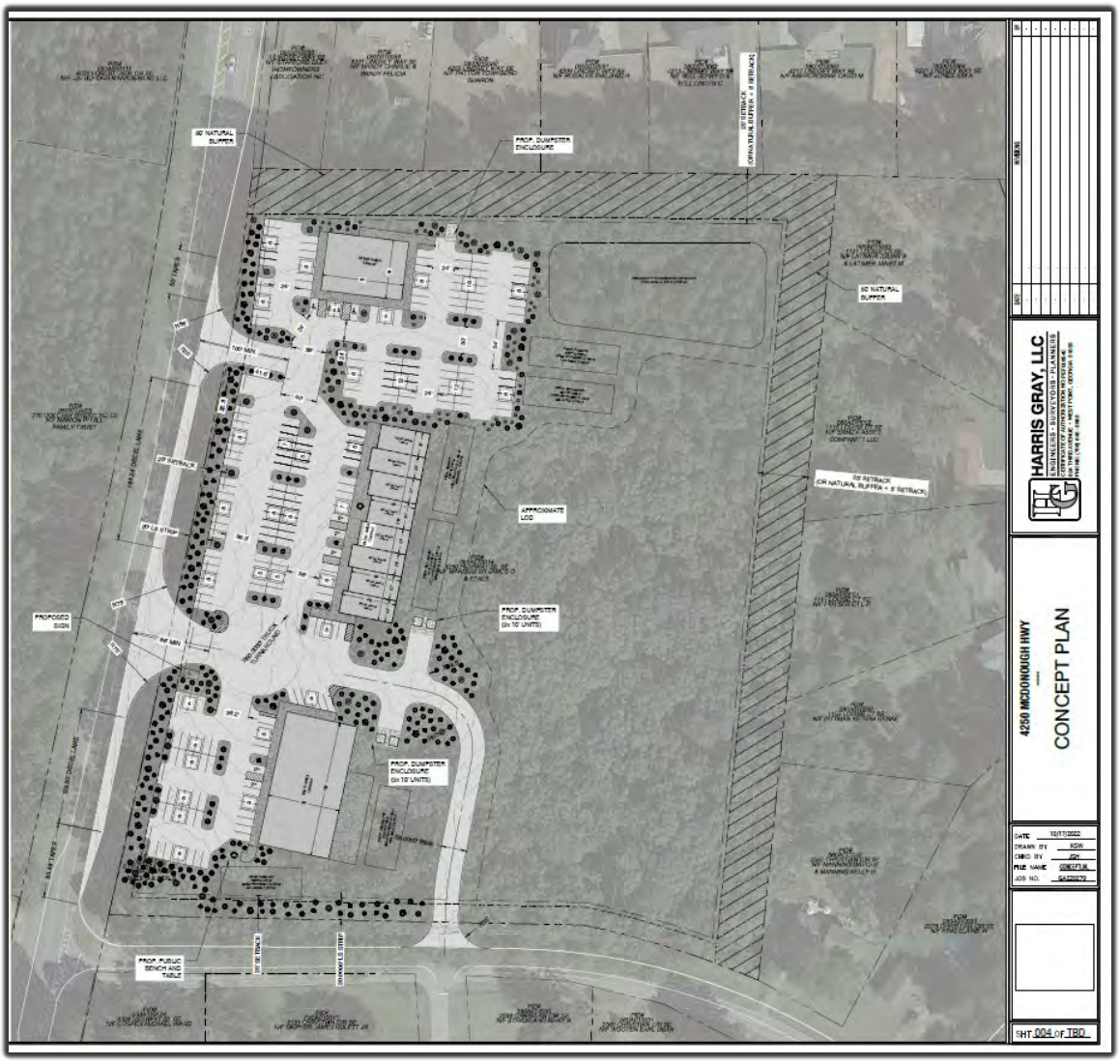
PROJECT SUMMARY

The applicant is requesting a rezoning and a future land use amendment for a 12.88-acre site. The project includes the following:

- A request to rezone the site from A-R (Agricultural-Residential) to C-2 (General Commercial) for the development of a 29,850 square foot retail commercial complex.
- A request to amend the Future Land Use Map from Medium Density Residential to Commercial.

The site includes the following elements:

- Three buildings totaling 29,850 square feet
- Three access points to the commercial complex
  - Two access points from Highway 20 SE (with deceleration lanes and tapers)
  - One access point from S Christian Circle SE
- Proposed stormwater detention pond with a surface area of 24,616 square feet
- Proposed three primary septic fields and three secondary septic fields
- Proposed 50-foot-wide transitional buffer adjacent to R-1 zoned properties (meets code requirements)



ZONING AND DEVELOPMENT STANDARDS

The following is a summary of applicable development standards from the Rockdale Unified Development Ordinance (UDO):

ZONING AND DEVELOPMENT STANDARDS			
Standard	**Required**	**Proposed**	**Meets Standard?**
Minimum Lot Size	15,000 SF	12.88 acres	YES
Minimum Lot Width	100 Feet	>100 Feet	YES
Front Setback	25 Feet	25 Feet	YES
Rear Setback	35 Feet	>25 Feet (with additional natural buffer)	YES
Side Setback	25 Feet	25 Feet	YES
Gross Density	15,000SF/Acre maximum	450,000 SF	YES
Front Landscape Strip	20 Feet	20 Feet	YES
Side/Rear Landscape Strip	10 Feet	>10 Feet	YES
Transitional Buffer (Adjacent to R-1)	50 Feet	50 Feet	YES

INTERNAL AND EXTERNAL AGENCY REVIEW

In addition to the above referenced development standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Fire

Fire Hydrants shall be spaced a maximum 500 feet apart for non-sprinkled structures and maximum of 600 feet apart for sprinkled structures.

Board of Education

No impact – Commercial property.

Stormwater Department

Based on the submitted rezoning documents, there are no known environmental impacts which still acquire Rockdale County requirements that must be adhered to by Federal, State and County ordinances. Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting.

CHAPTER 328 – Buffers, landscaping, and Tree Protection

Sec. 328-15. - Authority, findings, purpose and intent.

(a) *Authority.* This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including by not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) *Findings, purpose, and intent.* It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows:

(1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.

(2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.

(3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.

(4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.

(5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff.

(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.

(7) To reduce noise and glare on adjacent properties from properties that has been extensively developed.

(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.

(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.

(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.

(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.

(a) Each new development not covered by section 328-24 shall prepare a landscape and tree protection and replacement plan showing compliance with this section.

(b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining for the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces, or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.

(c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.

(d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or storm water detention facilities except when complying with requirements below. Driveway crossings may traverse such strip as near to a perpendicular alignment as practical. Signs may be located in the required landscape strip.

Transportation

Sec. 222 – Off Street Parking Standards:

 Ensure parking space dimensions remain in accordance with Rockdale ordinance and requirements.

 Appears to have enough parking and ADA parking spaces.

 Lights will be required if the parking and loading areas are to be used at night.

Sec. 332, Article I – Streets and Sidewalks

 Ensure deceleration lane tapers are the appropriate length for posted speed limits on Hwy 20

and if required on Christian Cir.

 Provide documentation that site-distance-requirements were considered.

Provide a traffic impact study to consider the change in zoning to accommodate this proposed site.

 Provide documentation of GDOT's review and approval of a ROW/driveway encroachment of

Highway 20 with future permit submissions to Rockdale County.

 Ensure driveway entrance from Christian Cir. has a centerline aligned directly across from Faye Ct.

 Developer to provide a lighting plan for the site.

*RDOT comments are not all inclusive and are subject to change or be updated on future

submissions, esp. as this conceptual site plan is revised and refined.

Updated RDOT Comments (10/18/2024):

We agree with the findings in the traffic study. Certain turning movements at the intersection of Christian Circle and McDonough Hwy (SR 20) do get worse as a result of the new development but not enough to warrant a signal.

Water/Sewer Department

Existing 8" DIP Water main along GA Hwy 20 SE and South Christian Circle SE. Public

Wastewater is not available. See Map Attached.

EVALUATION OF THE FUTURE LAND USE REQUEST

Sec. 238-4(g)(2) Standards for review of comprehensive plan amendments

When considering an application to amend the future land use map, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following:

A. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

The subject site currently has a future land use designation of Medium Density Residential and is surrounded by other properties with the same future land use designation of Medium Density Residential. The proposed Future Land Use amendment to Commercial may be a viable option for the subject site due to its location along Highway 20 SE—a corridor which will likely experience increased commercial development in the following decades.

B. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

Staff believes that the proposed amendment to allow a commercial complex would be compatible in the area as the site is located along Highway 20 and is within 1,200 feet of an existing commercial node.

C. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

The proposed commercial complex will be served by public water and a septic system. The project will have an impact on transportation facilities, so the applicant was required to submit a Traffic Impact Study for the project. The study was reviewed by Transportation staff; staff agreed with the findings of the study and stated that though turning movements at Christian Circle would get worse, the new development would not warrant a signal. The development will have no impact on the Rockdale County school system.

D. The extent to which the proposed amendment would increase adverse impacts on the natural environment, especially water quality, green space preservation and air quality.

The proposed commercial development would not increase adverse impacts on the natural environment. Additionally, there are no streams, floodplains, or wetlands on the site that would be impacted from the proposed development.

E. Whether the proposed amendment would reduce dependence on the automobile

The proposed commercial development would not reduce dependence on the automobile due to the development's location along Highway 20 SE.

F. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

There are no known historic or cultural resources in the vicinity of this property; therefore, no adverse impacts are anticipated.

G. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

The proposed amendment would be compatible with the surrounding properties in the area that have Medium Density Residential and Commercial future land use designations.

H. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

This development would have no impact on the City of Conyers as the property is not in proximity to City limits.

I. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water

and sewer plans.

If all land development and stormwater regulations are designed and permitted in accordance with the code requirements, the proposed amendment will not affect the public water supply. Furthermore, the development will be utilizing a septic system.

EVALUATION OF THE REZONING REQUEST

When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following standards as described in Section 238-4(G1) of the UDO:

A. Is the zoning proposal permitted as a use that is suitable in view of the use and development of adjacent and nearby property?

The subject site is surrounded by residential uses on all sides. The residential properties adjacent to the site are zoned R-1 (Single-Family Residential) and A-R (Agricultural-Residential). The residences to the south and east of the subject property are within the Village Green Subdivision and were constructed in the 1970's, while the homes in the Stafford Glen Subdivision to the north were constructed throughout the 2010's and 2020's. Though surrounded by residential subdivisions, the subject property is located along Highway 20 SE, which will likely experience commercial growth in the next few decades as the county continues to grow. An existing commercial node along Highway 20 SE is located approximately 1,200 feet to the southwest of the subject site. This commercial complex includes a shopping complex with discount stores, fast-food restaurants, an auto parts store, retail shops, and a lawn and garden supplies store. Property records indicate that these commercial uses were constructed from 1996 to 2018.

As such, the area surrounding the subject site appears to be experiencing residential and commercial growth concurrently. Furthermore, the applicant's site plan provides a viable separation of the proposed shopping complex and surrounding residential properties. The proposed undisturbed transitional buffer meets the required width listed in Sec. 328-6 of the Unified Development Ordinance.

B. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The existing uses of adjacent or nearby properties would likely not be adversely impacted by the zoning change. Allowing the rezoning for a commercial complex in accordance with the application would be consistent with existing commercial uses along Highway 20 SE. Proposed landscaping and transitional buffers will buffer the adjacent residential properties. The submitted Traffic Impact Study found that transportation infrastructure is currently operating at low levels of service, and that the proposed project would result in "slightly longer delays" in evening peak hours.

C. Will the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

The property has reasonable economic use as currently zoned. However, the site would have a greater economic use if rezoned to C-2 (General Commercial) due to the parcel's location; the proposed commercial center's retail and restaurant uses will likely receive foot-traffic from Highway 20 SE.

D. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

If all land development and stormwater regulations are designed and permitted in accordance with the code requirements, the proposed rezoning would likely not increase adverse impacts on public facilities. The proposed commercial complex will be served by public water and a septic system. The project will have an impact on transportation facilities and traffic patterns, and a Traffic Impact Study was provided that evaluated these impacts. A growth factor of approximately 1% was used in the analysis. The analysis included evaluation of "no-build" and "build" conditions, both of which account for the volume increases

due to annual growth of through traffic. The results of the "build" conditions indicate that "the stop-controlled approach of Christian Circle will continue to operate at LOS "F" with slightly longer delays in the PM peak hour. The stop-controlled full access driveway at SR 20 will also experience some delays and will operate at LOS "E" and "F" in AM and PM peak hours respectively." Transportation staff reviewed the study and agreed with the findings that turning movements at Christian Circle would get worse, but not enough to warrant a signal. The development will have no impact on the Rockdale County school system.

E. Is the zoning proposal in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan?

Concurrent to the rezoning request, the applicant is requesting to amend the Future Land Use Map from Medium Density Residential to Commercial. Staff believes that Commercial would be appropriate in this location along Highway 20 SE. The applicant's request for a rezoning and future land use map is in conformity with commercial uses in the surrounding area. The Future Land Use Map is a designation of the highest use available; and is utilized for staff and commissioners to consider the most compatible use for the proposed area. In effect, the land use categories proscribed as part of this plan specifies which zoning districts are deemed suitable surrounding uses (Section 206-2), and Commercial is deemed a use that reflects the future zoning for the area.

F. Are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval, or disapproval of the zoning proposal?

The area along Highway 20 SE has been experiencing both commercial and residential development in the past several decades, and staff believe that a rezoning of the property from A-R (Agricultural-Residential) to C-2 (General Commercial) would allow the property to be better utilized.

PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS

Based on staff's evaluation of the request, and the standards governing exercise of zoning power, the Department of Planning and Development recommends ***Approval with Conditions*** of the requests to amend the Future Land Use Plan from Medium Density Residential to Commercial and to rezone from A-R (Agricultural-Residential) to C-2 (General Commercial). Should the application be approved, staff recommend the following conditions:

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the C-2 Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
2. The applicant shall provide the 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. The applicant shall provide documentation of GDOT's review and approval of a ROW/driveway encroachment of Highway 20 with future permit submissions to Rockdale County.
4. The applicant shall ensure that the driveway entrance from Christian Circle has a centerline aligned directly across from Faye Court.
5. The developer shall provide a lighting plan for the site.

6. No elevations or architectural renderings were provided with this submittal. Buildings shall be of a brick, stacked stone and/or glass finish on all sides. Final building elevations shall be submitted for review by the Director of Planning and Development prior to land development disturbance approval.
7. As indicated on the site plan, the development shall provide a 50-foot-wide natural undisturbed buffer adjacent to all residentially zoned properties. Buffers shall be replanted where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.
8. The applicant shall provide a 20-foot-wide landscape strip adjacent to all rights-of-way.
9. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign walkers and sign-twirlers shall be prohibited.
10. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
11. Where infrastructure capacity is later deemed unavailable at the time of application submittal, the applicant shall appear before the Planning Commission (PC) prior to submittal of the Land Disturbance Permit (LDP) with proof of capacity.
12. All utilities shall be placed underground.
13. Natural vegetation shall remain on the property until the issuance of a development permit.

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

REZONING (ZONING MAP AMENDMENT) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION CHECKLIST

This application is required for Rezoning submittals that do NOT require a Future Land Use (FLU) Map Amendment application. Additionally, this application is required for Alterations to or Repeal of Conditions of Approvals. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date: | BOC 1R WS: | BOC 1R VS: | PC Hearing: | BOC Hearing: | BOC 2R WS: | BOC 2R VS:

PROPERTY

Property Address(es): (With City and Zip Code) 4250 SE Highway 20 Conyers, Georgia

Tax Parcel Numbers: 080A010014

Total Acreage: 12.88

Number of Properties: One

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's Public Hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category permits the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a Rezoning, the requested Zoning District that is being requested, and the amount of acreage of each property to be rezoned.

☒ **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):
Date attended and with which staff member: July 23rd, 2024 Carolina Angulo Tracie Roberts

☒ **Completed Application:** Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.

☒ **Property Information (Page 4)**

☒ **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.

☒ **Site and Development Information (Page 5):** General information on the property, services and utilities.

☒ **Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.

☒ **Rezoning Review Standards (Page 7):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

☐ **Conditions of Approval (Page 8):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request. NA

☒ **Applicant Certification (Page 9)**

☒ **Ownership Statement and Campaign Contribution Disclosure Statement (Page 10):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

☐ **Agent Authorization Form and Campaign Disclosure Statement (Page 11):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized. NA

☒ **Attorney Authorization Form and Campaign Disclosure Statement (Page 12):** If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

☒ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☒ **Original Plat or Survey:** Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

☐ **Survey Plat:** Signed and sealed by an architect, engineer, landscape architect or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

☒ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☒ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Development Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- ☐ A written description of the details of the proposed use and development details.
- ☐ A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
- ☐ All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
- ☐ All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
- ☐ All proposed open spaces and recreational amenities.
- ☐ All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Department.
- ☐ All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
- ☐ Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
- ☐ All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
- ☐ All proposed locations for temporary uses, such as seasonal sales areas.
- ☐ Such other and additional information as may be requested by the Zoning Administrator.

☒ **Current and Proposed FLU Category and Zoning District for Each Property:**

Address	Tax Parcel No.	Acreage	Current FLU Category		Current Zoning District	Proposed Zoning District
4250 SE Highway 20	080A010014	12.88	Medium Density Residential		AR	C-2

☒ **Filing Fee:** The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County. The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

☐ Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages x and x of the Instructions for the ARC DRI Thresholds.

☐ Fee: $1,200

☐ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☐ 20 acres and more	$700			$

☒ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☒ 10-19.99 acres	$400	080A010014	one	$ 400.00
☐ 20 acres and more	$500			$ 400.00
			Filing Fee (Fee Amount + DRI Fee)	$

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

John Andrew Nix, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	(Signature)	John Andrew Nix (Applicant's Name)	July 30, 2024 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Affidavit certifying Application (type of document)

Executed in Conyers (city), Rockdale (county), Ga (state), this 30th (day) day of July (month), 2024 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL

PAT DIMSDALE
NOTARY PUBLIC
My Commission Expires
09-17-2026
NEWTON COUNTY, GEORGIA

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

ZONING MAP AMENDMENT (REZONING) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY INFORMATION

Property Address(es): (With City and Zip Code) 4250 SE Highway 20 Conyers Georgia	Tax Parcel Numbers: 080A010014
Total Acreage: 12.88	Number of Properties: one
Subdivision:	Land Lot(s): 115 District(s): 10
Current Zoning: AR	Proposed Zoning: C-2
Current FLU Category: Medium Density Residential	
Current Use: Vacant - undeveloped	Proposed Use: Commercial

Zoning History (Rezonings, Special Use Permits, Variances, etc.): Filed similiar application in 2023 but withdrew.

Are there existing conditions of zoning for the property? If so, please list on page 8. None known to Applicant.

Purpose of requested amendment: Commercial uses including restaurant.

APPLICANT INFORMATION

Applicant / Authorized Agent:	Authorized Agent / Attorney: John Andrew Nix
Business / Person Name:	Business / Person Name: Maddox Nix
Address:	Address: 945 Bank Street
City: State: Zip:	City: Conyers State: Georgia Zip: 30012
Office #: Mobile #:	Office #: Mobile #: 678 451 4449
Email:	Email: jan@maddoxnixfirm.com

Applicant Status (check one): ☐ Owner ☐ Authorized Agent

PROPERTY OWNER INFORMATION

Owner 1: 1618 Land Holdings, LLC	Owner 2:
Business / Person Name:	Business / Person Name:
Owner of Tax Parcel No(s).: 080A010014	Owner of Tax Parcel No(s).:
Address: 1550 North Brown Road	Address:
City: Lawrenceville State: GA Zip: 30043	City: State: Zip:
Office #: Mobile #: 678 451 4449	Office #: Mobile #:
Email:	Email:

PROPERTY OWNER INFORMATION

Owner 3:	Owner 4:
Business / Person Name:	Business / Person Name:
Owner of Tax Parcel No(s).:	Owner of Tax Parcel No(s).:
Address:	Address:
City: State: Zip:	City: State: Zip:
Office #: Mobile #:	Office #: Mobile #:
Email:	Email:

SITE INFORMATION

Any Applicable Zoning Overlay Districts:

Schools: (If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)

Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Barksdale Elementary			
Middle School:	Memorial Middle School			
High School:	Salem High School			

Transportation:	North	South	East	West
Adjacent Roads:		Christain Circle		Georgia Hwy 20
Existing ROW:		80'		80'
Future ROW:				
Type:		county paved		county paved

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? Not known.

If so, please identify: Not known by Applicant.

Utilities: Gas Service: Southern Company | Electric Service: Snapping Shoals EMC

Potable Water (check one): ☒ Public System ☐ Well | Location of Nearest Line: Infront of site. | Diameter of Line: 8" | Distance to Closest Fire Hydrant:

Wastewater (check one): ☐ Public System | ☒ Septic Tank | Web soil shows Cecil 2-6%

Nearest Treatment Plant: | Evaluation by Soil Scientist: No.

Max Operating Capacity: | Environmental Health Approval: No.

Level of Operation:

Are there any utility easements recorded on the land to be considered for rezoning? If, so please describe: None.

Stormwater: FIRM Panel No. and Date: 13247C0159D December 8, 2016 | Basin: Snapping Shoals Creek | Sub-Basin: -

☐ Are there streams, rivers, lakes or other water bodies located on or adjoining this site? If so, please identify: NA

☐ Property Within Floodplain? No. | Zone: - | If so, has it been identified on your property plat? ☐ Yes ☐ No | How many acres are impacted by floodplain? -

☐ Wetlands NO. | Type: -

DEVELOPMENT INFORMATION

Type of Development: (check one) ☐ Residential ☐ Nonresidential ☐ Mixed Use

Type of Residential: (check one) ☐ Single-Family Residential ☐ Two-Family Residential ☐ Multi-Family Residential

Type of Nonresidential: Commercial C-2

If Use Contains a Residential Component:	Number of Units:	Acreage:	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed: 29,850		Number of Parking Spaces: 202 - 243 as depicted on conceptual plan

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information. ☐ Yes ☒ No

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

Please refer to Tab D.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Board of Commissioners, the Planning Commission and the Department will use these standards to evaluate the request:

a. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

Please refer to Tab D.

b. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

c. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

e. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

APPLICANT CERTIFICATION

Please read and initial the following statements:

JNA 1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.

JNA 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.

JNA 3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.

JNA 4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.

JNA 5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.

JNA 6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

JNA 7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:			
	(Signature)	John Andrew Nix (Applicant's Name)	July 30, 2024 (Date)

NOTARY

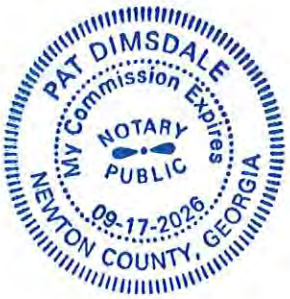
The secure and verifiable document provided with this affidavit can best be classified as: Applicant Certification (type of document)

Executed in Conyers (city) Rockdale (county) Ga (state), this 30th (day) day of July (month), 2024 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL



ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parel #(s) 080A010014, I (we) respectfully request that the subject property be placed in a different FLU Category and/or that Alterations to Conditions of Zoning be made.

Name: 1618 Land Holdings LLC	Address: 1550 N. Brown Road	City: Lawrenceville	State: GA	Zip: 30043
Firm:	Phone #'s: 6784514449	Email:		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: _____ (Signature) | Lea Cruz, Manager (Owner's Name)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: ownership statement & campaign disclosure (type of document)

Executed in Conyers (city), Rockdale (county), Ga (state), this 30th (day) day of July (month), 20 24 (year)

_____
Notary Public signature

_____
GA Registration No. and expiration date

SEAL

PAT DIMSDALE
NOTARY PUBLIC
Newton County, Georgia
My Commission Expires
09-17-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

ATTORNEY AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records or by the agent if they wish to have an attorney represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

ATTORNEY AUTHORIZATION STATEMENT

I, Lea Cruz, Manager, 1618 Land Holdings, LLC, hereby certify that I have authorized the following attorney to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

080A010014

Attorney's Name: John A. Nix	Address: 945 Bank Street	City: Conyers	State: GA	Zip: 30012
Firm: Maddox Nix	Phone #'s: 678 451 4449	Email: jan@maddoxnixfirm.com		

SIGNATURE

Wait to be in front of notary to sign: Leah Cruz (Owner's/Agent's Signature) | Lea Cruz, Manager (Owner's/Agent's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Attorney Authorization Statement (type of document)

Executed in Conyers (city) Rockdale (county) Ga (state), this 30th (day) day of July (month), 20 24 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL

PAT DIMSDALE
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
My Commission Expires 09-17-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☐ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☒ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner	500.00	campaign Donation	March 26, 2024
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: [signature] (Agent's/Attorney's Signature) | John Andrew Nix (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Attorney Campaign Disclosure (type of document)

Executed in Conyers (city), Rockdale (county), Ga (state), this 30th (day) day of July (month), 2024 (year)

[signature]
Notary Public signature

GA Registration No. and expiration date

SEAL
PAT DIMSDALE
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
My Commission Expires 09-17-2026

Parcel 080A010014
4250 SE Highway 20
ReZoning (Zoning Map Amendment)
1618 Land Holdings, LLC
July 30, 2024

SUPPLEMENTAL INDEX

Justification of the Request and
Zoning Review Standards..... TAB D

Proof Ownership ..... TAB E

Survey Plat..... TAB F

Legal Description of Subject Property.....TAB G

Site Plan – Conceptual Development Plan ..... TAB H

Constitutional Objections ..... TAB I

Parcel 080A10014
4250 SE Highway 20
ReZoning (Zoning Map Amendment)
1618 Land Holdings, LLC
July 30, 2024

TAB D

JUSTIFICATION OF THE REQUEST
AND ZONING REVIEW STANDARDS

JUSTIFICATION OF THE REQUEST

In your own words, type or hand write the reason you believe the zoning of the subject property should be amended. Please address the following, and the review standards (see below):

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The proposed amendment is consistent with evolving development character of Georgia Highway 20 as commercial uses develop along the corridor in response to the needs of residents in the area and those who travel the route. From the Newton County line north to the intersection of Honey Creek Road commercial nodes have been developed over the last thirty years. The Subject Property is large enough to accommodate the design concept proposed by the applicant which allows for buffers to address existing residential uses and permit a use that would for some reasons be less impactful than the use envisioned by the FLUM – medium residential.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste and emergency medical facilities.

The proposed use, a blend of commercial and retail will have negligible impact relative to water and wastewater facilities (sewer is not available to the Subject Property and septic tank system would be required). Rockdale Water Resources has confirmed the availability of public water service. Access to the proposed use would be predominately provided from two entrances located on Georgia Highway 20.

The use requested by the Applicant would not generate additional students relative to the public school system.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

The use requested by the Applicant would be subject to the general development standards of Rockdale County as well as the applicable provisions of state and federal law. The impact of the proposed amendment would be minimal from a natural environmental perspective.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The Georgia Highway 20 corridor previously described from the intersection with Honey Creek Road traveling south to the Newton County line has developed over the course of the last three decades with a mixture of commercial uses and single family residential uses. The proposed amendment provides an opportunity to provide a mixed use for commercial and retail with a proposed Class A-1 buildings interconnected on the site in this area of the county.

REVIEW STANDARDS
UDO SEC. 238-4(g)(1)

Additionally, provide justification for each of the following review standards. The Board of Commissioner, the Planning Commission and the Department will use these standards to evaluate the request.

a. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

The rezoning of the Subject Property would be consistent with commercial and residential development l along the corridor. The site is large enough to be developed consistent with the proposed site plan in a way to minimize any potential impact to nearby residential uses. The planned development of the subject site as depicted in the conceptual site plan represents an up-scale design approach.

b. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.

The proposed design as depicted on the Site Plan identifies a 50 foot natural buffer along the northern and eastern boundaries of the property as well as an additional 25 foot set back. The intent of the Applicant is to maintain the 50 natural buffer as undisturbed subject only to initial construction requirements, if any. The southern and western boundaries provide for heavily planted landscaping strips along the right of way of Georgia Highway 20 and Christian Circle.

c. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The subject property has been zoned AR for over thirty years and remains undeveloped. The previous owners had marketed the property for decades prior to the sale to the Applicant/Owner. The purchase was made for the express purpose of developing a site consistent with the site plan to provide an upscale commercial use along the Georgia Highway 20 Corridor. .

d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The use of the Subject Property planned by the Applicant would not cause an excessive or burdensome impact to existing transportation facilities or traffic patterns. The rezoning amendment proposed would have a minimal impact on utilities and will have no impact as to the public school system.

e. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The requested rezoning is not consistent with the policy and intent of Rockdale's Future Land Use Map now in effect.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

None that have not been referenced in this application as filed.

g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

The proposed rezoning will not create any significant adverse impacts upon any environmentally sensitive area or natural resource. The use proposed by the Applicant would be subject to the general development standards of Rockdale County as well as the applicable provisions of state and federal law.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

Public water is available and the Subject Property is not served by public sewer. The installation of an alternative wastewater treatment method by the Applicant would be subject to the ordinances of Rockdale County and state law and would not have a detrimental impact on the environment.

Parcel 080A10014
4250 SE Highway 20
ReZoning (Zoning Map Amendment)
1618 Land Holdings, LLC
July 30, 2024

TAB E

PROOF OF
OWNERSHIP

D: DEED B: 7457 P: 15
10/03/2022 07:48 PM
2022-18832 Pages: 8 Fees: $340.00
Janice Morris
Clerk of Superior Court, Rockdale County, GA
eFile Participant IDs: 1433177263,

Please Return to:
Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

Rockdale County Parcel No.: (i) 080A010014; and
(ii) 080A010253

STATE OF GEORGIA

COUNTY OF ROCKDALE

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 13th day of September, 2022, by and between **ROBERT W. MADDOX,** as to an undivided 1/4 interest; **JESSICA LYNN WALKER MADDOX,** as to an undivided 1/4 interest; **JAMES CHAD MANGUM,** as to an undivided 1/4 interest; and **JAMES O. MANGUM, JR.,** as to an undivided 1/4 interest (hereinafter collectively as the "Grantor"), and **1618 LAND HOLDINGS, LLC,** a Georgia limited liability company (hereinafter as the "Grantee").

WITNESSETH:

THAT Grantor for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the ***12.97 +/- acres located at 4250 Highway 20 SE, Conyers, GA 30013*** (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Amanda Jean Penington
Notary Public

GRANTOR:

Jessica Lynn Walker (Seal)
JESSICA LYNN WALKER MADDOX;
as to an undivided 1/4 interest

AMANDA JEAN PENINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144036828
MY COMMISSION EXPIRES SEPTEMBER 18, 2026

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

State of COLORADO, County of LA PLATA
Signed before me on this 13 day
of September 2022 by Jessica Lynn Walker Maddox
Notary Public Amanda Jean Penington

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

GRANTOR:

Robert W. Maddox (Seal)
ROBERT W. MADDOX,
as to an undivided 1/4 interest

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2023

GRANTOR:

(Seal)
JAMES O. MANGUM, JR.,
as to an undivided 1/4 interest

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

GRANTOR:

(Seal)
JAMES CHAD MANGUM,
as to an undivided 1/4 interest

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING SHOWN AS 12.885 ACRES ON PLAT OF SURVEY PREPARED FOR ROBERT W. MADDOX AND JAMES O. MANGUM, BY LOUIE D. PATRICK, GA. RLS, DATED AUGUST 8, 1990, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND ON THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT RIGHT OF WAY), SAID IRON PIN FOUND BEING LOCATED 62.5 FEET FROM THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD (80 FOOT RIGHT OF WAY) WITH THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 AS MEASURED IN A NORTEASTERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20; THENCE CONTINUING ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 THE FOLLOWING COURSES AND DISTANCES, TO WIT: NORTH 13 DEGREES 41 MINUTES 07 SECONDS EAST 280.02 FEET; NORTH 13 DEGREES 27 MINUTES 07 SECONDS EAST 100.0 FEET; NORTH 11 DEGREES 44 MINUTES 36 SECONDS EAST A CHORD DISTANCE OF 399.64 FEET WITH AN ARC DISTANCE OF 399.71 FEET TO AN IRON PIN FOUND AT CORNER; THENCE LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 RUNNING SOUTH 87 DEGREES 43 MINUTES EAST 641.2 FEET TO AN IRON PIN FOUND AT CORNER; THENCE RUNNING SOUTH 06 DEGREES 28 MINUTES WEST 636.3 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 06 DEGREES 47 MINUTES 54 SECONDS WEST 237.13 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD; THENCE RUNNING ALONG THE NORTHERN RIGHT OF

WAY OF CHRISTIAN ROAD THE FOLLOWING COURSES AND DISTANCES, TO-WIT: NORTH 77 DEGREES 35 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 298.5 FEET WITH AN ARC DISTANCE OF 300.35 FEET; NORTH 89 DEGREES 00 MINUTES 45 SECONDS WEST 353.77 FEET TO AN IRON PIN; THENCE LEAVING THE RIGHT OF WAY OF CHRISTIAN ROAD RUNING NORTH 01 DEGREES 32 MINUTES 52 SECONDS WEST 45.62 FEET TO A ROCK AT CORNER; THENCE RUNNING NORTH 75 DEGREES 44 MINUTES 53 SECONDS WEST 67.45 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY BEING THE SAME AS THAT CONVEYED IN A WARRANTY DEED RECORDED AT DEED BOOK 589, PAGE 29, ROCKDALE COUNTY, GEORGIA RECORDS.

And

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING SHOWN AS 0.09 ACRES ON PLAT OF SURVEY PREPARED FOR ROBERT W. MADDOX AND JAMES O. MANGUM BY DAVID PATRICK, GA. RLS, DATED AUGUST 1, 1990, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD (80 FOOT RIGHT OF WAY) WITH THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT RIGHT OF WAY); THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 NORTH 13 DEGREES 41 MINUTES 07 SECONDS EAST 62.5 FEET TO AN IRON PIN FOUND AT CORNER; THENCE LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 RUNNING SOUTH 75 DEGREES 44 MINUTES 53 SECONDS EAST 67.45 FEET TO A ROCK AT CORNER; THENCE RUNNING SOUTH 01 DEGREES 32 MINUTES 52 SECONDS EAST 45.62 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD; THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD NORTH 88 DEGREES 57 MINUTES 12 SECONDS WEST 81.48 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY AS CONVEYED IN A WARRANTY DEED RECORDED AT DEED BOOK 591, PAGE 116, ROCKDALE COUNTY, GEORGIA RECORDS.

Parcel 080A10014
4250 SE Highway 20
ReZoning (Zoning Map Amendment)
1618 Land Holdings, LLC
July 30, 2024

TAB F

SURVEY PLAT

Parcel 080A10014
4250 SE Highway 20
ReZoning (Zoning Map Amendment)
1618 Land Holdings, LLC
July 30, 2024

TAB G

LEGAL DESCRIPTION OF
SUBJECT PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

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Parcel 080A10014
4250 SE Highway 20
ReZoning (Zoning Map Amendment)
1618 Land Holdings, LLC
July 30, 2024

TAB H

SITE PLAN
CONCEPTUAL DEVELOPMENT PLAN

Parcel 080A10014
4250 SE Highway 20
ReZoning (Zoning Map Amendment)
1618 Land Holdings, LLC
July 30, 2024

TAB I

CONSTITUTIONAL OBJECTIONS

Parcel 080A010014
4250 SE Highway 20
ReZoning (Zoning Map Amendment) Application
1618 Land Holdings, LLC
July 30, 2024

CONSTITUTIONAL OBJECTIONS

These constitutional objections are submitted on behalf of the owners, 1618 Land Holdings, LLC (hereafter the "Applicant/Owner") in the above-referenced ReZoning (Zoning Map Amendment) Application, and directed to the governing authority of Rockdale County, Georgia. The intent of this statement is to respectfully apprise and place the governing authority of Rockdale County on notice that denial of the Applicant/Owner's zoning amendment application would be unconstitutional as stated herein, thus allowing said governing authority the opportunity to prevent these unconstitutional actions, as well as to respectfully comply with all notice requirements imposed by the Georgia and federal judiciary.

The Applicant/Owner believes that its application meets and satisfies each of the criteria relative to the grant of a zoning amendment as specified in Section 238-4 et seq. of the Code of Ordinances of Rockdale County and related ordinances of Rockdale County and accordingly must be granted by the Board of Commissioners. Any application of the Rockdale County Zoning Ordinance or action by the Board of Commissioners of Rockdale County that would restrict the subject site other than as presented in this zoning amendment application as requested by the Applicant/Owner would be unconstitutional, illegal, null and void, constituting a destruction of Applicant/Owner's protected property interests and a taking of Applicant/Owner's property in violation of the Just Compensation Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Georgia Constitution and the Constitution of the United States, denying the Applicant/Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this zoning amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the Board of Commissioners without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. To the extent that the proposed zoning amendment application is denied based upon Rockdale County standards and criteria applicant contends said standards and criteria are unconstitutionally vague and arbitrary in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Parcel 080A010014
4250 SE Highway 20
ReZoning (Zoning Map Amendment) Application
1618 Land Holdings, LLC
July 30, 2024

A refusal to approve the zoning amendment as proposed by this Applicant/Owner as applied to this property would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between this Applicant/Owner and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Any imposition of conditions upon the subject property restricting the utilization of the subject site other than conditions agreed to by Applicant/Owner also would constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove, particularly the referenced takings clauses of said State and Federal Constitutions.

ROCKDALE COUNTY
PLANNING & DEVELOPMENT
P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

FUTURE LAND USE MAP AMENDMENT (COMPREHENSIVE PLAN) AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION CHECKLIST

This application is required for a Future Land Use (FLU) Map Amendment application that does not involve a rezoning (zoning map amendment) application. Additionally, this application is required for Alterations to or Repeal of Conditions of Approval. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY

Property Address(es): (With City and Zip Code) 4250 SE Highway 20 Conyers Georgia	Tax Parcel Numbers: 080A010014
Total Acreage: 12.88	Number of Properties: one

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category does not permit the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a FLU Amendment and the amount of acreage of each property to be rezoned.

☒ **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):
Date attended and with which staff member: July 23rd, 2024 Carolina Angulo Tracie Roberts

☐ **Completed Application:** Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.

☐ **Property Information (Page 4)**

☐ **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.

☐ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☐ **Site and Development Information (Page 5):** General information on the property, services and utilities.

☐ **Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.

☐ **Future Land Use Map Amendment Review Standards (Page 7):** Provide justification for each of the following review standards (UDO Sec. 238-4(g)(2)). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.

☐ **Conditions of Approval (Page 8):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request. NA

☐ **Applicant Certification (Page 9)**

☐ **Ownership Statement and Campaign Contribution Disclosure Statement (Page 10):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

☐ **Agent Authorization Form and Campaign Disclosure Statement (Page 11):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

☐ **Attorney Authorization Form and Campaign Disclosure Statement (Page 12):** If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

☐ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☐ **Original Plat or Survey:** Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

☐ **Survey Plat:** Signed and sealed by an architect, engineer, landscape architect or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

☐ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☐ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Development Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- ☐ A written description of the details of the proposed use and development details.
- ☐ A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
- ☐ All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
- ☐ All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
- ☐ All proposed open spaces and recreational amenities.
- ☐ All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Department.
- ☐ All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
- ☐ Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
- ☐ All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
- ☐ All proposed locations for temporary uses, such as seasonal sales areas.
- ☐ Such other and additional information as may be requested by the Zoning Administrator.

☐ **Current and Proposed FLU Category and Zoning District for Each Property:**

Address	Tax Parcel No.	Acreage	Current FLU Category	Proposed FLU Category	Current Zoning District	
4250 SE Highway 20	080A010014	12.88	Medium Density Residential	Commercial	AR	

☐ **Filing Fee:** The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County. The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

☒ FLU Map Amendment

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$400			$
☒ 10-19.99 acres	$550			$ 550.00
☐ 20 acres and more	$700			$
			Filing Fee (Fee Amount)	$ 550.00

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

John Andrew Nix, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	(Signature)	John Andrew Nix (Applicant's Name)	July 30, 2024 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Affidavit Certifying Application (type of document)

Executed in Covington (city) Rockdale (county) Ga (state), this 30th (day) day of July (month), 2024 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL

PAT DIMSDALE NOTARY PUBLIC NEWTON COUNTY, GEORGIA My Commission Expires 09-17-2025

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #: _____

FUTURE LAND USE MAP AMENDMENT (COMPREHENSIVE PLAN) AND ALTERATIONS TO ZONING CONDITIONS APPLICATION

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY INFORMATION

Property Address(es): (With City and Zip Code) 4250 SE Highway 20 Conyers Georgia	Tax Parcel Numbers: 080A010014
Total Acreage: 12.88	Number of Properties: one
Subdivision:	Land Lot(s): 115 District(s): 10
Current Zoning: AR	
Current FLU Category: Medium Density Residenti	Proposed FLU Category: commercial
Current Use: Vacant - Undeveloped	Proposed Use: C-2

Zoning History (Rezonings, Special Use Permits, Variances, etc.):
Filed similar application in 2023 but withdrew.

Are there existing conditions of zoning for the property? If so, please list:
None known by Applicant

Purpose of requested amendment:
commercial uses including restaurant.

APPLICANT INFORMATION

Applicant / Authorized Agent:			Authorized Agent / Attorney: John Andrew Nix		
Business / Person Name:			Business / Person Name: Maddox Nix		
Address:			Address: 945 Bank Street		
City:	State:	Zip:	City: Conyers	State: Georgia	Zip: 30012
Office #:	Mobile #:		Office #:	Mobile #: 678 451 4449	
Email:			Email: jan@maddoxnixfirm.com		

Applicant Status (check one): ☐ Owner ☐ Authorized Agent

PROPERTY OWNER INFORMATION

Owner 1: 1618 Land Holdings, LLC			Owner 2:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).: 080A010014			Owner of Tax Parcel No(s).:		
Address: 1550 North Brown Road			Address:		
City: Lawrenceville	State: GA	Zip: 30043	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

PROPERTY OWNER INFORMATION

Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel No(s).:			Owner of Tax Parcel No(s).:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

SITE INFORMATION

Any Applicable Zoning Overlay Districts:

Schools: (If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)

Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Barksdale Elementary			
Middle School:	Memorial Middle School			
High School:	Salem High School			

Transportation:	North	South	East	West
Adjacent Roads:		Christain		Georgia Hwy 20
Existing ROW:		Circle 80'		80'
Future ROW:				
Type:		County Paved		State paved

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? Not known.

If so, please identify: Not known by Applicant.

Utilities: Gas Service: Southern Company | Electric Service: Snapping Shoals EMC

Potable Water (check one): ☒ Public System | ☐ Well

Location of Nearest Line: In front of site. | Diameter of Line: 8" | Distance to Closest Fire Hydrant:

Wastewater (check one):

☐ Public System None	☒ Septic Tank
Nearest Treatment Plant:	Evaluation by Soil Scientist: NO. Web soil shows cecil 2-6%
Max Operating Capacity:	Environmental Health Approval: NO.
Level of Operation:	

Are there any utility easements recorded on the land to be considered for rezoning? If, so please describe: None.

Stormwater: FIRM Panel No. and Date: 13247C0 1590 December 8, 2016 | Basin: Snapping Shoals creek | Sub-Basin: -

☐ Are there streams, rivers, lakes or other water bodies located on or adjoining this site? If so, please identify: NA

☐ Property Within Floodplain? NO. | Zone: - | If so, has it been identified on your property plat? ☐ Yes ☐ No | How many acres are impacted by floodplain? -

☐ Wetlands NO. | Type: -

DEVELOPMENT INFORMATION

Type of Development: (check one)	☐ Residential	☐ Nonresidential	☐ Mixed Use
Type of Residential: (check one)	☐ Single-Family Residential	☐ Two-Family Residential	☐ Multi-Family Residential

Type of Nonresidential: Commercial C-2

If Use Contains a Residential Component:	Number of Units:	Acreage:	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed: 29,850		Number of Parking Spaces: 202 - 243 as depicted on conceptual plan.

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information. ☐ Yes ☒ No

JUSTIFICATION OF THE REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

Please refer to Tab D.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

FUTURE LAND USE MAP AMENDMENT REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(2)). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request:

a. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

Please refer to Tab D.

b. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

c. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

d. The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, greenspace preservation and air quality.

e. Whether the proposed amendment would reduce dependence on the automobile.

f. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

g. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

h. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

i. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

APPLICANT CERTIFICATION

Please read and initial the following statements:

____ 1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.

____ 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.

____ 3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.

____ 4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.

____ 5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.

____ 6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

____ 7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	[signature] (Signature)	John Andrew Nix (Applicant's Name)	July 30, 2024 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Applicant Certification (type of document)

Executed in Conyers (city) Rockdale (county) Ga (state), this 30th (day) day of July (month), 2024 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL

PAT DIMSDALE
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
My Commission Expires
09-17-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 080A010014, I (we) respectfully request that the subject property be placed in a different FLU Category and/or that Alterations to Conditions of Zoning be made.

Name: 1618 Land Holdings LLC	Address: 1550 N. Brown Road	City: Lawrenceville	State: GA	Zip: 30043
Firm:	Phone #'s:	Email:		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☐ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Leah Cruz (Signature) | Lea Cruz, Manager (Owner's Name)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: ownership Statement & campaign disclosure (type of document)

Executed in Conyers (city) Rockdale (county) Ga (state), this 30th (day) day of July (month), 2024 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL

PAT DIMSDALE NOTARY PUBLIC NEWTON COUNTY, GEORGIA My Commission Expires 09-17-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

ATTORNEY AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records or by the agent if they wish to have an attorney represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

ATTORNEY AUTHORIZATION STATEMENT

I, Lea Cruz, Manager, 1618 Land Holdings, LLC, hereby certify that I have authorized the following attorney to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

080A010014

Attorney's Name: John A. Nix	Address: 945 Bank Street	City: Conyers	State: GA	Zip: 30012
Firm: Maddox Nix	Phone #'s: 678 451 4449	Email: jan@maddoxnixfirm.com		

SIGNATURE

Wait to be in front of notary to sign: Leah Cruz (Owner's/Agent's Signature) | Lea Cruz, Manager (Owner's/Agent's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Attorney Authorization Statement (type of document)

Executed in Conyers (city), Rockdale (county), Ga (state), this 30th (day) day of July (month), 2024 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL

PAT DIMSDALE
NOTARY PUBLIC
NEWTON COUNTY, GEORGIA
My Commission Expires
09-17-2026

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☐ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☒ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner	500.00	campaign Donation	March 26, 2024
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: [signature] (Agent's/Attorney's Signature) | John Andrew Nix (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Attorney Campaign Disclosure (type of document)

Executed in Conyers (city), Rockdale (county), Ga (state), this 30th (day) day of July (month), 2024 (year)

Pat Dimsdale
Notary Public signature

GA Registration No. and expiration date

SEAL

PAT DIMSDALE
NOTARY PUBLIC
My Commission Expires
09-17-2026
NEWTON COUNTY, GEORGIA

Parcel 080A010014
4250 SE Highway 20
Future Land Use Map Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

SUPPLEMENTAL INDEX

Justification of the Request and
Zoning Review Standards..... TAB D

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Survey Plat..... TAB F

Legal Description of Subject Property.....TAB G

Site Plan – Conceptual Development Plan ..... TAB H

Constitutional Objections ..... TAB I

Parcel 080A10014
4250 SE Highway 20
Future Land Use Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

TAB D

JUSTIFICATION OF THE REQUEST
AND ZONING REVIEW STANDARDS

JUSTIFICATION OF THE REQUEST

In your own words, type or hand write the reason you believe the zoning of the subject property should be amended. Please address the following, and the review standards (see below):

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The proposed amendment is consistent with evolving development character of Georgia Highway 20 as commercial uses develop along the corridor in response to the needs of residents in the area and those who travel the route. From the Newton County line north to the intersection of Honey Creek Road commercial nodes have been developed over the last thirty years. The Subject Property is large enough to accommodate the design concept proposed by the applicant which allows for buffers to address existing residential uses and permit a use that would for some reasons be less impactful than the use envisioned by the FLUM – medium residential.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste and emergency medical facilities.

The proposed use, a blend of commercial and retail will have negligible impact relative to water and wastewater facilities (sewer is not available to the Subject Property and septic tank system would be required). Rockdale Water Resources has confirmed the availability of public water service. Access to the proposed use would be predominately provided from two entrances located on Georgia Highway 20.

The use requested by the Applicant would not generate additional students relative to the public school system.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

The use requested by the Applicant would be subject to the general development standards of Rockdale County as well as the applicable provisions of state and federal law. The impact of the proposed amendment would be minimal from a natural environmental perspective.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The Georgia Highway 20 corridor previously described from the intersection with Honey Creek Road traveling south to the Newton County line has developed over the course of the last three decades with a mixture of commercial uses and single family residential uses. The proposed amendment provides an opportunity to provide a mixed use for commercial and retail with a proposed Class A-1 buildings interconnected on the site in this area of the county.

REVIEW STANDARDS

UDO SEC. 238-4(g)(2)

Additionally, provide justification for each of the following review standards. The Board of Commissioner, the Planning Commission and the Department will use these standards to evaluate the request.

a. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

The proposed amendment would be consistent with commercial and residential development along the corridor. The site is large enough to be developed consistent with the proposed site plan in a way to minimize any potential impact to nearby residential uses. The planned development of the subject site as depicted in the conceptual site plan represents an up-scale design approach.

b. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

The proposed amendment would permit a commercial use rather than the allowed medium density residential use envisioned by the current future land use map. However, the Georgia Highway corridor has commercial uses located intermittently from the intersection of Honey Creek Road and the Newton County line which are compatible and provide services to a significant residential community. As depicted on the Site Plan a 50 foot natural buffer along the northern and eastern boundaries of the property as well as an additional 25 foot set back allow the commercial use to be buffered based on the size of the Subject Property. The proposed land use is compatible with current and possible future uses of nearby property and when compared to medium density residential offers a viable alternative given the development of the Highway 20 corridor in the immediate vicinity.

c. Whether the proposed amendment would result in a more efficient use of publicly financed community facilities and infrastructure.

The impact of the proposed amendment by allowing a commercial use would have minimal impact on the efficient use of publicly financed community facilities and infrastructure – as the demands would be generally comparable to medium residential uses. The amendment and resulting commercial use would not cause an excessive or burdensome impact to existing transportation facilities or traffic patterns. The rezoning amendment proposed would have a minimal impact on utilities and will have no impact as to the public school system.

d. The extend to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, greenspace preservation and air quality.

The proposed would not create any significant adverse impacts on the natural environment. A portion of the proposed site will remain undisturbed as part of the buffer that will remain for the benefit of existing residential uses and result in the preservation of greenspace on the Subject Property. The general development standards of Rockdale County as well as the applicable provisions of state and federal law would address water quality.

e. Whether the proposed amendment would reduce dependence on the automobile.

With multiple buildings associated with the Applicant's proposed use for the site the resulting commercial uses could allow 'one stop shopping' or services that reduce the need to travel to other locations but generally the impact of the use would not have a great impact on the reliance on the automobile.

f. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

None.

g. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

The subject property has been zoned AR for over thirty years and has remained undeveloped. The location of the Subject Property, the size of the tract and the historic development of the Georgia Highway 20 Corridor limits the necessity of an area wide consideration of future land use for other surrounding property. The Subject Property is unique as to location and size which is reflected in the use proposed by the Applicant.

h. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

None.

i. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

The permitted capacity of the county's water treatment plant is 22 MGD with an average daily utilization of 12MGD with peak utilization at 16 MGD. Public sewer is not currently available to the Subject Property. The proposed amendment would not cause any negative impacts on either system.

Parcel 080A10014
4250 SE Highway 20
Future Land Use Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

TAB E

PROOF OF
OWNERSHIP

D: DEED B: 7457 P: 15
10/03/2022 07:48 PM
2022-18832 Pages: 8 Fees: $340.00
Janice Morris
Clerk of Superior Court, Rockdale County, GA
eFile Participant IDs: 1433177263,

Please Return to:
Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

Rockdale County Parcel No.: (i) 080A010014; and
(ii) 080A010253

STATE OF GEORGIA

COUNTY OF ROCKDALE

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 13th day of September, 2022, by and between **ROBERT W. MADDOX,** as to an undivided 1/4 interest; **JESSICA LYNN WALKER MADDOX,** as to an undivided 1/4 interest; **JAMES CHAD MANGUM,** as to an undivided 1/4 interest; and **JAMES O. MANGUM, JR.,** as to an undivided 1/4 interest (hereinafter collectively as the "Grantor"), and **1618 LAND HOLDINGS, LLC,** a Georgia limited liability company (hereinafter as the "Grantee").

WITNESSETH:

THAT Grantor for and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the ***12.97 +/- acres located at 4250 Highway 20 SE, Conyers, GA 30013*** (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Amanda Jean Penington
Notary Public

GRANTOR:

Jessica Lynn Walker Maddox (Seal)
JESSICA LYNN WALKER MADDOX;
as to an undivided 1/4 interest

AMANDA JEAN PENINGTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144036026
MY COMMISSION EXPIRES SEPTEMBER 19, 2026

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

State of COLORADO, County of LA PLATA
Signed before me on this 13 day
of September 2022 by Jessica Lynn Walker Maddox
Notary Public Amanda Jean Penington

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

GRANTOR:

Robert W. Maddox (Seal)
ROBERT W. MADDOX,
as to an undivided 1/4 interest

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

GRANTOR:

(Seal)
JAMES O. MANGUM, JR.,
as to an undivided 1/4 interest

[The remainder of this page is intentionally left blank.
Signatures follow on the next page]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

GRANTOR:

(Seal)
JAMES CHAD MANGUM,
as to an undivided 1/4 interest

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING SHOWN AS 12.885 ACRES ON PLAT OF SURVEY PREPARED FOR ROBERT W. MADDOX AND JAMES O. MANGUM, BY LOUIE D. PATRICK, GA. RLS, DATED AUGUST 8, 1990, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND ON THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT RIGHT OF WAY), SAID IRON PIN FOUND BEING LOCATED 62.5 FEET FROM THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD (80 FOOT RIGHT OF WAY) WITH THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 AS MEASURED IN A NORTEASTERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20; THENCE CONTINUING ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY N0. 20 THE FOLLOWING COURSES AND DISTANCES, TO WIT: NORTH 13 DEGREES 41 MINUTES 07 SECONDS EAST 280.02 FEET; NORTH 13 DEGREES 27 MINUTES 07 SECONDS EAST 100.0 FEET; NORTH 11 DEGREES 44 MINUTES 36 SECONDS EAST A CHORD DISTANCE OF 399.64 FEET WITH AN ARC DISTANCE OF 399.71 FEET TO AN IRON PIN FOUND AT CORNER; THENCE LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 RUNNING SOUTH 87 DEGREES 43 MINUTES EAST 641.2 FEET TO AN IRON PIN FOUND AT CORNER; THENCE RUNNING SOUTH 06 DEGREES 28 MINUTES WEST 636.3 FEET TO AN IRON PIN SET; THENCE RUNNING SOUTH 06 DEGREES 47 MINUTES 54 SECONDS WEST 237.13 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD; THENCE RUNNING ALONG THE NORTHERN RIGHT OF

WAY OF CHRISTIAN ROAD THE FOLLOWING COURSES AND DISTANCES, TO-WIT: NORTH 77 DEGREES 35 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 298.5 FEET WITH AN ARC DISTANCE OF 300.35 FEET; NORTH 89 DEGREES 00 MINUTES 45 SECONDS WEST 353.77 FEET TO AN IRON PIN; THENCE LEAVING THE RIGHT OF WAY OF CHRISTIAN ROAD RUNING NORTH 01 DEGREES 32 MINUTES 52 SECONDS WEST 45.62 FEET TO A ROCK AT CORNER; THENCE RUNNING NORTH 75 DEGREES 44 MINUTES 53 SECONDS WEST 67.45 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY BEING THE SAME AS THAT CONVEYED IN A WARRANTY DEED RECORDED AT DEED BOOK 589, PAGE 29, ROCKDALE COUNTY, GEORGIA RECORDS.

And

TRACT II:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING SHOWN AS 0.09 ACRES ON PLAT OF SURVEY PREPARED FOR ROBERT W. MADDOX AND JAMES O. MANGUM BY DAVID PATRICK, GA. RLS, DATED AUGUST 1, 1990, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD (80 FOOT RIGHT OF WAY) WITH THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT RIGHT OF WAY); THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 NORTH 13 DEGREES 41 MINUTES 07 SECONDS EAST 62.5 FEET TO AN IRON PIN FOUND AT CORNER; THENCE LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 RUNNING SOUTH 75 DEGREES 44 MINUTES 53 SECONDS EAST 67.45 FEET TO A ROCK AT CORNER; THENCE RUNNING SOUTH 01 DEGREES 32 MINUTES 52 SECONDS EAST 45.62 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD; THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD NORTH 88 DEGREES 57 MINUTES 12 SECONDS WEST 81.48 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY AS CONVEYED IN A WARRANTY DEED RECORDED AT DEED BOOK 591, PAGE 116, ROCKDALE COUNTY, GEORGIA RECORDS.

Parcel 080A10014
4250 SE Highway 20
Future Land Use Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

TAB F

SURVEY PLAT

Parcel 080A10014
4250 SE Highway 20
Future Land Use Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

TAB G

LEGAL DESCRIPTION OF
SUBJECT PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

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WAY OF CHRISTIAN ROAD THE FOLLOWING COURSES AND DISTANCES, TO-WIT: NORTH 77 DEGREES 35 MINUTES 06 SECONDS WEST A CHORD DISTANCE OF 298.5 FEET WITH AN ARC DISTANCE OF 300.35 FEET; NORTH 89 DEGREES 00 MINUTES 45 SECONDS WEST 353.77 FEET TO AN IRON PIN; THENCE LEAVING THE RIGHT OF WAY OF CHRISTIAN ROAD RUNING NORTH 01 DEGREES 32 MINUTES 52 SECONDS WEST 45.62 FEET TO A ROCK AT CORNER; THENCE RUNNING NORTH 75 DEGREES 44 MINUTES 53 SECONDS WEST 67.45 FEET TO THE POINT OF BEGINNING.

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And

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ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING SHOWN AS 0.09 ACRES ON PLAT OF SURVEY PREPARED FOR ROBERT W. MADDOX AND JAMES O. MANGUM BY DAVID PATRICK, GA. RLS, DATED AUGUST 1, 1990, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD (80 FOOT RIGHT OF WAY) WITH THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 (80 FOOT RIGHT OF WAY); THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 NORTH 13 DEGREES 41 MINUTES 07 SECONDS EAST 62.5 FEET TO AN IRON PIN FOUND AT CORNER; THENCE LEAVING THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 20 RUNNING SOUTH 75 DEGREES 44 MINUTES 53 SECONDS EAST 67.45 FEET TO A ROCK AT CORNER; THENCE RUNNING SOUTH 01 DEGREES 32 MINUTES 52 SECONDS EAST 45.62 FEET TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD; THENCE RUNNING ALONG THE NORTHERN RIGHT OF WAY OF CHRISTIAN ROAD NORTH 88 DEGREES 57 MINUTES 12 SECONDS WEST 81.48 FEET TO THE POINT OF BEGINNING.

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Parcel 080A10014
4250 SE Highway 20
Future Land Use Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

TAB H

SITE PLAN
CONCEPTUAL DEVELOPMENT PLAN

Parcel 080A10014
4250 SE Highway 20
Future Land Use Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

TAB I

CONSTITUTIONAL OBJECTIONS

Parcel 080A010014
4250 SE Highway 20
Future Land Use Map Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

CONSTITUTIONAL OBJECTIONS

These constitutional objections are submitted on behalf of the owner, 1618 Land Holdings, LLC (hereafter the "Applicant/Owner") in the above-referenced Future Land Use Map Amendment (Comprehensive Plan) Application, and directed to the governing authority of Rockdale County, Georgia. The intent of this statement is to respectfully apprise and place the governing authority of Rockdale County on notice that denial of the Applicant/Owner's future land use map amendment application would be unconstitutional as stated herein, thus allowing said governing authority the opportunity to prevent these unconstitutional actions, as well as to respectfully comply with all notice requirements imposed by the Georgia and federal judiciary.

The Applicant/Owner believes that its application meets and satisfies each of the criteria relative to the grant of a future land use map amendment in the Zoning Ordinance of Rockdale County and related ordinances of Rockdale County and accordingly must be granted by the Board of Commissioners. Any application of the Rockdale County Zoning Ordinance or action by the Board of Commissioners of Rockdale County that would restrict the subject site other than as presented in this future land use map amendment application as requested by the Applicant/Owner would be unconstitutional, illegal, null and void, constituting a destruction of Applicant/Owner's protected property interests and a taking of Applicant/Owner's property in violation of the Just Compensation Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Georgia Constitution and the Constitution of the United States, denying the Applicant/Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this future land use map amendment application would constitute a gross abuse of discretion and an arbitrary and capricious act by the Board of Commissioners without any rational basis in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. To the extent that the proposed future land use map amendment application is denied based upon Rockdale County standards and criteria applicant contends said standards and criteria are unconstitutionally vague and arbitrary in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Parcel 080A010014
4250 SE Highway 20
Future Land Use Map Amendment
(Comprehensive Plan)
1618 Land Holdings, LLC
July 30, 2024

A refusal to approve the future land use map amendment as proposed by this Applicant/Owner as applied to this property would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between this Applicant/Owner and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Any imposition of conditions upon the subject property restricting the utilization of the subject site other than conditions agreed to by Applicant/Owner also would constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove, particularly the referenced takings clauses of said State and Federal Constitutions.

TRAFFIC IMPACT STUDY
FOR
PROPOSED COMMERCIAL DEVELOPMENT AT 4250 SR 20 (MCDONOUGH HIGHWAY)

CITY OF CONYERS
ROCKDALE COUNTY, GEORGIA

Prepared for:

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December 07, 2023
A & R Project # 23-220

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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed commercial development that will be located at 4250 SR 20 (McDonough Highway) in the City of Conyers, Rockdale County, Georgia. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The proposed commercial development will consist of:

- Strip Retail Plaza (<40K): 24,000 sf
- High-Turnover (Sit Down) Restaurant: 5,850 sf.

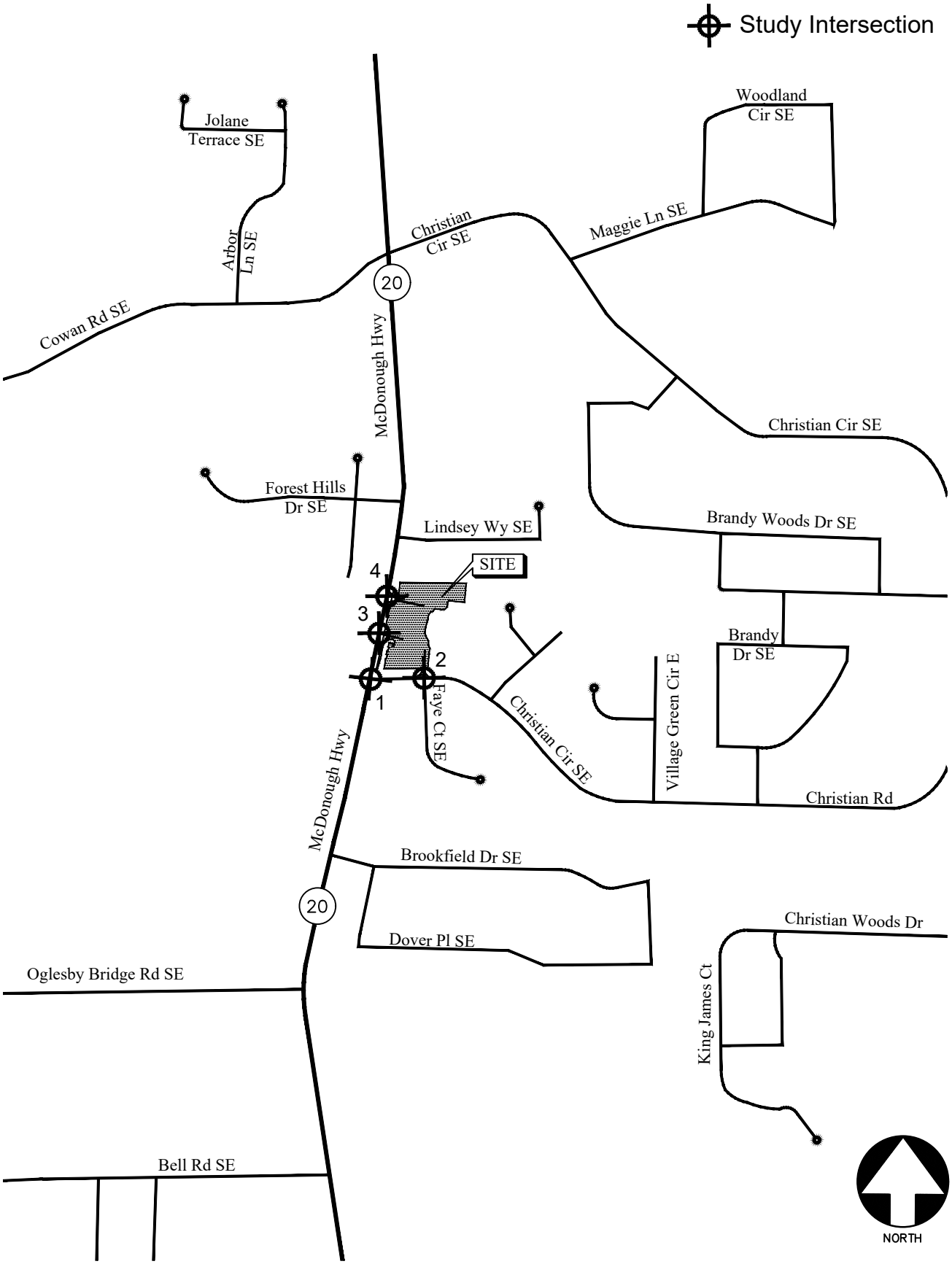
The development proposes access at the following locations:

- Site Driveway 1: Full access driveway on SR 20 (McDonough Highway)
- Site Driveway 2: Right-In/ Right-Out driveway on SR 20 (McDonough Highway)
- Site Driveway 3: Full access driveway on Christian Circle, aligned with Faye Court

The AM and PM peak hours have been analyzed in this study. In addition to the site access point, this study includes the evaluation of traffic operations at the intersection of:

1. SR 20 (McDonough Highway) at Christian Circle

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 20 (McDonough Highway)

SR 20 (McDonough Highway) is a north-south, two-lane, undivided roadway and a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 247-0227) indicate that the daily traffic volume on SR 20 (McDonough Highway) in 2022 was 19,600 vehicles per day south of Lindsey Way. GDOT classifies SR 20 (McDonough Highway) as an urban minor arterial roadway.

2.1.2 Christian Circle

Christian Circle is an east-west, two-lane, undivided roadway and a posted speed limit of 30 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID: 247-8009) indicate that the daily traffic volume on Christian Circle in 2022 was 1,850 vehicles per day, northeast of Eden Glen Drive. GDOT classifies Christian Circle as an urban local roadway.

2.1.3 Faye Court

Faye Court is a north-south, two-lane, undivided roadway and a posted speed limit of 25 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 – LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 – LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

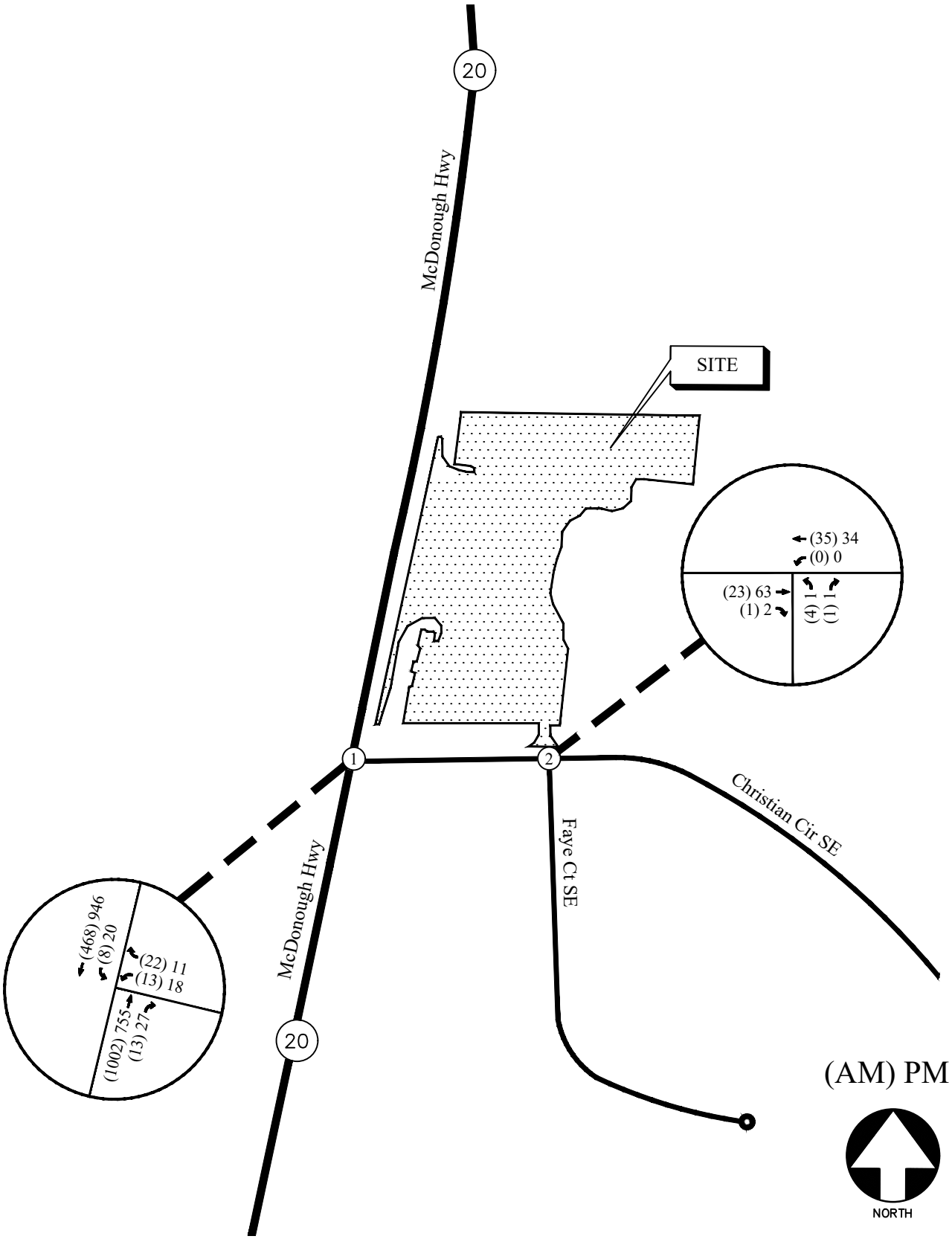
4.0 EXISTING 2023 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

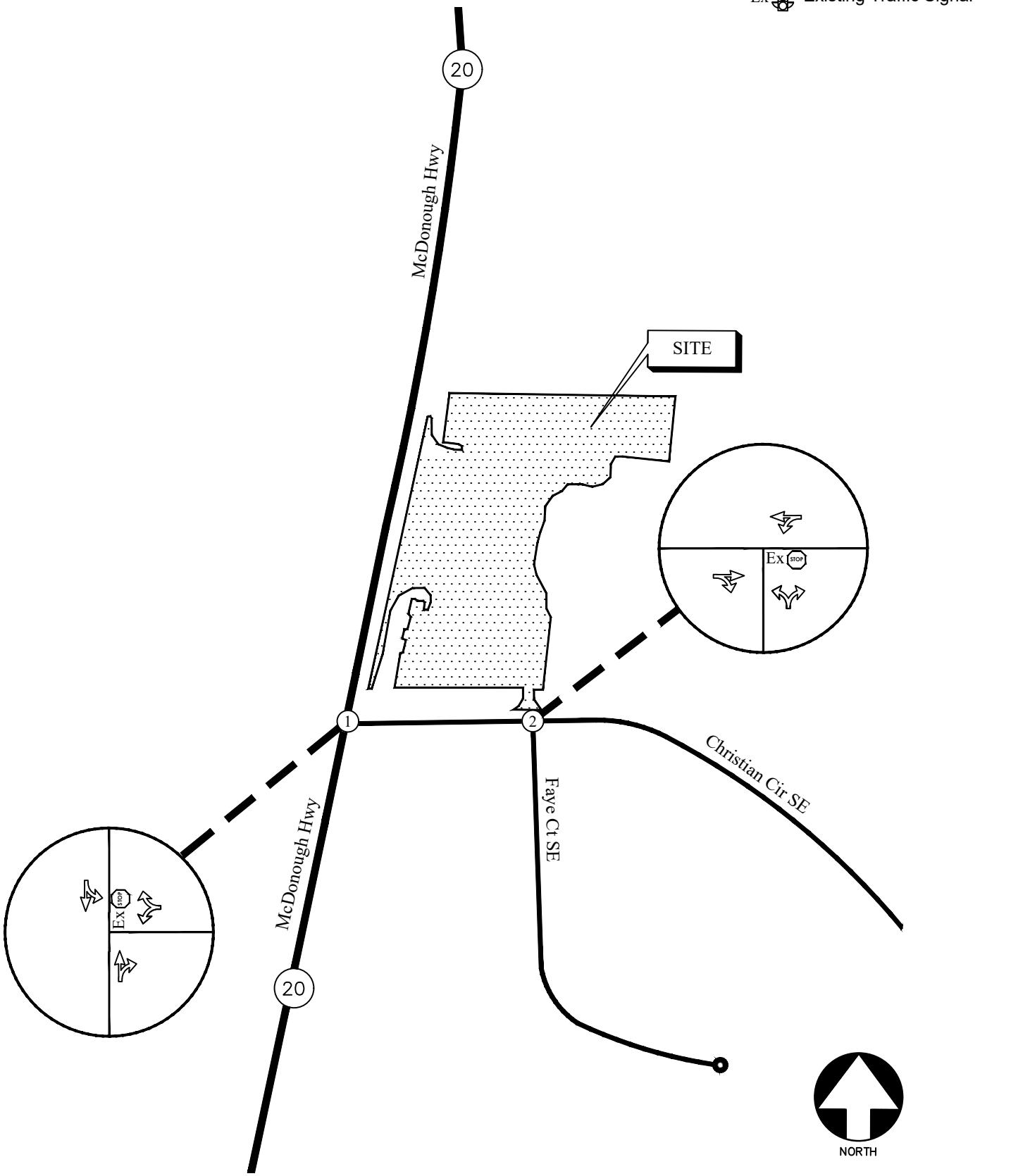
1. SR 20 (McDonough Highway) at Christian Circle
2. Christian Circle at Faye Court

Turning movement counts were collected on Tuesday, November 28, 2023. All turning movement counts were recorded during the AM and PM peak hours between 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

4.2 Existing Traffic Operations

Existing 2023 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS

Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**SR 20 (McDonough Highway) @ Christian Circle** -Westbound Approach -Southbound Left	Stop Controlled on WB Approach	 D (30.7) B (10.7)	 E (46.0) A (9.5)
2	**Christian Circle @ Faye Court** -Westbound Left -Northbound Approach	Stop Controlled on NB Approach	A (0) A (8.8)	A (0) A (8.9)

The results of existing traffic operations analysis indicate that the stop-controlled westbound approach of Christian Circle at the un-signalized intersection with SR 20 is operating at a level of service "E" in the PM peak hour.

5.0 PROPOSED DEVELOPMENT

The proposed commercial development will consist of:

- Strip Retail Plaza (<40K): 24,000 sf.
- High-Turnover (Sit Down) Restaurant: 5,850 sf.

The development proposes access at the following locations:

- Site Driveway 1: Full access driveway on SR 20 (McDonough Highway)
- Site Driveway 2: Right-In/ Right-Out driveway on SR 20 (McDonough Highway)
- Site Driveway 3: Full access driveway on Christian Circle, aligned with Faye Court

A site plan is shown in Figure 4.

AERIAL VIEW (N.T.S)

STREET VIEW
INTERSECTION OF MCDONOUGH HWY (SR 20) AND CHRISTIAN CIR SE
(N.T.S)

LEGEND

- = ASPHALT PAVEMENT
- = CONCRETE
- = NATURAL BUFFER

SITE DATA

- PARCEL ID: 080A0 10014
- CURRENT ZONING: AR (AGRICULTURAL RESIDENTIAL)
- PARCEL AREA: 565,245 s.f. = 12.98 Acres
- LL/DIST: 115 / 11
- TAX DISTRICT: 01
- MUNICIPALITY: ROCKDALE COUNTY
- PB/PG:
- DB/PG: 2403/0250
- TOTAL WETLANDS AREA: 0.00 Acres
- RECEIVING WATERS: UNNAMED TRIBUTARY TO SNAPPING SHOALS CREEK

COMMERCIAL REZONING

- PROP. ZONING: C2 (GENERAL COMMERCIAL)
- LOT SIZE (MIN): 15,000 SF
- MAX. GROSS DENSITY: 15,000 SF/ACRE
- LOT WIDTH: 100'
- MIN FRONT YARD: 25'
- MIN REAR YARD: 35'
- MIN SIDE YARD: 25' (OR 5' ADJACENT TO 50' NATURAL BUFFER)
- MAX BUILDING HT: 50' MIN FLOOR AREA: N/A
- MAX % IMPERVIOUS: 75%
- MIN % OPEN SPACE: 0%

PARKING REQUIREMENTS

- GENERAL RETAIL - 4.5 PER 1000 SF OF RETAIL - 108 SPACES REQUIRED
- PROVIDED - 137 SPACES
- RESTAURANT - 16 PER 1000 SF GFA - 94 SPACES REQUIRED
- PROVIDED - 96 SPACES

BUFFERS & LANDSCAPE STRIP FOR COMMERCIAL ZONE

- 50' BUFFER REQUIRED ON COMMERCIAL LOTS WHERE ADJACENT TO RESIDENTIAL/AGRICULTURAL LOTS
- 20' LANDSCAPE STRIP ALONG PUBLIC R/W
- 10' ALONG REAR OF LOT
- 10' ALONG INTERIOR SIDE

INTERIOR LANDSCAPING

LANDSCAPE ISLANDS SHALL BE LOCATED AT THE END OF EVERY PARKING BAY , SUCH THAT NO MORE THAN 8 PARKING SPACES OCCUR IN AN UNBROKEN ROW

ALL LANDSCAPE ISLANDS SHALL CONTAIN A MINIMUM OF 200 SF, AND SHALL BE IRRIGATED. METHOD OF IRRIGATIN SHALL BE DETAILED IN TREE PROTECTION AND REPLACEMENT PLAN. LIGHT POSTS AND UG UTILITIES SHALL NOT BE PLACED WITHIN LANDSCAPE ISLANDS

AT LEAST ONE TREE SHALL BE PLANTED IN EVERY LANDSCAPE ISLAND, WITH NO LESS THAN 200 SF. THERE SHALL BE AT LEAST ONE OVERSTORY TREE FOR EVERY 8 PARKING SPACES. ALL TREES SHALL BE PLANTED AT LEAST 5'-6" BEHIND CURB.

A FINAL DETAILED LANSCAPE PLAN WILL BE APPROVED AT A LATER DATE.

N

50 25 0 50 100 150
SCALE IN FEET
1" = 50'

50' NATURAL BUFFER
PROP. DUMPSTER ENCLOSURE
25' SETBACK (OR NATURAL BUFFER + 5' SETBACK)
50' TAPER
R65
R25
100 MIN
41.8'
40'
24'
39'
25' SETBACK
184.24' DECEL LANE
20' LS STRIP
36.3'
36'
APPROXIMATE LOD
PROPOSED SIGN
86' MIN
R70.000' TRUCK TURNAROUND
36.2'
PROP. DUMPSTER ENCLOSURE (2x 10' UNITS)
PROP. DUMPSTER ENCLOSURE (2x 10' UNITS)
125' SR DECEL LANE
80.48' TAPER
210.000' BtoB
PROP. PUBLIC BENCH AND TABLE
25' SETBACK
20.000' LS STRIP
PID# 080A01 030 2099 CHRISTIAN CIR SE N/F STRICKLAND MARY B
PID# 080A01 031 2085 CHRISTIAN CIR SE N/F WOOTEN EARL DEAN
PID# 080A01 053 2078 CHRISTIAN CIR SE N/F KING ELAINE W
PID# 080A01 052 2065 CHRISTIAN CIR SE N/F MANNING DAVID B & MANNING KELLY H
PID# 080A01 050 2051 CHRISTIAN CIR SE N/F PITTMAN NESHA RENAE
PID# 080A01 049 111 LENORE CT SE N/F FRH SFR C1 LP
PID# 080A01 048 111 LENORE CT SE N/F SFR2 M ASSET COMPANY 1 LLC
PID# 080A01 053 1121 LENORE CT SE N/F LATIMER JULIAN B & LATIMER JANET M
PID# 080A01 054 4221 LINDSEY WAY SE N/F JONES AIM A
PID# 080A01 055 4213 LINDSEY WAY SE N/F BELL EDWIN D & BELL LINDEN C
PID# 080A01 056 4209 LINDSEY WAY SE N/F ROSALES EMILIANO R
PID# 080A01 057 4205 LINDSEY WAY SE N/F PATTON TOWNSEND SHARON
PID# 080A01 058 4201 LINDSEY WAY SE N/F BRADY CHARLIE & BRADY FELICIA
PID# 080A01 059 10 LINDSEY WAY SE N/F STAFFORD GLEN HOMEOWNERS ASSOCIATION INC
PID# 080A01 114 4070 FOREST VIEW DR SE N/F JN SUFORD MANAGEMENT LLC
PID# 080A01 115 770 OLD COVY BRIDGE RD SE N/F TURNOW PITTILL FAMILY TRUST
PID# 080A01 014 4250 MCDONOUGH HWY SE N/F MANGUM SR JAMES O & ETALS
PID# 080A01 004 4334 HWY 20 SE N/F COSPEN MICHAEL WARD
PID# 080A01 017 2131 CHRISTIAN CIR SE N/F SKIPPER JAMES HULETT JR

NO.	REVISIONS	BY	DATE

HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO. PEF005640
1 LAKE POINTE DRIVE, SUITE F, FLOWERY BRANCH, GEORGIA 30563
PHONE: (706) 645 - 5885

4250 MCDONOUGH HWY
CONCEPT PLAN

DATE	10/17/2022
DRAWN BY	KSW
CHKD BY	JSH
FILE NAME	CONCEPTUAL
JOB NO.	GA220270

5.1 Trip Generation

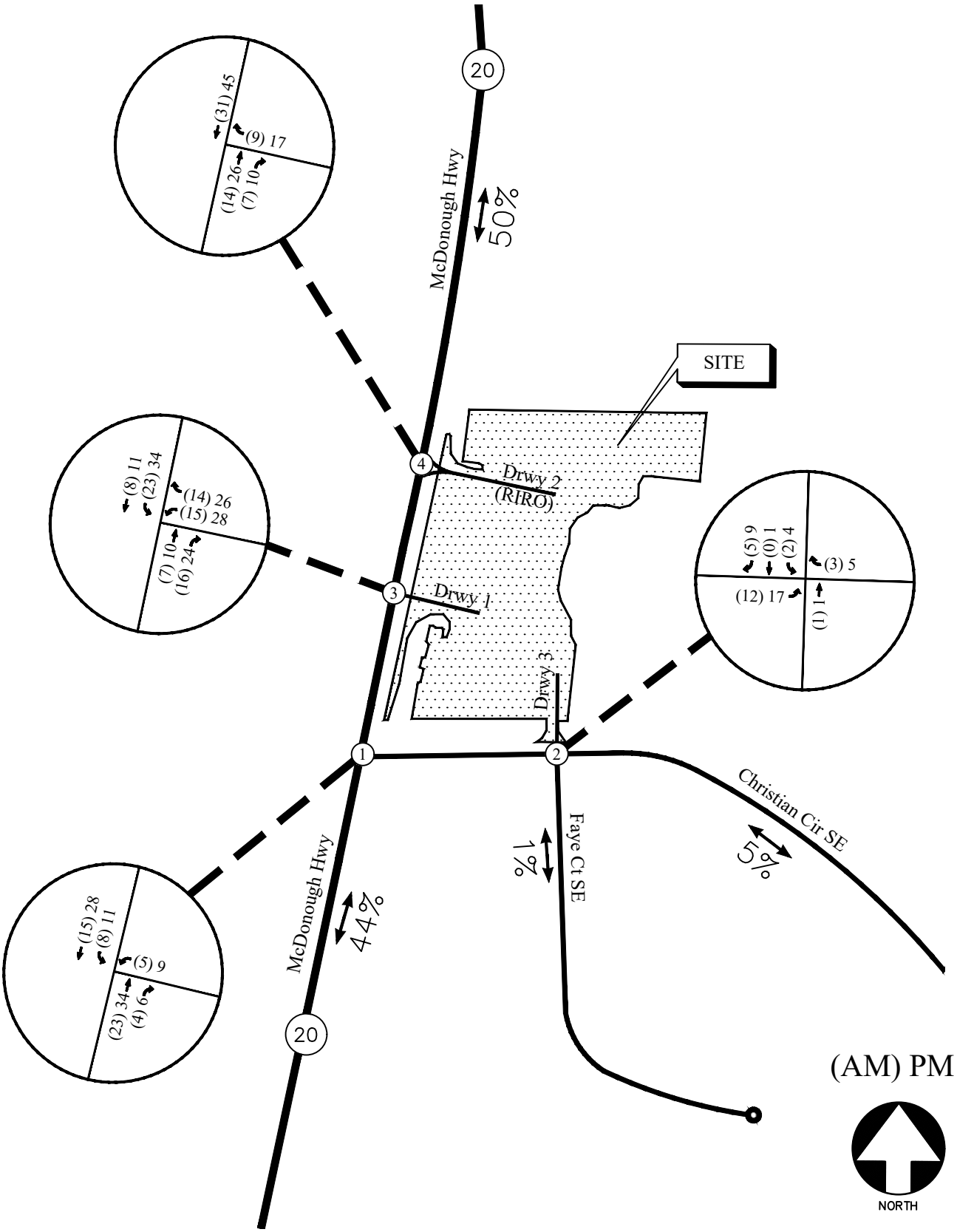
Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: *822 – Strip Retail Plaza (<40k) and 932 – High-Turnover (Sit-Down) Restaurant*. The calculated total trip generation for the proposed development is shown in Table 4 below.

TABLE 4 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 822 – Strip Retail Plaza (<40 k)	24,000 sf	31	20	51	72	73	145	1242
ITE 932 – High-Turnover (Sit-Down) Restaurant	5,850 sf	31	25	56	32	21	53	627
Pass-by Trips (0%) 43%		0	0	0	-14	-9	-23	-230
Total Trips (Without Reductions)		**62**	**45**	**107**	**104**	**94**	**198**	**1869**
New External Trips (With Reductions)		**62**	**45**	**107**	**90**	**85**	**175**	**1639**

5.2 Trip Distribution

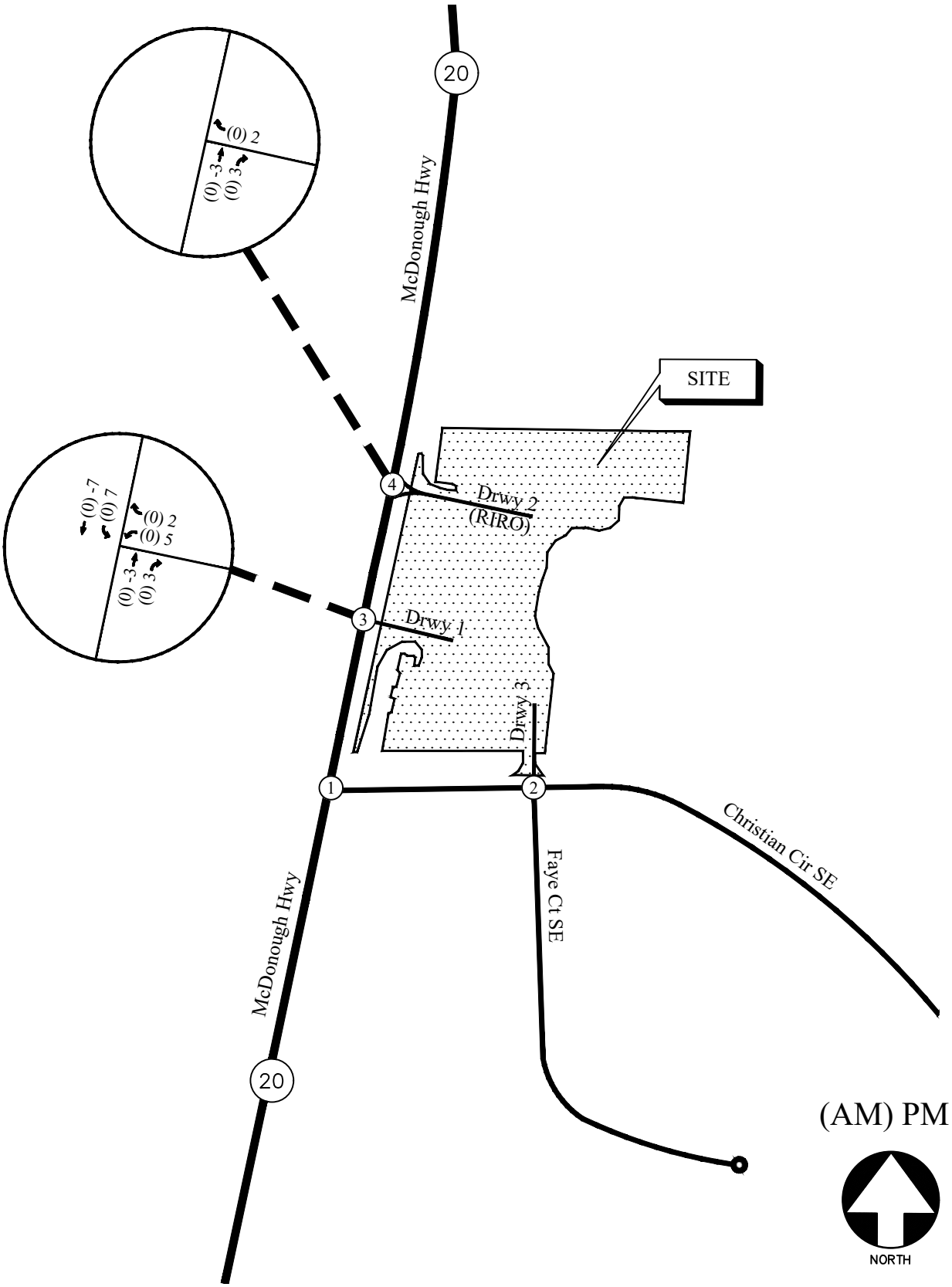
The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5. Pass-by volumes have also been distributed based on existing travel patterns and are shown in Figure 6.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES

FIGURE 5

A&R Engineering Inc.



SITE PEAK HOUR PASS-BY VOLUMES FIGURE 6

A&R Engineering Inc.

6.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2026 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

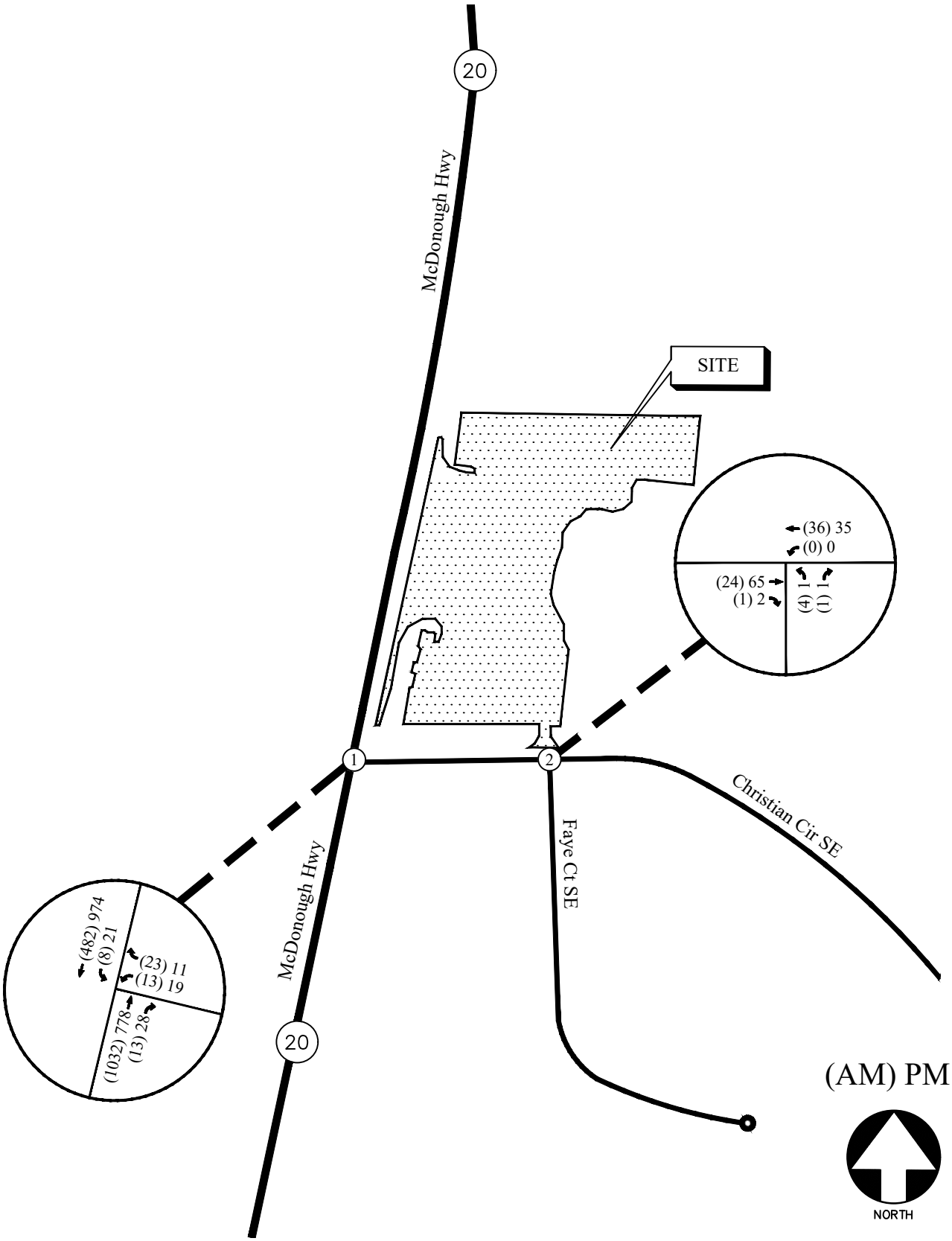
The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years revealed growth of approximately 1% in the area was used in the analysis. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of total site-generated traffic. The resulting Future "No-Build" volumes on the roadway are shown in Figure 8.

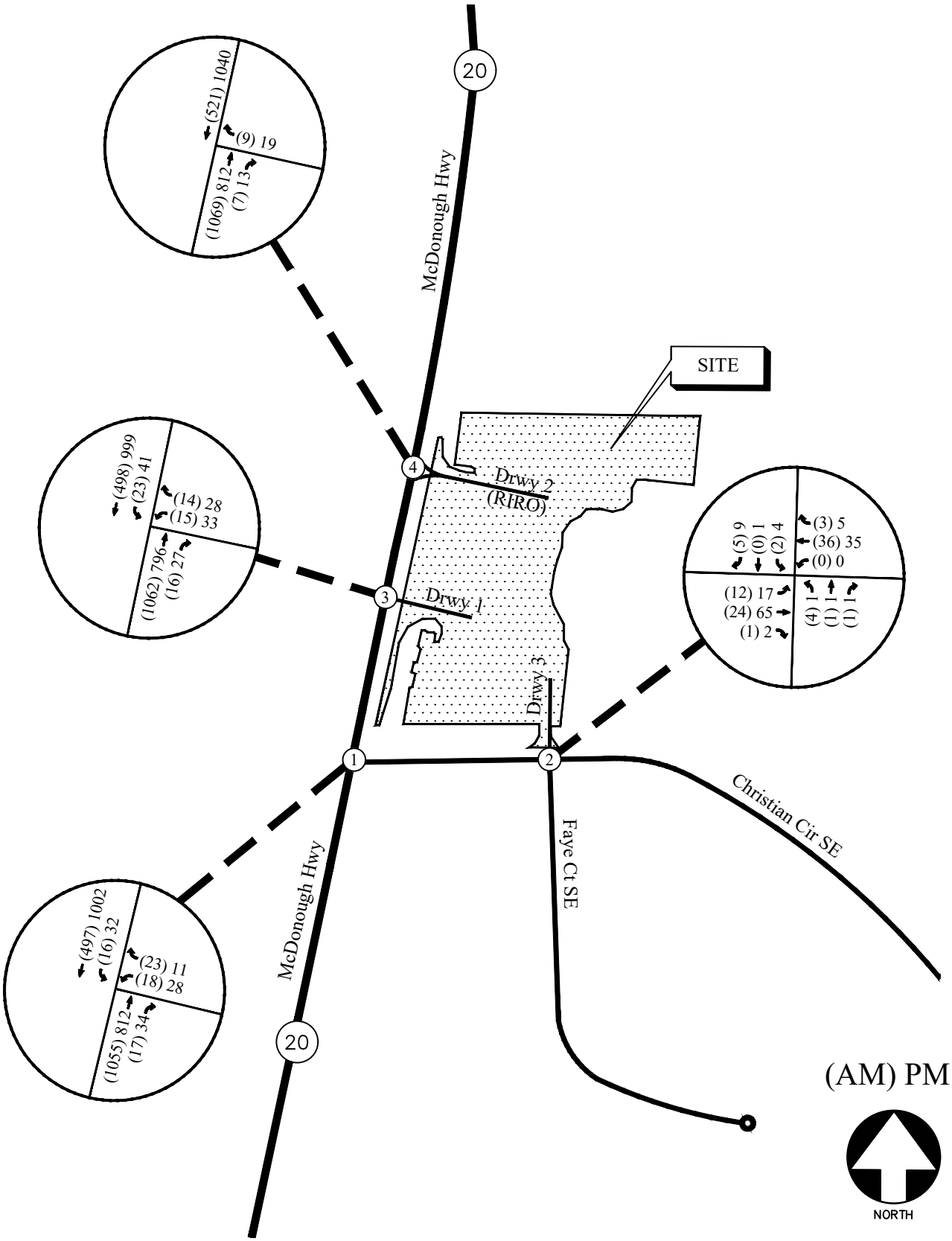
6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) and pass-by volumes (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 8.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 8

A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for left-turn lanes and deceleration lanes for all site driveways per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume entering and exiting the site is 1,869 vehicles.

6.3.1 Left Turn Lane Analysis

Per GDOT standards, for two lane roadways with AADT's greater than or equal to 6,000 vehicles and a posted speed limit of 45 mph, the daily site generated traffic left-turn movement's threshold to warrant a left-turn lane is 175 left-turning vehicles a day. For two lane roadways with AADT's of less than 6,000 vehicles and a posted speed limit of 30 mph, the daily site generated traffic left-turn movement's threshold to warrant a left-turn lane is 300 left-turning vehicles a day. The projected left-turn volumes per day for the full access driveway is included in Table 5.

TABLE 5 – GDOT REQUIREMENTS FOR LEFT TURN LANES

Intersection	Left turn traffic (% total entering)	Left-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/ day)	Warrants met?
SR 20 (McDonough Hwy) @ Site Driveway 1	37.5%	**350** (Total trips) ÷ 2 × 0.375 = (1869) ÷ 2 x 0.375 = 350	45 mph / 2-Lane / ≥ 6,000	175	Yes
Christian Circle @ Faye Court /Site Driveway 3	19.1%	**178** (Total trips) ÷ 2 × 0.191= (1869) ÷ 2 x 0.191 =178	30 mph / 2-Lane / < 6,000	300	No

A left turn lane is warranted at site driveway 1 on SR 20 (McDonough Highway) as per GDOT Standards.

6.3.2 Deceleration Turn Lane Analysis

Per GDOT standards, for two-lane roadways with AADT's greater than or equal to 6,000 vehicles and a posted speed limit of 45 mph, the daily site-generated traffic right turns threshold to warrant a deceleration lane is 75. For two-lane roadways with AADT's less than 6,000 vehicles and a posted speed limit of 30 mph, it is 200 right-turning vehicles a day. The projected right turn volumes per day for each driveway is included in Table 6.

Table 6 – GDOT Requirements for Deceleration Lanes					
Intersection	Right-turn traffic (% total entering)	Right-turn Volume (vehicles/day)	Roadway Speed/ # lanes / ADT	GDOT Threshold (vehicles/day)	Warrants met?
SR 20 (McDonough Hwy) @ Site Driveway 1	26.4%	**247** (Total trips) ÷ 2 × 0.264 = (1869) ÷ 2 x 0.264 = 247	45 mph / 2-Lane / ≥ 6,000	75	Yes
SR 20 (McDonough Hwy) @ Site Driveway 2 (RIRO)	11%	**103** (Total trips) ÷ 2 × 0.11 = (1869) ÷ 2 x 0.11 = 103	45 mph / 2-Lane / ≥ 6,000	75	Yes
Christian Circle @ Faye Court /Site Driveway 3	5%	**47** (Total trips) ÷ 2 × 0.05 = (1869) ÷ 2 x 0.05 = 47	30 mph / 2-Lane / < 6,000	200	No

A deceleration lane is warranted at site driveway 1 and 2 on SR 20 (McDonough Highway), per GDOT Standards.

6.4 Future Traffic Operations

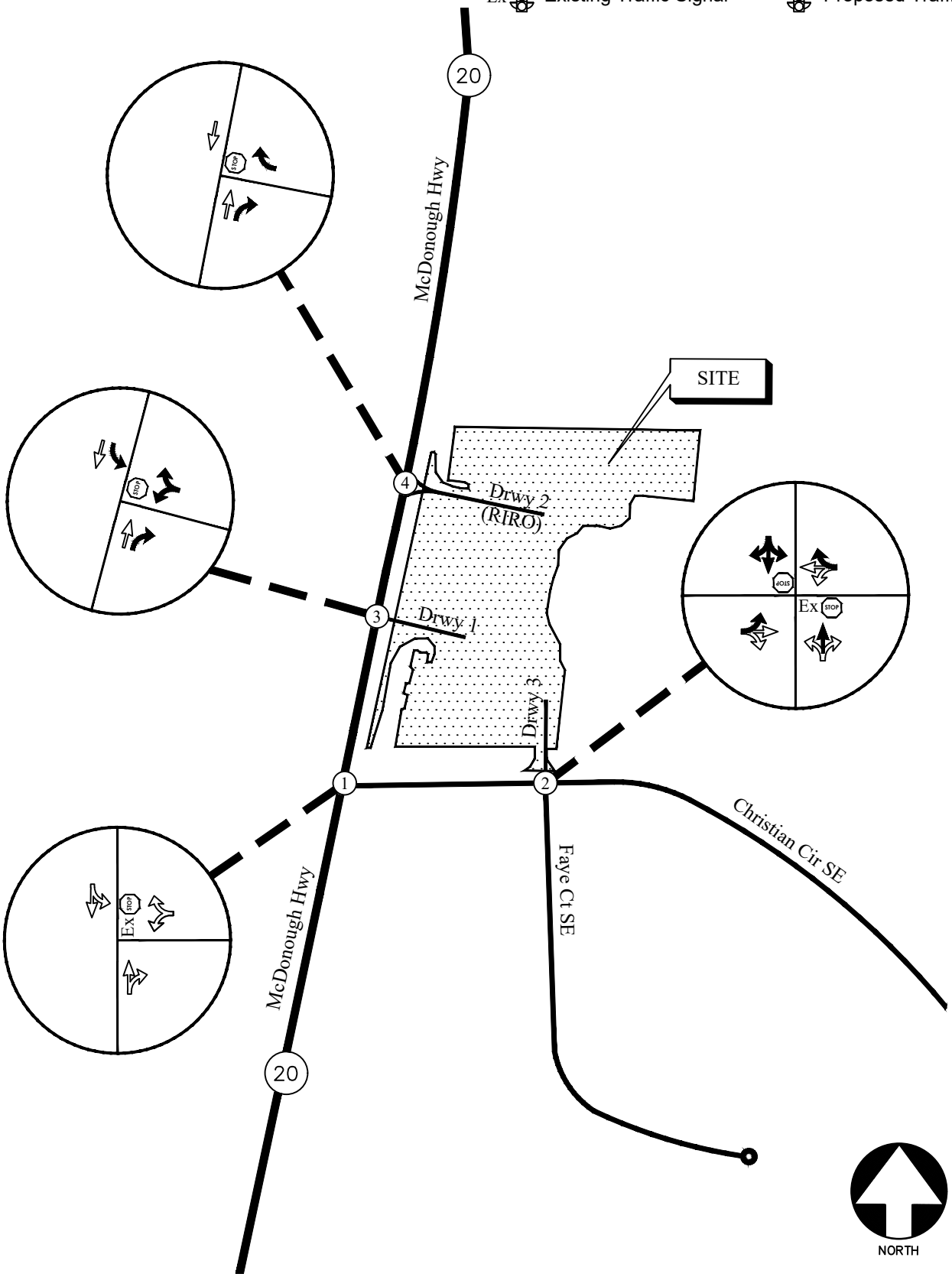
The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figures 7 and 8, respectively. The results of the future traffic operations analysis are shown below in Table 7. Recommendations on traffic control and lane geometry are shown in Figure 9.

TABLE 7 – FUTURE INTERSECTION OPERATIONS

Intersection		LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**SR 20 (McDonough Highway) @ Christian Circle**				
	-Westbound Approach	D (32.7)	F (52.4)	E (40.0)	F (85.3)
	-Southbound Left	B (10.9)	A (9.6)	B (11.1)	A (9.9)
2	**Christian Circle @ Faye Court/ Site Drwy 3**				
	-Eastbound Left	-	-	A (7.3)	A (7.3)
	-Westbound Left	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	-Northbound Approach	A (8.8)	A (8.9)	A (9.2)	A (9.4)
	-Southbound Approach	-	-	A (8.8)	A (9.0)
3	**SR 20 (McDonough Hwy) @ Site Drwy 1**				
	-Westbound Approach	-	-	E (41.3)	F (105.7)
	-Southbound Left			B (11.3)	B (10.0)
4	**SR 20 (McDonough Hwy) @ Site Drwy 2 (RIRO)**				
	-Westbound Approach	-	-	C (20.8)	C (16.1)

The results of future "No-Build" conditions traffic analysis indicate that the stop-controlled approach of Christian Circle at its un-signalized intersection with SR 20 will operate at LOS "F" in PM peak hour.

The results of the future "Build" conditions traffic analysis indicate that the stop controlled approach of Christian Circle will continue to operate at LOS "F" with slightly longer delays in the PM peak hour. The stop-controlled full access driveway at SR 20 will also experience some delays and will operate at LOS "E" and "F" in AM and PM peak hours respectively. It is not unusual for stop-controlled side-streets along arterial roadways to have elevated delays during peak periods as delays caused by side-streets wait times to turn left onto the mainline. All other approaches operate satisfactorily.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 9

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed commercial development that will be located at 4250 SR 20 (McDonough Highway) in the City of Conyers, Rockdale County, Georgia.

The development will consist of:

- Strip Retail Plaza (<40K): 24,000 sf
- High-Turnover (Sit Down) Restaurant: 5,850 sf

The development proposes access at the following locations:

- Site Driveway 1: Full access driveway on SR 20 (McDonough Highway)
- Site Driveway 2: Right-In/ Right-Out driveway on SR 20 (McDonough Highway)
- Site Driveway 3: Full access driveway on Christian Circle, aligned with Faye Court

Existing and future operations after completion of the project were analyzed at the intersections of:

1. SR 20 (McDonough Highway) at Christian Circle
2. Christian Circle at Faye Court/ Site Driveway 3
3. SR 20 (McDonough Highway) at Site Driveway 1
4. SR 20 (McDonough Highway) at Site Driveway 2 (RIRO)

The analysis included the evaluation of future operations for "No-Build" and "Build" conditions, both of which account for the volume increases due to the annual growth of through traffic.

The results of the future "Build" conditions traffic analysis indicate that the stop controlled approach of Christian Circle will continue to operate at LOS "F" with slightly longer delays in the PM peak hour. The stop-controlled full access driveway at SR 20 will also experience some delays and will operate at LOS "E" and "F" in AM and PM peak hours respectively. It is not unusual for stop-controlled side-streets along arterial roadways to have elevated delays during peak periods as delays caused by side-streets wait times to turn left onto the mainline. All other approaches operate satisfactorily.

7.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection.

- Site Driveway 1: Full access driveway on SR 20 (McDonough Highway)
    - One entering lane and one exiting lane.
    - Stop-sign controlled on the driveway approach.
    - A left turn and deceleration lanes for entering traffic.
    - Provide adequate sight distance per AASHTO standards.

- Site Driveway 2: Right-In/ Right - Out driveway on SR 20 (McDonough Highway)
    - One entering lane and one exiting right-turn lane.
    - Stop-sign controlled on the driveway approach.
    - A deceleration lane for entering traffic.
    - Provide adequate sight distance per AASHTO standards.

- Site Driveway 3: Full access driveway on Christian Circle, aligned with Faye Court
    - One entering lane and one exiting lane.
    - Stop-sign controlled on the driveway approach.
    - Provide adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis .....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
McDonough Hwy @ Christian Circle
7-9 am | 4-6 pm

File Name : 20230396
Site Code : 20230396
Start Date : 11-28-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

	McDonough Hwy Northbound				McDonough Hwy Southbound				Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	225	4	229	1	117	0	118	0	0	0	0	1	0	2	3	350
07:15 AM	0	253	6	259	3	135	0	138	0	0	0	0	5	0	8	13	410
07:30 AM	0	283	1	284	3	107	0	110	0	0	0	0	2	0	8	10	404
07:45 AM	0	241	2	243	1	109	0	110	0	0	0	0	5	0	4	9	362
Total	0	1002	13	1015	8	468	0	476	0	0	0	0	13	0	22	35	1526
08:00 AM	0	175	3	178	6	141	0	147	0	0	0	0	2	0	7	9	334
08:15 AM	0	167	0	167	0	132	0	132	0	0	0	0	1	0	3	4	303
08:30 AM	0	196	1	197	5	102	0	107	0	0	0	0	4	0	5	9	313
08:45 AM	0	179	3	182	1	111	0	112	0	0	0	0	4	0	1	5	299
Total	0	717	7	724	12	486	0	498	0	0	0	0	11	0	16	27	1249
*** BREAK ***																	
04:00 PM	0	178	4	182	12	229	0	241	0	0	0	0	5	0	6	11	434
04:15 PM	0	178	8	186	8	213	0	221	0	0	0	0	5	0	4	9	416
04:30 PM	0	166	9	175	9	224	0	233	0	0	0	0	3	0	5	8	416
04:45 PM	0	197	5	202	11	235	0	246	0	0	0	0	3	0	3	6	454
Total	0	719	26	745	40	901	0	941	0	0	0	0	16	0	18	34	1720
05:00 PM	0	204	9	213	2	238	0	240	0	0	0	0	4	0	2	6	459
05:15 PM	0	183	5	188	5	239	0	244	0	0	0	0	3	0	4	7	439
05:30 PM	0	171	8	179	2	234	0	236	0	0	0	0	8	0	2	10	425
05:45 PM	0	162	4	166	4	213	0	217	0	0	0	0	5	0	1	6	389
Total	0	720	26	746	13	924	0	937	0	0	0	0	20	0	9	29	1712
Grand Total	0	3158	72	3230	73	2779	0	2852	0	0	0	0	60	0	65	125	6207
Apprch %	0	97.8	2.2		2.6	97.4	0		0	0	0		48	0	52		
Total %	0	50.9	1.2	52	1.2	44.8	0	45.9	0	0	0	0	1	0	1	2	

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TMC Data
McDonough Hwy @ Christian Circle
7-9 am | 4-6 pm

File Name : 20230396
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Start Date : 11-28-2023
Page No : 2

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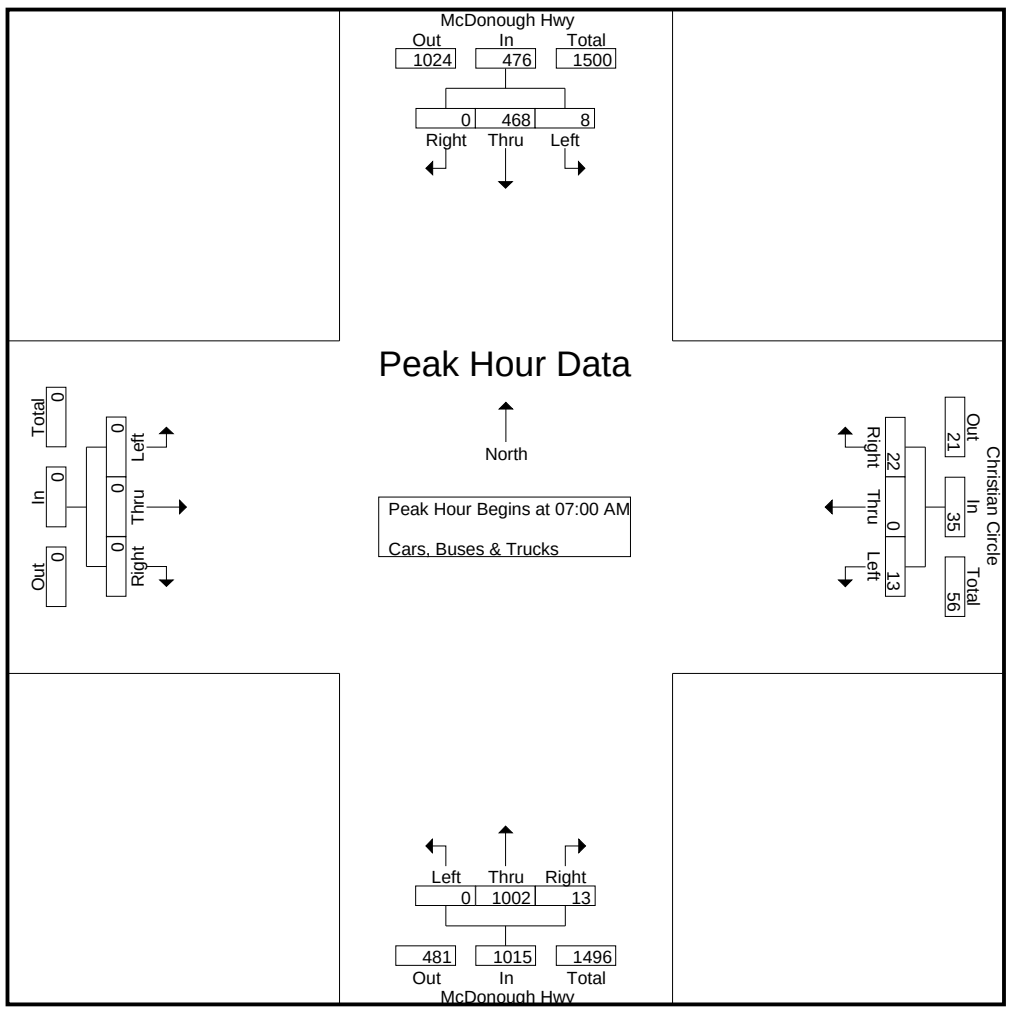
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	225	4	229	1	117	0	118	0	0	0	0	1	0	2	3	350
07:15 AM	0	253	**6**	259	**3**	**135**	0	**138**	0	0	0	0	**5**	0	**8**	**13**	**410**
07:30 AM	0	**283**	1	**284**	3	107	0	110	0	0	0	0	2	0	8	10	404
07:45 AM	0	241	2	243	1	109	0	110	0	0	0	0	5	0	4	9	362
Total Volume	0	1002	13	1015	8	468	0	476	0	0	0	0	13	0	22	35	1526
% App. Total	0	98.7	1.3		1.7	98.3	0		0	0	0		37.1	0	62.9		
PHF	.000	.885	.542	.893	.667	.867	.000	.862	.000	.000	.000	.000	.650	.000	.688	.673	.930



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TMC Data
McDonough Hwy @ Christian Circle
7-9 am | 4-6 pm

File Name : 20230396
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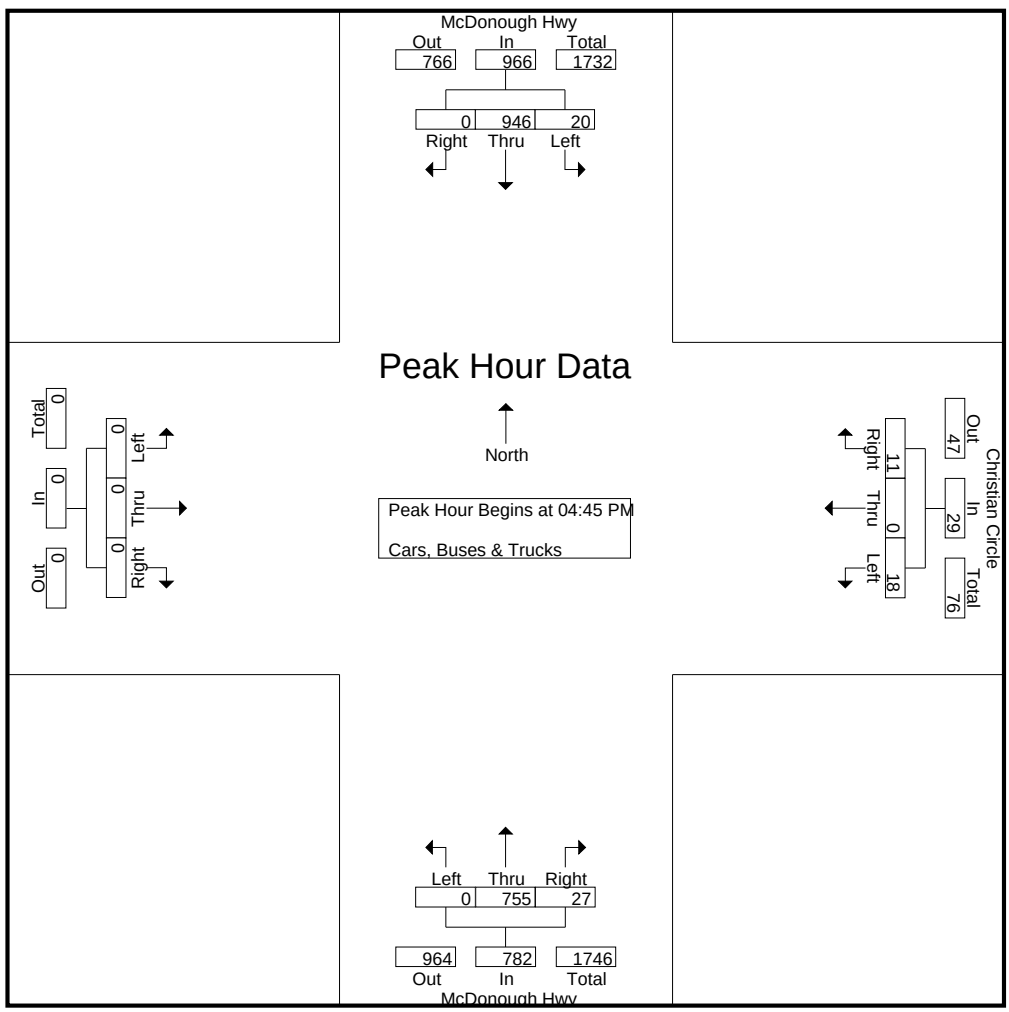
Page No : 3

	McDonough Hwy Northbound				McDonough Hwy Southbound				Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	197	5	202	**11**	235	0	**246**	0	0	0	0	3	0	3	6	454
05:00 PM	0	**204**	**9**	**213**	2	238	0	240	0	0	0	0	4	0	2	6	**459**
05:15 PM	0	183	5	188	5	**239**	0	244	0	0	0	0	3	0	**4**	7	439
05:30 PM	0	171	8	179	2	234	0	236	0	0	0	0	**8**	0	2	**10**	425
Total Volume	0	755	27	782	20	946	0	966	0	0	0	0	18	0	11	29	1777
% App. Total	0	96.5	3.5		2.1	97.9	0		0	0	0		62.1	0	37.9		
PHF	.000	.925	.750	.918	.455	.990	.000	.982	.000	.000	.000	.000	.563	.000	.688	.725	.968



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TMC Data
McDonough Hwy @ Christian Circle
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230396
Site Code : 20230396
Start Date : 11-28-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

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Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	225	4	229	1	117	0	118	0	0	0	0	1	0	2	3	350
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07:45 AM	0	241	2	243	1	109	0	110	0	0	0	0	5	0	4	9	362
Total	0	1002	13	1015	8	468	0	476	0	0	0	0	13	0	22	35	1526
08:00 AM	0	175	3	178	6	141	0	147	0	0	0	0	2	0	7	9	334
08:15 AM	0	167	0	167	0	132	0	132	0	0	0	0	1	0	3	4	303
08:30 AM	0	196	1	197	5	102	0	107	0	0	0	0	4	0	5	9	313
08:45 AM	0	179	3	182	1	111	0	112	0	0	0	0	4	0	1	5	299
Total	0	717	7	724	12	486	0	498	0	0	0	0	11	0	16	27	1249
09:00 AM	0	158	1	159	0	113	0	113	0	0	0	0	0	0	1	1	273
09:15 AM	0	136	3	139	3	118	0	121	0	0	0	0	4	0	3	7	267
09:30 AM	0	167	1	168	3	118	0	121	0	0	0	0	5	0	4	9	298
09:45 AM	0	132	4	136	0	127	0	127	0	0	0	0	0	0	4	4	267
Total	0	593	9	602	6	476	0	482	0	0	0	0	9	0	12	21	1105
10:00 AM	0	138	0	138	3	136	0	139	0	0	0	0	4	0	3	7	284
10:15 AM	0	142	3	145	3	120	0	123	0	0	0	0	3	0	4	7	275
10:30 AM	0	150	1	151	4	140	0	144	0	0	0	0	5	0	3	8	303
10:45 AM	0	143	4	147	5	102	0	107	0	0	0	0	4	0	0	4	258
Total	0	573	8	581	15	498	0	513	0	0	0	0	16	0	10	26	1120
11:00 AM	0	142	4	146	2	126	0	128	0	0	0	0	3	0	2	5	279
11:15 AM	0	165	4	169	2	144	0	146	0	0	0	0	2	0	2	4	319
11:30 AM	0	131	6	137	2	147	0	149	0	0	0	0	4	0	1	5	291
11:45 AM	0	142	2	144	5	133	0	138	0	0	0	0	3	0	5	8	290
Total	0	580	16	596	11	550	0	561	0	0	0	0	12	0	10	22	1179
12:00 PM	0	142	7	149	3	169	0	172	0	0	0	0	1	0	3	4	325
12:15 PM	0	125	4	129	2	169	0	171	0	0	0	0	5	0	3	8	308
12:30 PM	0	155	2	157	4	174	0	178	0	0	0	0	3	0	5	8	343
12:45 PM	0	148	3	151	2	165	0	167	0	0	0	0	3	0	6	9	327
Total	0	570	16	586	11	677	0	688	0	0	0	0	12	0	17	29	1303
01:00 PM	0	148	3	151	5	187	0	192	0	0	0	0	0	0	2	2	345
01:15 PM	0	155	3	158	6	183	0	189	0	0	0	0	3	0	1	4	351
01:30 PM	0	128	8	136	3	161	0	164	0	0	0	0	6	0	5	11	311
01:45 PM	0	151	1	152	1	181	0	182	0	0	0	0	3	0	4	7	341
Total	0	582	15	597	15	712	0	727	0	0	0	0	12	0	12	24	1348
02:00 PM	0	155	9	164	3	190	0	193	0	0	0	0	3	0	2	5	362
02:15 PM	0	192	8	200	3	232	0	235	0	0	0	0	3	0	4	7	442
02:30 PM	0	182	5	187	3	227	0	230	0	0	0	0	4	0	6	10	427
02:45 PM	0	158	6	164	3	193	0	196	0	0	0	0	4	0	2	6	366
Total	0	687	28	715	12	842	0	854	0	0	0	0	14	0	14	28	1597

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7-9 am | 2-4 pm | 4-6 pm

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	McDonough Hwy Northbound				McDonough Hwy Southbound				Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
03:00 PM	0	175	2	177	1	226	0	227	0	0	0	0	0	0	4	4	408
03:15 PM	0	184	4	188	4	265	0	269	0	0	0	0	3	0	5	8	465
03:30 PM	0	206	5	211	7	248	0	255	0	0	0	0	5	0	3	8	474
03:45 PM	0	166	6	172	3	236	0	239	0	0	0	0	2	0	4	6	417
Total	0	731	17	748	15	975	0	990	0	0	0	0	10	0	16	26	1764
04:00 PM	0	178	4	182	12	229	0	241	0	0	0	0	5	0	6	11	434
04:15 PM	0	178	8	186	8	213	0	221	0	0	0	0	5	0	4	9	416
04:30 PM	0	166	9	175	9	224	0	233	0	0	0	0	3	0	5	8	416
04:45 PM	0	197	5	202	11	235	0	246	0	0	0	0	3	0	3	6	454
Total	0	719	26	745	40	901	0	941	0	0	0	0	16	0	18	34	1720
05:00 PM	0	204	9	213	2	238	0	240	0	0	0	0	4	0	2	6	459
05:15 PM	0	183	5	188	5	239	0	244	0	0	0	0	3	0	4	7	439
05:30 PM	0	171	8	179	2	234	0	236	0	0	0	0	8	0	2	10	425
05:45 PM	0	162	4	166	4	213	0	217	0	0	0	0	5	0	1	6	389
Total	0	720	26	746	13	924	0	937	0	0	0	0	20	0	9	29	1712
06:00 PM	0	188	9	197	4	235	0	239	0	0	0	0	1	0	2	3	439
06:15 PM	0	169	7	176	5	206	0	211	0	0	0	0	4	0	3	7	394
06:30 PM	0	169	6	175	7	205	0	212	0	0	0	0	4	0	6	10	397
06:45 PM	0	136	6	142	8	171	0	179	0	0	0	0	2	0	2	4	325
Total	0	662	28	690	24	817	0	841	0	0	0	0	11	0	13	24	1555
Grand Total	0	8136	209	8345	182	8326	0	8508	0	0	0	0	156	0	169	325	17178
Apprch %	0	97.5	2.5		2.1	97.9	0		0	0	0		48	0	52		
Total %	0	47.4	1.2	48.6	1.1	48.5	0	49.5	0	0	0	0	0.9	0	1	1.9	

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TMC Data
McDonough Hwy @ Christian Circle
7-9 am | 2-4 pm | 4-6 pm

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	McDonough Hwy Northbound				McDonough Hwy Southbound				Eastbound				Christian Circle Westbound				
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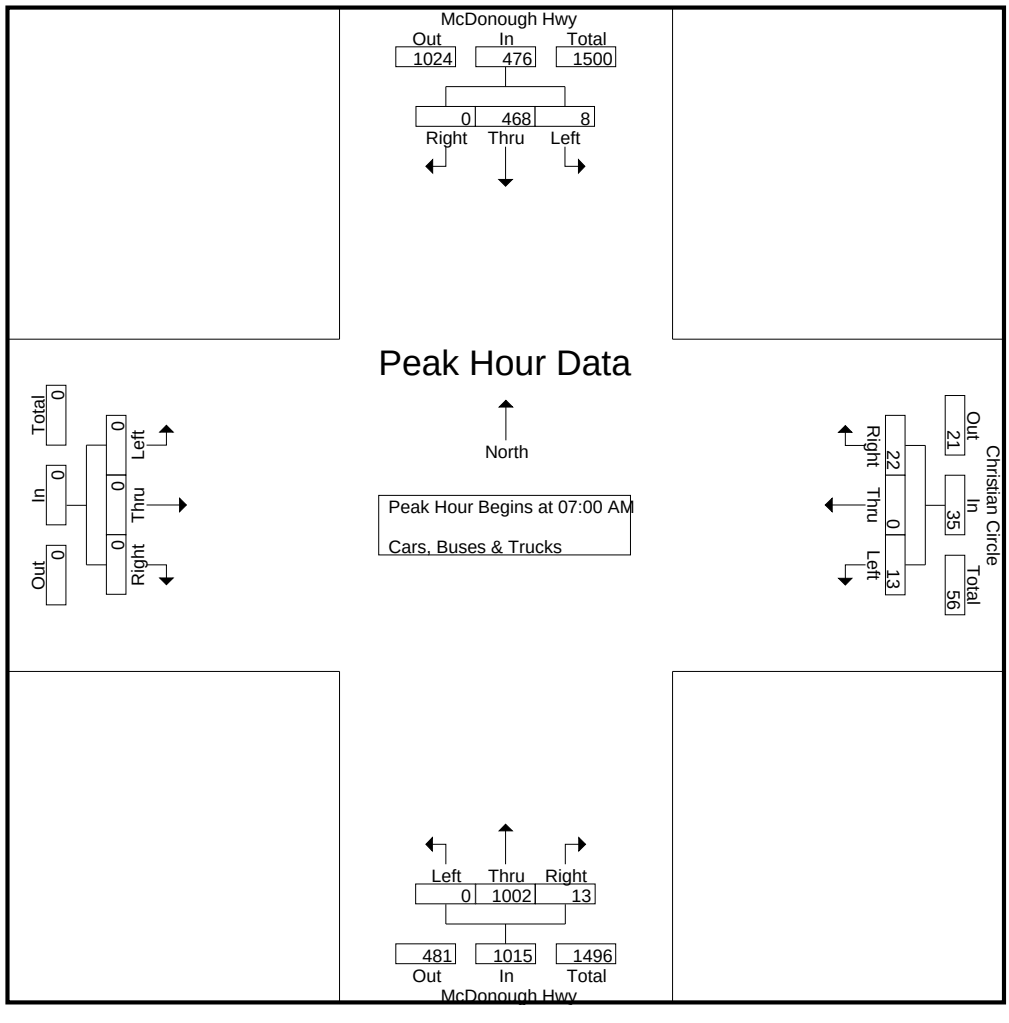
Total Volume	0	1002	13	1015	8	468	0	476	0	0	0	0	13	0	22	35	1526
% App. Total	0	98.7	1.3		1.7	98.3	0		0	0	0		37.1	0	62.9		
PHF	.000	.885	.542	.893	.667	.867	.000	.862	.000	.000	.000	.000	.650	.000	.688	.673	.930



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2160 Kingston Court, Suite 'O'
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TMC Data
McDonough Hwy @ Christian Circle
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230396
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	McDonough Hwy Northbound				McDonough Hwy Southbound				Eastbound				Christian Circle Westbound				
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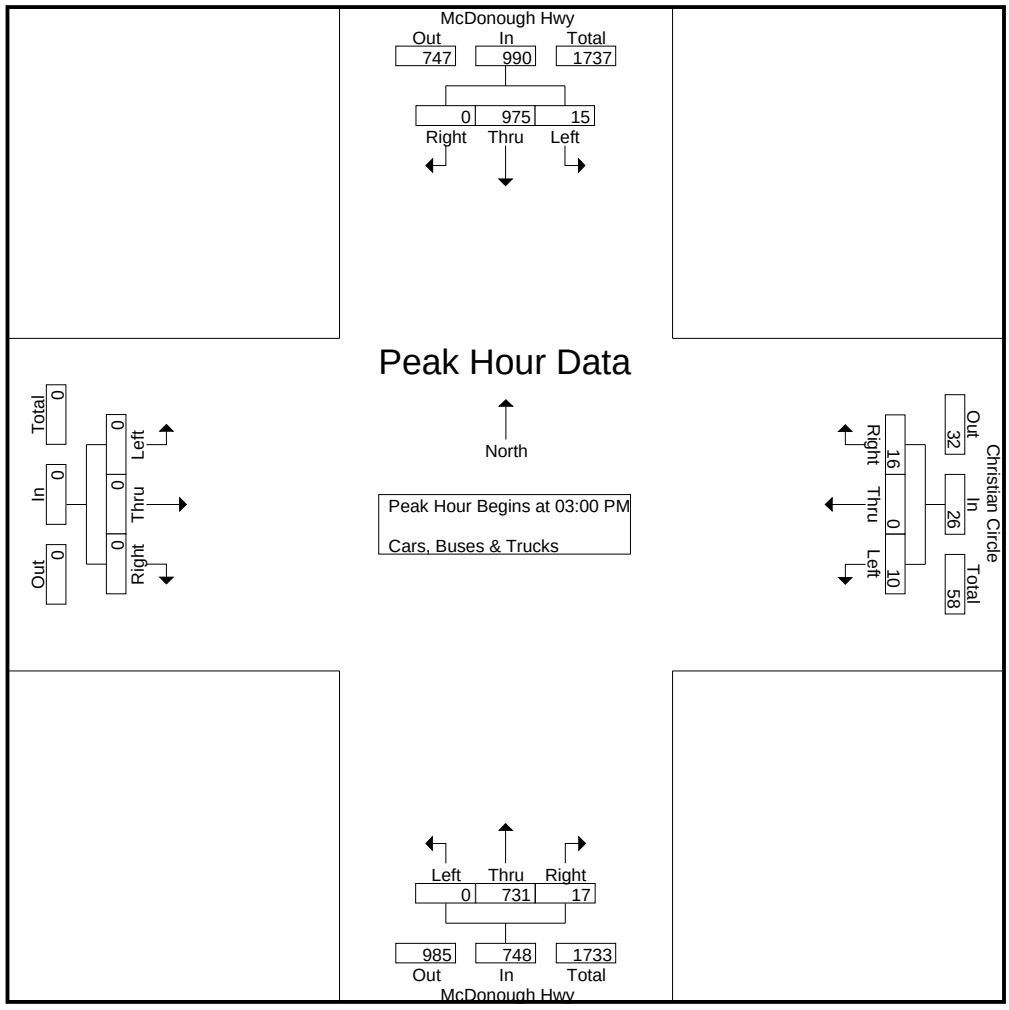
Peak Hour for Entire Intersection Begins at 03:00 PM																	
03:00 PM	0	175	2	177	1	226	0	227	0	0	0	0	0	0	4	4	408
03:15 PM	0	184	4	188	4	**265**	0	**269**	0	0	0	0	3	0	**5**	**8**	465
03:30 PM	0	**206**	5	**211**	**7**	248	0	255	0	0	0	0	**5**	0	3	8	**474**
03:45 PM	0	166	**6**	172	3	236	0	239	0	0	0	0	2	0	4	6	417
Total Volume	0	731	17	748	15	975	0	990	0	0	0	0	10	0	16	26	1764
% App. Total	0	97.7	2.3		1.5	98.5	0		0	0	0		38.5	0	61.5		
PHF	.000	.887	.708	.886	.536	.920	.000	.920	.000	.000	.000	.000	.500	.000	.800	.813	.930



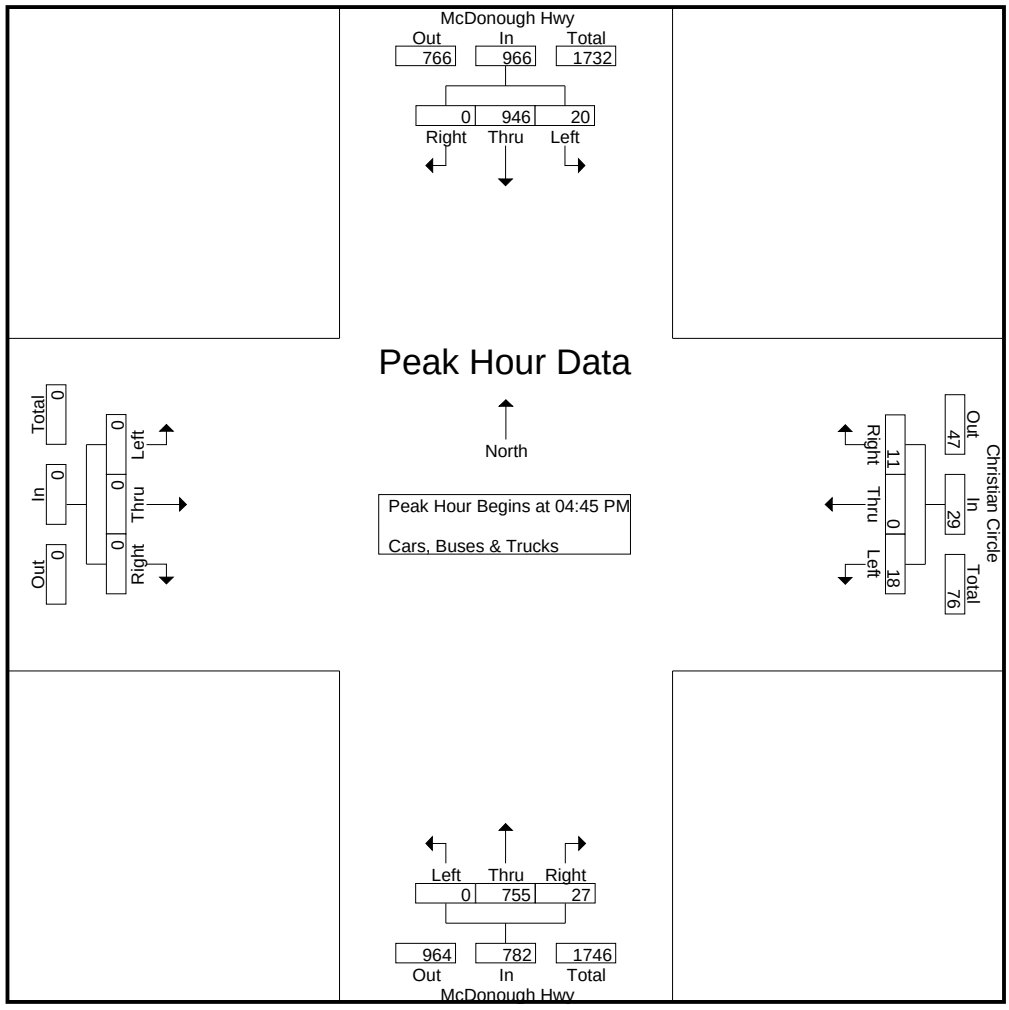
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
McDonough Hwy @ Christian Circle
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230396
Site Code : 20230396
Start Date : 11-28-2023
Page No : 5

	McDonough Hwy Northbound				McDonough Hwy Southbound				Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	197	5	202	**11**	235	0	**246**	0	0	0	0	3	0	3	6	454
05:00 PM	0	**204**	**9**	**213**	2	238	0	240	0	0	0	0	4	0	2	6	**459**
05:15 PM	0	183	5	188	5	**239**	0	244	0	0	0	0	3	0	**4**	7	439
05:30 PM	0	171	8	179	2	234	0	236	0	0	0	0	**8**	0	2	**10**	425
Total Volume	0	755	27	782	20	946	0	966	0	0	0	0	18	0	11	29	1777
% App. Total	0	96.5	3.5		2.1	97.9	0		0	0	0		62.1	0	37.9		
PHF	.000	.925	.750	.918	.455	.990	.000	.982	.000	.000	.000	.000	.563	.000	.688	.725	.968



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Christian Circle @ Faye Ct
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230397
Site Code : 20230397
Start Date : 11-28-2023
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Faye Ct Northbound				Southbound				Christian Circle Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	1	0	0	1	0	0	0	0	0	2	0	2	0	7	0	7	10
07:15 AM	2	0	0	2	0	0	0	0	0	5	0	5	0	8	0	8	15
07:30 AM	0	0	1	1	0	0	0	0	0	10	0	10	0	10	0	10	21
07:45 AM	1	0	0	1	0	0	0	0	0	3	0	3	0	9	0	9	13
Total	4	0	1	5	0	0	0	0	0	20	0	20	0	34	0	34	59
08:00 AM	1	0	0	1	0	0	0	0	0	5	1	6	0	8	0	8	15
08:15 AM	1	0	0	1	0	0	0	0	0	3	0	3	0	7	0	7	11
08:30 AM	0	0	0	0	0	0	0	0	0	2	1	3	0	3	0	3	6
08:45 AM	1	0	0	1	0	0	0	0	0	3	1	4	0	6	0	6	11
Total	3	0	0	3	0	0	0	0	0	13	3	16	0	24	0	24	43
09:00 AM	0	0	0	0	0	0	0	0	0	3	0	3	0	5	0	5	8
09:15 AM	0	0	0	0	0	0	0	0	0	1	0	1	0	2	0	2	3
09:30 AM	1	0	0	1	0	0	0	0	0	5	0	5	0	7	0	7	13
09:45 AM	1	0	0	1	0	0	0	0	0	5	0	5	0	7	0	7	13
Total	2	0	0	2	0	0	0	0	0	14	0	14	0	21	0	21	37
10:00 AM	1	0	0	1	0	0	0	0	0	5	0	5	0	5	0	5	11
10:15 AM	0	0	0	0	0	0	0	0	0	2	0	2	0	4	0	4	6
10:30 AM	1	0	0	1	0	0	0	0	0	6	0	6	0	8	0	8	15
10:45 AM	1	0	0	1	0	0	0	0	0	5	1	6	0	4	0	4	11
Total	3	0	0	3	0	0	0	0	0	18	1	19	0	21	0	21	43
11:00 AM	0	0	0	0	0	0	0	0	0	10	1	11	0	4	0	4	15
11:15 AM	0	0	0	0	0	0	0	0	0	2	0	2	0	5	0	5	7
11:30 AM	0	0	1	1	0	0	0	0	0	8	1	9	0	2	0	2	12
11:45 AM	1	0	2	3	0	0	0	0	0	6	0	6	1	6	0	7	16
Total	1	0	3	4	0	0	0	0	0	26	2	28	1	17	0	18	50
12:00 PM	0	0	0	0	0	0	0	0	0	9	1	10	0	10	0	10	20
12:15 PM	1	0	0	1	0	0	0	0	0	5	1	6	0	4	0	4	11
12:30 PM	0	0	0	0	0	0	0	0	0	7	1	8	0	8	0	8	16
12:45 PM	0	0	1	1	0	0	0	0	0	4	0	4	0	12	0	12	17
Total	1	0	1	2	0	0	0	0	0	25	3	28	0	34	0	34	64
01:00 PM	0	0	0	0	0	0	0	0	0	3	0	3	0	2	0	2	5
01:15 PM	0	0	0	0	0	0	0	0	0	11	0	11	1	3	0	4	15
01:30 PM	0	0	1	1	0	0	0	0	0	10	1	11	0	8	0	8	20
01:45 PM	2	0	0	2	0	0	0	0	0	5	1	6	0	6	0	6	14
Total	2	0	1	3	0	0	0	0	0	29	2	31	1	19	0	20	54
02:00 PM	0	0	0	0	0	0	0	0	0	5	0	5	0	6	0	6	11
02:15 PM	1	0	0	1	0	0	0	0	0	14	0	14	2	9	0	11	26
02:30 PM	0	0	0	0	0	0	0	0	0	10	0	10	0	7	0	7	17
02:45 PM	0	0	0	0	0	0	0	0	0	8	0	8	1	11	0	12	20
Total	1	0	0	1	0	0	0	0	0	37	0	37	3	33	0	36	74

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Christian Circle @ Faye Ct
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230397
Site Code : 20230397
Start Date : 11-28-2023

Groups Printed- Cars, Buses & Trucks

	Faye Ct Northbound				Southbound				Christian Circle Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
03:00 PM	0	0	0	0	0	0	0	0	0	6	0	6	0	4	0	4	10
03:15 PM	0	0	0	0	0	0	0	0	0	5	0	5	0	3	0	3	8
03:30 PM	0	0	0	0	0	0	0	0	0	9	1	10	0	11	0	11	21
03:45 PM	1	0	0	1	0	0	0	0	0	8	1	9	0	5	0	5	15
Total	1	0	0	1	0	0	0	0	0	28	2	30	0	23	0	23	54
04:00 PM	0	0	0	0	0	0	0	0	0	12	1	13	0	9	0	9	22
04:15 PM	0	0	1	1	0	0	0	0	0	15	0	15	0	13	0	13	29
04:30 PM	0	0	0	0	0	0	0	0	0	15	1	16	0	6	0	6	22
04:45 PM	1	0	0	1	0	0	0	0	0	21	0	21	0	6	0	6	28
Total	1	0	1	2	0	0	0	0	0	63	2	65	0	34	0	34	101
05:00 PM	0	0	0	0	0	0	0	0	0	11	0	11	0	4	0	4	15
05:15 PM	0	0	0	0	0	0	0	0	0	7	1	8	0	7	0	7	15
05:30 PM	0	0	0	0	0	0	0	0	0	12	1	13	0	13	0	13	26
05:45 PM	0	0	0	0	0	0	0	0	0	11	0	11	0	8	0	8	19
Total	0	0	0	0	0	0	0	0	0	41	2	43	0	32	0	32	75
06:00 PM	0	0	0	0	0	0	0	0	0	12	0	12	0	2	0	2	14
06:15 PM	0	0	0	0	0	0	0	0	0	12	0	12	0	9	0	9	21
06:30 PM	0	0	1	1	0	0	0	0	0	9	0	9	0	7	0	7	17
06:45 PM	0	0	0	0	0	0	0	0	0	15	1	16	0	5	0	5	21
Total	0	0	1	1	0	0	0	0	0	48	1	49	0	23	0	23	73
Grand Total	19	0	8	27	0	0	0	0	0	362	18	380	5	315	0	320	727
Apprch %	70.4	0	29.6		0	0	0		0	95.3	4.7		1.6	98.4	0		
Total %	2.6	0	1.1	3.7	0	0	0	0	0	49.8	2.5	52.3	0.7	43.3	0	44	

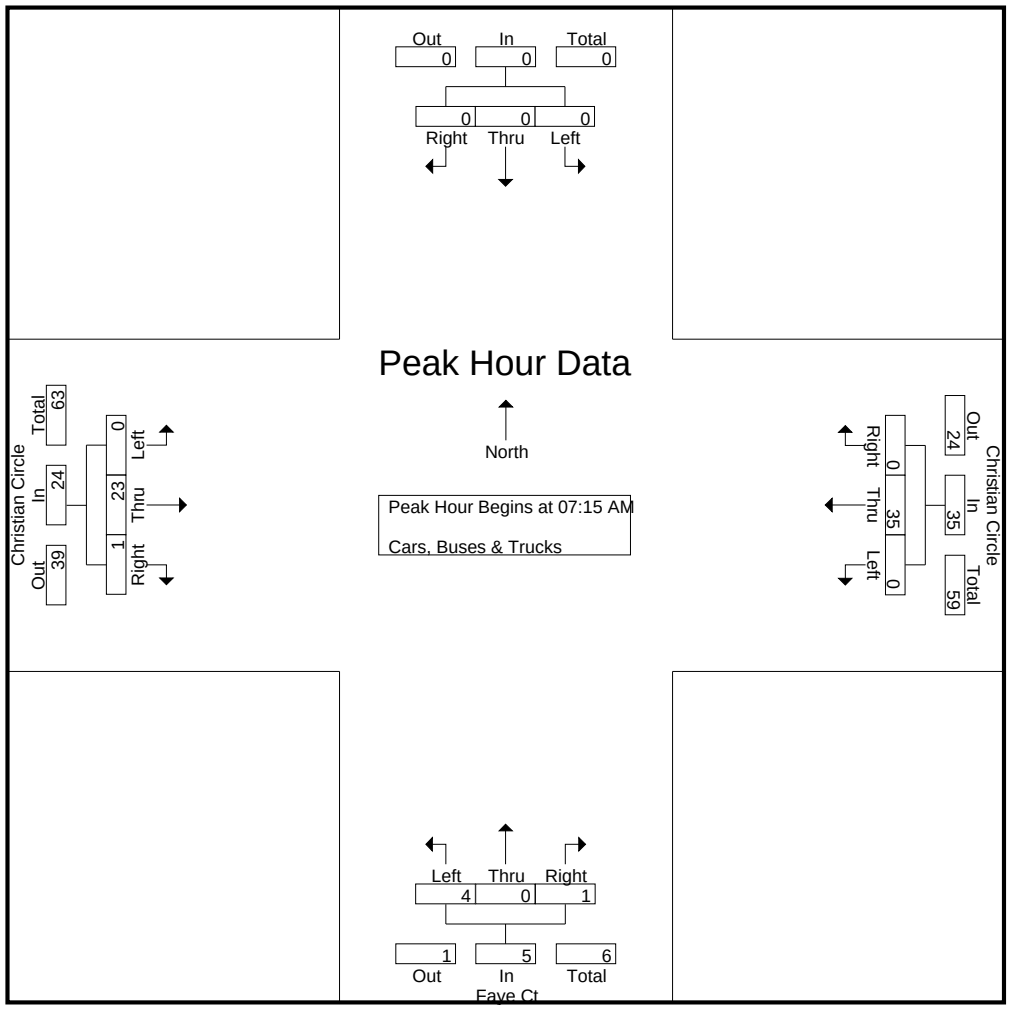
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Christian Circle @ Faye Ct
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230397
Site Code : 20230397
Start Date : 11-28-2023
Page No : 3

	Faye Ct Northbound				Southbound				Christian Circle Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	**2**	0	0	**2**	0	0	0	0	0	5	0	5	0	8	0	8	15
07:30 AM	0	0	**1**	1	0	0	0	0	0	**10**	0	**10**	0	**10**	0	**10**	**21**
07:45 AM	1	0	0	1	0	0	0	0	0	3	0	3	0	9	0	9	13
08:00 AM	1	0	0	1	0	0	0	0	0	5	**1**	6	0	8	0	8	15
Total Volume	4	0	1	5	0	0	0	0	0	23	1	24	0	35	0	35	64
% App. Total	80	0	20		0	0	0		0	95.8	4.2		0	100	0		
PHF	.500	.000	.250	.625	.000	.000	.000	.000	.000	.575	.250	.600	.000	.875	.000	.875	.762



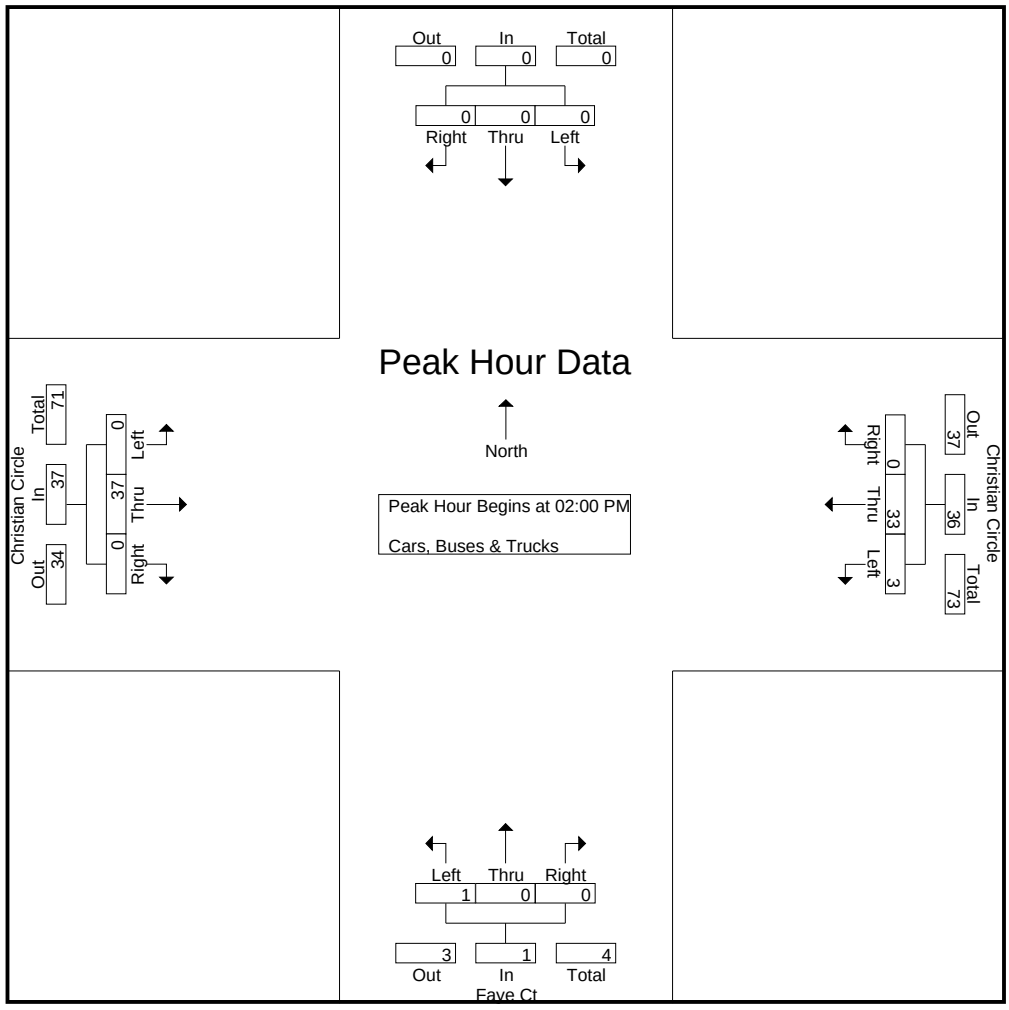
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Christian Circle @ Faye Ct
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230397
Site Code : 20230397
Start Date : 11-28-2023
Page No : 4

	Faye Ct Northbound				Southbound				Christian Circle Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 02:00 PM to 03:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:00 PM																	
02:00 PM	0	0	0	0	0	0	0	0	0	5	0	5	0	6	0	6	11
02:15 PM	**1**	0	0	**1**	0	0	0	0	0	**14**	0	**14**	**2**	9	0	11	**26**
02:30 PM	0	0	0	0	0	0	0	0	0	10	0	10	0	7	0	7	17
02:45 PM	0	0	0	0	0	0	0	0	0	8	0	8	1	**11**	0	**12**	20
Total Volume	1	0	0	1	0	0	0	0	0	37	0	37	3	33	0	36	74
% App. Total	100	0	0		0	0	0		0	100	0		8.3	91.7	0		
PHF	.250	.000	.000	.250	.000	.000	.000	.000	.000	.661	.000	.661	.375	.750	.000	.750	.712



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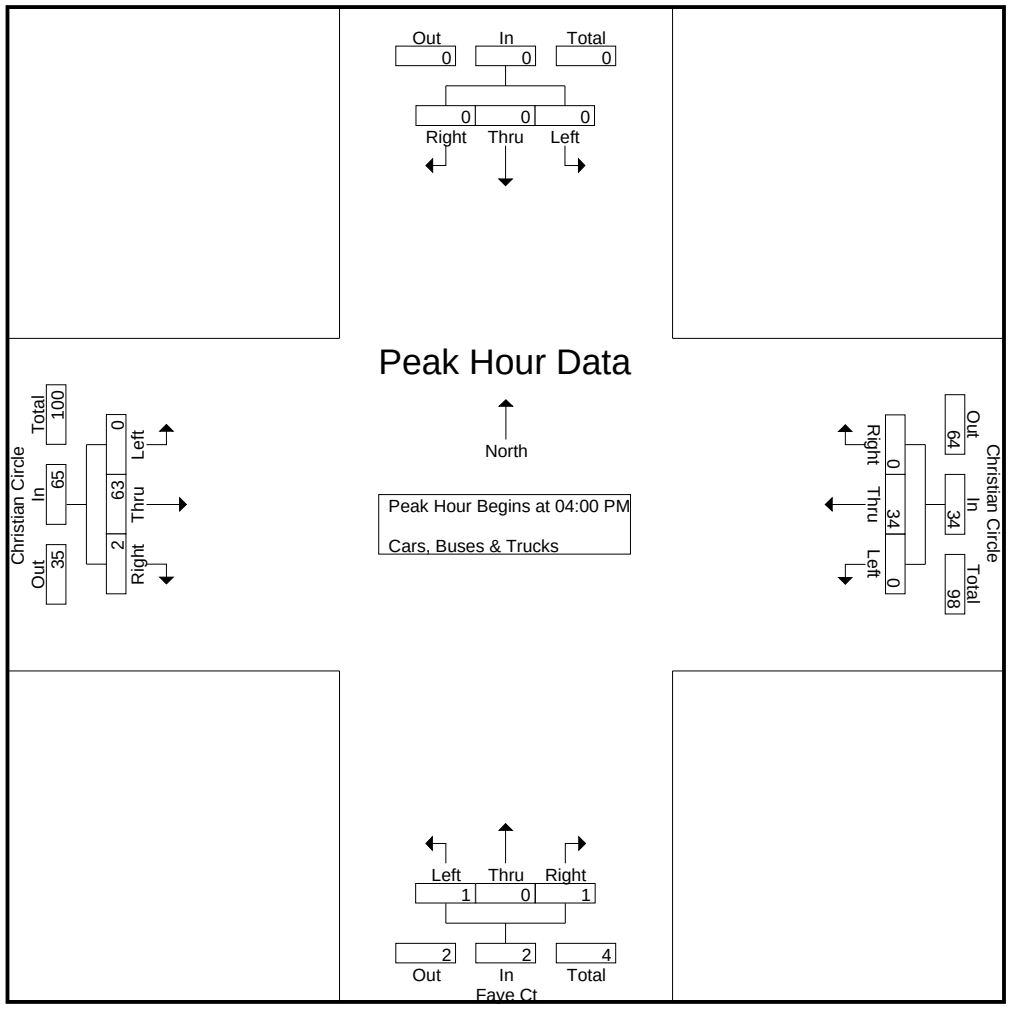
2160 Kingston Court, Suite 'O'
Marietta, GA 30067

TMC Data
Christian Circle @ Faye Ct
7-9 am | 2-4 pm | 4-6 pm

File Name : 20230397
Site Code : 20230397
Start Date : 11-28-2023
Page No : 5

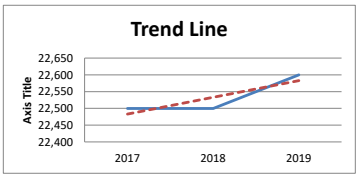
	Faye Ct Northbound				Southbound				Christian Circle Eastbound				Christian Circle Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	0	0	0	0	0	0	0	0	12	**1**	13	0	9	0	9	22
04:15 PM	0	0	**1**	**1**	0	0	0	0	0	15	0	15	0	**13**	0	**13**	**29**
04:30 PM	0	0	0	0	0	0	0	0	0	15	1	16	0	6	0	6	22
04:45 PM	**1**	0	0	1	0	0	0	0	0	**21**	0	**21**	0	6	0	6	28
Total Volume	1	0	1	2	0	0	0	0	0	63	2	65	0	34	0	34	101
% App. Total	50	0	50		0	0	0		0	96.9	3.1		0	100	0		
PHF	.250	.000	.250	.500	.000	.000	.000	.000	.000	.750	.500	.774	.000	.654	.000	.654	.871



LINEAR REGRESSION OF DAILY TRAFFIC

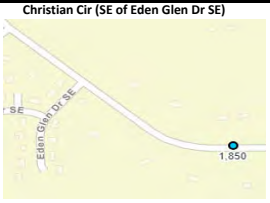
Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019
SR 20 (McDonough Hwy) (S of Lindsey Way)	0.2%	0.75	247-0227	00002000	22,500	22,500	22,600
Christian Cir (SE of Eden Glen Dr SE)	1.8%	1.00	247-8009	00002900	1,650	1,680	1,710
Brown Bridge Rd (SW of Thornwood Cir)	0.3%	0.57	217-0194	00051100	7,750	7,740	7,790
SR 20 (Keith Kalland Memorial Hwy) (S of Barber	0.3%	0.75	247-7580	00063900	15,100	15,100	15,200
Oglesby Bridge Rd (E of Hull Rd)	9.1%	0.83	217-0189	00002000	3,650	4,280	4,360
Weighted Average	**1.0%**	0.97	Sum of Count Stations =		50,650	51,300	51,660

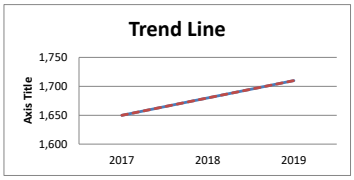
Location	Traffic Counter	RCLINK	2017	2018	2019
SR 20 (McDonough Hwy) (S of Lindsey Way)	247-0227	00002000	22,500	22,500	22,600



Growth Rate		Intercept	-78,367	Slope	50.00
Trend Line			22,483	22,533	22,583

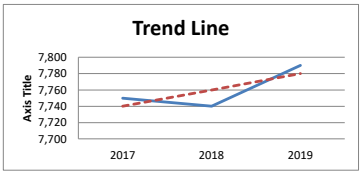
Location	Traffic Counter	RCLINK	2017	2018	2019
Christian Cir (SE of Eden Glen Dr SE)	247-8009	00002900	1,650	1,680	1,710





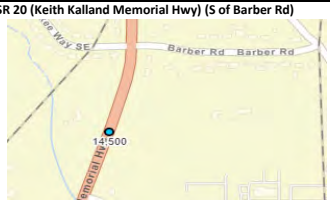
Growth Rate		Intercept	-58,860	Slope	30.00
Trend Line			1,650	1,680	1,710

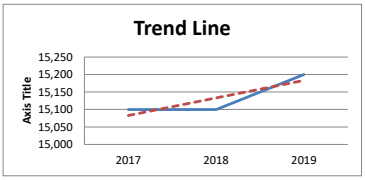
Location	Traffic Counter	RCLINK	2017	2018	2019
Brown Bridge Rd (SW of Thornwood Cir)	217-0194	00051100	7,750	7,740	7,790



Growth Rate		Intercept	-32,600	Slope	20.00
Trend Line			7,740	7,760	7,780

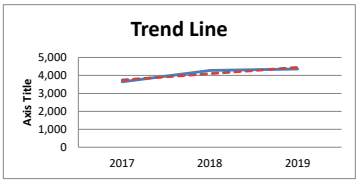
Location	Traffic Counter	RCLINK	2017	2018	2019
SR 20 (Keith Kalland Memorial Hwy) (S of Barber Rd)	247-7580	00063900	15,100	15,100	15,200





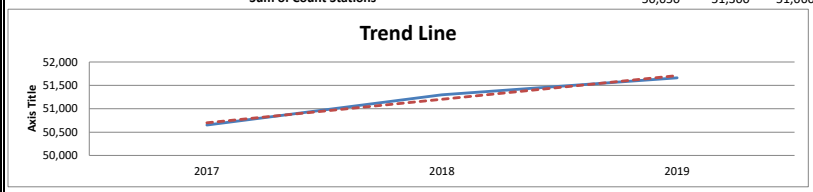
Growth Rate		Intercept	-85,767	Slope	50.00
Trend Line			15,083	15,133	15,183

Location	Traffic Counter	RCLINK	2017	2018	2019
Oglesby Bridge Rd (E of Hull Rd)	217-0189	00002000	3,650	4,280	4,360



Growth Rate		Intercept	-712,293	Slope	355.00
Trend Line			3,742	4,097	4,452

Weighted Average	2017	2018	2019
Sum of Count Stations	50,650	51,300	51,660



Growth Rate		Intercept	-967,887	Slope	505.00
Trend Line			50,698	51,203	51,708

EXISTING INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	22	1002	13	8	468
Future Vol, veh/h	13	22	1002	13	8	468
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	24	1077	14	9	503

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1605	1084	0	0	1091	0
Stage 1	1084	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	116	264	-	-	640	-
Stage 1	324	-	-	-	-	-
Stage 2	596	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	114	264	-	-	640	-
Mov Cap-2 Maneuver	114	-	-	-	-	-
Stage 1	324	-	-	-	-	-
Stage 2	584	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	30.7	0	0.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	177	640	-
HCM Lane V/C Ratio	-	-	0.213	0.013	-
HCM Control Delay (s)	-	-	30.7	10.7	0
HCM Lane LOS	-	-	D	B	A
HCM 95th %tile Q(veh)	-	-	0.8	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	23	1	0	35	4	1
Future Vol, veh/h	23	1	0	35	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	1	0	46	5	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	31	0	77	31
Stage 1	-	-	-	-	31	-
Stage 2	-	-	-	-	46	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1582	-	926	1043
Stage 1	-	-	-	-	992	-
Stage 2	-	-	-	-	976	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1582	-	926	1043
Mov Cap-2 Maneuver	-	-	-	-	926	-
Stage 1	-	-	-	-	992	-
Stage 2	-	-	-	-	976	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	947	-	-	1582	-
HCM Lane V/C Ratio	0.007	-	-	-	-
HCM Control Delay (s)	8.8	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	11	755	27	20	946
Future Vol, veh/h	18	11	755	27	20	946
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	11	778	28	21	975

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1809	792	0	0	806	0
Stage 1	792	-	-	-	-	-
Stage 2	1017	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	87	389	-	-	819	-
Stage 1	446	-	-	-	-	-
Stage 2	349	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	82	389	-	-	819	-
Mov Cap-2 Maneuver	82	-	-	-	-	-
Stage 1	446	-	-	-	-	-
Stage 2	329	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	46	0	0.2
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	117	819	-
HCM Lane V/C Ratio	-	-	0.256	0.025	-
HCM Control Delay (s)	-	-	46	9.5	0
HCM Lane LOS	-	-	E	A	A
HCM 95th %tile Q(veh)	-	-	0.9	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	63	2	0	34	1	1
Future Vol, veh/h	63	2	0	34	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	72	2	0	39	1	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	74	0	112	73
Stage 1	-	-	-	-	73	-
Stage 2	-	-	-	-	39	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1526	-	885	989
Stage 1	-	-	-	-	950	-
Stage 2	-	-	-	-	983	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1526	-	885	989
Mov Cap-2 Maneuver	-	-	-	-	885	-
Stage 1	-	-	-	-	950	-
Stage 2	-	-	-	-	983	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	934	-	-	1526	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Control Delay (s)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	0.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	23	1032	13	8	482
Future Vol, veh/h	13	23	1032	13	8	482
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	25	1110	14	9	518

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1653	1117	0	0	1124	0
Stage 1	1117	-	-	-	-	-
Stage 2	536	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	108	252	-	-	621	-
Stage 1	313	-	-	-	-	-
Stage 2	587	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	106	252	-	-	621	-
Mov Cap-2 Maneuver	106	-	-	-	-	-
Stage 1	313	-	-	-	-	-
Stage 2	575	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	32.7	0	0.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	168	621	-
HCM Lane V/C Ratio	-	-	0.23	0.014	-
HCM Control Delay (s)	-	-	32.7	10.9	0
HCM Lane LOS	-	-	D	B	A
HCM 95th %tile Q(veh)	-	-	0.9	0	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	24	1	0	36	4	1
Future Vol, veh/h	24	1	0	36	4	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	1	0	47	5	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	33	0	80	33
Stage 1	-	-	-	-	33	-
Stage 2	-	-	-	-	47	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1579	-	922	1041
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	975	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1579	-	922	1041
Mov Cap-2 Maneuver	-	-	-	-	922	-
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	975	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	944	-	-	1579	-
HCM Lane V/C Ratio	0.007	-	-	-	-
HCM Control Delay (s)	8.8	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	19	11	778	28	21	974
Future Vol, veh/h	19	11	778	28	21	974
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	11	802	29	22	1004

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1865	817	0	0	831	0
Stage 1	817	-	-	-	-	-
Stage 2	1048	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	80	376	-	-	801	-
Stage 1	434	-	-	-	-	-
Stage 2	338	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	75	376	-	-	801	-
Mov Cap-2 Maneuver	75	-	-	-	-	-
Stage 1	434	-	-	-	-	-
Stage 2	317	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	52.4	0	0.2
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	106	801	-
HCM Lane V/C Ratio	-	-	0.292	0.027	-
HCM Control Delay (s)	-	-	52.4	9.6	0
HCM Lane LOS	-	-	F	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0.1	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	65	2	0	35	1	1
Future Vol, veh/h	65	2	0	35	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	75	2	0	40	1	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	77	0	116	76
Stage 1	-	-	-	-	76	-
Stage 2	-	-	-	-	40	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1522	-	880	985
Stage 1	-	-	-	-	947	-
Stage 2	-	-	-	-	982	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1522	-	880	985
Mov Cap-2 Maneuver	-	-	-	-	880	-
Stage 1	-	-	-	-	947	-
Stage 2	-	-	-	-	982	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	930	-	-	1522	-
HCM Lane V/C Ratio	0.002	-	-	-	-
HCM Control Delay (s)	8.9	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	18	23	1055	17	16	497
Future Vol, veh/h	18	23	1055	17	16	497
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	25	1134	18	17	534

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1711	1143	0	0	1152	0
Stage 1	1143	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	100	244	-	-	606	-
Stage 1	304	-	-	-	-	-
Stage 2	567	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	96	244	-	-	606	-
Mov Cap-2 Maneuver	96	-	-	-	-	-
Stage 1	304	-	-	-	-	-
Stage 2	544	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	40	0	0.3
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	146	606	-
HCM Lane V/C Ratio	-	-	0.302	0.028	-
HCM Control Delay (s)	-	-	40	11.1	0
HCM Lane LOS	-	-	E	B	A
HCM 95th %tile Q(veh)	-	-	1.2	0.1	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	24	1	0	36	3	4	1	1	2	0	5
Future Vol, veh/h	12	24	1	0	36	3	4	1	1	2	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	76	76	76	76	76	76	76	76	76	76	76	76
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	16	32	1	0	47	4	5	1	1	3	0	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	51	0	0	33	0	0	118	116	33	115	114	49
Stage 1	-	-	-	-	-	-	65	65	-	49	49	-
Stage 2	-	-	-	-	-	-	53	51	-	66	65	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1555	-	-	1579	-	-	858	774	1041	862	776	1020
Stage 1	-	-	-	-	-	-	946	841	-	964	854	-
Stage 2	-	-	-	-	-	-	960	852	-	945	841	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1555	-	-	1579	-	-	846	766	1041	853	768	1020
Mov Cap-2 Maneuver	-	-	-	-	-	-	846	766	-	853	768	-
Stage 1	-	-	-	-	-	-	937	833	-	954	854	-
Stage 2	-	-	-	-	-	-	954	852	-	933	833	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.4	0	9.2	8.8
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	858	1555	-	-	1579	-	-	966
HCM Lane V/C Ratio	0.009	0.01	-	-	-	-	-	0.01
HCM Control Delay (s)	9.2	7.3	0	-	0	-	-	8.8
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	15	14	1062	16	23	498
Future Vol, veh/h	15	14	1062	16	23	498
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	175	235	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	15	1154	17	25	541

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1745	1154	0	0	1171	0
Stage 1	1154	-	-	-	-	-
Stage 2	591	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	95	240	-	-	596	-
Stage 1	300	-	-	-	-	-
Stage 2	553	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	91	240	-	-	596	-
Mov Cap-2 Maneuver	91	-	-	-	-	-
Stage 1	300	-	-	-	-	-
Stage 2	530	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	41.3	0	0.5
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	130	596	-
HCM Lane V/C Ratio	-	-	0.242	0.042	-
HCM Control Delay (s)	-	-	41.3	11.3	-
HCM Lane LOS	-	-	E	B	-
HCM 95th %tile Q(veh)	-	-	0.9	0.1	-

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	9	1069	7	0	521
Future Vol, veh/h	0	9	1069	7	0	521
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Free	-	None
Storage Length	-	0	-	175	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	10	1162	8	0	566

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	1162	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	237	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	-	237	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	20.8	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	237	-
HCM Lane V/C Ratio	-	0.041	-
HCM Control Delay (s)	-	20.8	-
HCM Lane LOS	-	C	-
HCM 95th %tile Q(veh)	-	0.1	-

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	11	812	34	32	1002
Future Vol, veh/h	28	11	812	34	32	1002
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	11	837	35	33	1033

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1954	855	0	0	872	0
Stage 1	855	-	-	-	-	-
Stage 2	1099	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	70	358	-	-	773	-
Stage 1	417	-	-	-	-	-
Stage 2	319	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	63	358	-	-	773	-
Mov Cap-2 Maneuver	63	-	-	-	-	-
Stage 1	417	-	-	-	-	-
Stage 2	287	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	85.3	0	0.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	82	773	-
HCM Lane V/C Ratio	-	-	0.49	0.043	-
HCM Control Delay (s)	-	-	85.3	9.9	0
HCM Lane LOS	-	-	F	A	A
HCM 95th %tile Q(veh)	-	-	2.1	0.1	-

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	17	65	2	0	35	5	1	1	1	4	1	9
Future Vol, veh/h	17	65	2	0	35	5	1	1	1	4	1	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	75	2	0	40	6	1	1	1	5	1	10

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	46	0	0	77	0	0	165	162	76	160	160	43
Stage 1	-	-	-	-	-	-	116	116	-	43	43	-
Stage 2	-	-	-	-	-	-	49	46	-	117	117	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1562	-	-	1522	-	-	800	730	985	806	732	1027
Stage 1	-	-	-	-	-	-	889	800	-	971	859	-
Stage 2	-	-	-	-	-	-	964	857	-	888	799	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1562	-	-	1522	-	-	783	721	985	796	722	1027
Mov Cap-2 Maneuver	-	-	-	-	-	-	783	721	-	796	722	-
Stage 1	-	-	-	-	-	-	877	790	-	958	859	-
Stage 2	-	-	-	-	-	-	953	857	-	874	789	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.5	0	9.4	9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	815	1562	-	-	1522	-	-	923
HCM Lane V/C Ratio	0.004	0.013	-	-	-	-	-	0.017
HCM Control Delay (s)	9.4	7.3	0	-	0	-	-	9
HCM Lane LOS	A	A	A	-	A	-	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

Intersection	
Int Delay, s/veh	3.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	33	28	796	27	41	999
Future Vol, veh/h	33	28	796	27	41	999
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	175	235	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	30	865	29	45	1086

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2041	865	0	0	894	0
Stage 1	865	-	-	-	-	-
Stage 2	1176	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	62	353	-	-	759	-
Stage 1	412	-	-	-	-	-
Stage 2	293	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	58	353	-	-	759	-
Mov Cap-2 Maneuver	58	-	-	-	-	-
Stage 1	412	-	-	-	-	-
Stage 2	276	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	105.7	0	0.4
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	94	759	-
HCM Lane V/C Ratio	-	-	0.705	0.059	-
HCM Control Delay (s)	-	-	105.7	10	-
HCM Lane LOS	-	-	F	B	-
HCM 95th %tile Q(veh)	-	-	3.5	0.2	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	19	812	13	0	1040
Future Vol, veh/h	0	19	812	13	0	1040
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Free	-	None
Storage Length	-	0	-	175	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	21	883	14	0	1130

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	883	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.22	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.318	-	-	-	-
Pot Cap-1 Maneuver	0	345	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	-	345	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.1	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	345	-
HCM Lane V/C Ratio	-	0.06	-
HCM Control Delay (s)	-	16.1	-
HCM Lane LOS	-	C	-
HCM 95th %tile Q(veh)	-	0.2	-

TRAFFIC VOLUME WORKSHEETS

23-220 - 4250 SR 20 (McDonough Hwy) - Commercial Development, Conyers, GA

Traffic Volumes

A&R Engineering
December 2023

1. SR 20 @ Christian Cr

A.M. Peak Hour

	SR 20 (McDonough Highway) Northbound				SR 20 (McDonough Highway) Southbound				- Eastbound				Christian Circle Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	0	1002	13	1015	8	468	0	476	0	0	0	0	13	0	22	35
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	1032	13	1045	8	482	0	490	0	0	0	0	13	0	23	36
Total New Trips:	0	23	4	27	8	15	0	23	0	0	0	0	5	0	0	5
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	0	1055	17	1072	16	497	0	513	0	0	0	0	18	0	23	41

P.M. Peak Hour

	SR 20 (McDonough Highway) Northbound				SR 20 (McDonough Highway) Southbound				- Eastbound				Christian Circle Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	0	755	27	782	20	946	0	966	0	0	0	0	18	0	11	29
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	778	28	806	21	974	0	995	0	0	0	0	19	0	11	30
Total New Trips:	0	34	6	40	11	28	0	39	0	0	0	0	9	0	0	9
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	0	812	34	846	32	1002	0	1034	0	0	0	0	28	0	11	39

23-220 - 4250 SR 20 (McDonough Hwy) - Commercial Development, Conyers, GA

Traffic Volumes

A&R Engineering
December 2023

2. Christian Circle @ Faye Ct

A.M. Peak Hour

	Faye Court Northbound				Site Driveway 3 Southbound				Christian Circle Eastbound				Christian Circle Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	4	0	1	5	0	0	0	0	0	23	1	24	0	35	0	35
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	4	0	1	5	0	0	0	0	0	24	1	25	0	36	0	36
Total New Trips:	0	1	0	1	2	0	5	7	12	0	0	12	0	0	3	3
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	4	1	1	6	2	0	5	7	12	24	1	37	0	36	3	39

P.M. Peak Hour

	Faye Court Northbound				Site Driveway 3 Southbound				Christian Circle Eastbound				Christian Circle Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	1	0	1	2	0	0	0	0	0	63	2	65	0	34	0	34
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	1	0	1	2	0	0	0	0	0	65	2	67	0	35	0	35
Total New Trips:	0	1	0	1	4	1	9	14	17	0	0	17	0	0	5	5
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	1	1	1	3	4	1	9	14	17	65	2	84	0	35	5	40

23-220 - 4250 SR 20 (McDonough Hwy) - Commercial Development, Conyers, GA

Traffic Volumes

A&R Engineering
December 2023

3. SR 20 @ Site Drwy 1

A.M. Peak Hour

Condition	SR 20 (McDonough Highway) Northbound				SR 20 (McDonough Highway) Southbound				- Eastbound				Site Driveway 1 Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	0	1024	0	1024	0	476	0	476	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	1055	0	1055	0	490	0	490	0	0	0	0	0	0	0	0
Total New Trips:	0	7	16	23	23	8	0	31	0	0	0	0	15	0	14	29
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	0	1062	16	1078	23	498	0	521	0	0	0	0	15	0	14	29

P.M. Peak Hour

Condition	SR 20 (McDonough Highway) Northbound				SR 20 (McDonough Highway) Southbound				- Eastbound				Site Driveway 1 Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	0	766	0	766	0	966	0	966	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	789	0	789	0	995	0	995	0	0	0	0	0	0	0	0
Total New Trips:	0	10	24	34	34	11	0	45	0	0	0	0	28	0	26	54
Pass-by Trips:	0	-3	3	0	7	-7	0	0	0	0	0	0	5	0	2	7
Future 2026 Traffic Volumes:	0	796	27	823	41	999	0	1040	0	0	0	0	33	0	28	61

23-220 - 4250 SR 20 (McDonough Hwy) - Commercial Development, Conyers, GA

Traffic Volumes

A&R Engineering
December 2023

4. SR 20 @ Site Drwy 2

A.M. Peak Hour

	SR 20 (McDonough Highway) Northbound				SR 20 (McDonough Highway) Southbound				- Eastbound				Site Driveway 2 (RIRO) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	0	1024	0	1024	0	476	0	476	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	1055	0	1055	0	490	0	490	0	0	0	0	0	0	0	0
Total New Trips:	0	14	7	21	0	31	0	31	0	0	0	0	0	0	9	9
Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2026 Traffic Volumes:	0	1069	7	1076	0	521	0	521	0	0	0	0	0	0	9	9

P.M. Peak Hour

	SR 20 (McDonough Highway) Northbound				SR 20 (McDonough Highway) Southbound				- Eastbound				Site Driveway 2 (RIRO) Westbound			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2023 Traffic Counts:	0	766	0	766	0	966	0	966	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2026 Volumes:	0	789	0	789	0	995	0	995	0	0	0	0	0	0	0	0
Total New Trips:	0	26	10	36	0	45	0	45	0	0	0	0	0	0	17	17
Pass-by Trips:	0	-3	3	0	0	0	0	0	0	0	0	0	0	0	2	2
Future 2026 Traffic Volumes:	0	812	13	825	0	1040	0	1040	0	0	0	0	0	0	19	19

BOARD OF COMMISSIONERS
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DEPARTMENT OF PLANNING & DEVELOPMENT
CHRISTOPHER WHEELER, INTERIM DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

PLANNING COMMISSION AND BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

FLU Case Number:	FLU2024-06
REZ Case Number:	REZ2024-20
Address:	1362 and 1390 NW Rockbridge Road
Tax Parcel ID:	0410010013, 041001013H, 041001013J, 041001013K
Site Area:	47.72 acres
Current Zoning:	R-1 (Single-Family Residential) and R-3 (Multi-Family Residential)
Existing Conditions:	Single-Family Residence/Woods
FLU Request:	To amend the Comprehensive Plan Future Land Use Map Category from Low Density Residential to Light Industrial.
REZ Request:	To rezone from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) to allow the property to be developed with a construction company's headquarters.
Applicant:	Pittman Construction Company
Owner:	Veritas Group LLC, Pamela A. Meadows, and Pamela A. Meadows as Executor of the Estate of Joanne Mumpher
Staff Recommendation:	**Approval with Conditions**
PC Hearing Date:	November 7, 2024
BOC Hearing Date:	November 14, 2024

ZONING HISTORY

The subject site is comprised of the following four parcels: 0410010013, 041001013J, 041001013K, zoned R-1 (Single-Family Residential), and 041001013H, zoned R-3 (Multi-Family Residential). No prior zoning changes are on record for the site.

EXISTING SITE CONDITIONS

The subject site is a 47.72-acre property developed with a single-family residence surrounded by woods. According to property records, the 2,140 square-foot residence was constructed in 1968 and is in good condition. The subject site has 1,284.09 feet of road frontage along Rockbridge Road NW; a sidewalk is not present. The Rockdale County Stormwater Map indicates that a stream and associated floodplain and wetlands are present on parcel 041001013J. The topography of the site slopes generally down from east to west.

SURROUNDING USE AND ZONING

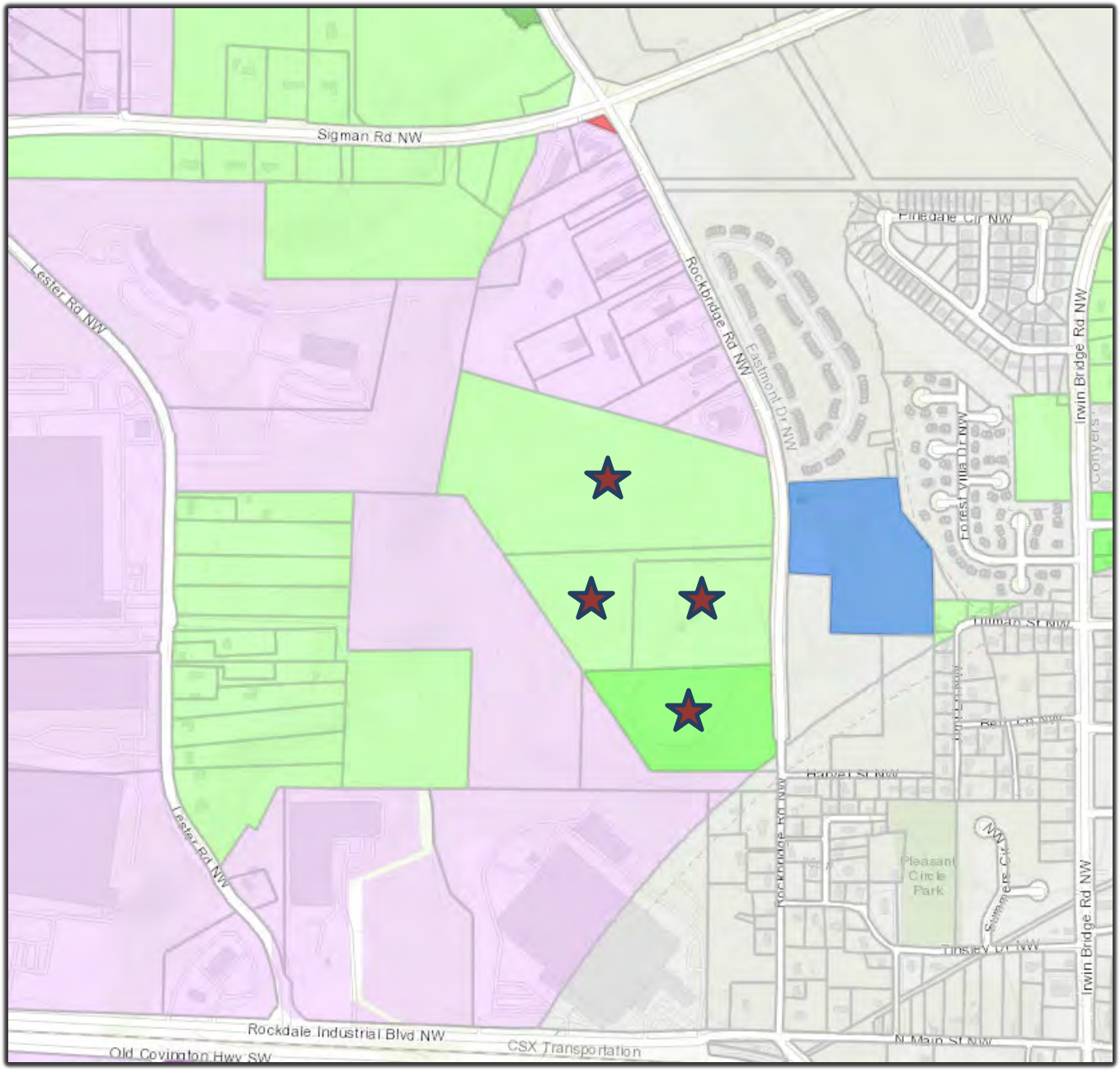
The subject site is directly adjacent to industrially zoned properties. The following is a summary of surrounding uses and zoning:

ADJACENT ZONING AND CURRENT LAND USE

Direction	Address	Zoning District	Current Land Use
North	1496 NW Rockbridge Road	M-1	Rockdale County Fire Station
	1506 NW Rockbridge Road	M-1	Rockdale County Animal Services
	1530 A NW Rockbridge Road	M-1	Storage/Warehouse Building
	1532 NW Rockbridge Road	M-1	Service Repair Garage
East*	1381 NW Rockbridge Road	O-I	Office Building
	NW Rockbridge Road	RS14	City of Conyers – *Conyers Housing Corporation*
South	1308 NW Rockbridge Road	M-1	Undeveloped
West	1400 NW Lester Road	M-1	Undeveloped - *Development Authority of Rockdale County*
	NW Lester Road		

*Subject Property is separated from 1381 NW Rockbridge Road and NW Rockbridge Road by Rockbridge Road NW.

ZONING MAP



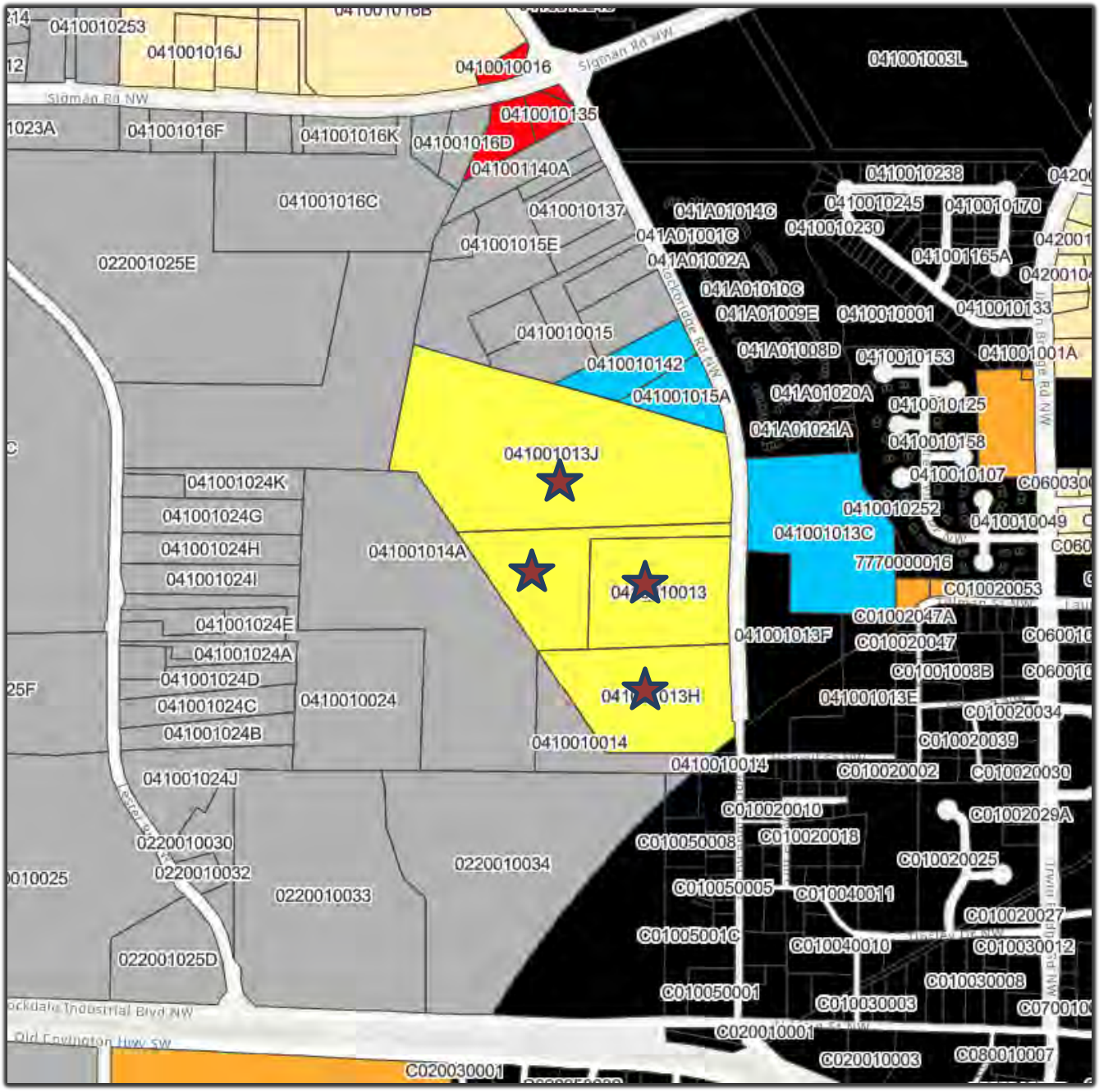
M1 - Limited Inustrial District

OI - Office-Institutional District

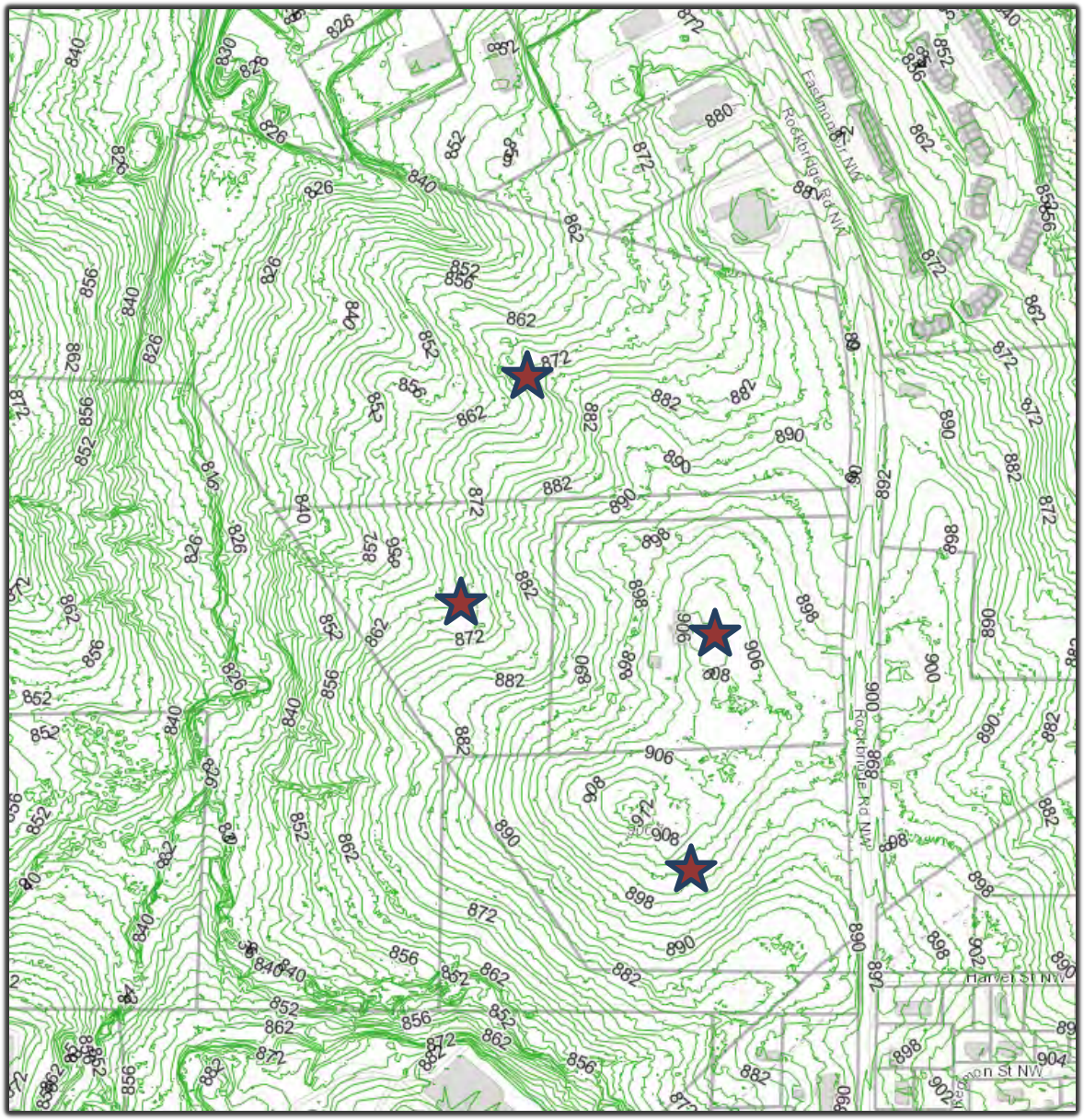
R1 - Single-Family Residential District

R2 - Two-Family Residential District

FUTURE LAND USE MAP



TOPOGRAPHY MAP

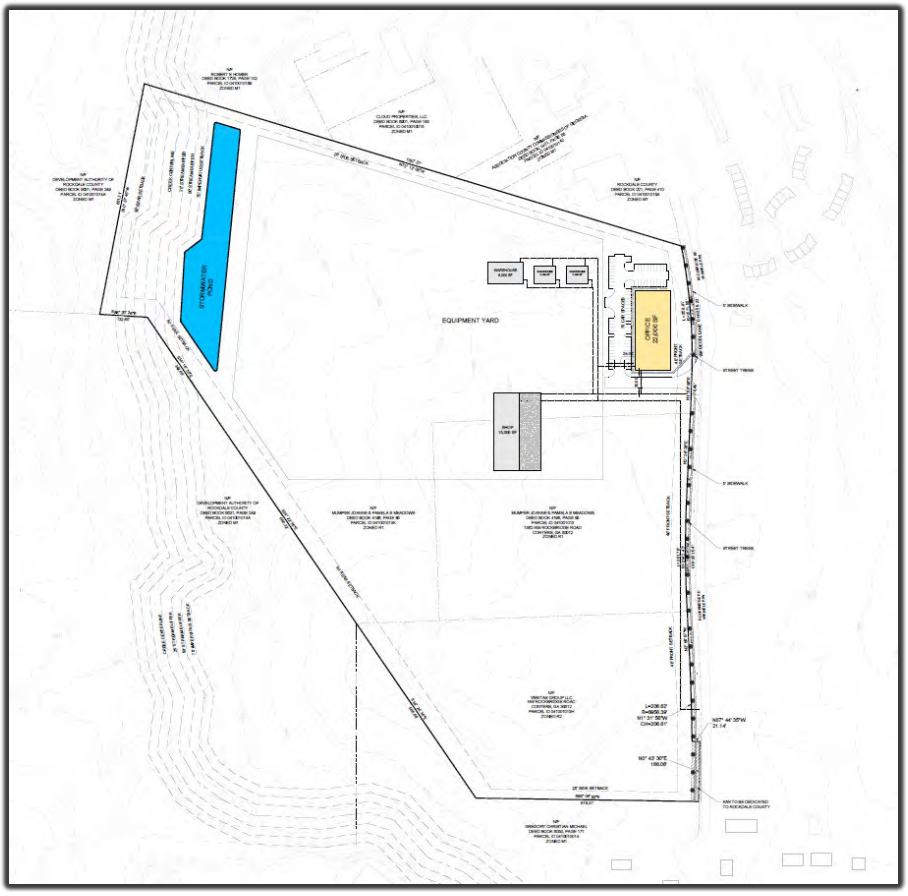


AERIAL

PROJECT SUMMARY

The applicant is requesting a future land use amendment and rezoning for a 47.72-acre parcel. The project includes the following:

- A request to amend the Comprehensive Plan Future Land Use Map Category from Low Density Residential to Light Industrial.
- The construction company is an existing business in Rockdale County, and is looking to relocate their headquarters to this location.
- A request to rezone from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) to allow the property to be developed with a construction company's headquarters, which includes:
    - A 22,000-square-foot office building located towards the front of the property facing Rockbridge Rd;
    - 70 car parking spaces towards the rear of the office building;
    - A 15,000-square-foot shop;
    - Three warehouses (a 6,000-square-foot warehouse and two 3,000-square-foot warehouses);
    - An equipment yard;
    - A stormwater management pond located towards the rear of the property adjacent to the stream;
    - A five-foot-wide sidewalk adjacent to Rockbridge Rd;
    - One point of ingress/egress to the site.
- Setbacks meeting M-1 Standards:
    - 40-foot front setback
    - 25-foot side setback
    - 50-foot rear setback
- No transitional buffers are proposed, as the property is adjacent to industrial uses.



INTERNAL AND EXTERNAL AGENCY REVIEW

The applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Fire

FIRE HYDRANTS SHALL BE SPACED A MAXIMUM 500 FEET APART FOR NON-SPRINKLED STRUCTURES; MAXIMUM OF 600 FT OF A SPRINKLED STRUCTURE. STRUCTURES SHALL BE WITHIN AT LEAST 150 FEET HOSE LAY TO THE MOST REMOTE PORTION OF ALL STRUCTURES. ENSURE EMERGENCY VEHICLE ACCESS IS AVAILABLE TO ALL STRUCTURES. EMERGENCY VEHICLE ACCESS ROAD SHALL BE OF ALL WEATHER SURFACE CAPABLE OF SUPPORTING AT LEAST 75,000 LBS.

Rockdale Board of Education

Commercial – no impact to RCPS.

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Wetlands, and Rockdale County Future flood plain requirements that must be adhered to by Federal, State and County ordinances. Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting.

ARTICLE IV – STREAM BUFFER PROTECTION Sec. 310 – 103 Land development stream buffer requirements.

(a) All land development activity, including subdivisions of land and platting activities governed by chapter 302 of the UDO, shall meet the following buffer and setback requirements unless otherwise exempted in this article:

(1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

(2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

(3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

(b) Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to section 310-105.

CHAPTER 324 – ENVIRONMENTAL PLANNING CRITERIA

Sec. 324-2. - Protection of wetlands.

(a) *Purpose and intent.* Pursuant to O.C.G.A. 12-2-8 and the DNR, environmental protection division's Rules for Environmental Planning Criteria chapter 391-3-16, this section establishes regulations to promote the wise use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality, floodplain and erosion control, groundwater recharge, aesthetic natural areas and wildlife habitat areas.

(b) *Wetlands development permit requirements.* No activity or use, except those identified in subsection (c), shall be allowed in the wetlands without issuance of a local development permit. Local permits will be issued only if the proposed use is in compliance with the requirements of the underlying zoning district and this section. Furthermore, if the area of proposed development is located within 100 feet of the wetlands boundaries, as established by Figure IV-2 of the Rockdale County Comprehensive Land Use Plan, a U.S. Army Corps of Engineers delineation is required under Section 404 of the Clean Water Act. If wetlands are altered or degraded, mitigation to offset losses may be required as a condition of a Section 404 permit. Local development permits will not be issued until after any necessary Section 404 permits have been secured.

CHAPTER 328 – Buffers, landscaping, and Tree Protection

Sec. 328-15. - Authority, findings, purpose and intent.

(a) Authority. This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including by not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) Findings, purpose, and intent. It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows:

(1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.

(2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.

(3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.

(4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.

(5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff.

(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.

(7) To reduce noise and glare on adjacent properties from properties that has been extensively developed.

(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.

(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.

(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.

(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.

(a) Each new development not covered by section 328-24 shall prepare a landscape and tree protection and replacement plan showing compliance with this section.

(b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining for the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces, or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.

(c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.

(d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or storm water detention facilities except when complying with requirements below. Driveway crossings may traverse such strip as near to a perpendicular alignment as practical. Signs may be located in the required landscape strip.

CHAPTER 320 – FLOOD DAMAGE PREVENTION

Sec. 320-1. - Introduction.

(a) It is hereby determined that:

(1) The flood hazard areas of Rockdale County, GA are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

(3) Effective floodplain management and flood hazard protection activities can:

a. Protect human life and health,

b. Minimize damage to private property,

c. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains, and

d. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

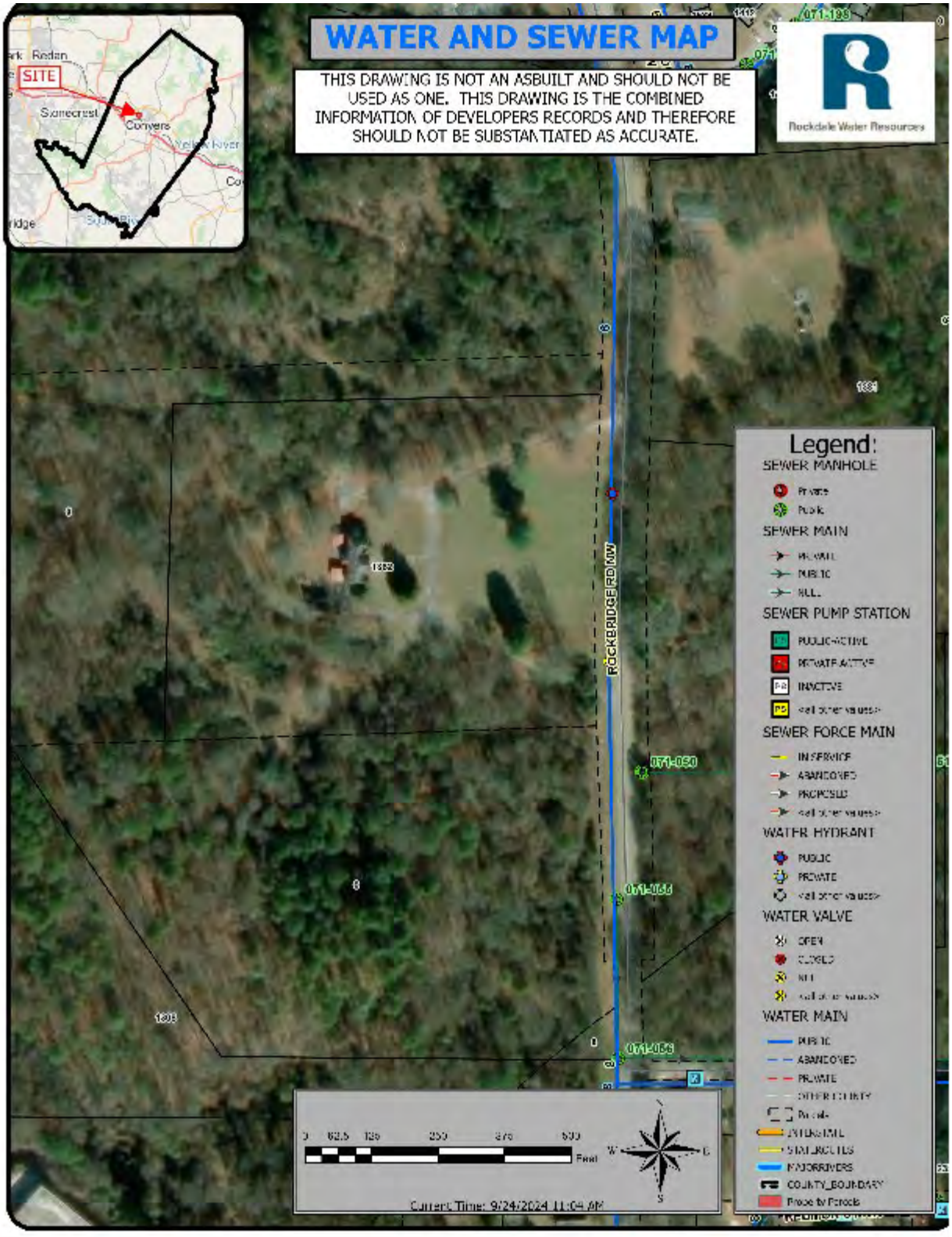
(b) Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Rockdale County, GA, does ordain this chapter and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

Transportation Department

Please provide site plans for Transportation to review.

Water/Sewer

Existing 6" DIP and 8" DIP Water mains along NW Rockbridge Rd. Public Wastewater is not available. See Map Attached.


WATER AND SEWER MAP
THIS DRAWING IS NOT AN ASBUILT AND SHOULD NOT BE USED AS ONE. THIS DRAWING IS THE COMBINED INFORMATION OF DEVELOPERS RECORDS AND THEREFORE SHOULD NOT BE SUBSTANTIATED AS ACCURATE.
Rockdale Water Resources
SITE
Redan
Stonecrest
Conyers
Legend:
SEWER MANHOLE
SEWER MAIN
SEWER PUMP STATION
SEWER FORCE MAIN
WATER HYDRANT
WATER VALVE
WATER MAIN
ROCKBRIDGE RD NW
071-050
071-064
071-063
Current Time: 9/24/2024 11:04 AM

EVALUATION OF THE FUTURE LAND USE REQUEST

Sec. 238-4(g)(2) Standards for review of comprehensive plan amendments

When considering an application to amend the future land use map, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following:

A. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

The subject site currently has a future land use designation of Low Density Residential and is adjacent to properties with the future land use designations of Light Industrial and Office/Institutional. The proposed Future Land Use amendment to Light Industrial is consistent with the surrounding adjacent land use designations, which is primarily that of Light Industrial.

B. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

Staff believe that the proposed amendment to allow the development of a construction company's headquarters would be compatible in the area, as the site is located along Rockbridge Road NW and is adjacent to industrial uses to the north of the property.

C. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

The proposed construction company headquarters will be served by public water. The project will not likely have a significant impact on transportation facilities. The applicant stated that trucks will be accessing the site from Sigman Road. The development will have no impact on the Rockdale County school system.

D. The extent to which the proposed amendment would increase adverse impacts on the natural environment, especially water quality, green space preservation and air quality.

The proposed construction company headquarters would not increase adverse impacts on the natural environment if all land development regulations are adhered to.

E. Whether the proposed amendment would reduce dependence on the automobile.

The proposed development would not reduce dependence on the automobile.

F. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

There are no known historic or cultural resources in the vicinity of this property; therefore, no adverse impacts are anticipated.

G. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

The proposed amendment would be compatible with the surrounding properties in the area that have Light Residential and Office-Institutional future land use designations.

H. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

This development would have not likely have a significant impact on the City of Conyers, as the applicant stated that trucks would be accessing the site from Sigman Road.

I. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

The proposed amendment would not result in negative impacts on the public water supply or wastewater collection.

EVALUATION OF THE REZONING REQUEST

When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following standards as described in Section 238-4(G1) of the UDO:

A. Is the zoning proposal permitted as a use that is suitable in view of the use and development of adjacent and nearby property?

The subject site is adjacent to industrially zoned properties that are developed with industrial uses including a county fire station, a county animal control center, several service repair garages, and storage/warehousing uses. The buildings that house these uses were constructed in the 1980's, 90's, and early 2000's. The townhome community to the northeast of the subject site, Eastmont, was constructed in the early 2000's after the industrial uses were established. Due to the pre-existing industrial character of the area, staff believe that the proposed rezoning would be consistent with other developments in the area.

B. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The existing uses of adjacent or nearby properties would not likely be adversely impacted by the requested zoning change. Allowing the rezoning from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) would be consistent with adjacent uses along Rockbridge Road NW. Furthermore, the required 20-foot-wide landscape strip and required fencing will mitigate impacts from view of the public street.

C. Will the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

Development of the property as R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) would not be compatible with the industrial uses to the north, and therefore, the property's economic use is depreciated as currently zoned. The site would have a greater economic use if rezoned to M-1 (Limited Industrial).

D. Will the zoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

If land development is permitted in accordance with code requirements, the proposed rezoning would not likely increase adverse impacts on public facilities. Public water is available at the site. Impacts to transportation infrastructure are not anticipated. Development of the site for industrial use will have no impact on the Rockdale County School System.

E. Is the zoning proposal in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan?

The request to rezone the subject property to M-1 (Limited Industrial) will be in conformance with the Future Land Use category should the land use be amended to Light Industrial as requested.

F. Are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval, or disapproval of the zoning proposal?

Staff believe that a rezoning of the property from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) would allow the property to be utilized in a manner consistent with surrounding properties.

PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS

Based on staff's evaluation of the request, and the standards governing exercise of zoning power, the Department of Planning and Development recommends ***Approval with Conditions*** of the request to amend the Future Land Use Plan from Low Density Residential to Light Industrial and rezone from R-1 (Single-Family Residential) and R-3 (Multi-Family Residential) to M-1 (Limited Industrial) with the following conditions:

1. The proposed development must comply with all Rockdale County Land Disturbance requirements.
2. The proposed development must comply with all Rockdale County Standard Design and Construction Details.
3. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the M-1 (Limited Industrial) Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. A 20-foot-wide landscape strip shall be provided along the frontage of the development. Trees may be planted in groups rather than in a single line.
5. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
6. Outdoor storage shall be set back at least 15 feet from any side or rear property lines.
7. Outdoor storage shall be screened by a solid fence or wall at least eight feet high or as required to screen view from adjacent property and public streets.
8. All utilities shall be placed underground.
9. Natural vegetation shall remain on the property until the issuance of a development permit.

ROCKDALE COUNTY
PLANNING & DEVELOPMENT
P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #'s: _____

FUTURE LAND USE MAP AMENDMENT (COMPREHENSIVE PLAN) AND ZONING MAP AMENDMENT (REZONING) COMBINED APPLICATION

CHECKLIST

This application is required for Rezoning submittals that require a Future Land Use (FLU) Map Amendment. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY

Property Address(es): (With City and Zip Code)	Tax Parcel Numbers:
1362 and 1390 NW Rockbridge Rd Conyers 30012	041001013, 041001013H, 041001013J & 041001013K
Total Acreage: 47.722	Number of Properties: 4

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category does not permit the proposed zoning district, this application is required.

The filing fee is based upon the number of properties, the amount of acreage of each property that require a FLU Amendment, the requested Zoning District that is being requested, and the amount of acreage of each property to be rezoned.

- ☑ **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):
  Date attended and with which staff member:
- ☑ **Completed Application:** Provide one (1) digital copy and four (4) hard copies of the entire submittal packet.
- ☑ **Property Information (Page 4)**
- ☑ **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.
- ☐ **Site and Development Information (Page 5):** General information on the property, services, and utilities.
- ☐ **Letters from Service Providers:**
  - ☐ Applied Rockdale Water Resources (770-278-7450) or other provider: Public Water Service; Sewer Map; Wastewater Availability and Treatment Capacity; Hydrant Flow;
  - ☐ Applied Rockdale County Public Schools (770-483-4713), if residential: What Schools are Zoned for Your Address?; Enrollment Count and Capacity;
  - ☐ Electrical Service;
  - ☐ Natural Gas Service;
  - ☐ Telecommunications Service (Internet, Landline Phone, and Cable).
- ☐ **Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.
- ☑ **Future Land Use Map Amendment Review Standards (Page 7):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(2). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- ☑ **Rezoning Review Standards (Page 8):** Provide justification for each of the review standards listed in UDO Sec. 238-4(g)(1). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- ☐ **Alterations to or Repeal of the Conditions of Approval (Page 8):**

☑ **Applicant Certification (Page 9)**

☐ **Ownership Statement and Campaign Contribution Disclosure Statement (Page 10):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

☐ **Agent Authorization Form and Campaign Contribution Disclosure Statement (Page 11):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

☐ **Attorney Authorization Form and Campaign Contribution Disclosure Statement (Page 12):** If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

☑ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☑ **Original Plat or Survey:** Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

☐ **Survey plat:** Signed and sealed by an engineer, landscape architect, or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

☐ **Legal description of the property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☐ **Site plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Development Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- ☐ A written description of the details of the proposed use and development details.
- ☐ A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
- ☐ All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
- ☐ All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
- ☐ All proposed open spaces and recreational amenities.
- ☐ All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Management Department.
- ☐ All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
- ☐ Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
- ☐ All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
- ☐ All proposed locations for temporary uses, such as seasonal sales areas.
- ☐ Such other and additional information as may be requested by the Zoning Administrator.

☐ **Current and Proposed FLU Category and Zoning District for each property:**

Address	Tax Parcel No.	Acreage	Current FLU Category	Proposed FLU Category	Current Zoning District	Proposed Zoning District
1390 NW Rockbridge Rd	041001013J	23.938	LDR	LI	R1	M1
0 NW Rockbridge Rd	041001013H	8.970	LDR	LI	R2	M1
0 NW Rockbridge Rd	041001013K	6.00	LDR	LI	R1	M1
1362 NW Rockbridge Rd	041001013	8.814	LDR	LI	R1	M1

☐ **Filing Fee:** The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County. The filing fee is based upon the number of properties, amount of acreage of each property to be rezoned, and the type of zoning that is being requested.

☐ Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages 14 and 15 of the Instructions for the ARC DRI Thresholds.

☐ Fee: $1,200

☒ FLU Map Amendment

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☑ 5-9.99 acres	$400	041001013, 041001013K, 0410010103H	3	$ 1,200.00
☐ 10-19.99 acres	$550			$
☑ 20 acres and more	$700	041001013J	1	$ 700.00

☐ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$

☐ Rezoning to R2, MRU, and RM

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☐ 20 acres and more	$700			$

☑ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Nos.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☑ 5-9.99 acres	$500	041001013, 041001013K, 0410010103H	3	$ 1,500.00
☐ 10-19.99 acres	$700			$
☑ 20 acres and more	$900	041001013J	1	$ 900.00
		Filing Fee (Fee Amount + DRI Fee)		$4,300.00

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

_____, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	Pittman Construction Company	August 2, 2024
(Signature)	(Applicant's Name)	(Date)

NOTARY

Sworn and subscribed before this 2nd day of August, 2024.

Joyce Ann Bray
Notary Public signature

JOYCE ANN BRAY NOTARY PUBLIC GEORGIA GREENE COUNTY SEAL EXPIRES March 25,2025

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #'s: _____

FUTURE LAND USE MAP AMENDMENT (COMPREHENSIVE PLAN) AND ZONING MAP AMENDMENT (REZONING) COMBINED APPLICATION

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY INFORMATION

Property Address(es): (With City and Zip Code) 1362 and 1390 NW Rockbridge Rd Conyers, GA 30012	Tax Parcel Numbers: 041001013, 041001013H, 04100103J, 041001013K
Total Acreage: 47.722	Number of Properties: 4
Subdivision: N/A	Land Lot(s): 265 — District(s): 16
Current Zoning: R1	Proposed Zoning: M1
Current FLU Category: LDR	Proposed FLU Category: Light Industrial
Current Use: Residential Single Family	Proposed Use: Office Space, Warehouses, Shops and Outdoor Equipment Storage
Zoning History (Rezonings, Special Use Permits, Variances, etc.): None to the knowledge of the Applicant	
Are there existing conditions of zoning for the property? If so, please list: No	
Purpose of requested amendment: To allow the development of a construction company headquarters with warehouses, shops and outdoor equipment storage	

APPLICANT INFORMATION

Applicant / Authorized Agent: Pittman Construction Company			Authorized Agent / Attorney: Michele L. Battle, Esq.		
Business / Person Name: Louie Pittman III			Business / Person Name: Battle Law, P.C.		
Address: 1487 Farmer Road			Address: 3562 Habersham at Northlake, Bldg J, Suite 100		
City: Conyers	State: GA	Zip: 30012	City: Tucker	State: GA	Zip: 30084
Office #:	Mobile #:		Office #: 404-601-7616 Ext. 1	Mobile #:	
Email:			Email: mlb@battlelawpc.com		
Applicant Status (check one): ☐ Owner ☒ Authorized Agent					

PROPERTY OWNER INFORMATION

Owner 1: Veritas Group LLC			Owner 2: Pamela A. Meadows		
Business / Person Name: Feng Yan			Business / Person Name:		
Owner of Tax Parcel No(s).: 041001013J &041001013H			Owner of Tax Parcel No(s).: 041001013 and 041001013K		
Address: 530 Rippling Water Lane			Address: 1362 NW Rockbridge Road		
City: Johns Creek	State: GA	Zip: 30097	City: Conyers	State: GA	Zip: 30012
Office #:	Mobile #:		Office #:	Mobile #:	
Email: y.frank@yahoo.com			Email:		

PROPERTY OWNER INFORMATION

Owner 3: Pamela A. Meadows as Executor of the Estate of			Owner 4:		
Business / Person Name: Joanne Mumpher			Business / Person Name:		
Owner of Tax Parcel No(s).: 041001013 and 041001013K			Owner of Tax Parcel No(s).:		
Address: 1362 NW Rockbridge Rd			Address:		
City: Conyers	State: GA	Zip: 30012	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

SITE INFORMATION

Any Applicable Zoning Overlay Districts:

Schools: (If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)

Type	Name	Current Enrollment	Capacity	Difference
Elementary School:	Shoal Creek			
Middle School:	Conyers			
High School:	Rockdale County			

Transportation:	North	South	East	West
Adjacent Roads:			Rockbridge Road	
Existing ROW:			Varies	
Future ROW:			Varies	
Type:			Minor Collector	

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other Paved County Road

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)? None that are known

If so, please identify:

Utilities: Gas Service: Gas South | Electric Service: Georgia Power

Potable Water (check one): ☒ Public System ☐ Well

Location of Nearest Line: In R/W | Diameter of Line: 8" | Distance to Closest Fire Hydrant: 5'

Wastewater (check one):
- ☒ Public System | ☐ Septic Tank
- Nearest Treatment Plant: Almand Branch | Evaluation by Soil Scientist:
- Max Operating Capacity: | Environmental Health Approval:
- Level of Operation:

Are there any utility easements recorded on the land to be considered for rezoning? No — If, so please describe:

Stormwater: FIRM Panel No. and Date: 13247C0091D and 13247C0092D | Basin: Yellow River | Sub-Basin: Yellow River

☒ Are there streams, rivers, lakes or other water bodies located on or adjoining this site? If so, please identify: There is a creek on the western side of the property.

☐ Property Within Floodplain? | Zone: | If so, has it been identified on your property plat? ☐ Yes ☐ No | How many acres are impacted by floodplain?

☐ Wetlands | Type:

DEVELOPMENT INFORMATION

Type of Development: (check one) ☐ Residential ☒ Nonresidential ☐ Mixed Use

Type of Residential: (check one) ☐ Single-Family Residential ☐ Two-Family Residential ☐ Multi-Family Residential

Type of Nonresidential: General contractors office, shop building and warehouse buildings and outdoor storage

If Use Contains a Residential Component:	Number of Units:	Acreage:	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed: 49,000 sf		Number of Parking Spaces: 70

Does the development qualify for a Development Regional Impact (DRI)? See pages 12 and 13 of the Application Instructions for more information. ☐ Yes ☒ No

JUSTIFICATION OF THE REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The Subject Property is currently zoned R1and is largely undeveloped, except for one single family home. The site is adjacent to the Rockdale Animal Control center, and near multiple industrial uses along NW Rockbridge Road and Sigman Rd. As such the Subject Property is not suitable for residential development. Rezoning the Subject Property will allow for consistency along the corridor, particularly in light of the surrounding uses West of the Subject Property.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

The proposed amendment will have no negative impact on public facilities. There is sewer and water availability within the area. There will be no impact on schools, solid waste, parks, drainage or emergency facilities.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

The proposed project will not result in an increased impact on the natural environment, greenspace preservation or air quality.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The proposed amendment will allow for an orderly and logical development pattern as the area in question is one of the County's primary industrial areas.

FUTURE LAND USE MAP AMENDMENT REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(2)). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request:

a. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

The proposed future land use map amendment will result in a more consistent classification as all of the parcel on the west side of NW Rockbridge Road adjacent to the Subject Property are zoned for industrial use.

b. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

The proposed amendment will allow for a land use that is more consistent with the current and future land use of adjacent and nearby parcels

c. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

The proposed amendment will have less impact on the infrastructure. There are no publicly financed community facilities that will be impacted by the project.

d. The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, greenspace preservation and air quality.

The proposed project will not result in an increased impact on the natural environment, greenspace preservation or air quality.

e. Whether the proposed amendment would reduce dependence on the automobile.

The proposed amendment will not reduce dependence on automobiles.

f. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

There will be no adverse impacts on historic or cultural resources considering there are no historic preservation development within close vicinity of the Subject Property.

g. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

The amendment affects multiple parcels that are located adjacent to other industrial uses.

h. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

There will be no adverse impacts to land in adjacent municipalities and local governments., as the Subject Property does not abut any other jurisdictions. Additionally, all code regulations in regards to development, transitional buffer, etc will be adhered to.

i. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

The proposed amendment will not result in any negative impacts on the public water supply and wasterwater collection and treatment systems or conflict with any adopted long-term water and sewer plans.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Board of Commissioners, the Planning Commission and the Department will use these standards to evaluate the request:

a. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

The proposed rezoning will permit a use that is suitable to the use and development of adjacent and nearby properties.

b. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

The Subject Property as no reasonable use as currently zoned R1. The Subject Property is within an industrial corridor. The redevelopment of the Subject Property for residential use would result in no appropriate transition from the adjacent residential uses.

c. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

The proposed amendment will honor the stream buffer at the rear of the site. Trees will be removed from the site in accordance with County rules and regulations.

d. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The proposed rezoning will have little to no impact on the existing streets and transportation facilities. The truck route for accessing the site will be solely from Sigman Road, which is already an established truck route. This will have no impact on the service in the area. Additionally, the proposed project will have no impact on local schools.

e. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The proposed rezoning will be accompanied with a Future Land Use Map change application to allow conformity with the policy and intent of the comprehensive plan.

f. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

There are no known existing or changing conditions affecting the use and development of the property that give supporting grounds for disapproval of the proposed rezoning.

g. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

The proposed development will incorporate on-site stormwater management basins that will manage stormwater runoff generated from the development.

h. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

There are no alternative wastewater treatment method proposed.

ALTERATIONS TO OR REPEAL OF THE CONDITIONS OF APPROVAL

This page is only required for existing Conditions of Approval that were imposed with the adoption of the Future Land Use Map (Comprehensive Plan) and/or Zoning Map Amendments (Rezoning). If Conditions of Approval exist for a Special Use Permit that need to be changed, a separate application is required.

a. List the existing conditions of approval:

N/A

b. List the existing conditions of approval that are proposed to be altered and/or repealed:

N/A

c. Provide justification for the proposal:

N/A

Battle Law

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

Submitted for Applicant Pittman Construction Company by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

The portions of the Rockdale County Unified Development Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Rockdale County Unified Development Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Rockdale County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any combined rezoning and future land use map amendment to the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the combined rezoning and future land use map amendment in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

Battle Law

A refusal to allow the combined rezoning and future land use map amendment in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Rockdale County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

BOOK 4196 PAGE 85

FILED IN OFFICE
CLERK SUPERIOR CT.
ROCKDALE CO., GA.

2007 MAR -1 PM 2:49

Joanne G. Caldwell CLERK
07-003089

Rockdale County, Georgia.
Real Estate Transfer Tax
Paid $ 0
Date Mar. 1, 2007
Linda Moss
Clerk of Superior Court
Dep.

RETURN TO:
G. William Thackston, Jr.
Suite 104
6100 Lake Forrest Drive
Atlanta, Georgia 30328

003563

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 27th day of February in the year of our Lord Two Thousand Seven, between

JOANNE MUMPER fka NORA JOANNE BRISENDINE and fka NORA JOANNE BECK

of the County of Rockdale, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JOANNE MUMPER and PAMELA S. MEADOWS, as joint tenants with right of survivorship and not as tenants in common

as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of love and affection for Grantor's daughter, and for the purpose of titling the property in her and her daughter's names as joint tenants with right of survivorship, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantees all of her right, title and interest in and to:

All that tract or parcel of land lying and being in Land Lot 265, 16th District, Rockdale County, Georgia, being the same property deeded to Grantor by Deed of Assent recorded in Deed Book 226, Page 662, Rockdale County, Georgia records, and being 14.83 acres of improved property known as 1362 Rockbridge Road, Conyers, Georgia, according to the present system of numbering in Rockdale County, Georgia, all as more particularly described in Exhibit A attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantees forever, IN FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

JOANNE MUMPER (SEAL)

Notary Public

G.W. THACKSTON, JR. NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES AUG 24 2008

N.P. SEAL

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale, County, Georgia, and being shown as TRACT 2 (14.83 acres) on plat of survey prepared for the WILLIAM HOMER BRISENDINE, JR. ESTATE, by David Patrick, Ga. R.L.S., dated October 9, 1980, and being more particularly described as follows: TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at that point where the northern right-of-way of Harvell Street and the eastern right-of-way of Rockbridge Road intersect; thence crossing Rockbridge Road running South 84° 11' West 40.6 feet to an iron pin set on the western right-of-way of Rockbridge Road; thence running along the western right-of-way of Rockbridge Road the following courses and distances, to-wit: North 02° 02' East 165.9 feet; North 85° 48' West 19.9 feet; North 00° 16' East a chord distance of 205.2 feet with an arc distance of 205.3 feet; North 01° 30' West a chord distance of 155.0 feet with an arc distance of 155.1 feet to a right-of-way marker on the western right-of-way of Rockbridge Road, which is the TRUE POINT OF BEGINNING; thence leaving the right-of-way of Rockbridge Road running South 89° 35' West 919.4 feet to an iron pin found at corner; thence running North 32° 44' West 686.3 feet to an iron pin set at corner; thence running North 89° 35' East 1317.7 feet to an iron pin set at corner on the western right-of-way of Rockbridge Road; thence running along said right-of-way South 04° 13' West 278.8 feet to a right-of-way marker; thence continuing South 01° 15' West a chord distance of 302.2 feet with an arc distance of 302.3 feet to the TRUE POINT OF BEGINNING.

EXHIBIT A

Doc ID: 011044680010 Type: WD
Recorded: 02/09/2018 at 02:35:21 PM
Fee Amt: $97.50 Page 1 of 10
Transfer Tax: $71.50
Rockdale County Superior Court
Ruth A. Wilson Clerk
BK 6214 PG 333-342

FILED IN OFFICE
CLERK SUPERIOR CT
ROCKDALE CO., GA.
2018 FEB -8 AM 11:29
Ruth A. Wilson
CLERK

RETURN TO:

Mimi McCain, Esq.
Ganek PC
675 N. Highland Ave., NE
Suite 400
Atlanta, GA 30306
(678) 606-9868
PH180021

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

LIMITED WARRANTY DEED

THIS INDENTURE, made the 2nd day of February in the year 2018 between

RES-GA WELLINGTON LAKE, LLC, a Florida limited liability company

as party or parties of the first part, hereinafter called Grantor, and

Veritas Group, LLC, a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ------ ($10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia, and being shown as Tract 1 (23.96 acres) on plat of survey prepared for the William Homer Brisendine, Jr., Estate, by David Patrick, Ga. R.L.S., dated October 9, 1980, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to the following:

1. State and county ad valorem real property taxes and assessments for 2018 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

RES-GA WELLINGTON LAKE, LLC,
a Florida limited liability company

By: Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company, its Sole Member

By: RL RES 2009-1 Investments, LLC, a Delaware limited liability company, its Manager

By: Rialto Capital Advisors, LLC, a Delaware Limited liability company, as its Attorney-In-Fact, per Limited Power of Attorney attached hereto as Exhibit "B"

Witness Vanessa Espino

Witness

_____(SEAL)
Juan Cueto
Authorized Signatory

_____(SEAL)
Jonathan Horowitz
Authorized Signatory

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me on the 1 day of February, 2018, by Juan Cueto and Jonathan Horowitz who is personally known to me as Authorized Sig and Authorized Sig of Rialto Capital Advisors, LLC, a Delaware limited liability company.

Notary Public

MONICA CABRERA
MY COMMISSION # GG 001492
EXPIRES: June 13, 2020
Bonded Thru Budget Notary Services

EXHIBIT "A"

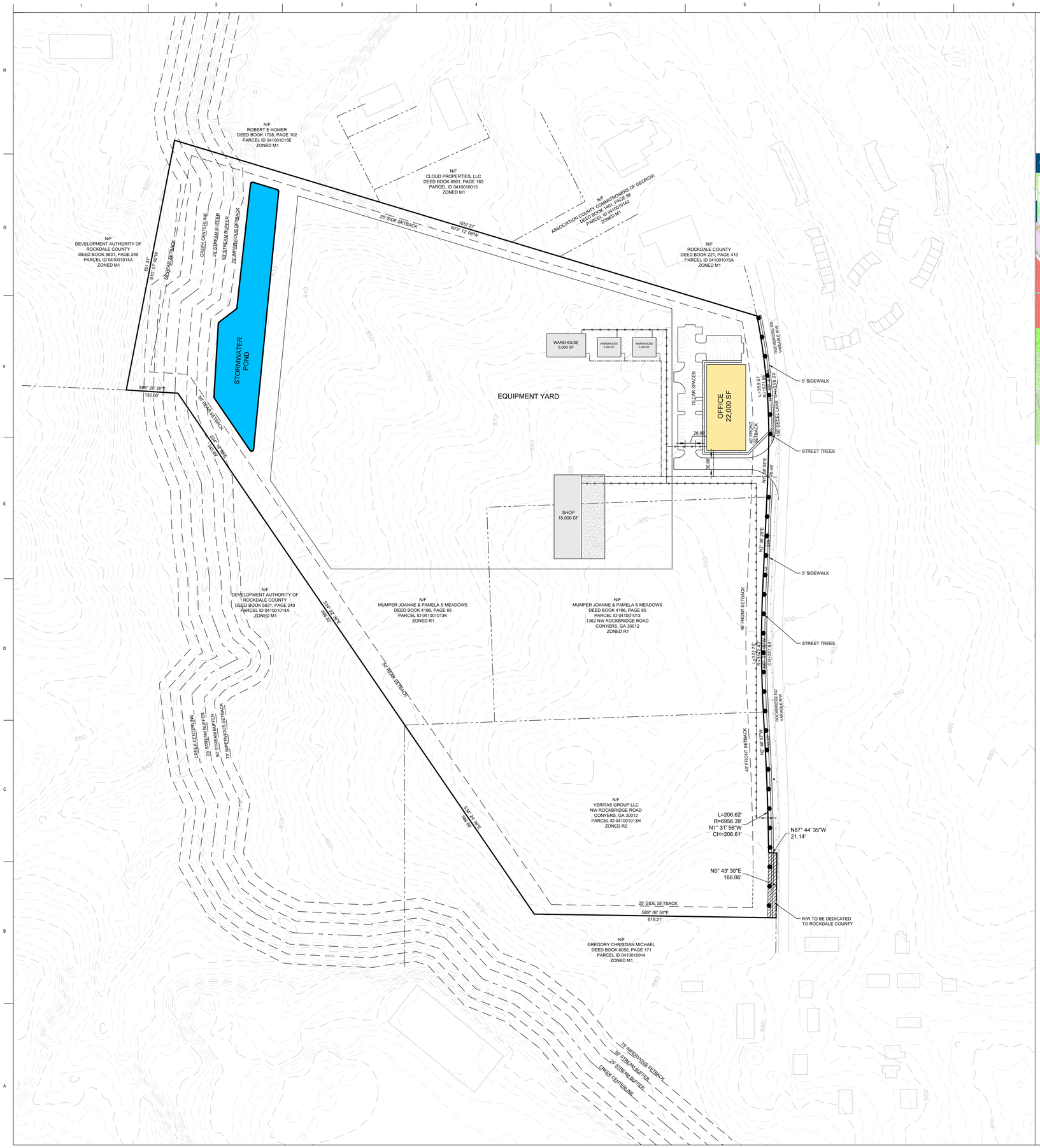
All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia, and being shown as Tract 1 (23.96 acres) on plat of survey prepared for the William Homer Brisendine, Jr., Estate, by David Patrick, Ga. R.L.S., dated October 9, 1980, and being more particularly described as follows:

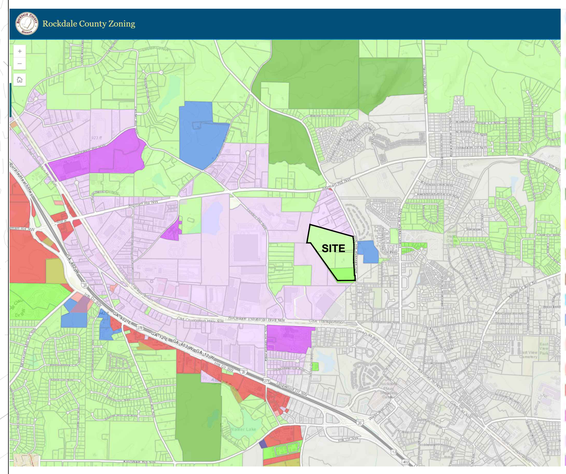
To arrive at the true point of beginning, begin at that point where the northern right of way of Harvell Street and the eastern right of way of Rockbridge Road intersect; thence crossing Rockbridge Road, running south 84°11' west 40.6 feet to an iron pin set on the western right of way of Rockbridge Road; thence running along the western right of way of Rockbridge Road the following courses and distances, to-wit: north 02°02' east 165.9 feet; north 85°48' west 19.9 feet; north 00°16' east a chord distance of 205.2 feet with an arc distance of 205.3 feet; north 01°30' west a chord distance of 155.0 feet with an arc distance of 155.1 feet; north 01°15' east a chord distance of 302.2 feet with an arc distance of 302.3 feet; north 04°13' east 278.8 feet to an iron pin set on the western right of way of Rockbridge Road, which is the true point of beginning; thence leaving the right of way of Rockbridge Road, running south 89°35' west 1317.7 feet to an iron pin set at corner; thence running north 32°43' west 342.7 feet to an iron pin found; thence running north 84°39' west 132.6 feet to an iron pin found at corner; thence north 12°37' east 650.7 feet to an iron pin found; thence running south 71°37' east 1030.6 feet to an iron pin found; thence running south 71°35' east 526.1 feet to an iron pin found on the western right of way of Rockbridge Road; thence running along the said right of way, south 03°22' east a chord distance of 360.4 feet with an arc distance of 361.6 feet to a right of way marker; thence continuing south 04°13' west 75.3 feet to the true point of beginning.

Together With

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, a portion thereof in the City of Conyers, Rockdale County, Georgia, and being shown as Tract 3 (8.97 acres) on a plat of survey prepared for William Homer Brisendine, Jr., Estate, by David Patrick, Ga. R.L.S., dated October 9, 1980, and being more particularly described as follows:

Beginning at an iron pin set on the western right of way of Rockbridge Road, said iron pin being located south 84°11' west 40.6 feet crossing Rockbridge Road from that point where the northern right of way of Harvell Street and the eastern right of way of Rockbridge Road intersect; thence running north 87°28' west 619.3 feet to an iron pin at a corner; thence running north 32°47' west 586.9 feet to an iron pin found at corner; thence running north 89°53' east 919.4 feet to a right of way marker on the western right of way of Rockbridge Road; thence running along the right of way of Rockbridge Road the following courses and distances, to-wit: south 01°30' east a chord distance of 155.0 feet with an arc distance of 155.1 feet to a right of way marker; south 00°16' west a chord distance of 205.2 feet with an arc distance of 205.3 feet to a right of way marker; south 85°48' east 19.9 feet to a point; south 02°02' west 165.9 feet to the point of beginning.





REZONING SITE PLAN NOTES:
PROPOSED USE: CAMPUS FOR PAVING CONTRACTOR INCLUDING A 22,000 SF OFFICE, WAREHOUSES AND OUTDOOR STORAGE

MIN. LOT SIZE: 1 ACRE
LOT SIZE: 47.722 ACRES
MAX. GROSS DENSITY (SF/AC): 15,000
MAX. HEIGHT: 50'
MAX. HEIGHT: LESS THAN 50'
MIN. LOT WIDTH: 100'
LOT WIDTH: 668'
MIN. FRONT SETBACK:40'
MIN. SIDE SETBACK:25'/50'
MIN. BACK SETBACK:50'
MAX. IMPERVIOUS: 75%
IMPERVIOUS AREA PERCENTAGE: 4.0%
MIN. OPEN SPACE: 0%

THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER

0 100 200 Feet

ISSUE	DESCRIPTION	DATE
1		

DESIGNED BY: RM
DRAWN BY: RM
CHECKED BY: CDR
SIZE: ARCH E1

1487 FARMER RD NW,
CONYERS, GA 30012

RAYMOND SINCE 1922
1035 GREEN ST SE,
SUITE 1
CONYERS, GA 30012

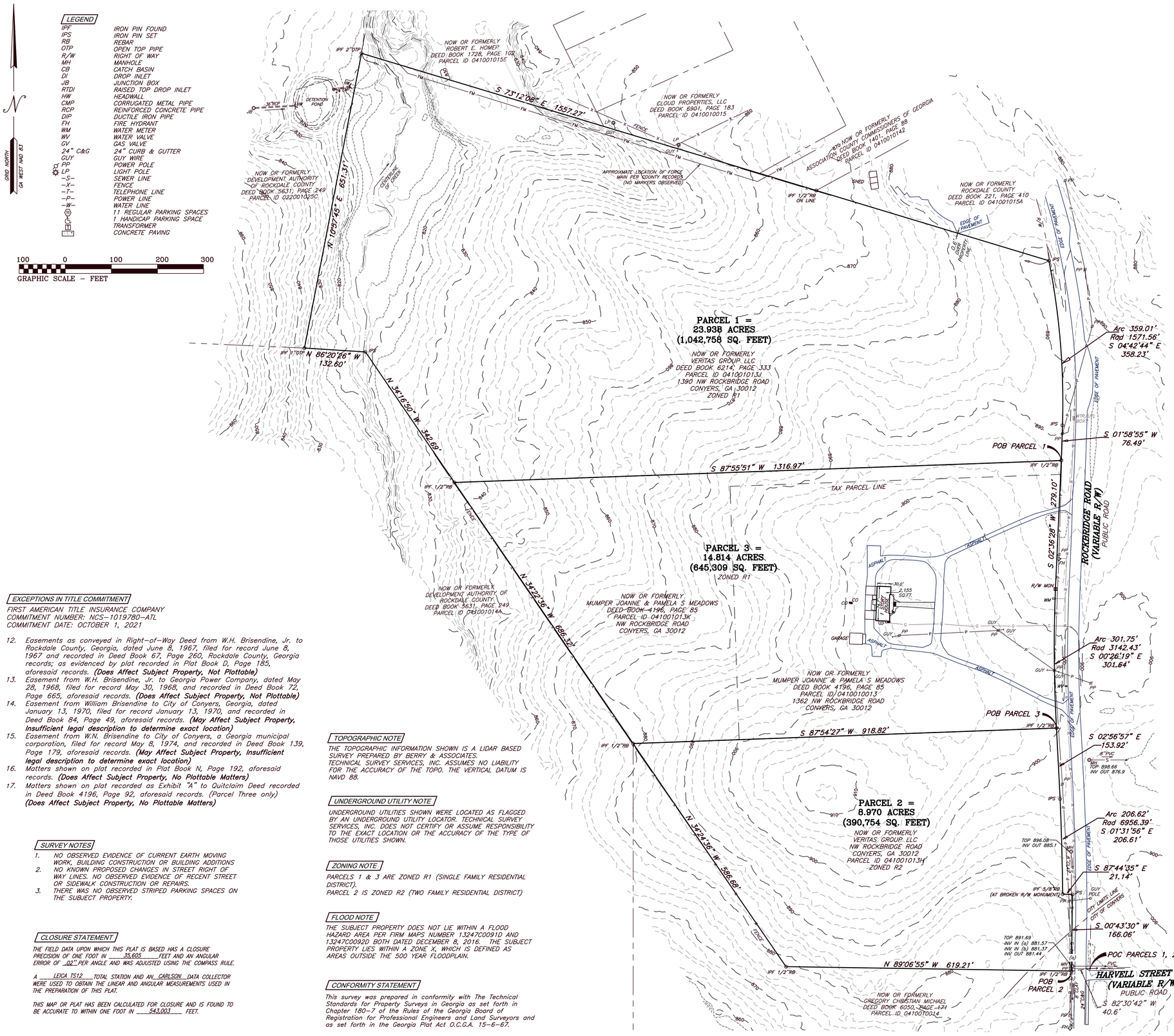
JOB #:164.006

PITTMAN CONSTRUCTION
NEW HEADQUARTERS
1362 ROCKBRIDGE ROAD
CONYERS, GA 30012

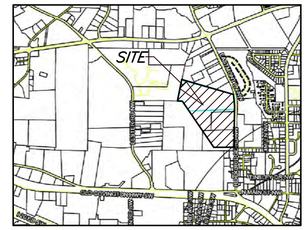
REZONING SITE PLAN

SHEET ID
C-100

File Path: 1192.183.52\net\CONY\1584 Grind Capital Group\006 - Pittman Construction Relocation\DWG\1584.006 CP.dwg
Plot Date: 8/2/2024 8:44 AM



VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42 " West a distance of 40.6 feet to a ½ " rebar found on the westerly Right of Way of Rockbridge Road; thence running along said Right of Way the following courses: North 00° 43' 30" East a distance of 166.06 feet to a point; thence North 87° 44' 35" West a distance of 21.14 feet to a point; thence running along a curve to the left an arc length of 206.62 feet, (said curve having a radius of 6956.39 feet, with a chord bearing of North 01° 31' 56" West, and a chord length of 206.61 feet)to a point; thence North 02° 56' 57" West a distance of 153.92 feet to a point; thence running along a curve to the right an arc length of 301.75 feet, (said curve having a radius of 3142.43 feet, with a chord bearing of North 00° 26' 19" West, and a chord length of 301.64 feet)to a point; thence North 02° 36' 28" East a distance of 279.10 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way South 87° 55' 51" West a distance of 1316.97 feet to a 1/2" rebar found; thence North 34° 16' 50" West a distance of 342.69 feet to an iron pin set; thence North 86° 20' 26" West a distance of 132.60 feet to a 1" open top pipe; thence North 10° 57' 45" East a distance of 651.31 feet to a 2" open top pipe; thence South 73° 12' 08" East a distance of 1557.27 feet to an iron pin set on the Westerly right of way of Rockbridge Road (variable right of way); thence running along said right of way a curve to the right with an arc length of 359.01 feet, (said curve having a radius of 1571.56 feet, with a chord bearing of South 04° 42' 44" East, and a chord length of 358.23 feet) to an iron pin set; thence continuing along said right of way South 01° 58' 55" West a distance of 76.49 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 23.938 Acres (1,042,758 Square Feet).

PARCEL 2:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, a portion thereof in the City of Conyers, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42 " West a distance of 40.6 feet to a ½ " rebar found on the westerly Right of Way of Rockbridge Road, said point being the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way North 89° 06' 55" West a distance of 619.21 feet to a 1/2" rebar found; thence North 34° 24' 36" West a distance of 586.68 feet to a 1/2" rebar found; thence North 87° 54' 27" East a distance of 918.82 feet to a 1/2" rebar found on the westerly right of way of Rockbridge Road (variable right of way); thence along said right of way the following courses South 02° 56' 57" East a distance of 153.92 feet to an iron pin set; thence running along a curve to the Right an arc length of 206.62 feet, (said curve having a radius of 6,956.39 feet, with a chord bearing of South 01° 31' 56" East, and a chord length of 206.61 feet) to a 5/8"' rebar found; thence South 87° 44' 35" East a distance of 21.14 feet to an iron pin set; thence South 00° 43' 30" West a distance of 166.06 feet to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 8.970 Acres (390,754 Square Feet).

PARCEL 3:

All that tract or parcel of land lying and being in Land Lot 265 of the 16th District, Rockdale County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a point located at the easterly Right of Way of Rockbridge Road (40' R/W at this point) and the northerly Right of Way of Harvell Street thence running across Rockbridge Road South 82° 30' 42 " West a distance of 40.6 feet to a ½ " rebar found on the westerly Right of Way of Rockbridge Road; thence running along said Right of Way the following courses: North 00° 43' 30" East a distance of 166.06 feet to a point; thence North 87° 44' 35" West a distance of 21.14 feet to a point; thence running along a curve to the left an arc length of 206.62 feet, (said curve having a radius of 6956.39 feet, with a chord bearing of North 01° 31' 56" West, and a chord length of 206.61 feet)to a point; thence North 02° 56' 57" West a distance of 153.92 feet to the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way South 87° 54' 27" West a distance of 918.82 feet to a 1/2" rebar found; thence North 34° 22' 36" West a distance of 686.32 feet to a 1/2" rebar found; thence North 87° 55' 51" East a distance of 1316.97 feet to a 1/2" rebar found on the northwesterly right of way of Rockbridge Road (variable right of way); thence along said right of way the following courses South 02° 36' 28" West a distance of 279.10 feet to a right of way monument found; thence running along a curve to the left an arc length of 301.75 feet, (said curve having a radius of 3,142.43 feet, with a chord bearing of South 00° 26' 19" East, and a chord length of 301.64 feet) to a 1/2" rebar found and the TRUE POINT OF BEGINNING. Said tract contains 14.814 Acres (645,309 Square Feet).

EXCEPTIONS IN TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: NCS–1019780–ATL
COMMITMENT DATE: OCTOBER 1, 2021

12. Easements as conveyed in Right–of–Way Deed from W.H. Brisendine, Jr. to Rockdale County, Georgia, dated June 8, 1967, filed for record June 8, 1967 and recorded in Deed Book 67, Page 260, Rockdale County, Georgia records; as evidenced by plat recorded in Plat Book D, Page 185, aforesaid records. **(Does Affect Subject Property, Not Plottable)**
13. Easement from W.H. Brisendine, Jr. to Georgia Power Company, dated May 28, 1968, filed for record May 30, 1968, and recorded in Deed Book 72, Page 665, aforesaid records. **(Does Affect Subject Property, Not Plottable)**
14. Easement from William Brisendine to City of Conyers, Georgia, dated January 13, 1970, filed for record January 13, 1970, and recorded in Deed Book 84, Page 49, aforesaid records. **(May Affect Subject Property, Insufficient legal description to determine exact location)**
15. Easement from W.N. Brisendine to City of Conyers, a Georgia municipal corporation, filed for record May 8, 1974, and recorded in Deed Book 139, Page 179, aforesaid records. **(May Affect Subject Property, Insufficient legal description to determine exact location)**
16. Matters shown on plat recorded in Plat Book N, Page 192, aforesaid records. **(Does Affect Subject Property, No Plottable Matters)**
17. Matters shown on plat recorded as Exhibit "A" to Quitclaim Deed recorded in Deed Book 4196, Page 92, aforesaid records. (Parcel Three only) **(Does Affect Subject Property, No Plottable Matters)**

SURVEY NOTES

1. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS
2. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. THERE WAS NO OBSERVED STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,605 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 543,003 FEET.

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A LIDAR BASED SURVEY PREPARED BY BERRY & ASSOCIATES. TECHNICAL SURVEY SERVICES, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TOPO. THE VERTICAL DATUM IS NAVD 88.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

ZONING NOTE

PARCELS 1 & 3 ARE ZONED R1 (SINGLE FAMILY RESIDENTIAL DISTRICT).
PARCEL 2 IS ZONED R2 (TWO FAMILY RESIDENTIAL DISTRICT)

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAPS NUMBER 13247C0091D AND 13247C0092D BOTH DATED DECEMBER 8, 2016. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

CONFORMITY STATEMENT

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180–7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15–6–67.

SURVEYOR'S CERTIFICATION

To SFG ACQUISITIONS, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items _1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 16, 17 & 19_ of Table A thereof. The fieldwork was completed on _November 8, 2021_.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR AUBREY JONATHAN AKIN 3138

_____ _____
Aubrey J. Akin, R.L.S. #3138

November 8, 2021
Date of Plat

TSS
TECHNICAL SURVEY SERVICES
Land Surveyors
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-6391 Office
info@tss-atl.com
www.tss-atl.com

No	Revision	Date

Original Field Date: 07/06/2021
Field Date: 11/8/2021
Plat Date: 11/8/2021
Scale: 1"=100'

ALTA/NSPS LAND TITLE SURVEY
FOR
SFG ACQUISITIONS, LLC
LAND LOT 265 16th DISTRICT
ROCKDALE COUNTY, GEORGIA

1
SHEET 1 OF 1

JOB #: 2021-806
CRD: ROCKBRIDGERD
DWG:NAI BG ROCKBRIDGE
LSV:

Docusign Envelope ID: 4B02C623-3C2B-4C78-9597-23BF5B8F8B8F

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT AUTHORIZATION STATEMENT

I, Pamela S. Meadows, as Executor of the Estate of Joanne Mumper,
hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

0410010013 and 041001013K

Agent's Name: Pamela Meadows	Address: 1362 Rockbridge Rd.	City: Conyers	State: GA	Zip: 30012
Firm: N/A	Phone #'s:	Email:		

SIGNATURE

Wait to be in front of notary to sign:	Signed by: Pamela Meadows (Owner's Signature)	Pamela Meadows (Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Agent Authorization (type of document)

Executed in Atlanta (city), Fulton (county), GA (state), this 2nd (day) day of August (month), 2024 (year)

Lori Dodson
Notary Public signature

W-00549698 04/23/2026
GA Registration No. and expiration date

SEAL
LORI DODSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 04-23-2026

dotloop signature verification: dtlp.us/g02c-oG6i-37gH

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT AUTHORIZATION STATEMENT

I, Feng Yan,

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

041001013H and 041001013J

Agent's Name: Pittman Construction Co.	Address: 1487 Farmer Rd NW	City: Conyers	State: GA	Zip: 30012
Firm: Veritas Group, LLC	Phone #'s: 678-757-5678	Email: y.frank@yahoo.com		

SIGNATURE

Wait to be in front of notary to sign: Feng YQN dotloop verified 08/01/24 8:23 PM EDT VIQI-RDUA-MCXQ-6ZQR

Feng Yan
(Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: _____ (type of document)

Executed in Atlanta (city), Fulton (county), GA (state), this 2nd (day) day of August (month), 2024 (year)

Lori Dodson
Notary Public signature

W-00549698 04/23/2026
GA Registration No. and expiration date

LORI DODSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 04-23-2026 SEAL

Docusign Envelope ID: DA8A4318-C396-40D2-A91D-E8879C3A261F

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 0410010013, 041001013K, I (we) respectfully request that the subject property be placed in a different FLU Category and/or that Alterations to Conditions of Zoning be made.

Name: Pamela Meadows	Address: 1362 Rockbridge Rd	City: Conyers	State: GA	Zip: 30012
Firm:	Phone #'s:	Email:		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Signed by: Pamela Meadows 281B380C70C44BD... (Signature) | Pamela Meadows (Owner's Name)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: _____ (type of document)

Executed in Atlanta (city), Fulton (county), GA (state), this 1st (day) day of Aug. (month), 2024 (year)

Lori Dodson
Notary Public signature

W-00549698 04/23/2026
GA Registration No. and expiration date

LORI DODSON NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 04-23-2026 SEAL

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 041-0-01-013J and 041-0-01-013H, I (we) respectfully request that the subject property be placed in a different FLU Category and/or that Alterations to Conditions of Zoning be made.

Name: Feng YAN	Address: 330 rippling water Ln	City: Duluth	State: GA	Zip: 30097
Firm: Veritas Group	Phone #'s: 6787575678	Email: Y.frank@yahoo.com		

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: _____ (Signature) Feng YAN (Owner's Name)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Drivers license (type of document)

Executed in Johns Creek (city), Fulton (county), GA (state), this 31st (day) day of July (month), 2024 (year)

_____
Notary Public signature

11/20/2025
GA Registration No. and expiration date

RHONDA L HARDY NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 20, 2025

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

ATTORNEY AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records or by the agent if they wish to have an attorney represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

ATTORNEY AUTHORIZATION STATEMENT

I, Louie A. Pittman III, hereby certify that I have authorized the following attorney to make the request, claims and representation pursuing this application regarding Tax Parcel Nos.:

Attorney's Name: Battle Law, P.C.	Address3562 Habersham at Northlake, Bldg J100	City: Tucker	State: GA	Zip: 30084
Firm: Pittman Construction Co.	Phone #'s: 770-922-8660	Email:		

SIGNATURE

Wait to be in front of notary to sign: _____ (Owner's/Agent's Signature) | Louie A. Pittman III (Owner's/Agent's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Attorney Authorization (type of document)

Executed in Conyers (city), Rockdale Ga (county) (state), this 2nd (day) day of Aug. (month), 2024 (year)

Joyce Ann Bray
Notary Public signature

W-004963888 March 25, 2025
GA Registration No. and expiration date

JOYCE ANN BRAY NOTARY PUBLIC GREENE COUNTY GEORGIA EXPIRES March 25,2025

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☐ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☑ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman	3,300.00	Campaign Contribution	9/23 3/24
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: Louie A. Pitters III

(Agent's/Attorney's Signature) (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Agent's Campaign Disclosure (type of document)

Executed in Conyers (city), Rockdale (county) Ga (state), this 2nd (day) day of Aug (month), 20 24 (year)

Joyce Ann Bray
Notary Public signature

W-00496388 March 25, 2025
GA Registration No. and expiration date

JOYCE ANN BRAY NOTARY PUBLIC GREENE COUNTY GEORGIA EXPIRES March 25,2025

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

Wait to be in front of notary to sign: _____ SIGNATURE (Agent's/Attorney's Signature)

Michele L. Battle (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Agent's Campaign Disclosure (type of document)

Executed in Lawrenceville (city), Gwinnett (county), GA (state), this 2nd (day) day of Aug (month), 20 24 (year)

Notary Public signature

May 04, 2028
GA Registration No. and expiration date

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 4, 2028 SEAL

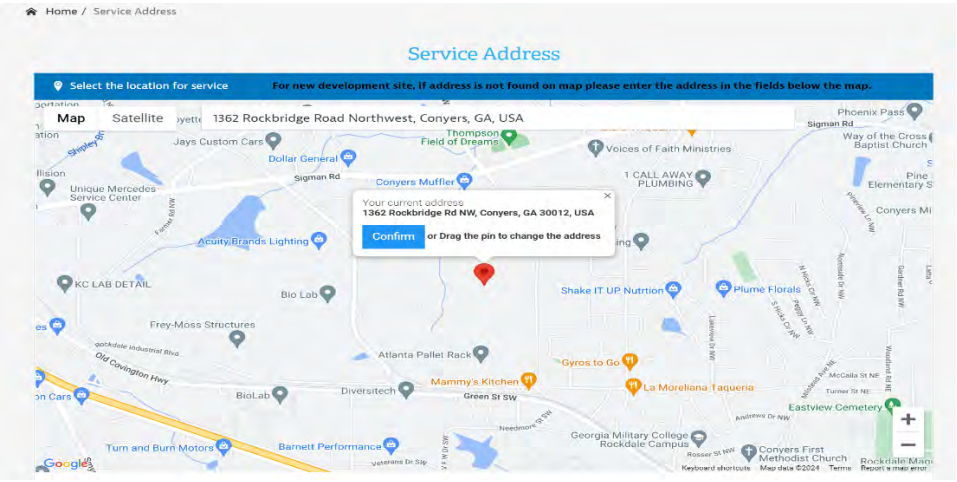
Utility Letter for Georgia Power

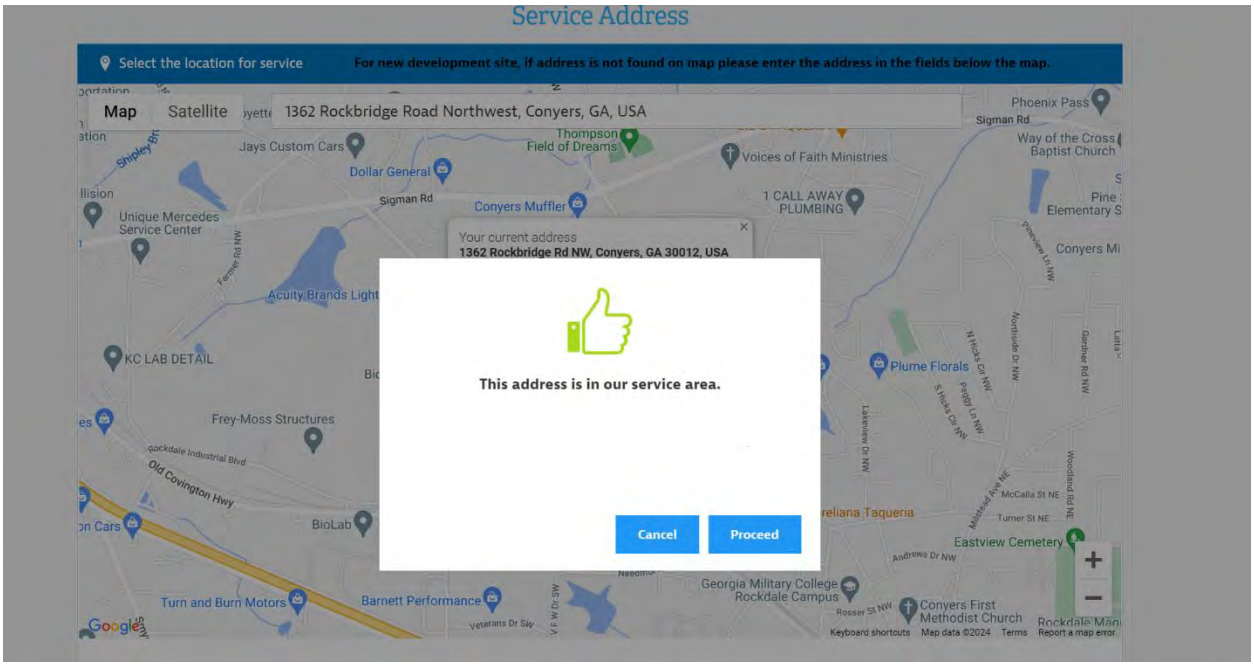
8/2/2024

1362 Rockbridge Road Conyers, GA 30012

Spoke to Regina with Georgia Power at 10:58 am. Regina Proceeded to confirm that Georgia Power service provides service at the location of 1362 Rockbridge Road Conyers, GA 30012.

Screenshots below show the proof of service confirmation from Georgia Powers Website:





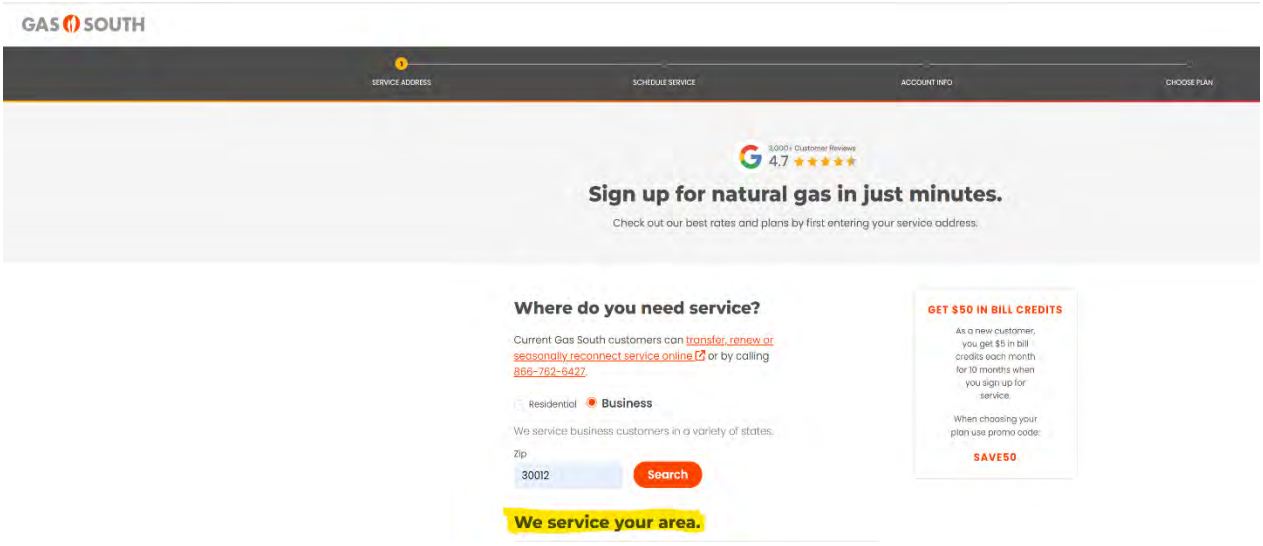
Utility Confirmation for Gas South

8/2/2024

1362 Rockbridge Road Conyers, GA 30012

Spoke to a Gas South Representative at 10:39 am. They Proceeded to ask for the address of the location. It was provided to them. Next the Representative Confirmed that Gas South does service the location of 1362 Rockbridge Road Conyers, GA 30012.

The following screenshot is from the Gas South Company Website that confirms the service that can be provided at that location.

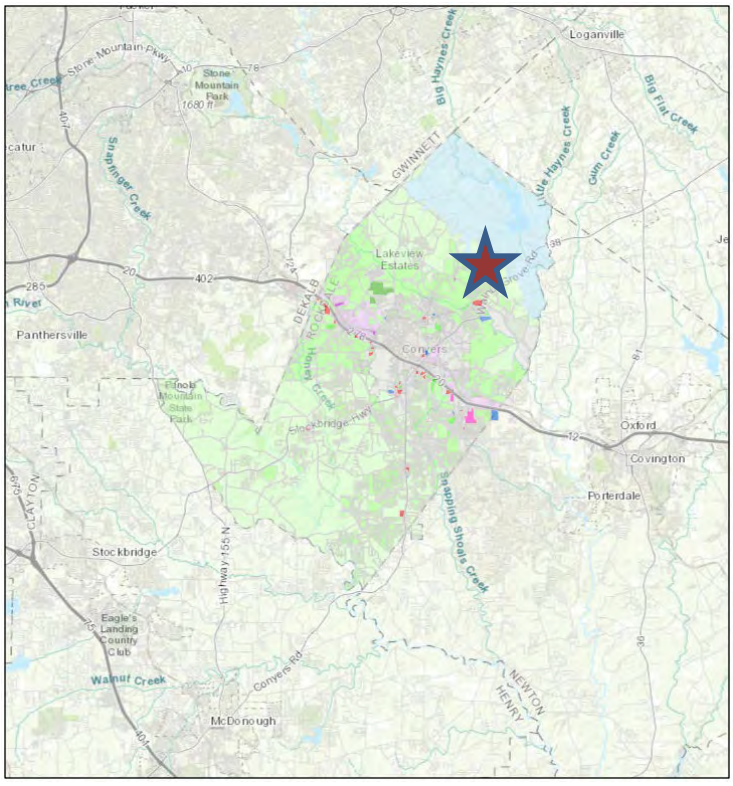


BOARD OF COMMISSIONERS
OSBORN NESBITT, SR., CHAIRMAN
SHERRI L. WASHINGTON, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II

DEPARTMENT OF PLANNING & DEVELOPMENT
CHRISTOPHER WHEELER, INTERIM DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

PLANNING COMMISSION & BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

FLU Case Number:	FLU2024-07
REZ Case Number:	REZ2024-25
Address:	2245 NE White Road
Tax Parcel:	0860010008
Site Area:	94.31 acres
Current Zoning:	WP (Watershed Protection) and A-R (Agricultural-Residential)
Existing Conditions:	Single-Family Residence/Woods and Pastures
FLU Request:	To amend the Future Land Use Map from Watershed Protection to Medium Density Residential.
REZ Request:	To rezone 94.31 acres from WP (Watershed Protection) and A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a mixed-residential development.
Applicant:	Agnes Slack LLLP of Georgia
Owner:	Agnes Slack LLLP of Georgia
Staff Recommendation:	**Denial**
PC Hearing Date:	November 7, 2024
BOC Hearing Date:	November 14, 2024



Zoning History

The subject property is split-zoned WP (Watershed Protection) and A-R (Agricultural-Residential). No prior zoning requests are on record for this property.

Existing Site Conditions

The subject site is a 94.31-acre property located at 2245 NE White Road (parcel 0860010008) located north of the intersection of White Road NE and Highway 138 NE. The site is developed with a single-family residence and is characterized by woods and pastures. The site has road frontage along White Road NE and Highway 138 NE; sidewalks are not present along the frontages. According to the Rockdale County Stormwater Map, a stream and riverine wetland are present on the property.

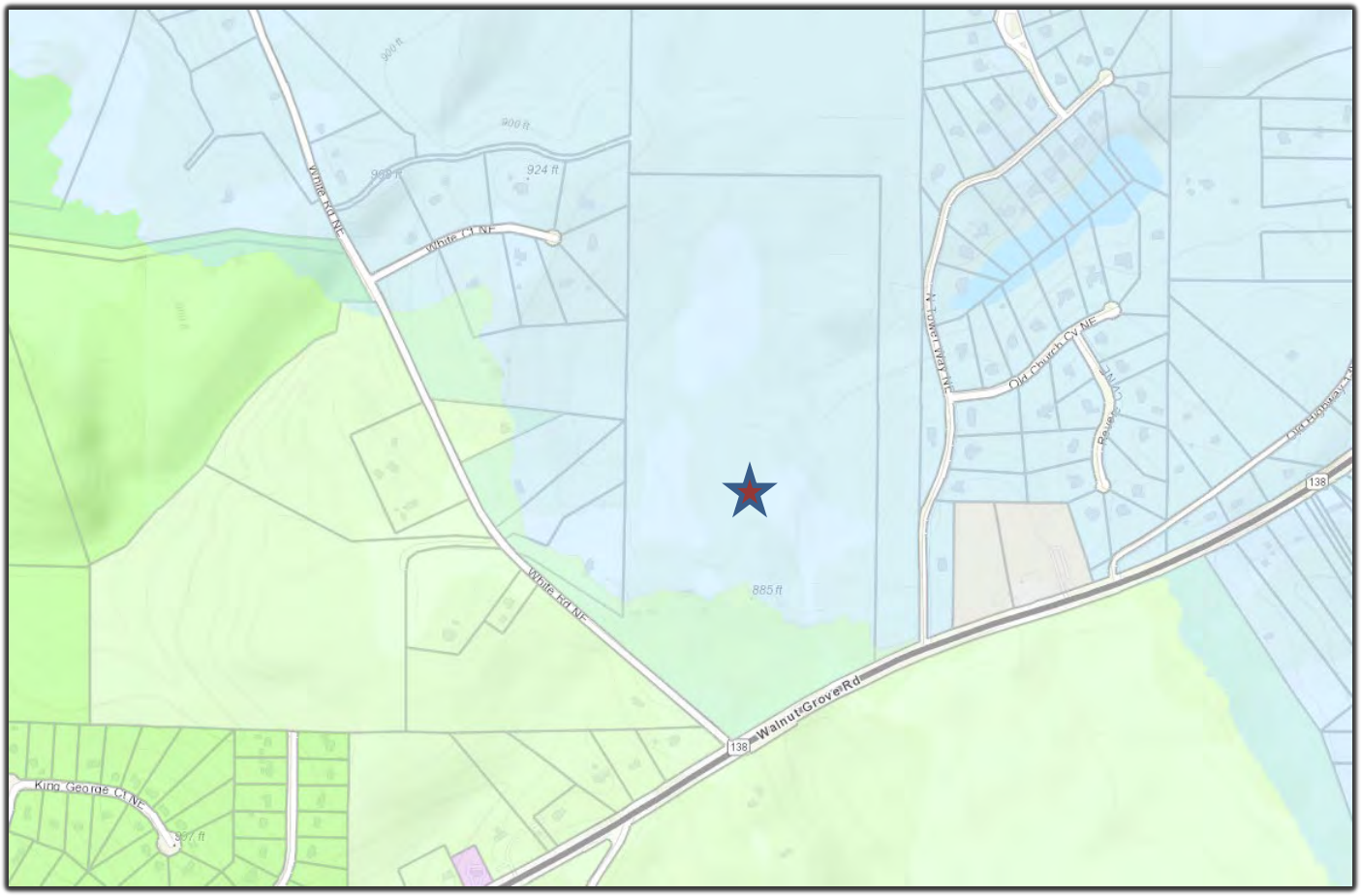
Surrounding Use and Zoning

The subject site is adjacent to residential properties. The following is a summary of surrounding uses and zoning:

Adjacent Zoning and Current Land Use

Direction	Address	Zoning District	Current Land Use
West	2860 NE WHITE CT	WP	Single-Family Residence (White Hill Sub.)
	2865 NE WHITE CT	WP	Single-Family Residence (White Hill Sub.)
	2385 NE WHITE RD	AR/WP	Single-Family Residence & Agricultural Land
	NE WHITE RD	AR/WP	Vacant Land
	2275 NE WHITE RD	AR/WP	Single-Family Residence
North	NE HIGHWAY 138	AR/WP	Undeveloped Land/Woods
East	2910 NE NORTH TOWER WAY	WP	Single-Family Residence (Northampton Sub.)
	2911 NE NORTH TOWER WAY	WP	Single-Family Residence (Northampton Sub.)
South	3031 NE HIGHWAY 138	A-R	Undeveloped Land
	2220 NE WHITE RD	A-R	Single-Family Residence/Religious Organization
	2230 NE WHITE RD	A-R	Single-Family Residence/Religious Organization

ZONING MAP

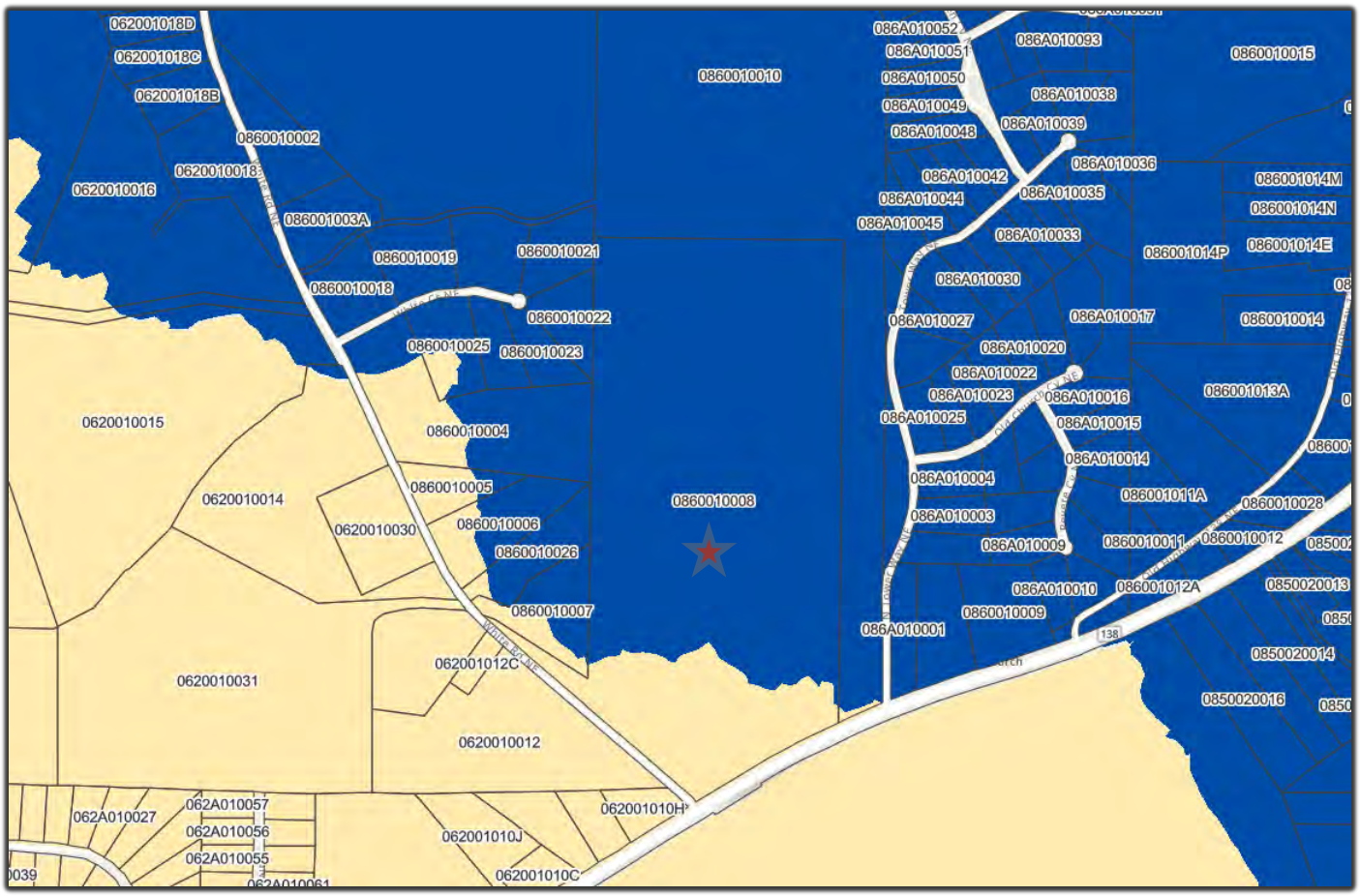


WP - Watershed Protection District

AR - Agricultural Residential District

R1 - Single-Family Residential District

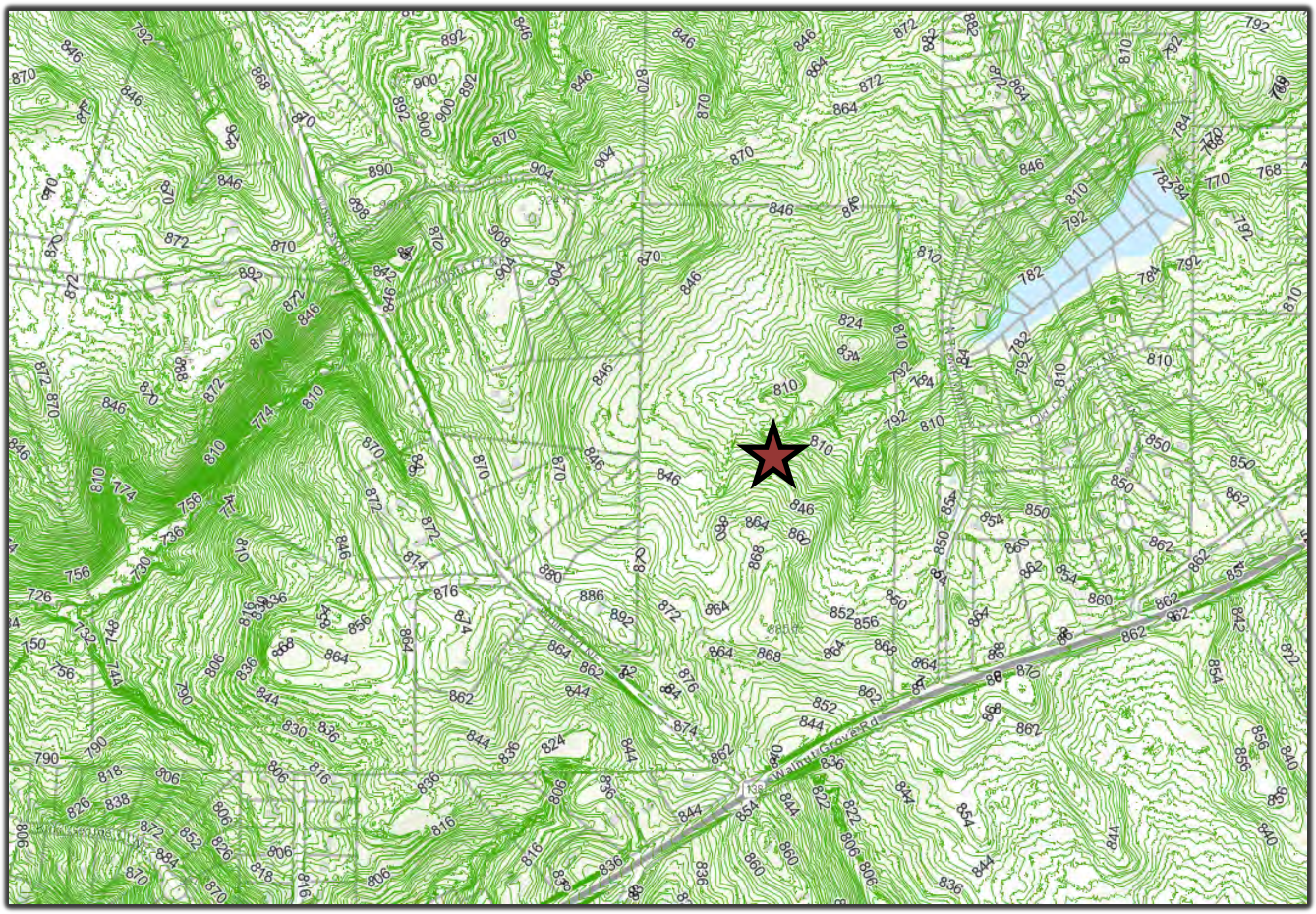
FUTURE LAND USE MAP



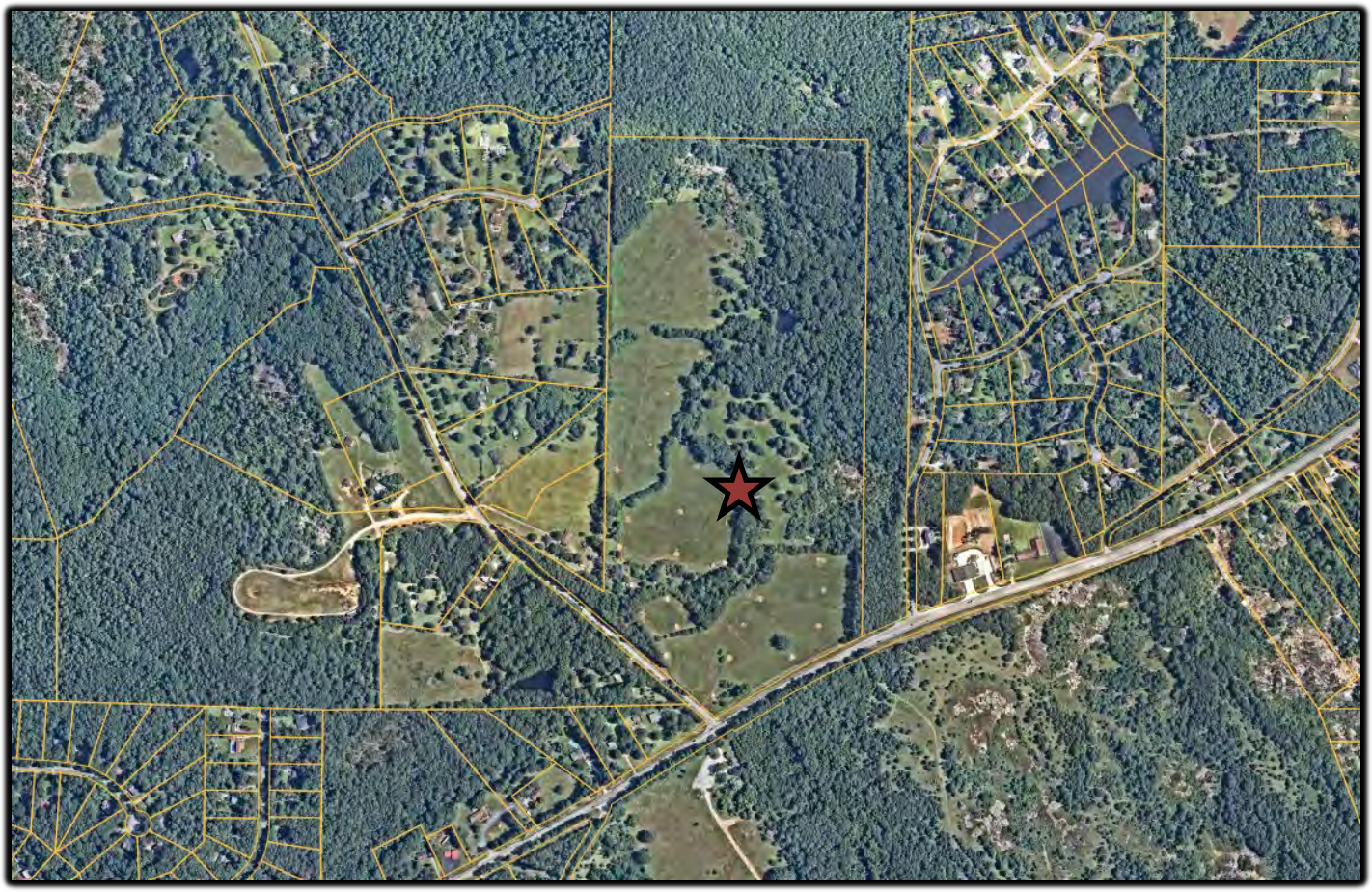
Medium Density Residential

Watershed Protection

CONTOUR MAP



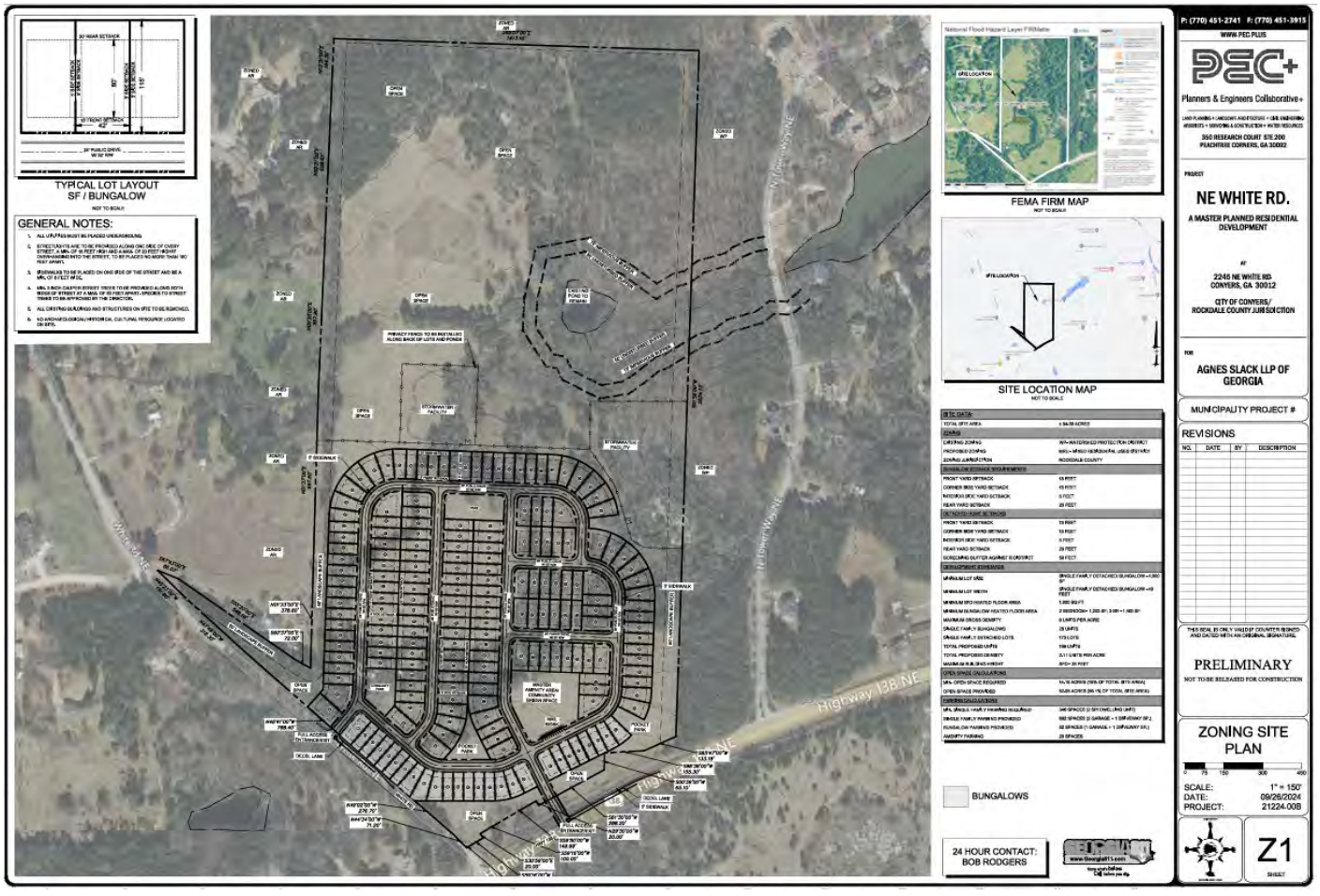
AERIAL MAP



Project Summary

The applicant is requesting a future land use amendment and rezoning for a 94.31-acre parcel. The project includes:

- The development of a residential community with 199* total residential units. ***The applicant requested 173 units in the original application. A site plan indicating 199 units was submitted after the application deadline, but 173 units is the number that was publicly advertised.***
    - 26 proposed single-family bungalow units
    - 173 proposed single-family detached units
- Proposed dimensional standards
    - Minimum lot size of 4,000 SF with a proposed typical lot layout of 4,830 SF, meeting code requirements.
    - Minimum lot width of 40 feet, meeting code requirement.
    - Minimum heated floor area, meeting code requirements:
        - 1,800 SF - single-family detached units
        - 1,400 SF – 3-bedroom bungalow units
        - 1,200 SF – 2-bedroom bungalow units
- Proposed open space of 56.1% of total site area; code requires a minimum of 15% of total site area.
- Proposed density of 2.11 units per acre; code allows for up to 8 units per acre.
- Proposed 50-foot-wide transitional buffer.
- Proposed 5-foot-wide concrete sidewalks on one side of internal streets; code requires that sidewalks be placed on both sides of internal streets.
- Proposed amenities including community greenspace, amenity area, and pocket parks.



INTERNAL AND EXTERNAL AGENCY REVIEW

The applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Fire

FIRE HYDRANTS SHALL BE SPACED A MAXIMUM 500 FEET APART FOR NON-SPRINKLED STRUCTURES; MAXIMUM OF 600 FT APART FOR SPRINKLED STRUCTURES.

Rockdale Board of Education

School:	Current Enrollment	Projected Enrollment	Current Capacity
RCHS	1374	1435	1500
CMS	929	952	1242
HTE	508	511	760

The lack of data on predicted per unit average student occupancy prohibits predicting the school's full occupancy dateline upon build out of this project.
RCPS first steps to address impactful student enrollment numbers is to add mobile units to the site campus affected or consider larger class sizes. Second step, rezoning.

Transportation Department

Coordinate with GDOT on deceleration lane on Hwy 138

Deceleration lane on White Road should be 175' travel lane and 100' taper.

New developments require traffic calming, streetlights, and a traffic study.

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Wetlands, and Rockdale County Future flood plain requirements that must be adhered to by Federal, State and County ordinances.

Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting.

ARTICLE IV – STREAM BUFFER PROTECTION Sec. 310 – 103 Land development stream buffer requirements.

(a) All land development activity, including subdivisions of land and platting activities governed by chapter 302 of the UDO, shall meet the following buffer and setback requirements unless otherwise exempted in this article:

(1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

(2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

(3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

(b) Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to section 310-105.

CHAPTER 324 – ENVIRONMENTAL PLANNING CRITERIA

Sec. 324-2. - Protection of wetlands.

(a) *Purpose and intent.* Pursuant to O.C.G.A. 12-2-8 and the DNR, environmental protection division's Rules for Environmental Planning Criteria chapter 391-3-16, this section establishes regulations to promote the wise

use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality, floodplain and erosion control, groundwater recharge, aesthetic natural areas and wildlife habitat areas.

(b) *Wetlands development permit requirements.* No activity or use, except those identified in subsection (c), shall be allowed in the wetlands without issuance of a local development permit. Local permits will be issued only if the proposed use is in compliance with the requirements of the underlying zoning district and this section. Furthermore, if the area of proposed development is located within 100 feet of the wetlands boundaries, as established by Figure IV-2 of the Rockdale County Comprehensive Land Use Plan, a U.S. Army Corps of Engineers delineation is required under Section 404 of the Clean Water Act. If wetlands are altered or degraded, mitigation to offset losses may be required as a condition of a Section 404 permit. Local development permits will not be issued until after any necessary Section 404 permits have been secured.

CHAPTER 328 – Buffers, landscaping, and Tree Protection

Sec. 328-15. - Authority, findings, purpose and intent.

(a) *Authority.* This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including by not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) *Findings, purpose, and intent.* It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows:

(1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.

(2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.

(3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.

(4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.

(5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff.

(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.

(7) To reduce noise and glare on adjacent properties from properties that has been extensively developed.

(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.

(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.

(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.

(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.

(a) Each new development not covered by section 328-24 shall prepare a landscape and tree protection and replacement plan showing compliance with this section.

(b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining for the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces, or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.

(c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.

(d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or storm water detention facilities except when complying with requirements below. Driveway crossings may traverse such strip as near to a perpendicular alignment as practical. Signs may be located in the required landscape strip.

CHAPTER 320 – FLOOD DAMAGE PREVENTION

Sec. 320-1. - Introduction.

(a) It is hereby determined that:

(1) The flood hazard areas of Rockdale County, GA are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

(3) Effective floodplain management and flood hazard protection activities can:

a. Protect human life and health,

b. Minimize damage to private property,

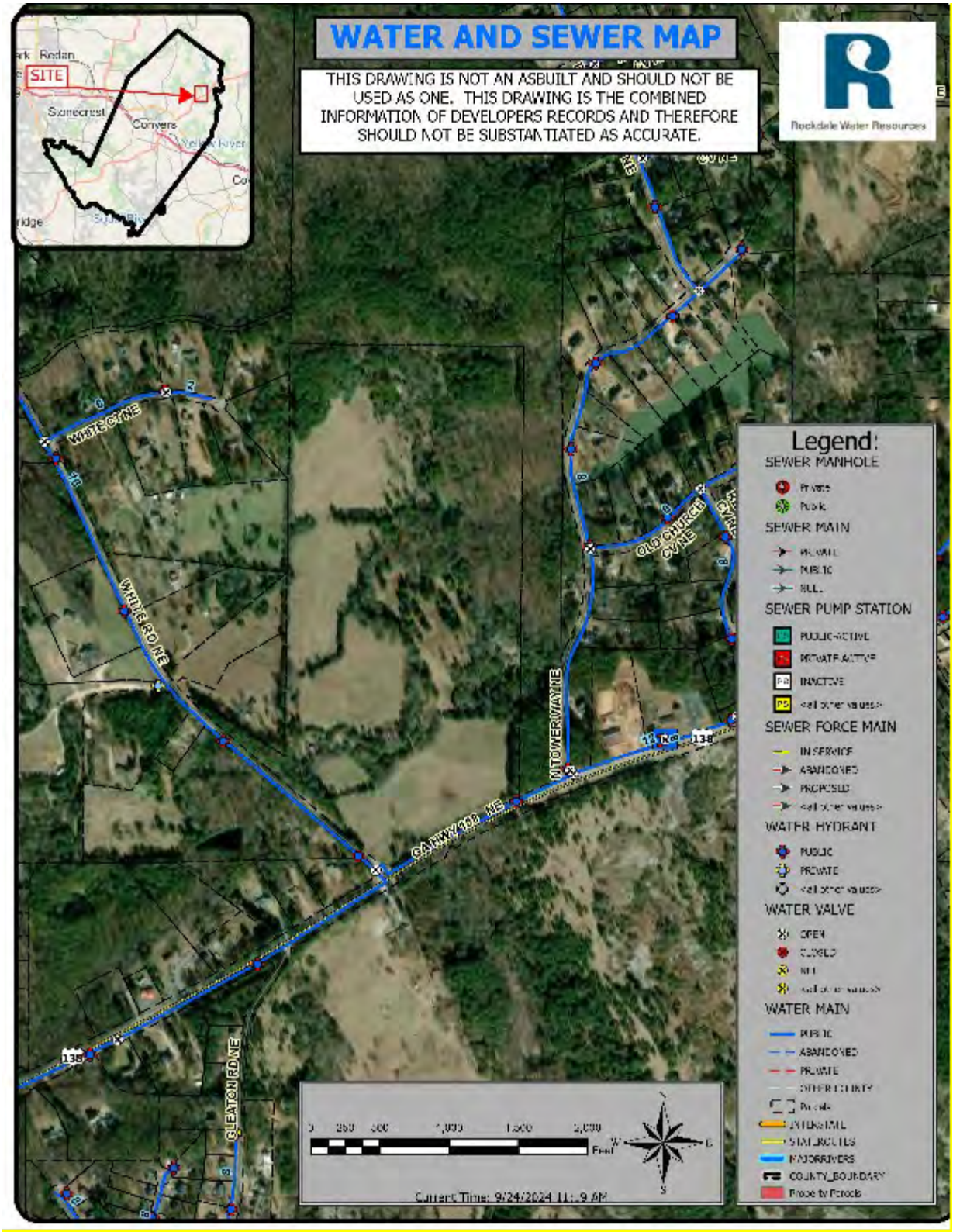
c. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains, and

d. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

(b) Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Rockdale County, GA, does ordain this chapter and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

Water/Sewer

Existing 16” DIP water main along White Rd NE and a 12” DIP Water main along GA Hwy 138 NE. Public Wastewater is currently been constructed along Hwy 138 to White Rd. See Map Attached


WATER AND SEWER MAP
THIS DRAWING IS NOT AN ASBUILT AND SHOULD NOT BE USED AS ONE. THIS DRAWING IS THE COMBINED INFORMATION OF DEVELOPERS RECORDS AND THEREFORE SHOULD NOT BE SUBSTANTIATED AS ACCURATE.
Rockdale Water Resources
SITE
Redan
Stonecrest
Conyers
WHITE OAK NE
WHITE RD NE
OLD CHURCH LN NE
MOSS LN NE
MOSS RD NE
MOSS CT NE
MOSS WAY NE
MOSS TRL NE
MOSS PL NE
MOSS CIR NE
MOSS LOOP NE
MOSS PKWY NE
MOSS TER NE
MOSS ALY NE
MOSS BLVD NE
MOSS HWY NE
MOSS PATH NE
MOSS TRACE NE
MOSS VIEW NE
MOSS WOOD NE
MOSS GLEN NE
MOSS HILL NE
MOSS LAKE NE
MOSS POND NE
MOSS RIDGE NE
MOSS RUN NE
MOSS SPRING NE
MOSS STREAM NE
MOSS VALLEY

EVALUATION OF THE FUTURE LAND USE REQUEST

Sec. 238-4(g)(2) Standards for review of comprehensive plan amendments

When considering an application to amend the future land use map, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following:

A. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

The subject site currently has a future land use designation of Medium Density Residential and Watershed Protection. A majority of the site is designated for a future land use of Watershed Protection with only a small portion of the site—approximately 16.37 acres--designated for Medium Density Residential. The request to amend the majority of the site from Watershed Protection to Medium Density Residential is inconsistent with the creation and intent of the Watershed Protection District and surrounding properties that are designated for Watershed Protection.

B. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

Staff believe that the proposed amendment to allow the development of a mixed residential subdivision would be incompatible in the area, as the site is located at the southern border of the Watershed Protection District. The Watershed Protection future land use designation, as well as zoning category, allows for 1 unit per 3 acres.

C. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

The proposed residential subdivision will be served by public water. The project is likely to have an impact on transportation facilities, as Highway 138 is highly trafficked. The development is likely to have an impact on the Rockdale County school system, as it is adding 199 new homes to the area.

D. The extent to which the proposed amendment would increase adverse impacts on the natural environment, especially water quality, green space preservation and air quality.

The proposed residential subdivision would not directly increase adverse impacts on the natural environment if all land development regulations are adhered to. However, the Watershed Protection District was intended to preserve the natural resources in the area, specifically the Big Haynes Creek Watershed and the region's water supply. The long-term effects of the requested land use amendment cannot be fully anticipated, but the degradation of the Watershed Protection's boundary line is not to be taken lightly. The development of a subdivision with 199 homes increases impervious surfaces which results in increased stormwater runoff that can negatively impact the water supply.

E. Whether the proposed amendment would reduce dependence on the automobile.

The proposed development would not reduce dependence on the automobile.

F. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

There are no known historic or cultural resources in the vicinity of this property; therefore, no adverse impacts are anticipated.

G. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

The proposed amendment would affect only a single parcel; however, the amendment could set a precedent for amending the future land use of the Watershed Protection District which would disrupt the integrity of the district and the intended water protection goals.

H. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

This development would not likely have a direct significant impact on the City of Conyers, but the whole

region, including Conyers, relies on the Watershed Protection District for water supply preservation.

I. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

The proposed amendment would result in negative impacts on adopted long-term public water supply plans.

EVALUATION OF THE REZONING REQUEST

O.C.G.A. Chapter 36-66: Zoning Procedure Act

When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following:

A. Is the zoning proposal permitted as a use that is suitable in view of the use and development of adjacent and nearby property?

The applicant's request for a rezoning from WP (Watershed Protection) and A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for single-family detached units and single-family bungalows is proposed on an undeveloped area of 94.31 acres. The residential properties adjacent to the site are zoned WP (Watershed Protection) and A-R (Agricultural-Residential).

The lots in the White Hill Subdivision to the west are zoned WP (Watershed Protection), with the smallest lot being 2.41 acres and the largest lot being 4.00 acres. The plat for the White Hill Subdivision was recorded in 1972. The lots in the Northampton Subdivision to the east are zoned WP (Watershed Protection), with the smallest lot being 1.05 acres and the largest lot being 3.24 acres. The plat was recorded in 1986.

The proposed single-family detached units and bungalows are proposed to be on an average lot size of 4,830 SF, or 0.11 acre. Staff believe that the proposed mixed-residential development is not suitable in view of the surrounding single-family lots.

B. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The Watershed Protection District was established in part to protect the aesthetic qualities and low-density character of the area. A rezoning of the property for almost 200 homes (the development is just shy of requiring a traffic study) would affect the existing use and character of the area.

C. Will the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

The property has reasonable economic use as currently zoned; the Watershed Protection District is an economically reasonable zoning district as it protects the water supply.

D. Will the zoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

The project will likely have an impact on transportation infrastructure as Highway 138 is a widely trafficked route. Rockdale Water Resources (RWR) has indicated that public water is available at the site location, and public wastewater is currently under construction. Schools in the area would likely be impacted by the addition of 199 new homes.

E. Is the zoning proposal in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan?

The Future Land Use Category of this site is Medium Density Residential and Watershed Protection. The request to rezone to MRU (Mixed Residential Uses) is not in conformity with the future land use designation of Watershed Protection, which requires a minimum of 1 unit per 3 acres.

F. Are other existing or changing conditions affecting the use and development of the property, which

give supporting grounds for either approval, or disapproval of the zoning proposal?

The small-lot residential uses proposed on the subject site are in close proximity to large-lot residential uses in the area. Furthermore, the subject site's location within the Watershed Protection District give supporting grounds for disapproval of the zoning proposal.

PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends ***Denial*** of the requests to amend the future land use map from Watershed Protection to Medium Density Residential and to rezone from WP (Watershed Protection) and A-R (Agricultural-Residential) to MRU (Mixed Residential Uses). Should the requests be approved, staff recommend 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 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. Per the Rockdale County 2023 Comprehensive Plan, the site shall be restricted to single-family residential units only and shall be developed with a density of no less than 1 unit per 3 acres.
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 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 five-foot-wide concrete sidewalk along White Road NE and Highway 138 NE. Provide a ten-foot-wide landscape strip within existing right-of-way between the roadway and the sidewalk.
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.

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

REZONING APPLICATION

UNIFIED DEVELOPMENT ORDINANCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

1117 West Avenue NW
Conyers, Georgia 30012

Phone: 770-278-7100
Fax: 770-278-8940
www.rockdalecounty.org

ROCKDALE COUNTY REZONING APPLICATION CHECKLIST

FILING DEADLINE:

Deadline is the First Friday of Each Month, Before 4:00pm.
Fees may be paid by check or card. We do not accept American Express or cash.
The filing fee is based upon the number of properties, the acreage of each property, and the requested zoning district.

REQUIRED ITEMS FOR REZONING:

Revsions made to the applications after the submittal deadline and prior to the Planning Commission and Board of Commissioners Public Hearings may be continued to the following month's hearing.

☑ **Pre-Application Conference:** Date attended and with which staff member

☑ **Completed Applicaton:** Provide one PDF copy to planning@rockdalecountyga.gov and one hard copy of the entire submittal packet.

☑ **Letter of Intent:** In your own words, type the reason you believe the zoning of the subject property should be amended.

☑ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☐ **Plat:** Plat recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

OR

☑ **Survey:** Survey should be signed and sealed by an architect, engineer, landscape architect or land surveyor.

☑ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☑ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements.
The Conceptual Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- A written description of the details of the proposed use and development details;
- A vicinity map showing the use and zoning of all surrounding properties;
- Proposed setbacks and transitional buffers;
- Proposed open or recreational spaces, if any;
- Proposed lot sizes, buildings, fences and walls, dumpsters, and other improvements;
- Proposed stormwater management facilities, subject to the approval of the Rockdale County Stormwater Department;
- Proposed location and capacities of public and private utilities, subject to the approval of the Rockdale County Environmental Health Department or Rockdale County Water Resources;
- Lakes, streams, floodplains, wetlands, and associated buffers;
- Proposed public improvements including sidewalks, street trees, and right-of-way dedications;
- Existing and proposed easements;
- Impact on school enrollment and transportation facilities;
- Impact on existing water, sewer, and stormwater facilities;
- Any additional information as may be requested by the Department.

- Traffic Study (if required)
- Development of Regional Impact Review Form (DRI) per UDO Sec. 238-5 (if required)

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in Staff's review of the application. The Planning Commission and Board of Commissioners reserve the right to require additional information if they believe that the submission of such information is necessary to understand the nature of the intended activity.

Current and Proposed FLU Category and Zoning District for Each Property

Address	Tax Parcel No.	Acreage	Current FLU	Proposed FLU	Current Zoning	Proposed Zoning
2245 White Road	0860010008	94.311	WP	MDR	WP/AR	MUR

FILING FEE SCHEDULE

☐ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$

☑ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☑ 20 acres and more	$700	0860010008	1	$ 700

☐ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$
			TOTAL:	$

PROPERTY INFORMATION

Property Address(es): 2245 White Road **Tax Parcel Number(s):** 0860010008

Number of Properties:	Land Lot/District(s):	Subdivision:	Total Acreage:
1		NA	94.311
Current Zoning:	**Proposed Zoning:**	**Current FLU:**	**Proposed FLU:**
WP/AR	MUR	WP	MDR

Current Use: Vacant **Proposed Use:** Single-family detached homes and townhomes

DEVELOPMENT INFORMATION

Type of Development: (check one)

☑ Residential ☐ Commercial ☐ Mixed Use
☐ Industrial ☐ Mixed Residential Uses ☐ Multi-Family Residential

If Use Contains a Residential Component:	**Number of Units:** 173	**Acreage:** 94.311	**Residential Density (Lots/Units per Acre):** 1.83
If Use Contains a Commercial Component:	**Total Building Area Proposed:**		**Number of Parking Spaces:**

Does the development qualify for a Development Regional Impact (DRI)? ☐ Yes ☑ No

APPLICANT'S INFORMATION

Applicant: Agnes Slack LLLP of Georgia	**Authorized Agent / Attorney:** Battle Law, P.C.
Business / Person Name: Mark Groves	**Business / Person Name:** Michele Battle
Address: 1377 Old Riverside Road	**Address:** 3562 Habersham at Northlake Bldg. J Ste. 100
City: Roswell **State:** GA **Zip:** 30076	**City:** Tucker **State:** GA **Zip:** 30084
Office #: **Mobile #:**	**Office #:** 404 601 7616 **Mobile #:**
Email:	**Email:** mlb@battlelawpc.com

PROPERTY OWNER'S INFORMATION

Owner 1: Agnes Slack LLLP of Georgia	**Owner 2:**
Business / Person Name: Mark Groves	**Business / Person Name:**
Owner of Tax Parcel #(s): 0860010008	**Owner of Tax Parcel #(s):**
Address: 1377 Old Riverside Road	**Address:**
City: Roswell **State:** GA **Zip:** 30076	**City:** **State:** **Zip:**
Office #: **Mobile #:**	**Office #:** **Mobile #:**
Email:	**Email:**

Owner 3:	**Owner 4:**
Business / Person Name:	**Business / Person Name:**
Owner of Tax Parcel #(s):	**Owner of Tax Parcel #(s):**
Address:	**Address:**
City: **State:** **Zip:**	**City:** **State:** **Zip:**
Office #: **Mobile #:**	**Office #:** **Mobile #:**
Email:	**Email:**

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. **The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.**

The proposed amendment intends to change the zoning of the Subject Property from WP/ AR to MUR. There will not be phases to the development and construction can start as early as the end of 2026 assuming all applications are approved.

2. **The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.**

The proposed amendment will have an insignificant impact on transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste and emergency medical facilities.

3. **The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.**

The proposed amendment will have an insignificant impact on the natural environment.

4. **The contribution of the proposed amendment to an orderly and logical development pattern.**

The proposed amendment will contribute to an orderly and logical development pattern by continuing the trend of residential development in the area while also providing future residents access to the nearby parks.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Department, the Planning Commission, and the Board of Commissioners will use these standards to evaluate the request:

1. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

2. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

4. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

5. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

7. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

8. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

To be completed by the Agent or Attorney of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

I, Mark Groves for Agnes Slack LLLP of Georgia,

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

0860010008

Agent/Attorney Name: Michele Battle	Address: 3562 Habersham at Northlake	City: Tucker	State: GA	Zip: 30084
Firm:	Phone #'s:	Email:		

Wait to be in front of notary to sign: SIGNATURE (Agent/Attorney Signature) — Michele L. Battle (Agent/Attorney Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Agent/Attorney Authorization Statement (Type of document)

Executed in Lawrenceville (City), Gwinnett (County), GA (State), this 8th (Day) day of August (Month), 2024 (Year)

Notary Public signature

May 04, 2028

GA Registration No. and expiration date

BATOYA CLEMENTS NOTARY PUBLIC SEAL EXPIRES GEORGIA MAY 4, 2028 GWINNETT COUNTY

OWNER AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER AUTHORIZATION STATEMENT

I, Mark Groves for Agnes Slack LLLP of Georgia,

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

0860010008

Owner's Name: Mark Groves for	Address: 1377 Old Riverside Road	City: Roswell	State: GA	Zip: 30076
Business: Agnes Slack LLLP of Georgia	Phone #'s:	Email:		

Wait to be in front of notary to sign: SIGNATURE (Owner's Signature) — Mark Groves (Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: (Type of document)

Executed in Smyrna (City), Cobb (County), GA (State), this 8 (Day) day of Aug (Month), 2024 (Year)

Mary Malec Groves

Notary Public signature

Jan 26, 2026

GA Registration No. and expiration date

MARY MALEC GROVES NOTARY PUBLIC COBB COUNTY, GEORGIA

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☐ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: By: _____ (Owner's Signature) | Agnes Slack LLLP of Georgia (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: _____ (Type of document)

Executed in SMYRNA (City), COBB (County), GA (State), this 8 (Day) day of AUG (Month), 2024 (Year)

Mary Malec Groves
Notary Public signature

JAN 26, 2026
GA Registration No. and expiration date

MARY MALEC GROVES NOTARY PUBLIC COBB COUNTY, GEORGIA

Owner's Campaign Contribution Disclosure Statement: If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

Wait to be in front of notary to sign: _____ SIGNATURE (Agent's/Attorney's Signature)

Michele L. Battle (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Agent's Campaign Disclosure (type of document)

Executed in Lawrenceville (city), Gwinnett (county), GA (state), this 2nd (day) day of Aug (month), 20 24 (year)

Notary Public signature

May 04, 2028
GA Registration No. and expiration date

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 4, 2028 SEAL

Rockdale Water Resources

To whom it may concern: Date: 8/9/2024

According to our records,
Rockdale Water Resources

currently services the address 2245 WHITE RD NE, CONYERS, GA 30012.

If you have any further questions please contact Customer Service at 770-278-7400 or email watercustomerservice@rockdalecountyga.gov.

Thank you,

RWR Customer Service

"Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER"

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
Rockdale County Zoning Ordinance
For
A Future Land Use Amendment and Rezoning to
Allow for 173 Single-Family Detached Homes and Townhomes

of

Agnes Slack LLLP of Georgia
c/o Battle Law, P.C.

for

+/-94.311 Acres of Land
Being 2245 White Road
Rockdale County, Georgia and
Parcel Nos. 0860010008

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Agnes Slack LLLP of Georgia (the "Applicant") is seeking to develop on +/- 94.311 acres of land being Tax Parcel No. 0860010008 having frontage on 2245 White Road (the "Subject Property") with single-family detached homes and townhomes. The Applicant is seeking a future land use amendment from WP to MDR and a rezoning from WP/AR to MUR of the Subject Property to allow for 173 single-family detached homes and townhomes.

This document serves as a statement of intent, analysis of the criteria under the Rockdale County Zoning Ordinance and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. ROCKDALE COUNTY FUTURE LAND USE AMENDMENT AND REZONING CRITERIA

1. *Whether a proposed amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map;*

The future land use amendment would result in a future land use classification that is consistent with the text and policies of the comprehensive plan.

2. *Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby properties;*

The proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby properties.

3. *Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure;*

The proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

4. *The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, green space preservation and air quality;*

The proposed amendment would not increase adverse impacts on the natural environment.

5. *Whether the proposed amendment would reduce dependence on the automobile;*

Whether the proposed amendment would not reduce dependence on the automobile.

6. *The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources;*

The proposed amendment would not increase adverse impacts on historic or cultural resources.

7. *If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property;*

The amendment should not be made part of an area-wide review of future land use.

8. *The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments;*

The proposed amendment would not have adverse impacts on land in adjacent municipalities and local governments.

9. *Whether the proposal amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plan.*

The proposed amendment would not result in any negative impacts on the public water supply and wastewater collection and treatment systems nor would it conflict with adopted long-term water and sewer plans.

III. ROCKDALE COUNTY REZONING CRITERIA

10. *Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property;*

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. Nearby properties are developed with residential uses. This rezoning will further that pattern.

11. *Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;*

The property to be affected by the proposed rezoning does not have a reasonable economic use as currently zoned.

12. *The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality;*

The proposed amendment will not impact the natural environment. A great majority of the Subject Property will be set aside for conservation.

13. *Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;*

The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

14. *Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan;*

This rezoning accompanies a future land use amendment. Granting both the future land use amendment and rezoning will result in a rezoning that is in conformity with the policy and intent of the comprehensive plan.

15. *Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning;*

The Applicant is not aware of existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

16. *Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment;*

The rezoning would not result in significant adverse impacts on the natural environment.

17. *The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.*

It is feasible to serve the Subject Property with public wastewater treatment service. The impacts of serving the Subject Property with wastewater treatment services is not significant.

IV. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a future land use amendment and rezoning to allow for 173 single-family detached homes and townhomes be approved. The Applicant welcomes any questions and feedback from the planning staff.

V. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the Rockdale County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Rockdale County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Rockdale County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Future Land Use Amendment and Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and

discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Future Land Use Amendment and Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Future Land Use Amendment and Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Rockdale County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.

1992 JUN 26 PM 1:10

JOANNE P. CALDWELL, CLERK

BOOK 749 PAGE 342

Rockdale County, GA

104853

ROBINSON & HARBERT
One Decatur TownCenter
Decatur, Georgia 30030
(404) 377-6464

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of June, in the year One Thousand Nine Hundred Ninety-Two between **A. RONALD SLACK**, of the State of Georgia, as party of the first part, hereinafter called "Grantor"; and **AGNES SLACK L.P. OF GEORGIA**, a Georgia Limited Partnership, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantees" to include their respective successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 374, 375 and 360 of the 16th District of Rockdale County, Georgia being more fully and particularly described on Exhibit "A" attached hereto and incorporated by reference herein.

This Deed is subject to all matters of record and is further subject to all matters which would be determined by an accurate survey and inspection of the property including rights, if any, of persons who may be in possession.

TO HAVE AND TO HOLD said land and property with all and singular the rights, members and appurtenances thereof, to the proper use, benefit and behoof of the said Grantee forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee only against the claims of persons claiming by, through or under Grantor during the time of Grantor's ownership of the property.

IN WITNESS WHEREOF, the undersigned, Grantor has signed and sealed this Deed the day and year above written.

Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ 1.00
Date June 24, 1992
Mary B. Sowell
Clerk Of Superior Court

A. Ronald Slack (SEAL)
A. RONALD SLACK

Signed, sealed and delivered
this 9th day of June, 1992
in the presence of:

Joyce A. Bland
Unofficial Witness

Notary Public
(Please affix seal and stamp)

N. P.
SEAL

JOHN E. ROBINSON
DEKALB COUNTY, GEORGIA

Notary Public, Dekalb County, Georgia
My Commission Expires Feb. 1, 1993

rj\slackgeorgia.lwd

2E

Rock[illegible]le White Road
(S[illegible]ck-Douglas)

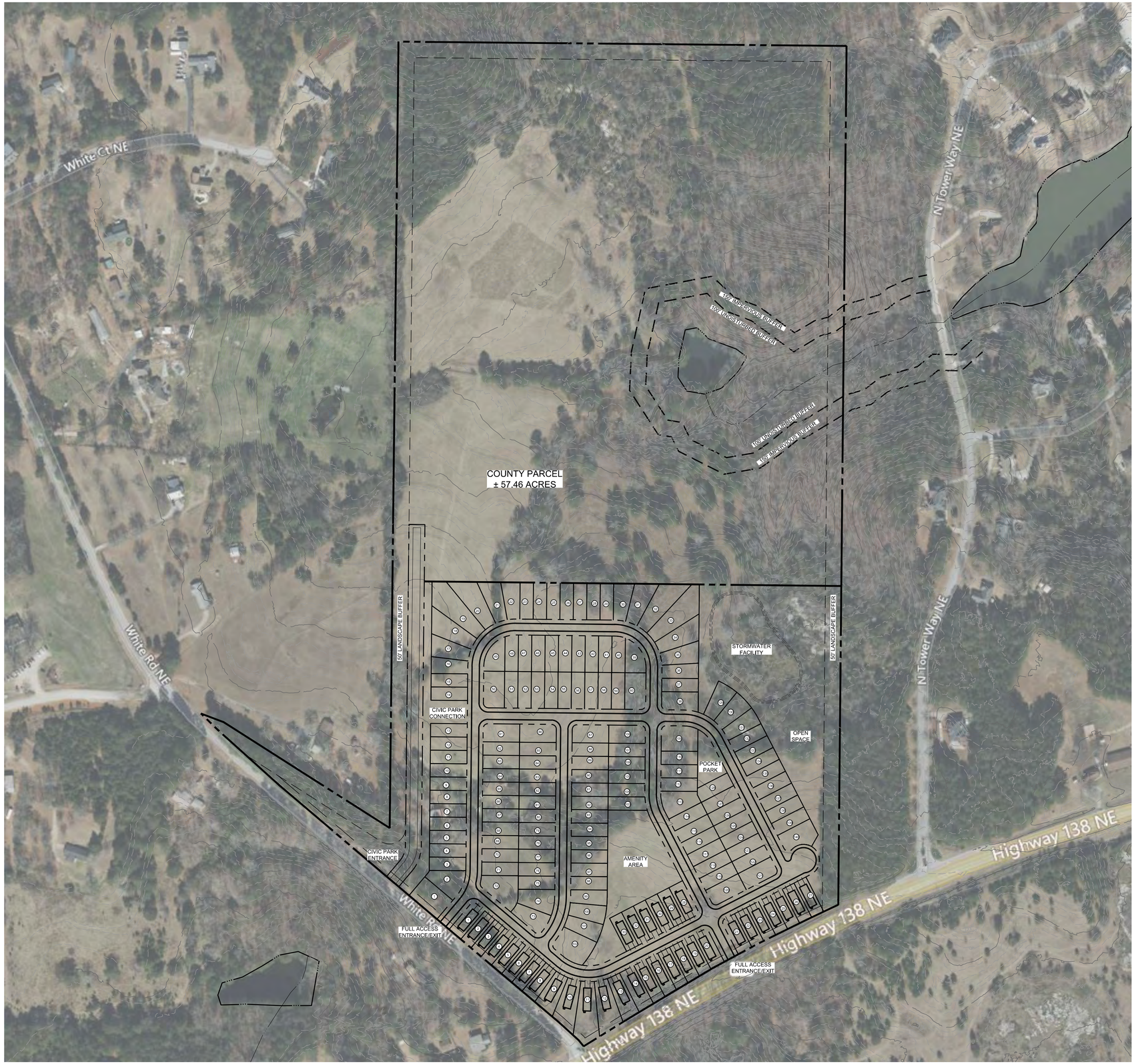
EXHIBIT "A"

AN 85% UNDIVIDED INTEREST IN AND TO: BOOK 749 PAGE 343

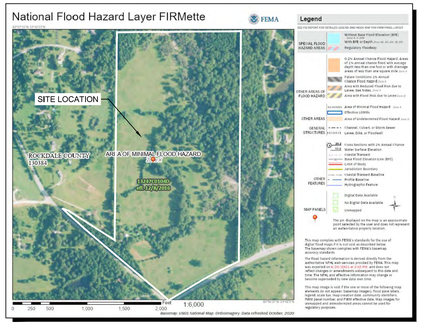
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 374, 375 and 360 of the 16th Land District, Rockdale County, Georgia, containing 94.39 acres, as shown on plat of survey for Cline Land Co., Inc. dated January 12, 1983, prepared by Louie D. Patrick, R.S., and recorded in Plat Book P, Page 80, in the office of the Clerk of the Superior Court of Rockdale County, Georgia, and being more fully and particularly described as follows:

BEGIN at an iron pin located at the intersection of the northeasterly right of way line of White Road (80 foot right of way) with the northwesterly right of way of State Highway #138; thence in a northwesterly direction along the arc of the northeasterly right of way line of White Road a distance of 71.2 feet, said arc having a chord bearing and distance of North 44 degrees 34 minutes West 71.2 feet to a point; thence North 49 degrees 02 minutes West 276.7 feet along said right of way to an iron pin; thence North 48 degrees 41 minutes West along said right of way a distance of 788.4 feet to a point; thence North 47 degrees 46 minutes West along said right of way a distance of 318.3 feet to a point; thence continuing in a northwesterly direction along the arc of the northeastern right of way line of White Road a distance of 152.0 feet, said arc having a chord bearing and distance of North 45 degrees 23 minutes West 151.9 feet to an iron pin; thence South 67 degrees 43 minutes East 86.07 feet to an iron pin; thence South 55 degrees 20 minutes East 546.1 feet; thence South 60 degrees 37 minutes East 72.0 feet to an iron pin; thence North 01 degrees 33 minutes East 378.8 feet to a rock found; thence North 01 degrees 37 minutes East 697.6 feet to an iron pin; thence North 02 degrees 33 minutes East 567.9 feet to an iron pin; thence North 02 degrees 31 minutes East 628.0 feet to an iron pin; thence North 02 degrees 31 minutes East 164.3 feet to an iron pin located at the common corner of Land Lots 360, 359, 375 and 376, said district; thence South 88 degrees 07 minutes East a distance of 1413.1 feet along the northerly line of Land Lot 375, said district, to an iron pin; thence South 01 degree 56 minutes West 2654.3 feet to an iron pin located on the northwesterly right of way line of Georgia State Highway #138; thence in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 133.1 feet, said arc having a chord bearing and distance of South 65 degrees 47 minutes West 133.1 feet, to a right of way marker; thence South 86 degrees 38 minutes West 155.3 feet to an iron pin; thence South 00 degrees 39 minutes West 65.1 feet to a highway right of way marker; thence continuing in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 288.2 feet, said arc having a chord bearing and distance of South 61 degrees 30 minutes West 288.2 feet to an iron pin; thence North 29 degrees 30 minutes West a distance of 20 feet; thence continuing in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 150 feet, said arc having a chord bearing and distance of South 59 degrees 50 minutes West 149.99 feet to a point; thence continuing along said right of way South 59 degrees 16 minutes West a distance of 100.0 feet to a right of way marker; thence South 30 degrees 58 minutes East 20 feet to an iron pin; thence South 59 degrees 16 minutes West 61.7 feet to a right of way marker; thence South 59 degrees 16 minutes West 12.5 feet to the iron pin marking the POINT OF BEGINNING.

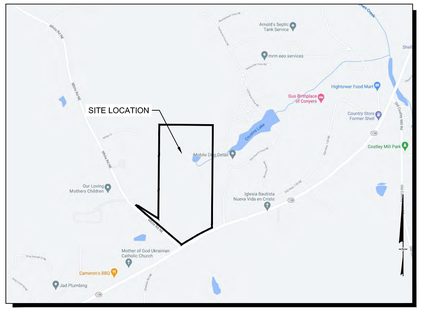
This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative



National Flood Hazard Layer FIRMette



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
TOTAL SITE AREA	± 94.39 ACRES
COUNTY TRACT SITE AREA	± 57.46 ACRES
RESIDENTIAL TRACT SITE AREA	± 36.93 ACRES
ZONING	
EXISTING ZONING	WP- WATERSHED PROTECTION DISTRICT
PROPOSED ZONING	MRU - MIXED RESIDENTIAL USES DISTRICT
ZONING JURISDICTION	ROCKDALE COUNTY
TOWNHOME SETBACK REQUIREMENTS	FRONT - LOADED
FRONT YARD SETBACK	MIN: 15 FEET
REAR YARD SETBACK	MIN: 10 FEET
SIDE YARD	MIN: 5 FEET
DISTANCE BETWEEN BUILDINGS	SIDE TO SIDE: 15 FEET MIN
	FRONT TO FRONT/BACK TO BACK: 40 FEET MIN
DETACHED HOME SETBACKS	
FRONT YARD SETBACK	15 FEET
CORNER SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	20 FEET
SCREENING BUFFER AGAINST R DISTRICT	50 FEET
DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	SINGLE FAMILY DETACHED - 4,000 SF
	TOWNHOME - FRONT - 1,452 SF
MINIMUM LOT WIDTH	SINGLE FAMILY DETACHED - 40 FEET
	TOWNHOME - FRONT - 22 FEET
	TOWNHOME - REAR - 20 FEET
MINIMUM SFD HEATED FLOOR AREA	1,800 SQ FT
MINIMUM TOWNHOME HEATED FLOOR AREA	2 BEDROOM - 1,200 SF; 3 BR - 1,400 SF
MAXIMUM GROSS DENSITY	8 UNITS PER ACRE
24' REAR LOADED BUNGALOWS	33 UNITS
42' X 115' DETACHED LOTS	140 LOTS
TOTAL PROPOSED UNITS	173 UNITS
TOTAL PROPOSED DENSITY	4.68 UNITS PER ACRE
UNITS PER BUILDING ROW	6 UNITS PER ROW MAX.
MAXIMUM BUILDING HEIGHT	SFD - 35 FEET; TOWNHOME - 45 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	15% (5.5 ACRES)
OPEN SPACE PROVIDED	16.8% (6.21 ACRES)
PARKING CALCULATIONS	
MIN. PARKING REQUIRED	260 SPACES (1.5 SP/ DWELLING UNIT)
RESIDENT PARKING PROVIDED	519 SPACES (2 GARAGE + 1 DRIVEWAY SP.)
GUEST PARKING PROVIDED	XX SPACES
TOTAL PARKING PROVIDED	

24 HOUR CONTACT:
CLAY KIRKLEY

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NE WHITE RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

2245 NE WHITE RD.
CONYERS, GA. 30012

CITY OF CONYERS/
ROCKDALE COUNTY JURISDICTION

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN

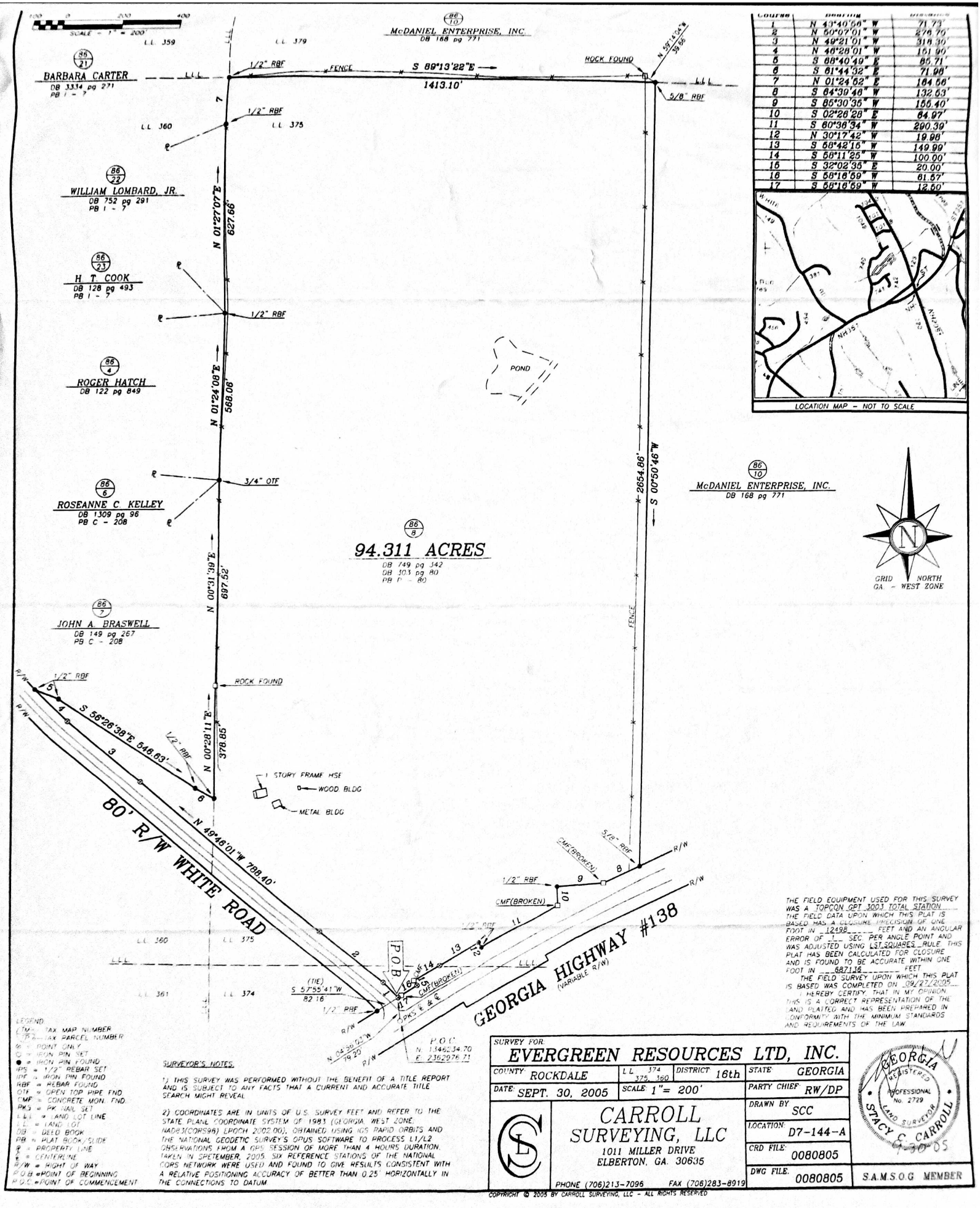
0 75 150 300 450

SCALE: 1" = 150'
DATE: 05/29/2024
PROJECT: 21224.00A

GRID NORTH
GEORGIA WEST ZONE

C2
SHEET

J:\2021\21224004\Civil\Concepts & Exhibits\Concepts\21224.003_Site-Concept-D.dwg - JoniHeward - 6/5/2024 2:23 PM



COURSE	BEARING	DISTANCE
1	N 43°40'56" W	71.73'
2	N 50°07'01" W	276.76'
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16	S 58°16'59" W	61.57'
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GRID NORTH
GA - WEST ZONE

LEGEND
LTM = TAX MAP NUMBER
TPA = TAX PARCEL NUMBER
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○ = IRON PIN SET
● = IRON PIN FOUND
IPS = 1/2" REBAR SET
IPF = IRON PIN FOUND
RBF = REBAR FOUND
OTF = OPEN TOP PIPE FND.
CMF = CONCRETE MON. FND.
PKS = PK NAIL SET
LLL = LAND LOT LINE
LL = LAND LOT
DB = DEED BOOK
PB = PLAT BOOK/SLIDE
℄ = PROPERTY LINE
℄ = CENTERLINE
R/W = RIGHT OF WAY
P.O.B = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.

2) COORDINATES ARE IN UNITS OF U.S. SURVEY FEET AND REFER TO THE STATE PLANE COORDINATE SYSTEM OF 1983 (GEORGIA WEST ZONE, NAD83(CORS96) EPOCH 2002.00); OBTAINED USING IGS RAPID ORBITS AND THE NATIONAL GEODETIC SURVEY'S OPUS SOFTWARE TO PROCESS L1/L2 OBSERVATIONS FROM A GPS SESSION OF MORE THAN 4 HOURS DURATION, TAKEN IN SPETEMBER, 2005. SIX REFERENCE STATIONS OF THE NATIONAL CORS NETWORK WERE USED AND FOUND TO GIVE RESULTS CONSISTENT WITH A RELATIVE POSITIONING ACCURACY OF BETTER THAN 0.25' HORIZONTALLY IN THE CONNECTIONS TO DATUM.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GPT 3003 TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12498 FEET AND AN ANGULAR ERROR OF 1 SEC PER ANGLE POINT AND WAS ADJUSTED USING LST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 68716 FEET. THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 09/27/2005. I HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SURVEY FOR: EVERGREEN RESOURCES LTD, INC.

COUNTY: ROCKDALE	LL 374 375, 360	DISTRICT: 16th	STATE: GEORGIA
DATE: SEPT. 30, 2005	SCALE: 1"= 200'		PARTY CHIEF: RW/DP
			DRAWN BY: SCC
			LOCATION: D7-144-A
			CRD FILE: 0080805
			DWG FILE: 0080805

CARROLL SURVEYING, LLC
1011 MILLER DRIVE
ELBERTON, GA. 30635
PHONE (706)213-7096 FAX (706)283-8919

GEORGIA REGISTERED PROFESSIONAL No. 2729 LAND SURVEYOR
STACY E. CARROLL
09/30/05

S.A.M.S.O.G MEMBER

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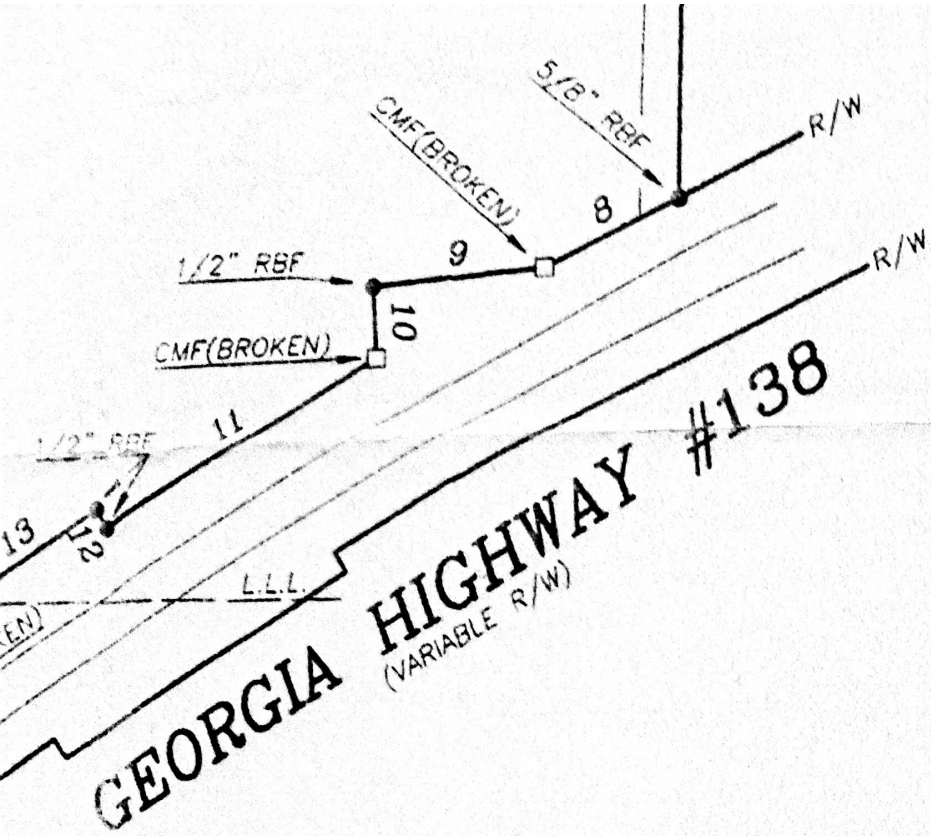

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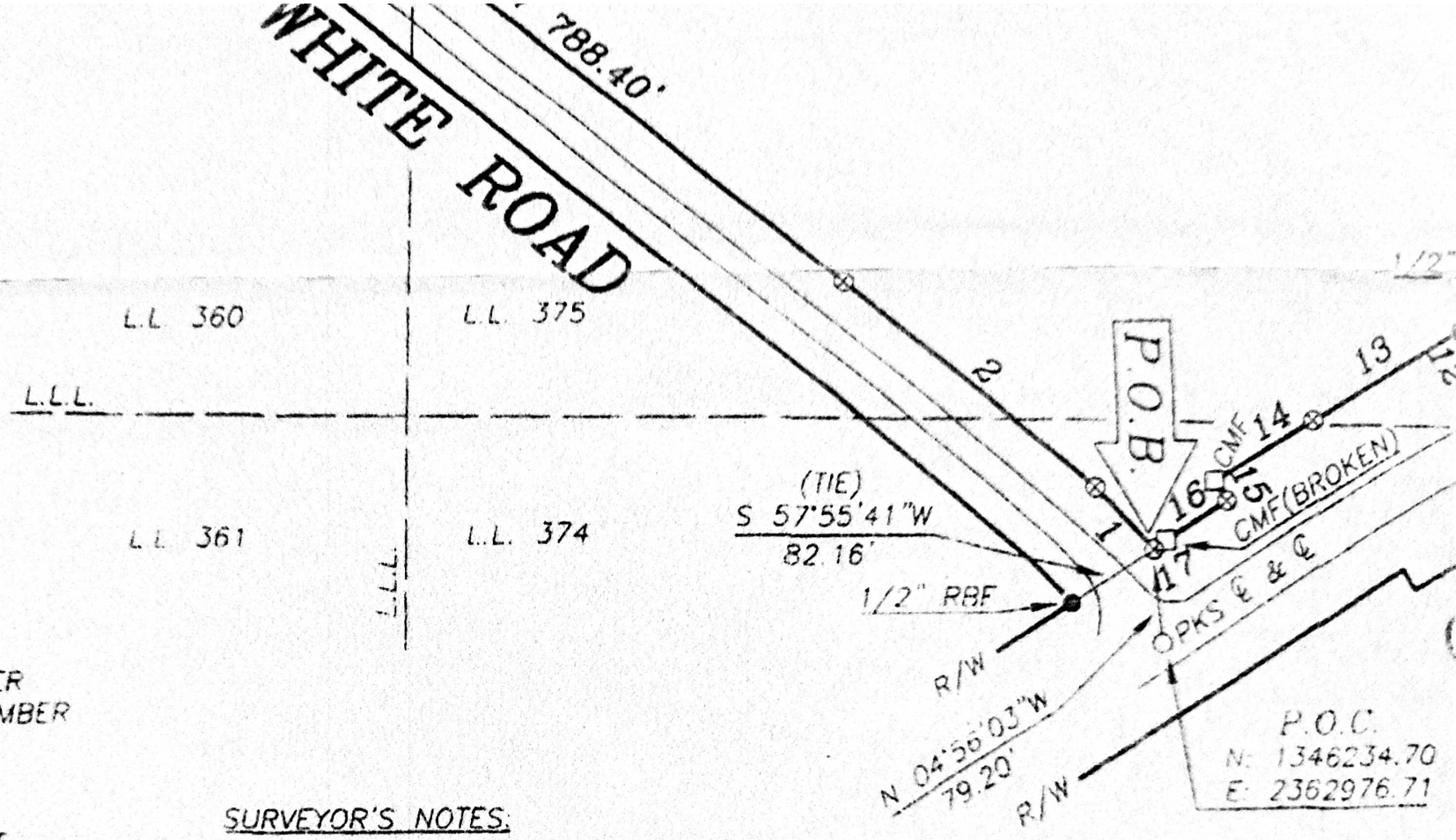

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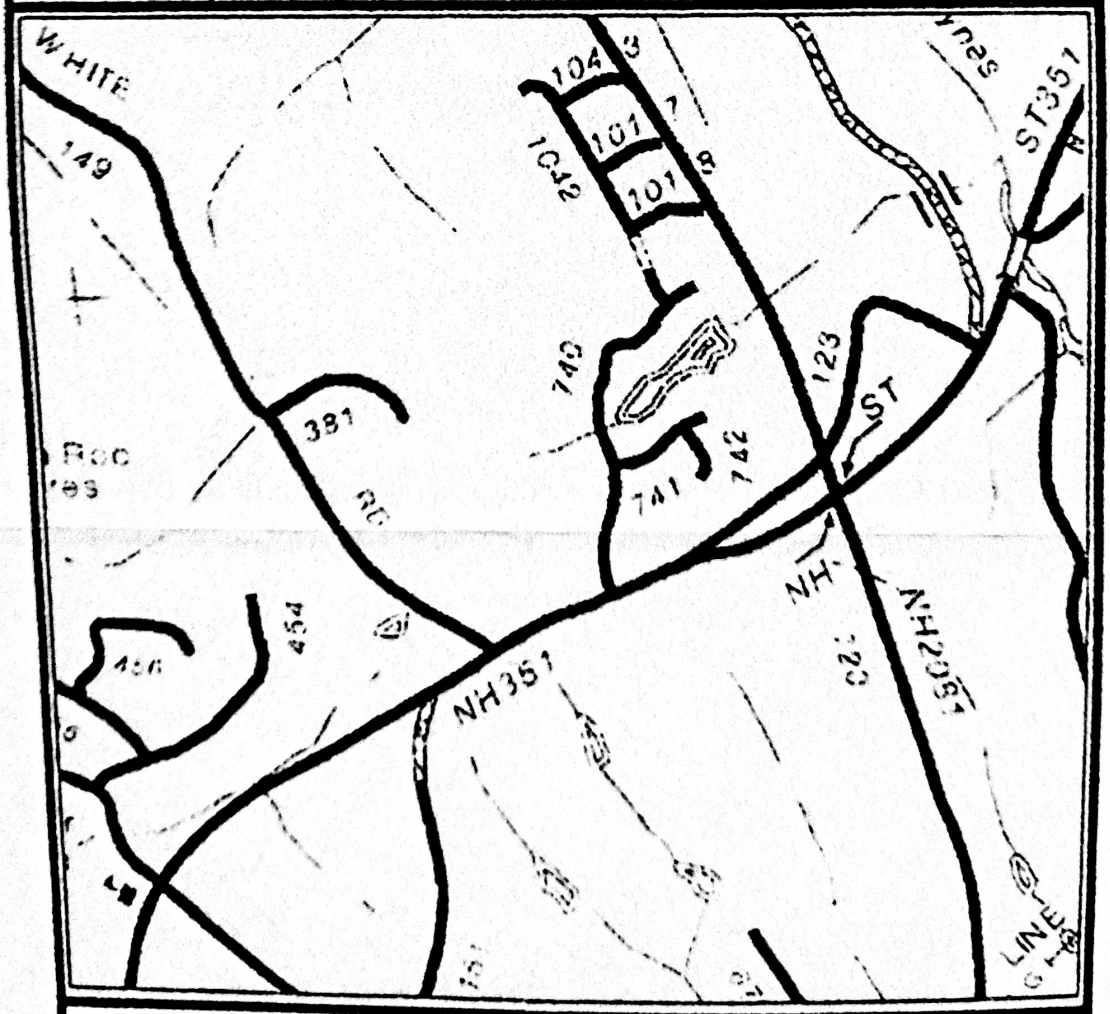


ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

UNIFIED DEVELOPMENT ORDINANCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

1117 West Avenue NW
Conyers, Georgia 30012

Phone: 770-278-7100
Fax: 770-278-8940
www.rockdalecounty.org

ROCKDALE COUNTY FUTURE LAND USE AMENDMENT APPLICATION CHECKLIST

FILING DEADLINE:

Deadline is the First Friday of Each Month, Before 4:00pm.
Fees may be paid by check or card. We do not accept American Express or cash.
The filing fee is based upon the number of properties, the acreage of each property, and the requested zoning district.

REQUIRED ITEMS FOR A FUTURE LAND USE AMENDMENT:

Revsions made to the applications after the submittal deadline and prior to the Planning Commission and Board of Commissioners Public Hearings may be continued to the following month's hearing.

☑ **Pre-Application Conference:** Date attended and with which staff member

☑ **Completed Applicaton:** Provide one PDF copy to planning@rockdalecountyga.gov and one hard copy of the entire submittal packet.

☑ **Letter of Intent:** In your own words, type the reason you believe the future land use map of the subject property should be amended.

☑ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☐ **Plat:** Plat recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

OR

☑ **Survey:** Survey should be signed and sealed by an architect, engineer, landscape architect or land surveyor.

☑ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☑ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements.
The Conceptual Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- A written description of the details of the proposed use and development details;
- A vicinity map showing the use and zoning of all surrounding properties;
- Proposed setbacks and transitional buffers;
- Proposed open or recreational spaces, if any;
- Proposed lot sizes, buildings, fences and walls, dumpsters, and other improvements;
- Proposed stormwater management facilities, subject to the approval of the Rockdale County Stormwater Department;
- Proposed location and capacities of public and private utilities, subject to the approval of the Rockdale County Environmental Health Department or Rockdale County Water Resources;
- Lakes, streams, floodplains, wetlands, and associated buffers;
- Proposed public improvements including sidewalks, street trees, and right-of-way dedications;
- Existing and proposed easements;
- Impact on school enrollment and transportation facilities;
- Impact on existing water, sewer, and stormwater facilities;
- Any additional information as may be requested by the Department.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in Staff's review of the application. The Planning Commission and Board of Commissioners reserve the right to require additional information if they believe that the submission of such information is necessary to understand the nature of the intended activity.

Current and Proposed FLU Category and Zoning District for Each Property

Address	Tax Parcel No.	Acreage	Current FLU	Proposed FLU	Current Zoning
2245 White Road	0860010008	94.311	WP	MDR	WP/AR

FILING FEE SCHEDULE

FUTURE LAND USE MAP AMENDMENT

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☑ 20 acres and more	$700	0860010008	1	$ 700

TOTAL: $

PROPERTY INFORMATION

Property Address(es): 2245 White Road **Tax Parcel Number(s):** 0860010008

Number of Properties:	Land Lot/District(s):	Subdivision:	Total Acreage:
1		NA	94.311
Current Zoning:	**Proposed Zoning:**	**Current FLU:**	**Proposed FLU:**
WP/AR	MUR	WP	MDR

Current Use: Vacant **Proposed Use:** Single-family detached homes and townhomes

DEVELOPMENT INFORMATION

Type of Development: (check one)

☑ Residential ☐ Commercial ☐ Mixed Use
☐ Industrial ☐ Mixed Residential Uses ☐ Multi-Family Residential

If Use Contains a Residential Component:	**Number of Units:** 173	**Acreage:** 94.311	**Residential Density (Lots/Units per Acre):** 1.83
If Use Contains a Commercial Component:	**Total Building Area Proposed:**		**Number of Parking Spaces:**

Does the development qualify for a Development Regional Impact (DRI)? ☐ Yes ☑ No

APPLICANT'S INFORMATION

Applicant: Agnes Slack LLLP of Georgia	**Authorized Agent / Attorney:** Battle Law, P.C.
Business / Person Name: Mark Groves	**Business / Person Name:** Michele Battle
Address: 1377 Old Riverside Road	**Address:** 3562 Habersham at Northlake Bldg. J Ste. 100
City: Roswell **State:** GA **Zip:** 30076	**City:** Tucker **State:** GA **Zip:** 30084
Office #: **Mobile #:**	**Office #:** 404 601 7616 **Mobile #:**
Email:	**Email:** mlb@battlelawpc.com

PROPERTY OWNER'S INFORMATION

Owner 1: Agnes Slack LLLP of Georgia	**Owner 2:**
Business / Person Name: Mark Groves	**Business / Person Name:**
Owner of Tax Parcel #(s): 0860010008	**Owner of Tax Parcel #(s):**
Address: 1377 Old Riverside Road	**Address:**
City: Roswell **State:** GA **Zip:** 30076	**City:** **State:** **Zip:**
Office #: **Mobile #:**	**Office #:** **Mobile #:**
Email:	**Email:**

Owner 3:	**Owner 4:**
Business / Person Name:	**Business / Person Name:**
Owner of Tax Parcel #(s):	**Owner of Tax Parcel #(s):**
Address:	**Address:**
City: **State:** **Zip:**	**City:** **State:** **Zip:**
Office #: **Mobile #:**	**Office #:** **Mobile #:**
Email:	**Email:**

JUSTIFICATION OF THE REQUEST

In your own words, type the reason you believe the future land use of the subject property should be amended. Please address the following:

1. **The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current future land use of the subject site is incorrect and why approval of a different classification is appropriate.**

The proposed amendment intends to change the future land use of the Subject Property from WP to MDR to match properties to the south. There will not be phases to the development and construction can start as early as the end of 2026 assuming all applications are approved. The future land use designation on the property is split with most of it being WP and some of it being MDR. It is the Applicant's contention that either is acceptable, but properties to the south have MDR. So, MDR is appropriate for the area.

2. **The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.**

The proposed amendment will have an insignificant impact on transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste and emergency medical facilities.

3. **The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.**

The proposed amendment will have an insignificant impact on the natural environment.

4. **The contribution of the proposed amendment to an orderly and logical development pattern.**

The proposed amendment will contribute to an orderly and logical development pattern by continuing the trend of residential development in the area while also providing future residents access to the nearby parks.

REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(2)). The Department, the Planning Commission, and the Board of Commissioners will use these standards to evaluate the request:

1. Whether a proposed amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

See Attached

2. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby properties.

3. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

4. The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, green space preservation and air quality.

5. Whether the proposed amendment would reduce dependence on the automobile.

6. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

7. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

8. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

9. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

To be completed by the Agent or Attorney of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

I, Mark Groves for Agnes Slack LLLP of Georgia,

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

0860010008

Agent/Attorney Name: Michele Battle	Address: 3562 Habersham at Northlake	City: Tucker	State: GA	Zip: 30084
Firm:	Phone #'s:	Email:		

Wait to be in front of notary to sign: SIGNATURE (Agent/Attorney Signature) — Michele L. Battle (Agent/Attorney Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Agent/Attorney Authorization Statement (Type of document)

Executed in Lawrenceville (City), Gwinnett (County), GA (State), this 8th (Day) day of August (Month), 2024 (Year)

Notary Public signature

May 04, 2028

GA Registration No. and expiration date

BATOYA CLEMENTS NOTARY PUBLIC SEAL EXPIRES GEORGIA MAY 4, 2028 GWINNETT COUNTY

OWNER AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER AUTHORIZATION STATEMENT

I, Mark Groves for Agnes Slack LLLP of Georgia,

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

0860010008

Owner's Name: Mark Groves for	Address: 1377 Old Riverside Road	City: Roswell	State: GA	Zip: 30076
Business: Agnes Slack LLLP of Georgia	Phone #'s:	Email:		

Wait to be in front of notary to sign: SIGNATURE (Owner's Signature) — Mark Groves (Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: (Type of document)

Executed in Smyrna (City), Cobb (County), GA (State), this 8 (Day) day of Aug (Month), 2024 (Year)

Mary Malec Groves

Notary Public signature

Jan 26, 2026

GA Registration No. and expiration date

MARY MALEC GROVES NOTARY PUBLIC COBB COUNTY, GEORGIA

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☐ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: By: _____ (Owner's Signature) | Agnes Slack LLLP of Georgia (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: _____ (Type of document)

Executed in SMYRNA (City), COBB (County), GA (State), this 8 (Day) day of AUG (Month), 2024 (Year)

Mary Malec Groves
Notary Public signature

JAN 26, 2026
GA Registration No. and expiration date

MARY MALEC GROVES NOTARY PUBLIC COBB COUNTY, GEORGIA

Owner's Campaign Contribution Disclosure Statement: If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

Wait to be in front of notary to sign: _____ SIGNATURE (Agent's/Attorney's Signature)

Michele L. Battle (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Agent's Campaign Disclosure (type of document)

Executed in Lawrenceville (city), Gwinnett (county), GA (state), this 2nd (day) day of Aug (month), 20 24 (year)

Notary Public signature

May 04, 2028
GA Registration No. and expiration date

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES MAY 4, 2028 SEAL

Rockdale Water Resources

To whom it may concern: Date: 8/9/2024

According to our records,
Rockdale Water Resources

currently services the address 2245 WHITE RD NE, CONYERS, GA 30012.

If you have any further questions please contact Customer Service at 770-278-7400 or email watercustomerservice@rockdalecountyga.gov.

Thank you,

RWR Customer Service

"Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER"

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
Rockdale County Zoning Ordinance
For
A Future Land Use Amendment and Rezoning to
Allow for 173 Single-Family Detached Homes and Townhomes

of

Agnes Slack LLLP of Georgia
c/o Battle Law, P.C.

for

+/-94.311 Acres of Land
Being 2245 White Road
Rockdale County, Georgia and
Parcel Nos. 0860010008

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Agnes Slack LLLP of Georgia (the "Applicant") is seeking to develop on +/- 94.311 acres of land being Tax Parcel No. 0860010008 having frontage on 2245 White Road (the "Subject Property") with single-family detached homes and townhomes. The Applicant is seeking a future land use amendment from WP to MDR and a rezoning from WP/AR to MUR of the Subject Property to allow for 173 single-family detached homes and townhomes.

This document serves as a statement of intent, analysis of the criteria under the Rockdale County Zoning Ordinance and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. ROCKDALE COUNTY FUTURE LAND USE AMENDMENT AND REZONING CRITERIA

1. *Whether a proposed amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map;*

The future land use amendment would result in a future land use classification that is consistent with the text and policies of the comprehensive plan.

2. *Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby properties;*

The proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby properties.

3. *Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure;*

The proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

4. *The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, green space preservation and air quality;*

The proposed amendment would not increase adverse impacts on the natural environment.

5. *Whether the proposed amendment would reduce dependence on the automobile;*

Whether the proposed amendment would not reduce dependence on the automobile.

6. *The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources;*

The proposed amendment would not increase adverse impacts on historic or cultural resources.

7. *If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property;*

The amendment should not be made part of an area-wide review of future land use.

8. *The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments;*

The proposed amendment would not have adverse impacts on land in adjacent municipalities and local governments.

9. *Whether the proposal amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plan.*

The proposed amendment would not result in any negative impacts on the public water supply and wastewater collection and treatment systems nor would it conflict with adopted long-term water and sewer plans.

III. ROCKDALE COUNTY REZONING CRITERIA

10. *Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property;*

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property. Nearby properties are developed with residential uses. This rezoning will further that pattern.

11. *Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;*

The property to be affected by the proposed rezoning does not have a reasonable economic use as currently zoned.

12. *The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality;*

The proposed amendment will not impact the natural environment. A great majority of the Subject Property will be set aside for conservation.

13. *Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;*

The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

14. *Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan;*

This rezoning accompanies a future land use amendment. Granting both the future land use amendment and rezoning will result in a rezoning that is in conformity with the policy and intent of the comprehensive plan.

15. *Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning;*

The Applicant is not aware of existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

16. *Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment;*

The rezoning would not result in significant adverse impacts on the natural environment.

17. *The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.*

It is feasible to serve the Subject Property with public wastewater treatment service. The impacts of serving the Subject Property with wastewater treatment services is not significant.

IV. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a future land use amendment and rezoning to allow for 173 single-family detached homes and townhomes be approved. The Applicant welcomes any questions and feedback from the planning staff.

V. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the Rockdale County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Rockdale County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Rockdale County Board of Commissioners to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Future Land Use Amendment and Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and

discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Future Land Use Amendment and Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Future Land Use Amendment and Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Rockdale County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

FILED IN OFFICE
CLERK OF SUPERIOR COURT
ROCKDALE COUNTY, GA.

1992 JUN 26 PM 1:10

JOANNE P. CALDWELL, CLERK

BOOK 749 PAGE 342

Rockdale County, GA

104853

ROBINSON & HARBERT
One Decatur TownCenter
Decatur, Georgia 30030
(404) 377-6464

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of June, in the year One Thousand Nine Hundred Ninety-Two between **A. RONALD SLACK**, of the State of Georgia, as party of the first part, hereinafter called "Grantor"; and **AGNES SLACK L.P. OF GEORGIA**, a Georgia Limited Partnership, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantees" to include their respective successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 374, 375 and 360 of the 16th District of Rockdale County, Georgia being more fully and particularly described on Exhibit "A" attached hereto and incorporated by reference herein.

This Deed is subject to all matters of record and is further subject to all matters which would be determined by an accurate survey and inspection of the property including rights, if any, of persons who may be in possession.

TO HAVE AND TO HOLD said land and property with all and singular the rights, members and appurtenances thereof, to the proper use, benefit and behoof of the said Grantee forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee only against the claims of persons claiming by, through or under Grantor during the time of Grantor's ownership of the property.

IN WITNESS WHEREOF, the undersigned, Grantor has signed and sealed this Deed the day and year above written.

Rockdale County, Georgia
Real Estate Transfer Tax
Paid $ 1.00
Date June 24, 1992
Mary B. Sowell
Clerk Of Superior Court

A. Ronald Slack (SEAL)
A. RONALD SLACK

Signed, sealed and delivered
this 9th day of June, 1992
in the presence of:

Joyce A. Bland
Unofficial Witness

Notary Public
(Please affix seal and stamp)

N. P.
SEAL

JOHN E. ROBINSON
DEKALB COUNTY, GEORGIA

Notary Public, Dekalb County, Georgia
My Commission Expires Feb. 1, 1993

rj\slackgeorgia.lwd

2E

Rock[illegible]le White Road
(S[illegible]ck-Douglas)

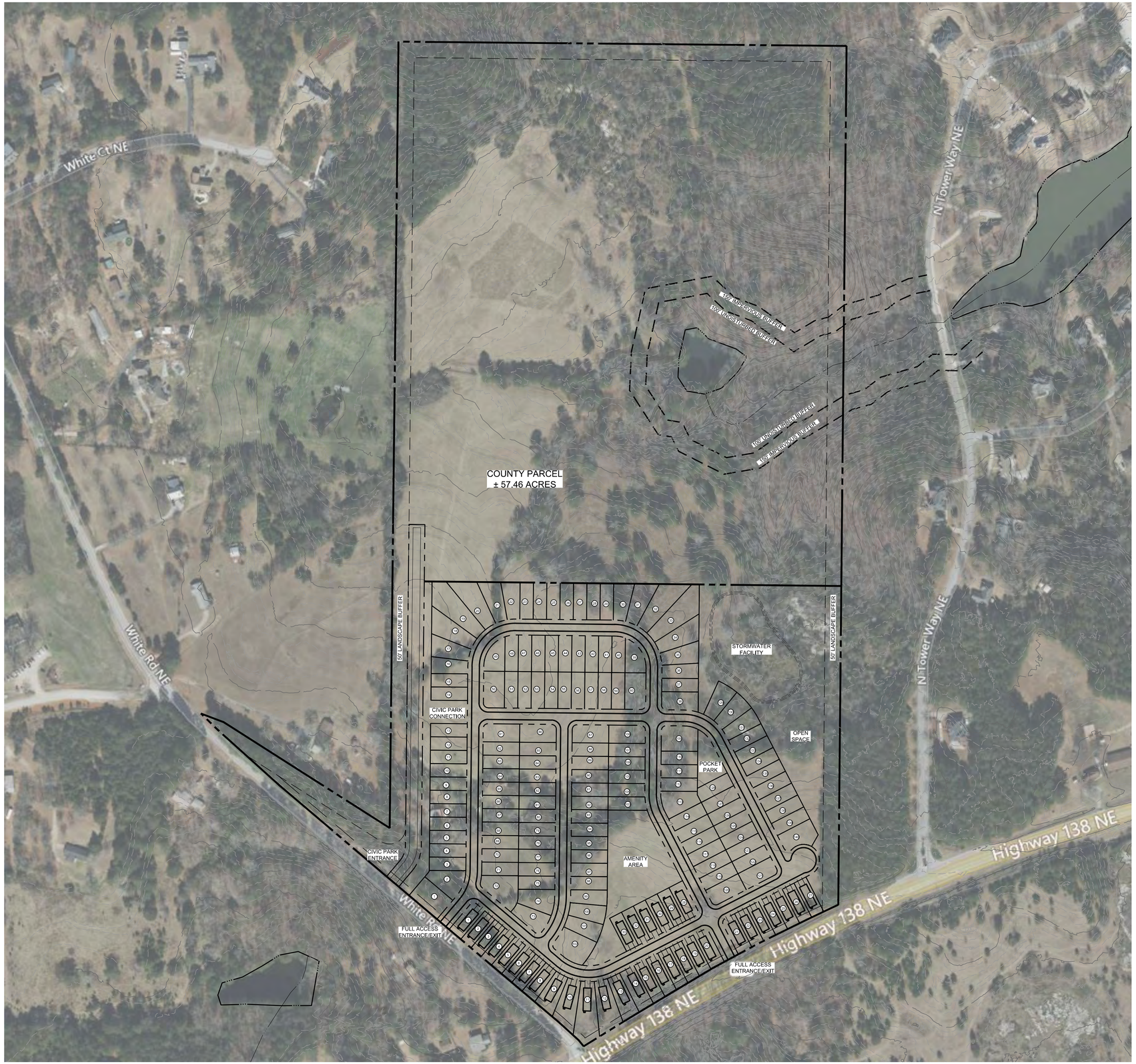
EXHIBIT "A"

AN 85% UNDIVIDED INTEREST IN AND TO: BOOK 749 PAGE 343

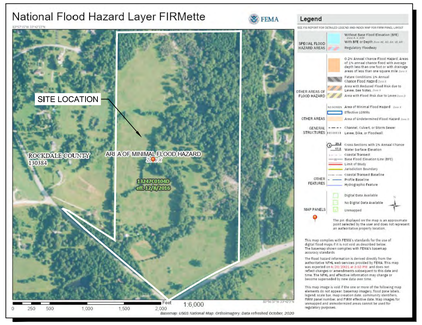
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 374, 375 and 360 of the 16th Land District, Rockdale County, Georgia, containing 94.39 acres, as shown on plat of survey for Cline Land Co., Inc. dated January 12, 1983, prepared by Louie D. Patrick, R.S., and recorded in Plat Book P, Page 80, in the office of the Clerk of the Superior Court of Rockdale County, Georgia, and being more fully and particularly described as follows:

BEGIN at an iron pin located at the intersection of the northeasterly right of way line of White Road (80 foot right of way) with the northwesterly right of way of State Highway #138; thence in a northwesterly direction along the arc of the northeasterly right of way line of White Road a distance of 71.2 feet, said arc having a chord bearing and distance of North 44 degrees 34 minutes West 71.2 feet to a point; thence North 49 degrees 02 minutes West 276.7 feet along said right of way to an iron pin; thence North 48 degrees 41 minutes West along said right of way a distance of 788.4 feet to a point; thence North 47 degrees 46 minutes West along said right of way a distance of 318.3 feet to a point; thence continuing in a northwesterly direction along the arc of the northeastern right of way line of White Road a distance of 152.0 feet, said arc having a chord bearing and distance of North 45 degrees 23 minutes West 151.9 feet to an iron pin; thence South 67 degrees 43 minutes East 86.07 feet to an iron pin; thence South 55 degrees 20 minutes East 546.1 feet; thence South 60 degrees 37 minutes East 72.0 feet to an iron pin; thence North 01 degrees 33 minutes East 378.8 feet to a rock found; thence North 01 degrees 37 minutes East 697.6 feet to an iron pin; thence North 02 degrees 33 minutes East 567.9 feet to an iron pin; thence North 02 degrees 31 minutes East 628.0 feet to an iron pin; thence North 02 degrees 31 minutes East 164.3 feet to an iron pin located at the common corner of Land Lots 360, 359, 375 and 376, said district; thence South 88 degrees 07 minutes East a distance of 1413.1 feet along the northerly line of Land Lot 375, said district, to an iron pin; thence South 01 degree 56 minutes West 2654.3 feet to an iron pin located on the northwesterly right of way line of Georgia State Highway #138; thence in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 133.1 feet, said arc having a chord bearing and distance of South 65 degrees 47 minutes West 133.1 feet, to a right of way marker; thence South 86 degrees 38 minutes West 155.3 feet to an iron pin; thence South 00 degrees 39 minutes West 65.1 feet to a highway right of way marker; thence continuing in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 288.2 feet, said arc having a chord bearing and distance of South 61 degrees 30 minutes West 288.2 feet to an iron pin; thence North 29 degrees 30 minutes West a distance of 20 feet; thence continuing in a southwesterly direction along the arc of the northwesterly right of way line of Georgia State Highway #138 a distance of 150 feet, said arc having a chord bearing and distance of South 59 degrees 50 minutes West 149.99 feet to a point; thence continuing along said right of way South 59 degrees 16 minutes West a distance of 100.0 feet to a right of way marker; thence South 30 degrees 58 minutes East 20 feet to an iron pin; thence South 59 degrees 16 minutes West 61.7 feet to a right of way marker; thence South 59 degrees 16 minutes West 12.5 feet to the iron pin marking the POINT OF BEGINNING.

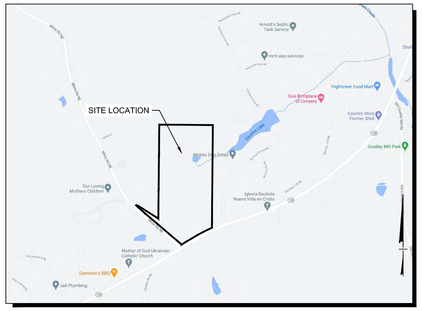
This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative



National Flood Hazard Layer FIRMette



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
TOTAL SITE AREA	± 94.39 ACRES
COUNTY TRACT SITE AREA	± 57.46 ACRES
RESIDENTIAL TRACT SITE AREA	± 36.93 ACRES
ZONING	
EXISTING ZONING	WP- WATERSHED PROTECTION DISTRICT
PROPOSED ZONING	MRU - MIXED RESIDENTIAL USES DISTRICT
ZONING JURISDICTION	ROCKDALE COUNTY
TOWNHOME SETBACK REQUIREMENTS	FRONT - LOADED
FRONT YARD SETBACK	MIN: 15 FEET
REAR YARD SETBACK	MIN: 10 FEET
SIDE YARD	MIN: 5 FEET
DISTANCE BETWEEN BUILDINGS	SIDE TO SIDE: 15 FEET MIN
	FRONT TO FRONT/BACK TO BACK: 40 FEET MIN
DETACHED HOME SETBACKS	
FRONT YARD SETBACK	15 FEET
CORNER SIDE YARD SETBACK	15 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	20 FEET
SCREENING BUFFER AGAINST R DISTRICT	50 FEET
DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	SINGLE FAMILY DETACHED - 4,000 SF
	TOWNHOME - FRONT - 1,452 SF
MINIMUM LOT WIDTH	SINGLE FAMILY DETACHED - 40 FEET
	TOWNHOME - FRONT - 22 FEET
	TOWNHOME - REAR - 20 FEET
MINIMUM SFD HEATED FLOOR AREA	1,800 SQ FT
MINIMUM TOWNHOME HEATED FLOOR AREA	2 BEDROOM - 1,200 SF; 3 BR - 1,400 SF
MAXIMUM GROSS DENSITY	8 UNITS PER ACRE
24' REAR LOADED BUNGALOWS	33 UNITS
42' X 115' DETACHED LOTS	140 LOTS
TOTAL PROPOSED UNITS	173 UNITS
TOTAL PROPOSED DENSITY	4.68 UNITS PER ACRE
UNITS PER BUILDING ROW	6 UNITS PER ROW MAX.
MAXIMUM BUILDING HEIGHT	SFD - 35 FEET; TOWNHOME - 45 FEET
OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	15% (5.5 ACRES)
OPEN SPACE PROVIDED	16.8% (6.21 ACRES)
PARKING CALCULATIONS	
MIN. PARKING REQUIRED	260 SPACES (1.5 SP/ DWELLING UNIT)
RESIDENT PARKING PROVIDED	519 SPACES (2 GARAGE + 1 DRIVEWAY SP.)
GUEST PARKING PROVIDED	XX SPACES
TOTAL PARKING PROVIDED	

24 HOUR CONTACT:
CLAY KIRKLEY

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NE WHITE RD.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

2245 NE WHITE RD.
CONYERS, GA. 30012

CITY OF CONYERS/
ROCKDALE COUNTY JURISDICTION

FOR

MERITAGE HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN

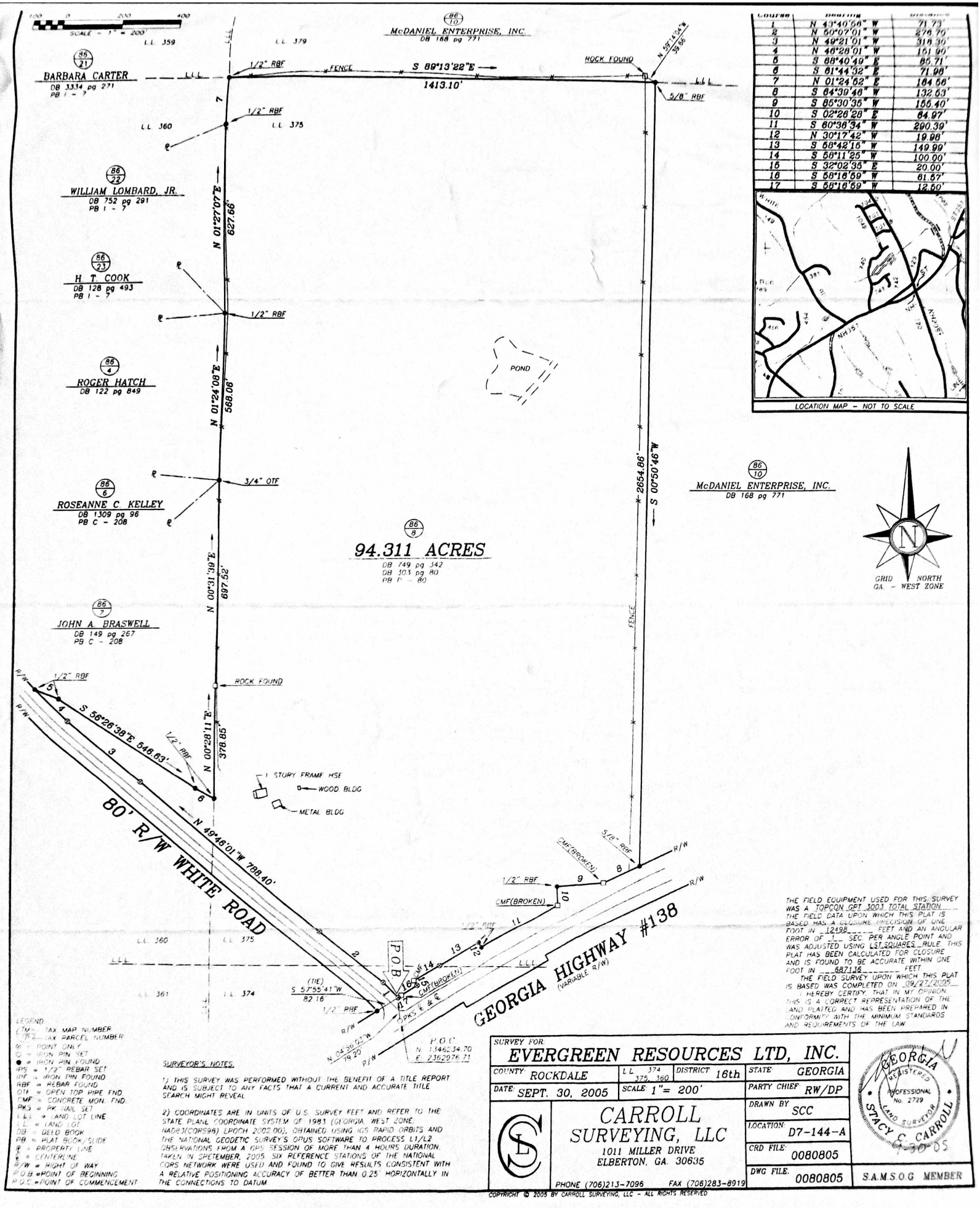
0 75 150 300 450

SCALE: 1" = 150'
DATE: 05/29/2024
PROJECT: 21224.00A

GRID NORTH
GEORGIA WEST ZONE

C2
SHEET

J:\2021\21224004\Civil\Concepts & Exhibits\Concepts\21224.003_Site-Concept-D.dwg - JoniHeward - 6/5/2024 2:23 PM



COURSE	BEARING	DISTANCE
1	N 43°40'56" W	71.73'
2	N 50°07'01" W	276.76'
3	N 49°21'01" W	318.30'
4	N 46°28'01" W	161.90'
5	S 88°40'49" E	85.71'
6	S 61°44'32" E	71.98'
7	N 01°24'52" E	104.56'
8	S 84°39'46" W	132.63'
9	S 86°30'36" W	156.40'
10	S 02°26'28" E	64.97'
11	S 60°36'34" W	290.39'
12	N 30°17'42" W	19.98'
13	S 58°42'15" W	149.99'
14	S 58°11'25" W	100.00'
15	S 32°02'35" E	20.00'
16	S 58°16'59" W	61.57'
17	S 58°16'59" W	12.60'

GRID NORTH
GA - WEST ZONE

LEGEND
LTM = TAX MAP NUMBER
TPA = TAX PARCEL NUMBER
@ = POINT ONLY
○ = IRON PIN SET
● = IRON PIN FOUND
IPS = 1/2" REBAR SET
IPF = IRON PIN FOUND
RBF = REBAR FOUND
OTF = OPEN TOP PIPE FND.
CMF = CONCRETE MON. FND.
PKS = PK NAIL SET
LLL = LAND LOT LINE
LL = LAND LOT
DB = DEED BOOK
PB = PLAT BOOK/SLIDE
℄ = PROPERTY LINE
℄ = CENTERLINE
R/W = RIGHT OF WAY
P.O.B = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.

2) COORDINATES ARE IN UNITS OF U.S. SURVEY FEET AND REFER TO THE STATE PLANE COORDINATE SYSTEM OF 1983 (GEORGIA WEST ZONE, NAD83(CORS96) EPOCH 2002.00); OBTAINED USING IGS RAPID ORBITS AND THE NATIONAL GEODETIC SURVEY'S OPUS SOFTWARE TO PROCESS L1/L2 OBSERVATIONS FROM A GPS SESSION OF MORE THAN 4 HOURS DURATION, TAKEN IN SPETEMBER, 2005. SIX REFERENCE STATIONS OF THE NATIONAL CORS NETWORK WERE USED AND FOUND TO GIVE RESULTS CONSISTENT WITH A RELATIVE POSITIONING ACCURACY OF BETTER THAN 0.25' HORIZONTALLY IN THE CONNECTIONS TO DATUM.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOPCON GPT 3003 TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12498 FEET AND AN ANGULAR ERROR OF 1 SEC PER ANGLE POINT AND WAS ADJUSTED USING LST SQUARES RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 68716 FEET. THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 09/27/2005. I HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SURVEY FOR: EVERGREEN RESOURCES LTD, INC.

COUNTY: ROCKDALE	LL 374 375, 360	DISTRICT: 16th	STATE: GEORGIA
DATE: SEPT. 30, 2005	SCALE: 1"= 200'		PARTY CHIEF: RW/DP
			DRAWN BY: SCC
			LOCATION: D7-144-A
			CRD FILE: 0080805
			DWG FILE: 0080805

CARROLL SURVEYING, LLC
1011 MILLER DRIVE
ELBERTON, GA. 30635
PHONE (706)213-7096 FAX (706)283-8919

GEORGIA REGISTERED PROFESSIONAL No. 2729 LAND SURVEYOR
STACY E. CARROLL
09/30/05

S.A.M.S.O.G MEMBER

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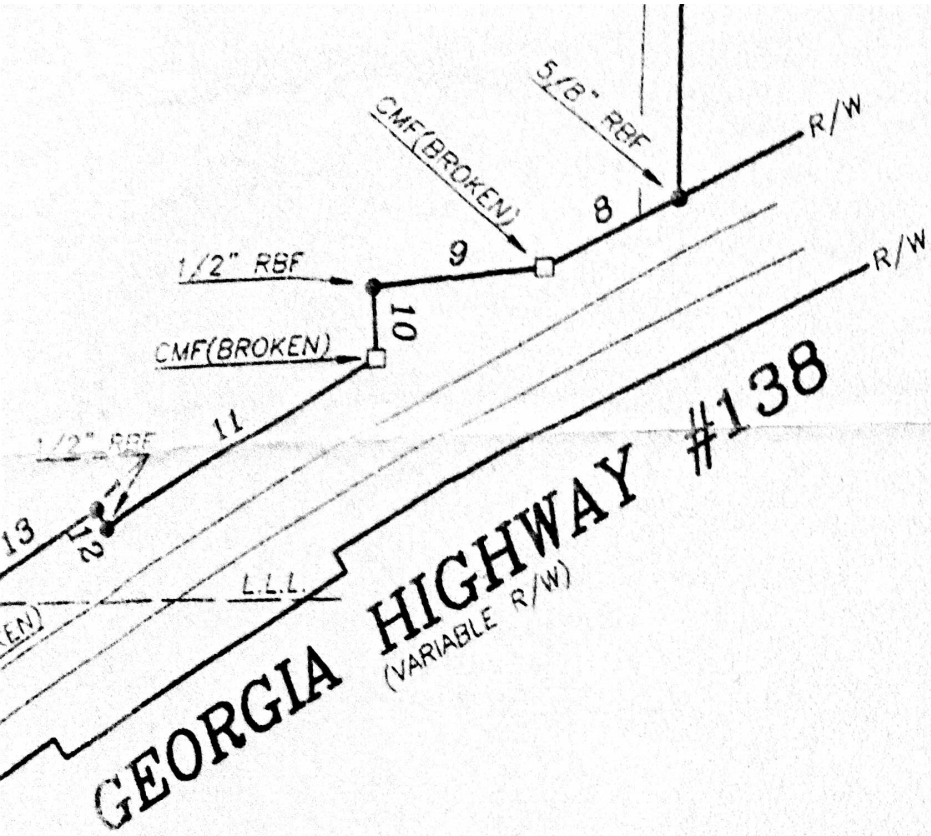

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THE FIELD SURVEY UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 09/27/2005

I HEREBY CERTIFY, THAT IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SURVEY FOR:

EVERGREEN RESOURCES LTD, INC.

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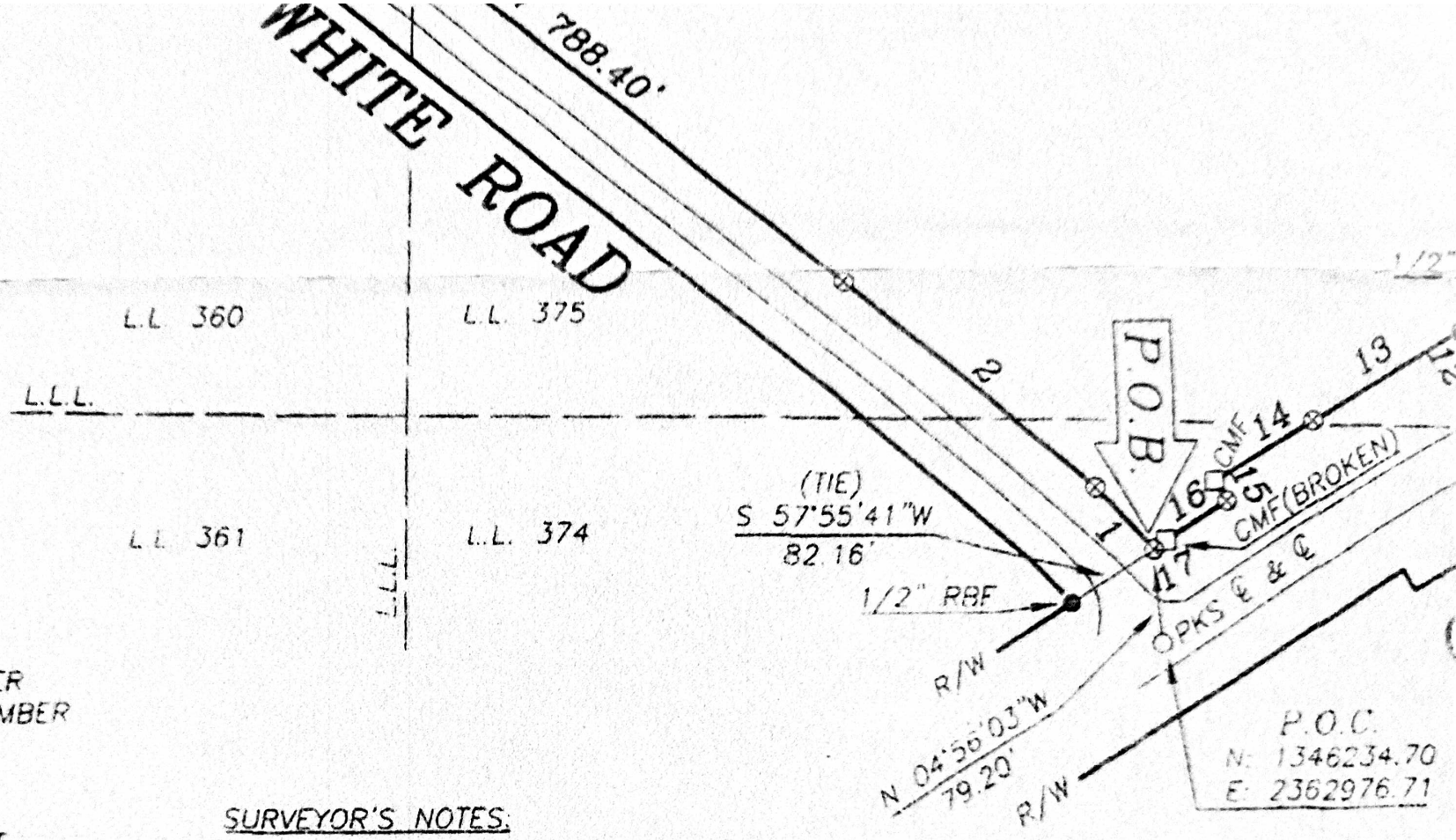

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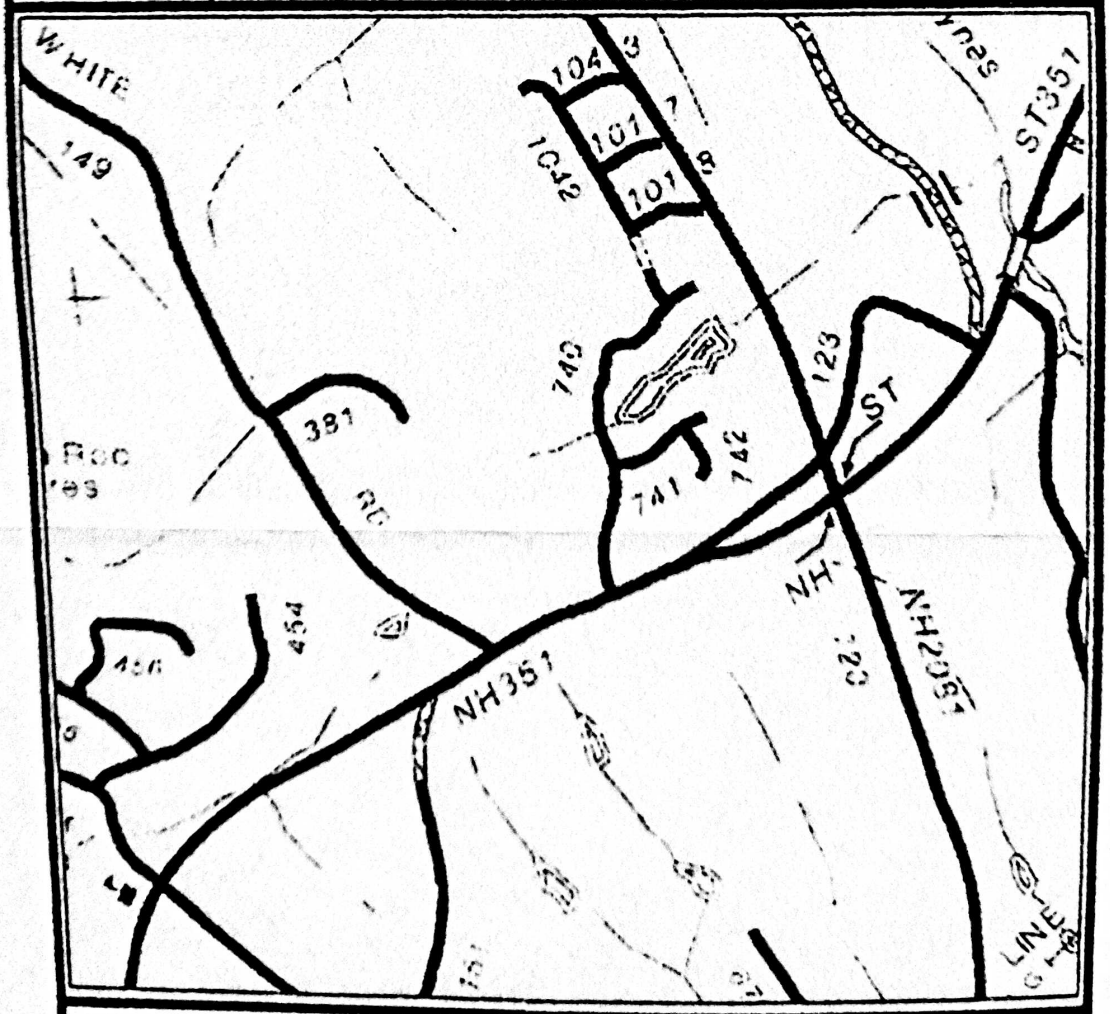
Course	Bearing	Distance
1	N 43°40'56" W	71.73'
2	N 50°07'01" W	276.70'
3	N 49°21'01" W	318.30'
4	N 46°28'01" W	151.90'
5	S 68°40'49" E	85.71'
6	S 61°44'32" E	71.98'
7	N 01°24'52" E	164.56'
8	S 64°39'46" W	132.53'
9	S 85°30'35" W	155.40'
10	S 02°26'28" E	64.97'
11	S 60°36'34" W	290.39'
12	N 30°17'42" W	19.98'
13	S 58°42'15" W	149.99'
14	S 58°11'25" W	100.00'
15	S 32°02'35" E	20.00'
16	S 58°16'59" W	61.57'
17	S 58°16'59" W	12.50'

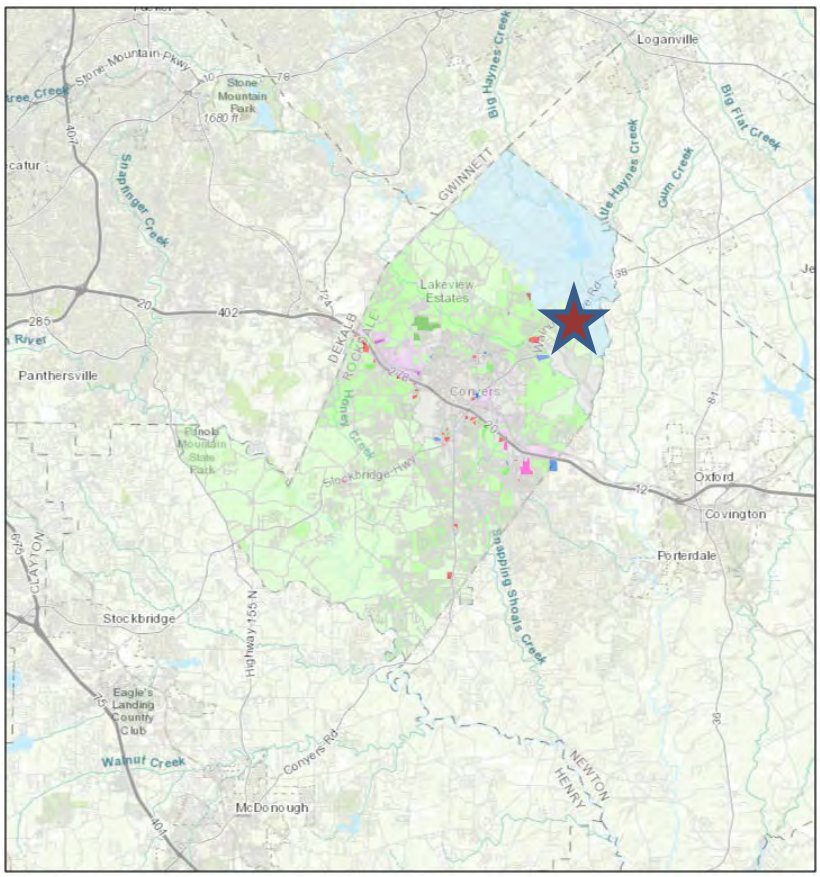


BOARD OF COMMISSIONERS
OSBORN NESBITT, SR., CHAIRMAN
SHERRI L. WASHINGTON, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II

DEPARTMENT OF PLANNING & DEVELOPMENT
CHRISTOPHER WHEELER, INTERIM DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

PLANNING COMMISSION & BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Number:	REZ2024-19
Address:	3031 NE Highway 138
Tax Parcel:	0870010001
Site Area:	230.35 acres of a 353.04-acre property
Current Zoning:	A-R (Agricultural-Residential)
Existing Conditions:	Woods and Pastures
Request:	To rezone 230.35 acres of a 353.04-acre property from A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a 230-unit, residential development.
Applicant:	Andrew C Shipp, Sr. for Grove Park Farm, LLC/Allied Capital, LLC
Owner:	Grove Park Farm, LLC and Allied Capital, LLC
Staff Recommendation:	**Approval with Conditions**
PC Hearing Date:	November 7, 2024
BOC Hearing Date:	November 14, 2024



Zoning History

The subject property is zoned A-R (Agricultural-Residential). No prior zoning changes are on record for this property.

Existing Site Conditions

The subject site is a 353.04-acre property located at 3031 NE Highway 138 (parcel 0870010001). The applicant's request for a rezoning applies to 230.35 acres of the property. The site is undeveloped and characterized by woods and pastures. The subject property has road frontage along Highway 138 NE; a sidewalk is not present along the frontage. Streams, riverine wetlands, freshwater ponds, and floodplains are present on the property, according to the Rockdale County Stormwater Map.

Surrounding Use and Zoning

The subject site is surrounded by residential properties. The following is a summary of surrounding uses and zoning:

Adjacent Zoning and Current Land Use

Direction	Address	Zoning District	Current Land Use
West	2827 NE HIGHWAY 138	A-R	Vacant
	2080 NE GLEATON RD	A-R	Single-Family Residence
	2076 NE GLEATON RD	A-R	Single-Family Residence
	2031 NE GLEATON RD	A-R	Single-Family Residence
	2011 NE GLEATON RD	A-R	Single-Family Residence (Gleaton Manor Sub.)
	2001 NE GLEATON RD	A-R	Single-Family Residence (Gleaton Manor Sub.)
North	2920 NE HIGHWAY 138	A-R	Single-Family Residence/Religious Organization
	2220 NE WHITE RD	A-R	Single-Family Residence/Religious Organization
	2245 NE WHITE RD	A-R/WP	Single-Family Residence/Woods and Pastures
	NE HIGHWAY 138	A-R/WP	Undeveloped/Wooded
	2911 NE NORTH TOWER WAY	WP	Single-Family Residence
	3100 NE HIGHWAY 138	WP	Vacant – owned by Rockdale County
	3130 NE HIGHWAY 138	WP	Place of Worship
East	3225 NE HIGHWAY 138	WP	Single-Family Residence
	2080 NE COSTLEY MILL RD	WP	Single-Family Residence
	2040 NE COSTLEY MILL RD	WP	Pastures
	2012 NE COSTLEY MILL RD	WP	Single-Family Residence
	1950 NE COSTLEY MILL RD	WP	Stables/Pastures
South	3346 NE CARLO CT	A-R	Vacant
	3340 NE CARLO CT	A-R	Single-Family Residence
	3220 NE FERN RIDGE DR	A-R	Single-Family Residence
	3210 NE FERN RIDGE DR	A-R	Single-Family Residence (Fern Creek Sub.)
	3200 NE FERN RIDGE DR	A-R	Single-Family Residence (Fern Creek Sub.)
	3160 NE FERN RIDGE DR	A-R	Single-Family Residence (Fern Creek Sub.)
	3177 NE FERN RIDGE DR	A-R	Single-Family Residence (Fern Creek Sub.)
	NE DENNARD RD	R-1/COND	Woods/Rock Outcroppings

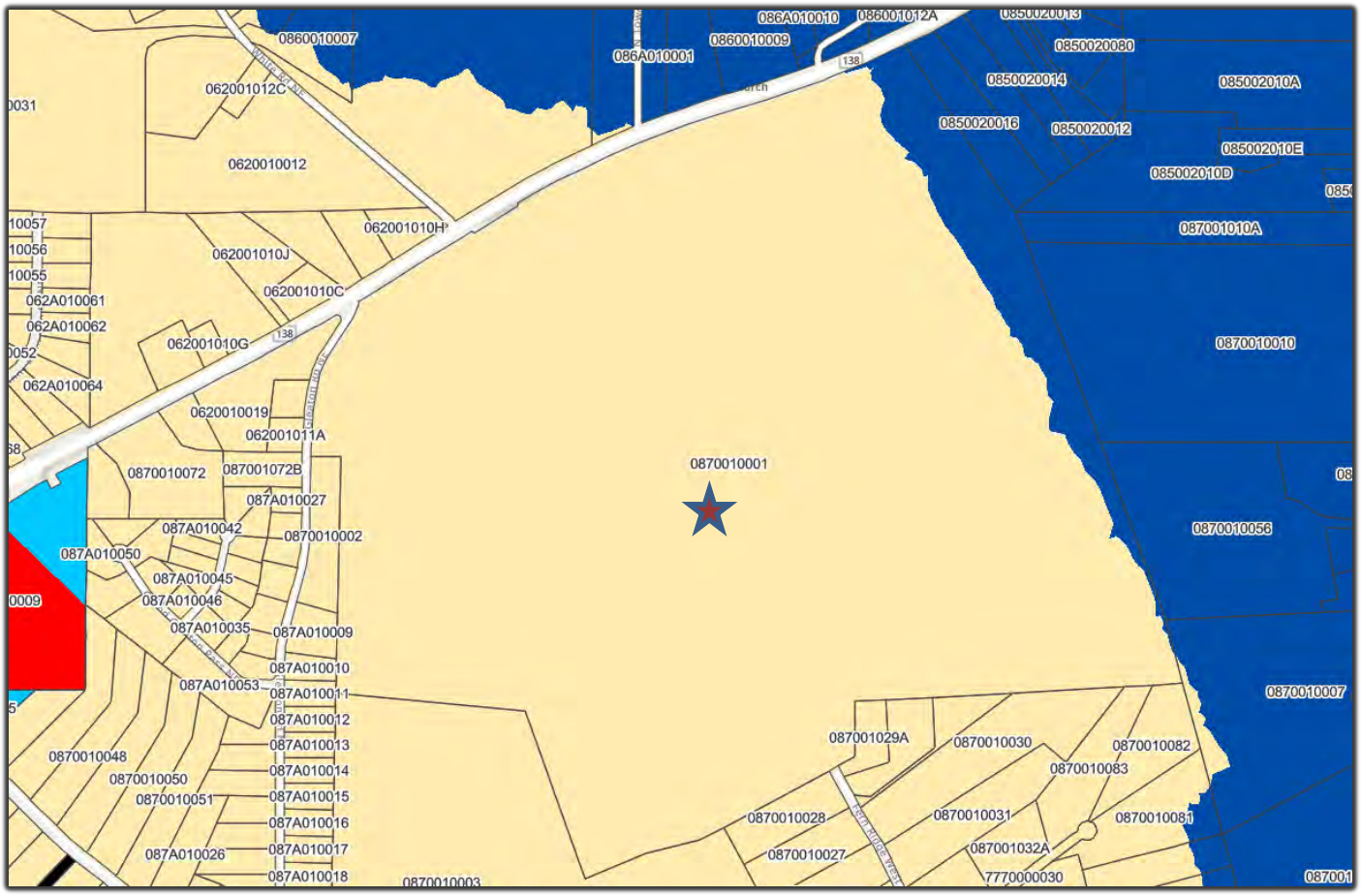
ZONING MAP

WP - Watershed Protection District

AR - Agricultural Residential District

R1 - Single-Family Residential District

FUTURE LAND USE MAP



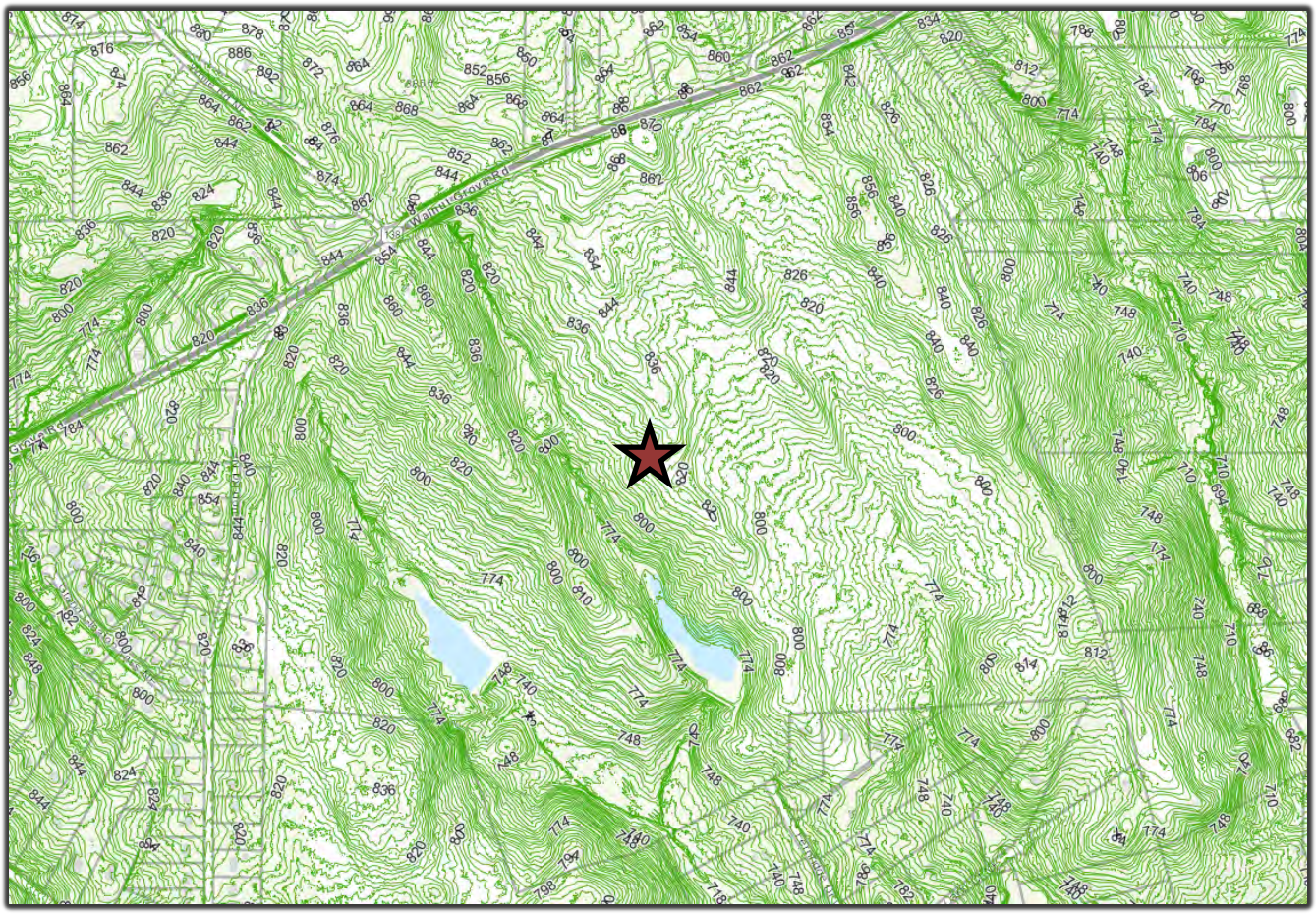
Medium Density Residential

Watershed Protection

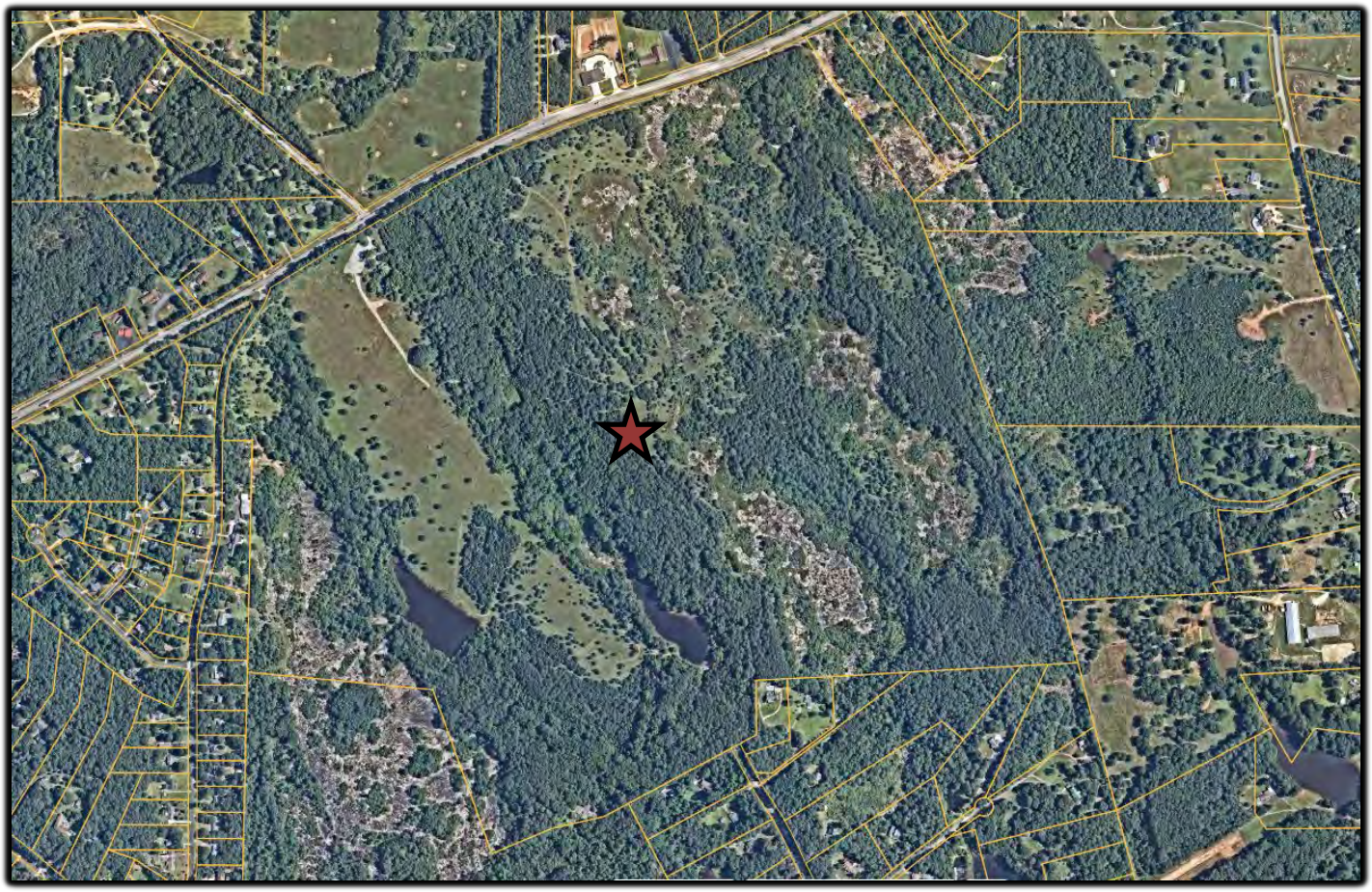
Commercial

Office/Institutional

CONTOUR MAP



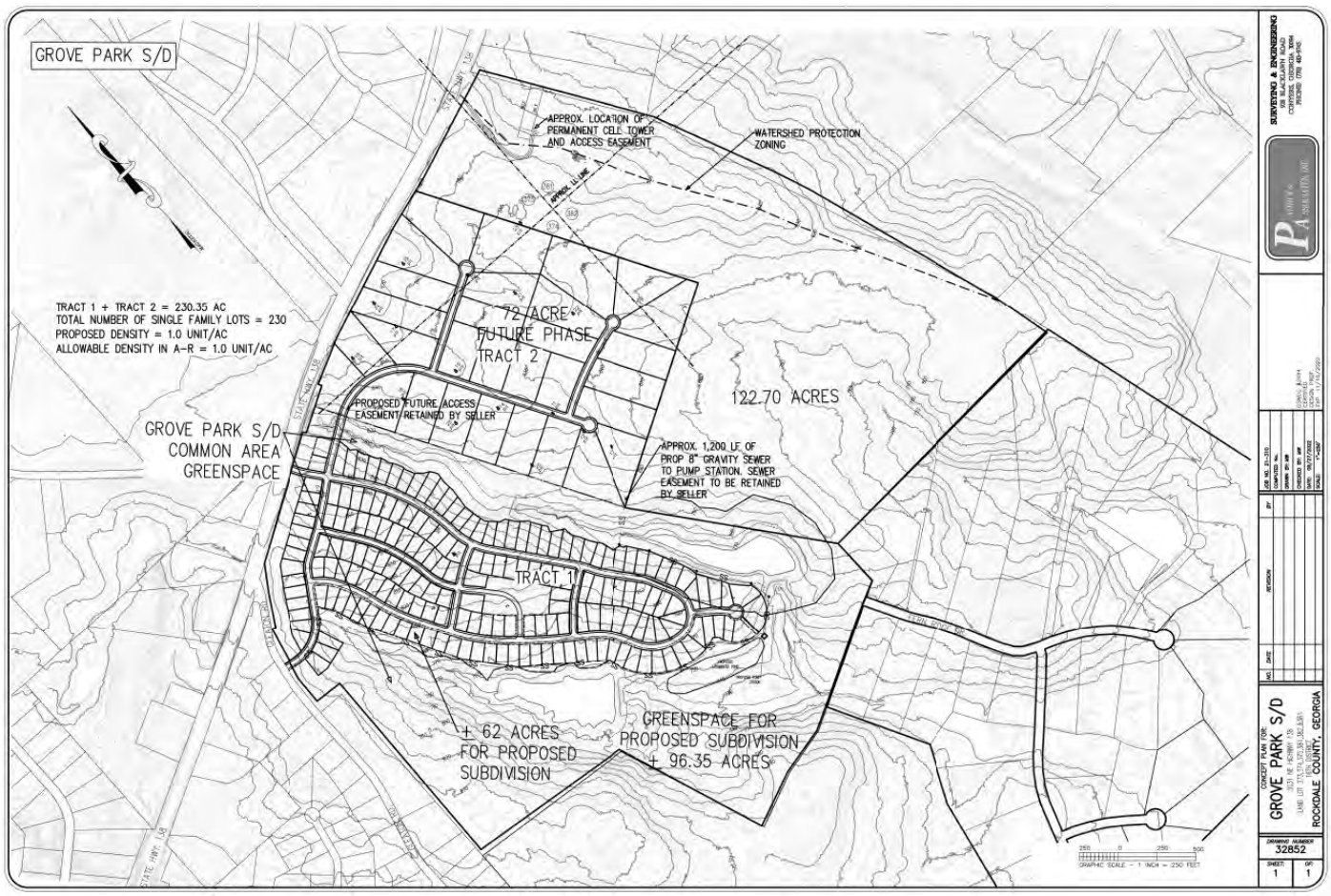
AERIAL MAP



Project Summary

The applicant is requesting a rezoning for 230.35 acres of a 353.04-acre parcel. The project includes:

- The two-tract development of a residential community with 230 total units, including:
  - Tract 1
    - 200 single-family residences
  - Tract 2
    - 30 single-family residences
- Proposed density of 1.00 units per acre; code allows for up to 8 units per acre.
- Proposed 96.35 acres of permanent green space, creating a buffer of almost 500 feet adjacent to neighboring properties.
- Proposed amenities include two fishing ponds and walking paths.



INTERNAL AND EXTERNAL AGENCY REVIEW

The applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Fire

FIRE HYDRANTS SHALL BE SPACED A MAXIMUM 500 FEET APART FOR NON-SPRINKLED STRUCTURES; MAXIMUM OF 600 FT APART FOR SPRINKLED STRUCTURES.

Rockdale Board of Education

School:	Current Enrollment	Projected Enrollment	Current Capacity
RCHS	1374	1435	1500
CMS	929	952	1242
HTE	508	511	760

The lack of data on predicted per unit average student occupancy prohibits predicting the school's full occupancy dateline upon build out of this project.

Note that this month's projects include multiple requests for the Hightower Trail ES, Conyers MS, and Rockdale County HS school zones. There is no comprehensive report providing potential student enrollment impacts on these three schools.

RCPS first steps to address impactful student enrollment numbers is to add mobile units to the site campus affected or consider larger class sizes. Second step, rezoning.

Transportation Department

Coordinate with GDOT on Hwy 138 deceleration lane.

Provide plans with lots numbered and road names (names can be temporary).

All new developments require a traffic study, traffic calming, and streetlights.

Deceleration lane on Gleaton Road should be 75' travel lane and 50' taper.

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Wetlands, and Rockdale County Future flood plain requirements that must be adhered to by Federal, State and County ordinances.

Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting.

ARTICLE IV – STREAM BUFFER PROTECTION Sec. 310 – 103 Land development stream buffer requirements.

(a) All land development activity, including subdivisions of land and platting activities governed by chapter 302 of the UDO, shall meet the following buffer and setback requirements unless otherwise exempted in this article:

(1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

(2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

(3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

(b) Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to section 310-105.

CHAPTER 324 – ENVIRONMENTAL PLANNING CRITERIA

Sec. 324-2. - Protection of wetlands.

(a) *Purpose and intent.* Pursuant to O.C.G.A. 12-2-8 and the DNR, environmental protection division's Rules for Environmental Planning Criteria chapter 391-3-16, this section establishes regulations to promote the wise use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality, floodplain and erosion control, groundwater recharge, aesthetic natural areas and wildlife habitat areas.

(b) *Wetlands development permit requirements.* No activity or use, except those identified in subsection (c), shall be allowed in the wetlands without issuance of a local development permit. Local permits will be issued only if the proposed use is in compliance with the requirements of the underlying zoning district and this section. Furthermore, if the area of proposed development is located within 100 feet of the wetlands boundaries, as established by Figure IV-2 of the Rockdale County Comprehensive Land Use Plan, a U.S. Army Corps of Engineers delineation is required under Section 404 of the Clean Water Act. If wetlands are altered or degraded, mitigation to offset losses may be required as a condition of a Section 404 permit. Local development permits will not be issued until after any necessary Section 404 permits have been secured.

CHAPTER 328 – Buffers, landscaping, and Tree Protection

Sec. 328-15. - Authority, findings, purpose and intent.

(a) *Authority.* This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including by not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) *Findings, purpose, and intent.* It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows:

(1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.

(2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.

(3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.

(4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.

(5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff.

(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.

(7) To reduce noise and glare on adjacent properties from properties that has been extensively developed.

(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.

(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.

(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.

(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

CHAPTER 320 – FLOOD DAMAGE PREVENTION

Sec. 320-1. - Introduction.

(a) It is hereby determined that:

(1) The flood hazard areas of Rockdale County, GA are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

(3) Effective floodplain management and flood hazard protection activities can:

a. Protect human life and health,

b. Minimize damage to private property,

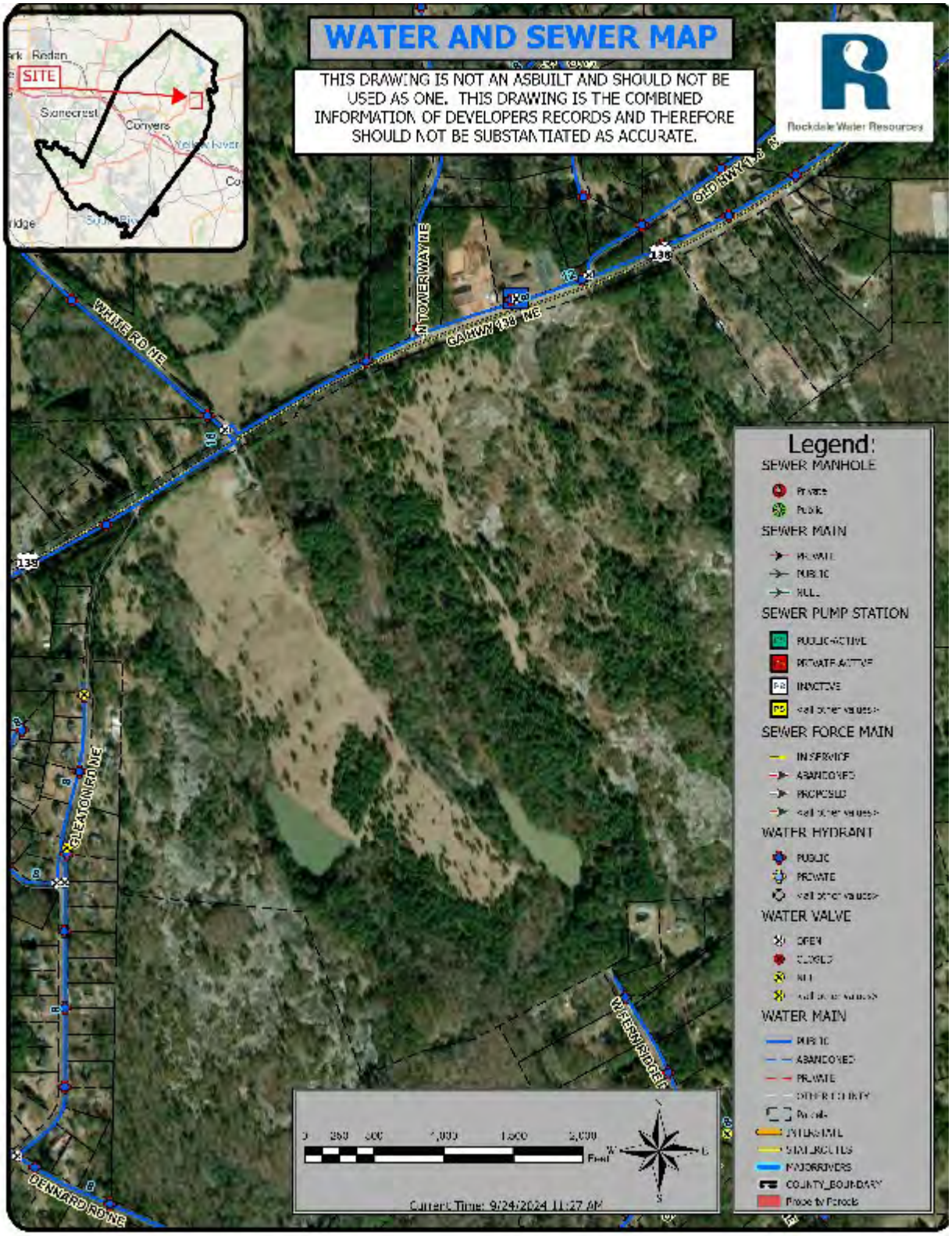
c. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains, and

d. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

(b) Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Rockdale County, GA, does ordain this chapter and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

Water/Sewer

Existing 12” DIP Water main along GA Hwy 138 NE. Public Wastewater is currently been constructed along Hwy 138 to White Rd . See Map Attached


WATER AND SEWER MAP
THIS DRAWING IS NOT AN ASBUILT AND SHOULD NOT BE USED AS ONE. THIS DRAWING IS THE COMBINED INFORMATION OF DEVELOPERS RECORDS AND THEREFORE SHOULD NOT BE SUBSTANTIATED AS ACCURATE.
Rockdale Water Resources
SITE
Redan
Stonecrest
Conyers
WHITE RD NE
N TOWER WAY NE
GA HWY 138 NE
OLD HWY 138 NE
CLEVELAND RD NE
DENNARD RD NE
W FIELDS RD NE
Legend:
SEWER MANHOLE
Private
Public
SEWER MAIN
PRIVATE
PUBLIC
NULL
SEWER PUMP STATION
PUBLIC-ACTIVE
PRIVATE-ACTIVE
INACTIVE
SEWER FORCE MAIN
IN-SERVICE
ABANDONED
PROPOSED
WATER HYDRANT
PUBLIC
PRIVATE
WATER VALVE
OPEN
CLOSED
WATER MAIN
PUBLIC
ABANDONED
PRIVATE
MAJORRIVERS
COUNTY_BOUNDARY
Feet
Current Time: 9/24/2024 11:27 AM

EVALUATION OF THE REZONING REQUEST

O.C.G.A. Chapter 36-66: Zoning Procedure Act

When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following:

A. Is the zoning proposal permitted as a use that is suitable in view of the use and development of adjacent and nearby property?

The applicant's request for rezoning from A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a residential development is proposed on an undeveloped area of 230.35 acres.

The residential properties adjacent to the site are zoned WP (Watershed Protection), A-R (Agricultural-Residential), and R-1 (Single-Family Residential). The lots to the west of the subject site are in the Gleaton Manor Subdivision and are approximately an acre in size. The lots to the south are in the Fern Creek Subdivision and are larger and range from 3 to 15 acres in size.

The proposed residential development features a combination of larger and smaller residential lots. Due to the proposed 96.35 acres of permanent green space that surround the development, the proposal will be suitable in view of adjacent properties.

B. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The proposed residential development will likely have some impact on the surrounding properties with the addition of 230 new residences that will utilize Highway 138 NE, a widely used route. Staff require a Traffic Impact Study be submitted to further evaluate the impacts to transportation infrastructure.

C. Will the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

The property has reasonable economic use as currently zoned; however, staff believe that the proposed use of MRU (Mixed Residential Uses) is appropriate on this parcel. The site plan demonstrates a clear transition from the WP (Watershed Protection) district to single-family residential neighborhoods: large lots are provided close to the WP district and the smaller lots are placed close to the adjacent single-family residences, but with a significant buffer proposed in between.

D. Will the zoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

The project will likely have an impact on transportation infrastructure. Staff require a traffic study be submitted. Rockdale Water Resources (RWR) has indicated that public water is available at the site location, and public wastewater is currently under construction. Schools in the area would likely be impacted by the addition of 230 new homes.

E. Is the zoning proposal in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan?

The request to rezone the property to MRU (Mixed Residential Uses) is in conformity with the Future Land Use Category of Medium Density Residential. The Comprehensive Plan designates Medium Density Residential for single-family detached residential dwellings.

F. Are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval, or disapproval of the zoning proposal?

Staff believe that the project's proposal to preserve 96.35 acres of green space is in conformance with the goal of the MRU district, which is intended to encourage "innovative development projects that set high standards…for greenspace." Staff believe that the proposed MRU (Mixed Residential Uses) development with a combination of larger and smaller lots is appropriate on the requested parcel as it provides a transition from the Watershed Protection District to the northeast to single-family residential subdivisions to the southwest.

PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends ***Approval with Conditions*** of the request to rezone 230.35 acres of a 353.04-acre property from A-R (Agricultural-Residential) to MRU (Mixed Residential Uses) for a single-family residential development with the following conditions:

1. The site shall comply 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 230 residential units.
4. The minimum lot size shall be one acre.
5. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
6. A mandatory Homeowners' Association shall be established and shall be responsible for the maintenance of all the greenspace and common areas.
7. The Homeowners' Association covenants shall include a rental restriction of five percent (5%) of all single-family residential dwelling units.
8. All single-family detached units shall have a two-car garage.
9. 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.
10. Provide a five-foot-wide concrete sidewalk along the Highway 138 NE right-of-way. A ten-foot-wide landscape strip shall be provided within the existing right-of-way between the roadway and the sidewalk.
11. All grassed areas, exclusive of conservation areas and undisturbed areas, shall be sodded.
12. All utilities shall be placed underground.
13. Natural vegetation shall remain on the property until the issuance of a development permit.
14. 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.
15. 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.
16. 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.
17. 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.

ROCKDALE COUNTY REZONING APPLICATION CHECKLIST

FILING DEADLINE:

Deadline is the First Friday of Each Month, Before 4:00pm.
Fees may be paid by check or card. We do not accept American Express or cash.
The filing fee is based upon the number of properties, the acreage of each property, and the requested zoning district.

REQUIRED ITEMS FOR REZONING:

Revsions made to the applications after the submittal deadline and prior to the Planning Commission and Board of Commissioners Public Hearings may be continued to the following month's hearing.

[X] **Pre-Application Conference**: Date attended and with which staff member
July 11, 2024 with Ms. Tracie Roberts and Ms. Carolina Angulo

[X] **Completed Applicaton:** Provide one PDF copy to planning@rockdalecountyga.gov and one hard copy of the entire submittal packet.

[X] **Letter of Intent:** In your own words, type the reason you believe the zoning of the subject property should be amended.

[X] **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

[ ] **Plat:** Plat recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

OR

[X] **Survey:** Survey should be signed and sealed by an architect, engineer, landscape architect or land surveyor.

[X] **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

[X] **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements.
The Conceptual Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- A written description of the details of the proposed use and development details;
- A vicinity map showing the use and zoning of all surrounding properties;
- Proposed setbacks and transitional buffers;
- Proposed open or recreational spaces, if any;
- Proposed lot sizes, buildings, fences and walls, dumpsters, and other improvements;
- Proposed stormwater management facilities, subject to the approval of the Rockdale County Stormwater Department;
- Proposed location and capacities of public and private utilities, subject to the approval of the Rockdale County Environmental Health Department or Rockdale County Water Resources;
- Lakes, streams, floodplains, wetlands, and associated buffers;
- Proposed public improvements including sidewalks, street trees, and right-of-way dedications;
- Existing and proposed easements;
- Impact on school enrollment and transportation facilities;
- Impact on existing water, sewer, and stormwater facilities;
- Any additional information as may be requested by the Department.

- Traffic Study (if required)
- Development of Regional Impact Review Form (DRI) per UDO Sec. 238-5 (if required)

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in Staff's review of the application. The Planning Commission and Board of Commissioners reserve the right to require additional information if they believe that the submission of such information is necessary to understand the nature of the intended activity.

Current and Proposed FLU Category and Zoning District for Each Property

Address	Tax Parcel No.	Acreage	Current FLU	Proposed FLU	Current Zoning	Proposed Zoning
3031 Highway 138 NE, Conyers 30013	0870010001	230.35	MDR	MDR	AR	MRU

FILING FEE SCHEDULE

☐ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☑ 20 acres and more	$700	0870010001	1	$ 700.00

☐ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$

TOTAL: $ 700.00

PROPERTY INFORMATION

Property Address(es):		Tax Parcel Number(s):	
3031 Highway 138 NE, Conyers, GA 30013		0870010001	
Number of Properties:	Land Lot/District(s):	Subdivision:	Total Acreage:
1	361, 373, 375, 381, 382 / 16	N/Ap	353.05
Current Zoning:	Proposed Zoning:	Current FLU:	Proposed FLU:
AR	MRU	MDR	MDR
Current Use:		Proposed Use:	
Vacant		MRU	

DEVELOPMENT INFORMATION

Type of Development: (check one)

☐ Residential ☐ Commercial ☐ Mixed Use
☐ Industrial ☒ Mixed Residential Uses ☐ Multi-Family Residential

If Use Contains a Residential Component:	Number of Units: 347	Acreage: 230.35	Residential Density (Lots/Units per Acre): 1.51
If Use Contains a Commercial Component:	Total Building Area Proposed:		Number of Parking Spaces:

Does the development qualify for a Development Regional Impact (DRI)? ☐ Yes ☒ No

APPLICANT'S INFORMATION

Applicant: Grove Park Farm, LLC/Allied Capital, LLC			Authorized Agent / Attorney:		
Business / Person Name: Andrew C. Shipp, Sr.			Business / Person Name:		
Address: PO Box 1375			Address:		
City: Conyers	State: GA	Zip: 30012	City:	State:	Zip:
Office #:	Mobile #: 770.329.4200		Office #:	Mobile #:	
Email: ashipp@sovereignpartners.com			Email:		

PROPERTY OWNER'S INFORMATION

Owner 1: Grove Park Farm, LLC			Owner 2: Allied Capital, LLC		
Business / Person Name: Andrew C. Shipp, Sr.			Business / Person Name: Wendell D. McNeal		
Owner of Tax Parcel #(s): 0870010001			Owner of Tax Parcel #(s): 0870010001		
Address: PO Box 1375			Address: PO Box 81123		
City: Conyers	State: GA	Zip: 30012	City: Conyers	State: GA	Zip: 30013
Office #:	Mobile #: 770.329.4200		Office #: 770.388.7777	Mobile #:	
Email: ashipp@sovereignpartners.com			Email: w.mcneal@mcnealgp.com		

Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel #(s):			Owner of Tax Parcel #(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The subject property has very unique physical and geological characteristics. Situated on a ridge line at one of the highest elevations in the County, the tract is located just south of Costley Mill Park and just north of the Georgia International Horse Park. Granite outcroppings similar to those of Stone Mountain Park and Arabia Mountain provide natural beauty. As the granite monolith dives below the surface, the property has areas of very deep soil. Two ponds frame the deepest soil before the granite re-emerges along the southern property line. These physical features and a location between two first-class outdoor recreation facilities provide an opportunity rarely available. The Mixed Residential Uses District (MRU) zoning district was designed for situations like this - "encouraging innovative development projects". Working with the unique geological features, the creative design will benefit all stakeholders. Developed in two phases: phase one homeowners will enjoy an unheard of 92 acres of usable permanent green space with two fishing ponds and walking paths. The community will protect environmental sensitive natural resources as we group homes on less environmentally sensitive areas. Together, we will create a sense of place which promotes a healthy walkable lifestyle and an appreciation of natural beauty unique to our area.
Reference is made to the Addendum which is attached to this form and included by reference.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

The proposed subject development, Grove Park, is located along Highway 138 NE. This GDOT controlled roadway is a paved two lane road with center median turn lane. The attached availability letter shows that water supply and sewage capacity are sufficient to support the development. The school system has capacity to support the development. A new Fire Station is just across the Highway 138 from the development. Final, the MRU zoning district will allow creation of new common area green space which will protect drainage areas.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

Grove Park will have a large 92-acre green space in phase one, with its two serene ponds, serves as a crucial ecological and recreational bridge between Costley Mill Park to the north and the Georgia International Horse Park to the south. This green expanse preserves sensitive natural resources and offers an invaluable opportunity for connectivity and continuity of natural habitats. The ponds enhance the ecological value by providing habitats for aquatic species and serving as a water source for terrestrial wildlife.

From a land use perspective, the green space promotes wildlife movement and supports biodiversity, while offering recreational opportunities for residents and visitors. Trails and pathways could link Costley Mill Park with the Georgia International Horse Park, encouraging hiking, biking, and equestrian activities. This connectivity will create a cohesive network of outdoor recreational spaces, fostering a greater sense of community and promoting healthy lifestyles.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

Grove Park exemplifies an orderly and logical development pattern by establishing a significant green space which protects sensitive natural resources and maintains the continuity of natural habitats, facilitating wildlife movement and bolstering biodiversity, in line with sustainable development principles. This development is uniquely suited to the MRU zoning district, which fosters the design flexibility necessary for such innovative projects. Furthermore, it aligns with the zoning intent, presenting a logical application within the medium-density zoning specified in the future land use map. The seamless integration of ecological preservation with recreational amenities, coupled with a strategic zoning transition, underscores a balanced and structured approach to land use, contributing to a coherent and advantageous development pattern.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Department, the Planning Commission, and the Board of Commissioners will use these standards to evaluate the request:

1. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

   Given the unique geological and physical characteristics of the site, the property is well suited to the purposes of the mixed residential uses (MRU) zoning district. The owner's are conditioning the zoning density to a blended maximum of 1.51 units per acre, only slightly higher than the currently allowed 1.00 unit per acre. Most importantly, the phase one site plan will provide a **massive 92-acres of permanent green space.** For most of the neighboring properties, this means a buffer increase of near 10 times current requirements to nearly 500 feet!

2. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

   The property has very unique geological and physical features that negatively impact the site's economic utility and marketability as zoned. The MRU zoning district will allow the property to be developed using the sites deepest soils in an manner which will preserve huge expanses of green space, valuable view sheds and sensitive natural resources, promoting the healthy and welfare of all stakeholders in the community.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

   The proposed development will preserve the natural environment by creating a large green space around a developed core. This expansive area will protect sensitive natural resources including two ponds.

4. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

   The proposed development fronts a major multi-lane highway offering easy access both north and south. Based on the Availability Letters attached, utilities and schools have the capacity to handle the project.

5. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

   Mixed Residential Uses (MRU) zoning is in conformity with the comprehensive plan in the Medium Density Residential areas.

6. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

   There is a pressing demand for residential properties that incorporate expansive community green spaces. The MRU zoning district is specifically designed to accommodate properties with unique geological and physical characteristics, fostering innovative and sustainable development - the subject property exemplifies these core objectives. Spanning 92 acres of green space and featuring two picturesque ponds, its design not only aligns perfectly with the district's Intent and Purposes but also addresses the critical need for quality housing and communal spaces.

7. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

   It is our firmly held view that the zoning change offers a unique benefit to all stakeholders by preserving the natural environment and placing sensitive natural resources into permanent green spaces.

8. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

   Rockdale Water Resources has the sewer capacity necessary to serve the development.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

Andrew C. Shipp, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: _____ (Owner's Signature)

Andrew C. Shipp, Sr., Manager Grove Park Farm, LLC (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Drivers License (Type of document)

Executed in Conyers (City), Rockdale (County), Georgia (State), this 23rd (Day) day of July (Month), 2024 (Year)

Angela M. Miller
Notary Public signature

W-005687784 August 2, 2026
GA Registration No. and expiration date

ANGELA M. MILLER
Notary Public, Georgia
Spalding County
My Commission Expires
August 02, 2026

Owner's Campaign Contribution Disclosure Statement: If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

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Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

Wendell D. McNeal, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Wendell D. McNeal (Owner's Signature) | Wendell D. McNeal, Manager Allied Capital, LLC (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Drivers License (Type of document)

Executed in Conyers (City), Rockdale (County), Georgia (State), this 23rd (Day) day of July (Month), 2024 (Year)

Angela M. Miller
Notary Public signature

W-005687841 August 2, 2026
GA Registration No. and expiration date

STATE OF GEORGIA
ANGELA M. MILLER
Notary Public, Georgia
Spalding County
My Commission Expires
August 02, 2026

Owner's Campaign Contribution Disclosure Statement: If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

Addendum Index

- Letter of Intent
- Preservation of Constitutional Rights
- Proof of Ownership
- Survey
- Legal Description
- Site Plan
- Vicinity Map
- Current Zoning Map
- Future Land Use Map
- Site Plan Rendering
- Sample House Elevations
- Rockdale Water Resources – Wastewater Availability Letter
- Rockdale Water Resources – Water Availability Letter
- Rockdale Water Resources – Water and Sewer Line Map
- Atlanta Gas Light – Availability Letter
- Rockdale County Public Schools – Capacity Letter

Grove Park Farm, LLC
Allied Capital, LLC
PO Box 1375
Conyers, GA 30012

July 30, 2024

Rockdale County Planning and Development Department
1117 West Avenue, NW
Conyers, GA 30012

Dear Members of the Rockdale County Planning and Development Department, Planning Commission and Board of Commissioners,

I am writing to express our intent and outline the reasons for proposing the rezoning of Grove Park to Mixed Residential Uses (MRU). The subject property, with its unique physical and geological characteristics, presents a compelling case for this rezoning.

Situated on a ridge line at one of the highest elevations in Rockdale County, the property is located just south of Costley Mill Park and north of the Georgia International Horse Park. These prime locations provide easy access to first-class outdoor recreational facilities, enhancing the appeal of the property. The land features granite outcroppings reminiscent of Stone Mountain Park and Arabia Mountain, adding natural beauty and making it a significant geological site.

As the granite monolith dives below the surface, areas of very deep soil are revealed, framed by two ponds that highlight the deepest soils before the granite re-emerges along the southern property line. These diverse physical features present a rare opportunity for innovative and environmentally conscious development, aligning perfectly with the intent of the MRU zoning district.

The MRU zoning district is designed to encourage creative and innovative development projects, especially those that can harmonize with unique geological features. By working with the natural characteristics of the land, our proposed development will benefit all stakeholders involved.

The total site comprises 353.05 acres, which we are dividing into two tracts for the purposes of this rezoning. Tract One contains 230.35 acres and is located on the southern portion of the property. The Grove Park development is located exclusively within this tract. Tract Two, the northern portion of the property, will not be rezoned and remains zoned as WP (Watershed Protection) and AR (Agricultural Residential).

The Grove Park development located entirely within Tract One will occur in two phases. Phase one will comprise 239 homes, with 68% (163) being single-family homes and 32% (76) townhomes. Phase two will comprise 108 homes, with 68% (73) being single-family homes and 32% (35) townhomes.

Phase one homeowners will enjoy a **massive 92 acres of usable permanent green space**, featuring two fishing ponds and walking paths. This design will protect environmentally sensitive natural resources by concentrating homes in less sensitive areas, thus promoting environmental stewardship. For most neighboring properties, this means a buffer increase of near 10 times current requirements to nearly 500 feet!

Moreover, the community design aims to create a sense of place that promotes a healthy, walkable lifestyle and an appreciation for the area's unique natural beauty. This thoughtful approach not only enhances the living experience for residents but also preserves the ecological integrity of the region.

In summary, the rezoning of Grove Park to Mixed Residential Uses is a reasonable and beneficial move. It leverages the property's unique geological features, enhances recreational opportunities, and promotes sustainable development. I kindly request your favorable consideration of this rezoning application.

Thank you for your attention to this matter. We look forward to working with the Rockdale County Planning and Development Department to bring this innovative project to fruition.

Sincerely,

Andrew C. Shipp, Sr.
Grove Park Farm, LLC
770/329-4200

Wendell D McNeal
Allied Capital, LLC
770/388-7777

The Applicant submits the previous Forms and this Addendum as a Statement of Intent with regard to its application, a preservation of the Applicant's constitutional rights, and a written justification for the proposed rezoning, and an analysis of the rezoning criteria listed in the Rockdale County Unified Development Ordinance ("Rockdale UDO"), §§ 238-4 (g) (1) and (2).

PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning and land use of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of Rockdale County and constitutes an arbitrary and capricious act. As a result, the Zoning Ordinance is in violation of Article I, section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning and land use violate the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning and land use of the Subject Property and any intervening district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys it marketability. Therefore, the current zoning and land use constitute a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of Rockdale County lacks adequate standards for the Board of Commissioners to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the Board of Commissioners and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Board of Commissioners, the Zoning Ordinance violates the Fifth and Fourteenth amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of the State of Georgia, 1983.

Failure to approve this Rezoning Application would be contrary to the best interest of the health and welfare of the citizens of Rockdale County, and would further constitute an arbitrary and capricious act. As such, failure to approve this Application would constitute a violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia, 1983; and Article I, Section III, Paragraph I of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983, together with the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

FILED IN OFFICE
CLERK SUPERIOR CT
ROCKDALE CO., GA.

2022 DEC 20 AM 8:52

CLERK

When Recorded Return to:
Sovereign Funding LLC
PO Box 1375
Conyers, Georgia 30012
(770) 329-4200

D: DEED B: 7500 P: 301 QCD
12/20/2022 09:27:21 AM Total Pages: 3
Recording Fee: $ 25.00
Transfer Tax: $0.00
Janice Morris, Clerk of Court, Rockdale County

COUNTY OF ROCKDALE
STATE OF GEORGIA

Tax Parcel ID: 0870010001

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of December, 2022 between **SOVEREIGN FUNDING, LLC, a Georgia Limited Liability Company,** as party of the first part, hereinafter called Grantor, and **GROVE PARK FARM, LLC, a Georgia limited liability company,** as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH that: Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described real estate:

All that tract or parcel of land lying and being in Rockdale County, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference thereto.

This conveyance is made subject to and together with the following:
Any and all taxes and assessments against the property and any easements and restrictions of record.

TO HAVE AND TO HOLD the said described premises to Grantee, together with all and singular appurtenances and privileges thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the date first above written.

Signed, sealed and delivered
In the presence of:

SOVEREIGN FUNDING, LLC

By: _____ (SEAL)
Andrew C. Shipp, Sr.
Manager

Unofficial Witness

Notary Public

KATHY D. CRAVER
Notary Public, Georgia
Newton County
My Commission Expires
May 23, 2024

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 373, 374, 375, 381, 382 and 361 of the 16th District of Rockdale County, Georgia, containing 353.04 acres, more or less, as shown on that plat of survey for David E. Olson and George J. Collins by Louie D. Patrick, Ga. R.L.S. No. 1757, dated March 1, 1983 and recorded in Plat Book P, Page 83, public records of Rockdale County, Georgia, which plat is by reference thereto incorporated herein and made a part hereof for a more particular and complete description, this being improved property known as 3031 Highway 138 NE, Conyers, Rockdale County, Georgia 30013 according to the present system of numbering properties in Rockdale County, Georgia. This being the same property conveyed by that Deed Under Power of Sale from David E. Olson acting through his duly appointed agent and attorney in fact AgSouth Farm Credit, ACA, Successor by Merger to West Georgia Farm Credit, ACA, to Sovereign Funding, LLC dated September 5, 2017 and recorded in Deed Book 6137, Pages 173-176, Rockdale County, Georgia records.

FILED IN OFFICE
CLERK SUPERIOR CT
ROCKDALE CO., GA.

2022 DEC 20 AM 8:52

When Recorded Return to:
Allied Capital, LLC
PO Box 81123
Conyers, Georgia 30013
(770) 388-7777

CLERK

D: DEED B: 7500 P: 304 QCD
12/20/2022 09:30:55 AM Total Pages: 3
Recording Fee: $ 25.00
Transfer Tax: $0.00
Janice Morris, Clerk of Court, Rockdale County

COUNTY OF ROCKDALE
STATE OF GEORGIA

Tax Parcel ID: 0870010001

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of December, 2022 between **KEYCORP FINANCIAL, INC., a corporation organized and existing under the laws of the State of Georgia,** as party of the first part, hereinafter called Grantor, and **ALLIED CAPITAL, LLC, a Georgia limited liability company,** as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH that: Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described real estate:

All that tract or parcel of land lying and being in Rockdale County, Georgia and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference thereto.

This conveyance is made subject to and together with the following:
Any and all taxes and assessments against the property and any easements and restrictions of record.

TO HAVE AND TO HOLD the said described premises to Grantee, together with all and singular appurtenances and privileges thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the date first above written.

Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public

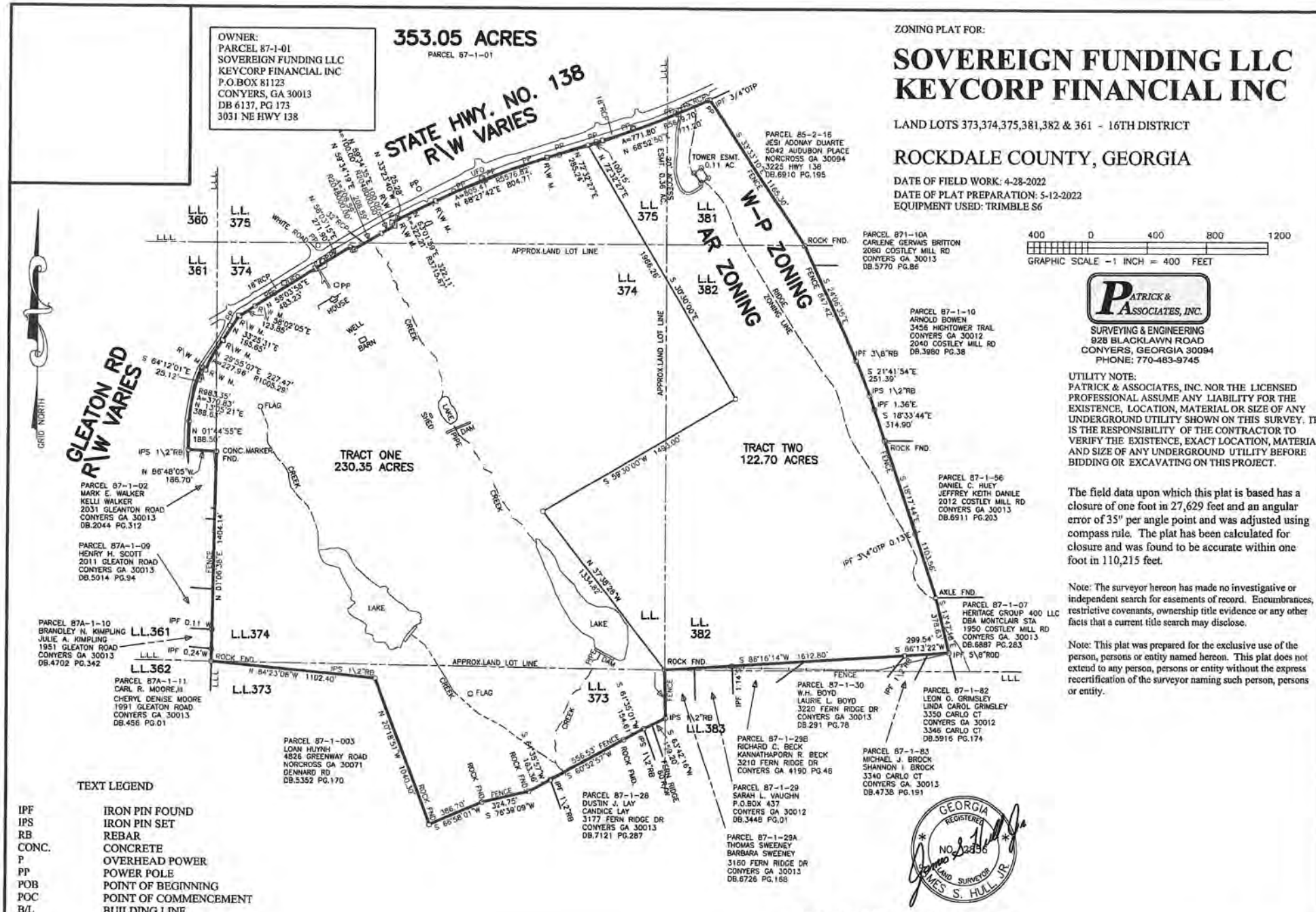
KATHY D. CRAVER
Notary Public, Georgia
Newton County
My Commission Expires
May 23, 2024

KEYCORP FINANCIAL, INC.

By: _____ (SEAL)
Wendell D. McNeal
CEO/PRESIDENT

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 373, 374, 375, 381, 382 and 361 of the 16th District of Rockdale County, Georgia, containing 353.04 acres, more or less, as shown on that plat of survey for David E. Olson and George J. Collins by Louie D. Patrick, Ga. R.L.S. No. 1757, dated March 1, 1983 and recorded in Plat Book P, Page 83, public records of Rockdale County, Georgia, which plat is by reference thereto incorporated herein and made a part hereof for a more particular and complete description, this being improved property known as 3031 Highway 138 NE, Conyers, Rockdale County, Georgia 30013 according to the present system of numbering properties in Rockdale County, Georgia. This being the same property conveyed by that Deed Under Power of Sale from David E. Olson acting through his duly appointed agent and attorney in fact AgSouth Farm Credit, ACA, Successor by Merger to West Georgia Farm Credit, ACA, to Sovereign Funding, LLC dated September 5, 2017 and recorded in Deed Book 6137, Pages 173-176, Rockdale County, Georgia records.



ZONING PLAT FOR:

SOVEREIGN FUNDING LLC
KEYCORP FINANCIAL INC

LAND LOTS 373,374,375,381,382 & 361 - 16TH DISTRICT

ROCKDALE COUNTY, GEORGIA

DATE OF FIELD WORK: 4-28-2022
DATE OF PLAT PREPARATION: 5-12-2022
EQUIPMENT USED: TRIMBLE S6

PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

The field data upon which this plat is based has a closure of one foot in 27,629 feet and an angular error of 35" per angle point and was adjusted using compass rule. The plat has been calculated for closure and was found to be accurate within one foot in 110,215 feet.

Note: The surveyor hereon has made no investigative or independent search for easements of record. Encumbrances, restrictive covenants, ownership title evidence or any other facts that a current title search may disclose.

Note: This plat was prepared for the exclusive use of the person, persons or entity named hereon. This plat does not extend to any person, persons or entity without the express recertification of the surveyor naming such person, persons or entity.

TEXT LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
RB	REBAR
CONC.	CONCRETE
P	OVERHEAD POWER
PP	POWER POLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
B/L	BUILDING LINE
C/L	CENTERLINE
R/W	RIGHT-OF-WAY

GEORGIA REGISTERED NO. 2836 LAND SURVEYOR
JAMES S. HULL, JR.

This property is in zone "X" a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13247C0104D, Dated: 12/08/2016.

JOB NO. 22-230
DWG. NO. 35337

L E G A L D E S C R I P T I O N

Tract one

ALL THAT TRACT or parcel of land lying and being in land lots 361,373,374 & 375 of the 16th district Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a R\W M. at the intersection of the south right-of-way of State Hwy.No.138 and the east right-of-way of Gleaton Road this being the true point of beginning.

THENCE North 59 degrees 18 minutes 18 seconds East for a distance of 124.60 feet to an R\W M.;

THENCE North 58 degrees 03 minutes 58 seconds East for a distance of 483.23 feet to a R\WM;

THENCE North 58 degrees 03 minutes 15 seconds East for a distance of 271.90 feet to a point;

THENCE South 41 degrees 37 minutes 19 seconds East for a distance of 24.65 feet to an R\W M.;

THENCE North 59 degrees 01 minutes 15 seconds East for a distance of 13.49 feet to an R\W M.;

THENCE along a curve to the right having a radius of 2048000.00 feet and an arc length of 206.59 feet, being subtended by a chord of North 59 degrees 34 minutes 19 seconds East for a distance of 206.59 feet to a point;

THENCE along a curve to the right having a radius of 2048000.00 feet and an arc length of 100.00 feet, being subtended by a chord of North 59 degrees 34 minutes 35 seconds East for a distance of 100.00 feet to an R\W M.;

THENCE North 33 degrees 23 minutes 40 seconds West for a distance of 25.28 feet to an R\W.;

THENCE along a curve to the right having a radius of 3715.67 feet and an arc length of 322.21 feet, being subtended by a chord of North 63 degrees 01 minutes 59 seconds East for a distance of 322.11 feet to an R\W M.

THENCE along a curve to the right having a radius of 5576.82 feet and an arc length of 805.41 feet, being subtended by a chord of North 68 degrees 27 minutes 42 seconds East for a distance of 804.71 feet to an R\W M.;

THENCE North 72 degrees 32 minutes 27 seconds East for a distance of 285.24 feet to a point;

THENCE South 30 degrees 30 minutes 00 seconds East for a distance of 1966.26 feet to a point;

THENCE South 59 degrees 30 minutes 00 seconds West for a distance of 1493.00 feet to a point;

THENCE South 37 degrees 38 minutes 28 seconds East for a distance of 1334.82 feet to an Rock Fnd.;

THENCE South 01 degrees 04 minutes 44 seconds East for a distance of 324.00 feet to an IPS 1\2"RB;

THENCE South 63 degrees 42 minutes 16 seconds West for a distance of 159.20 feet to an IPS 1\2"RB;

THENCE South 61 degrees 35 minutes 01 seconds West for a distance of 154.61 feet to an Rock Fnd.;

THENCE South 60 degrees 52 minutes 57 seconds West for a distance of 556.53 feet to an IPF 1\2"RB;

THENCE South 61 degrees 35 minutes 57 seconds West for a distance of 163.36 feet to an Rock Fnd.;

THENCE South 76 degrees 39 minutes 09 seconds West for a

distance of 324.75 feet to an Rock Fnd.;

THENCE South 66 degrees 58 minutes 01 seconds West for a distance of 386.70 feet to an Rock Fnd.;

THENCE North 20 degrees 18 minutes 55 seconds West for a distance of 1040.36 feet to an IPS 1\2"RB;

THENCE North 84 degrees 23 minutes 14 seconds West for a distance of 1102.35 feet to an Rock Fnd.;

THENCE North 01 degrees 06 minutes 38 seconds East for a distance of 1404.14 feet to an Conc.Marker Fnd.;

THENCE North 86 degrees 48 minutes 05 seconds West for a distance of 186.70 feet to an IPS 1\2"RB;

THENCE North 01 degrees 44 minutes 55 seconds East for a distance of 188.50 feet to a point;

THENCE along a curve to the right having a radius of 983.35 feet and an arc length of 370.83 feet, being subtended by a chord of North 13 degrees 05 minutes 21 seconds East for a distance of 368.63 feet to an R\W M.;

THENCE South 64 degrees 12 minutes 01 seconds East for a distance of 25.12 feet to an R\W M.;

THENCE along a curve to the right having a radius of 1005.29 feet and an arc length of 227.96 feet, being subtended by a chord of North 29 degrees 55 minutes 07 seconds East for a distance of 227.47 feet to an R\W M.;

THENCE North 32 degrees 36 minutes 18 seconds East for a distance of 196.17 feet to an R\W M. at the true point of beginning.

Said property contains 230.35 acres.

GROVE PARK S/D

STATE HWY. 138

APPROX. LOCATION OF PERMANENT CELL TOWER AND ACCESS EASEMENT

WATERSHED PROTECTION ZONING

APPROX. LI LINE

381

375

382

374

TRACT 1 + TRACT 2 = 230.35 AC
TOTAL NUMBER OF SINGLE FAMILY LOTS = 230
PROPOSED DENSITY = 1.0 UNIT/AC
ALLOWABLE DENSITY IN A-R = 1.0 UNIT/AC

72 ACRE FUTURE PHASE TRACT 2

122.70 ACRES

PROPOSED FUTURE ACCESS EASEMENT RETAINED BY SELLER

GROVE PARK S/D COMMON AREA GREENSPACE

APPROX. 1,200 LF OF PROP 8" GRAVITY SEWER TO PUMP STATION. SEWER EASEMENT TO BE RETAINED BY SELLER

TRACT 1

PROPOSED STORMWATER POND

PROPOSED PUMP STATION

FERN RIDGE DR.

GLEATON RD.

± 62 ACRES FOR PROPOSED SUBDIVISION

GREENSPACE FOR PROPOSED SUBDIVISION ± 96.35 ACRES

250 0 250 500
GRAPHIC SCALE – 1 INCH = 250 FEET

SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PATRICK & ASSOCIATES, INC.

GSWCC #2494
CERTIFIED
DESIGN PROF.
EXP: 11/15/2020

NO.	DATE	REVISION	BY

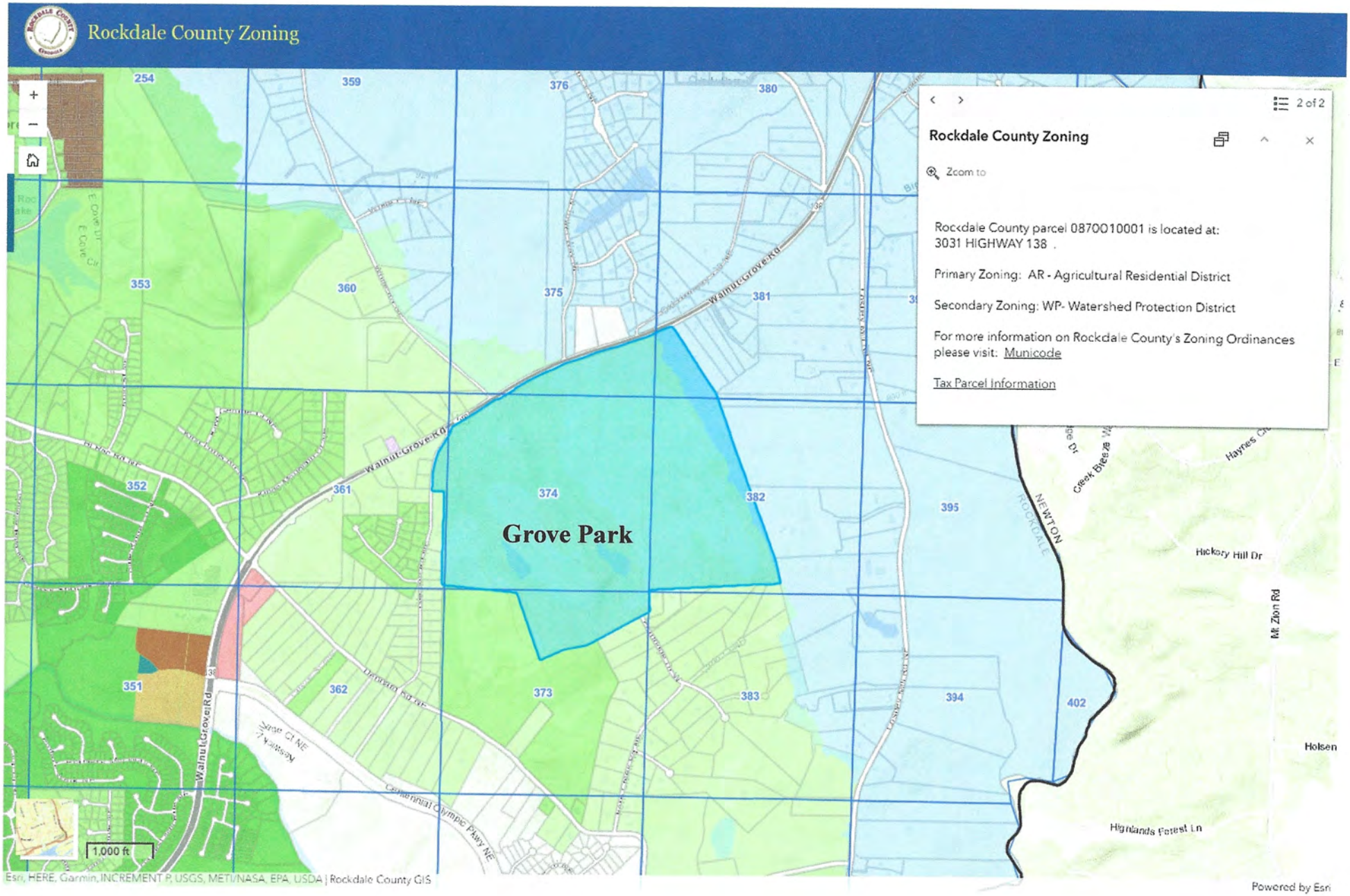
JOB NO. 21-310
COMPUTED No.
DRAWN BY: MW
CHECKED BY: MW
DATE: 05/27/2022
SCALE: 1"=250'

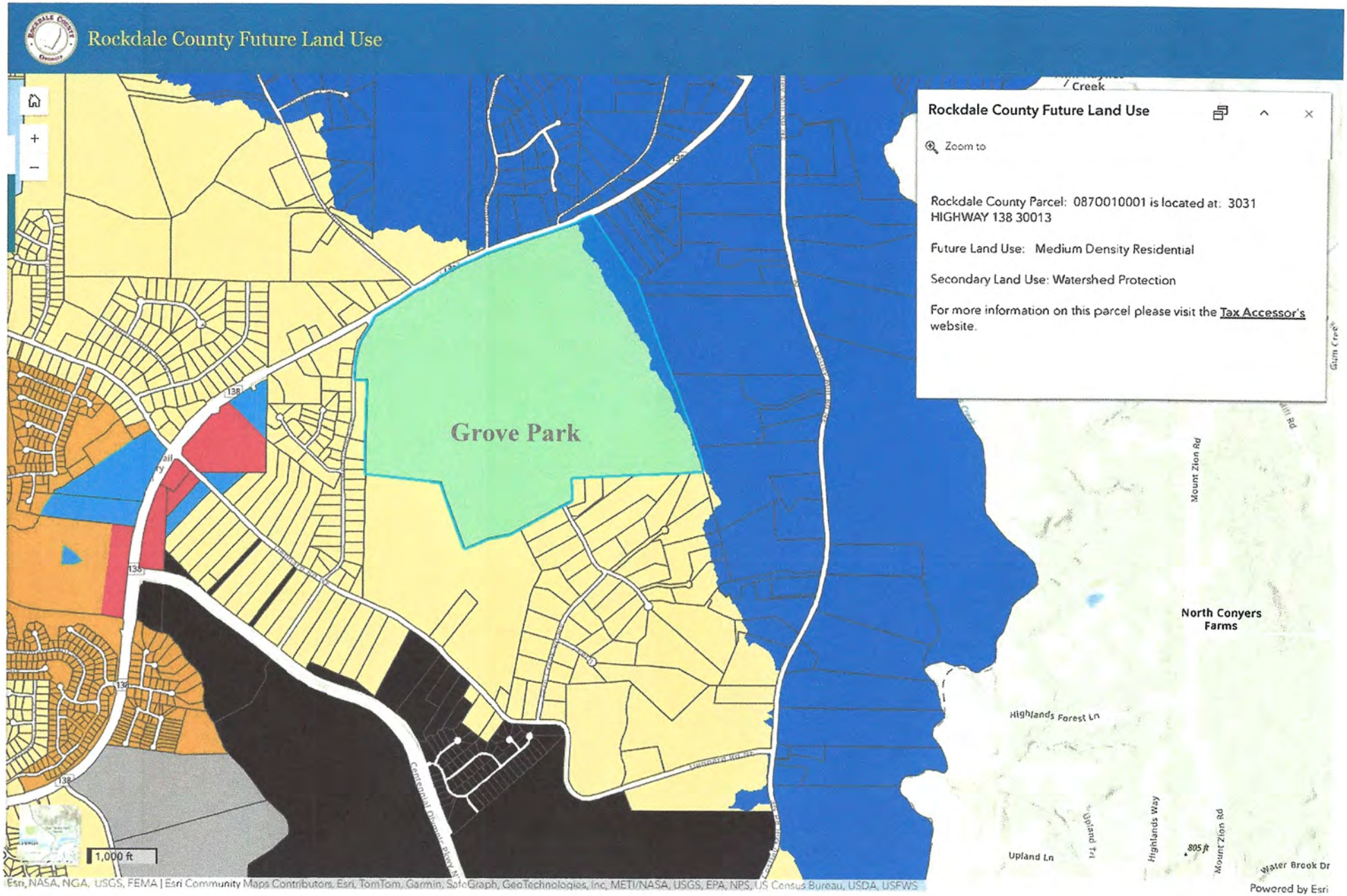
CONCEPT PLAN FOR:
GROVE PARK S/D
3031 NE HIGHWAY 138
LAND LOT 373,374,375,381,382,&361
16TH DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
32852

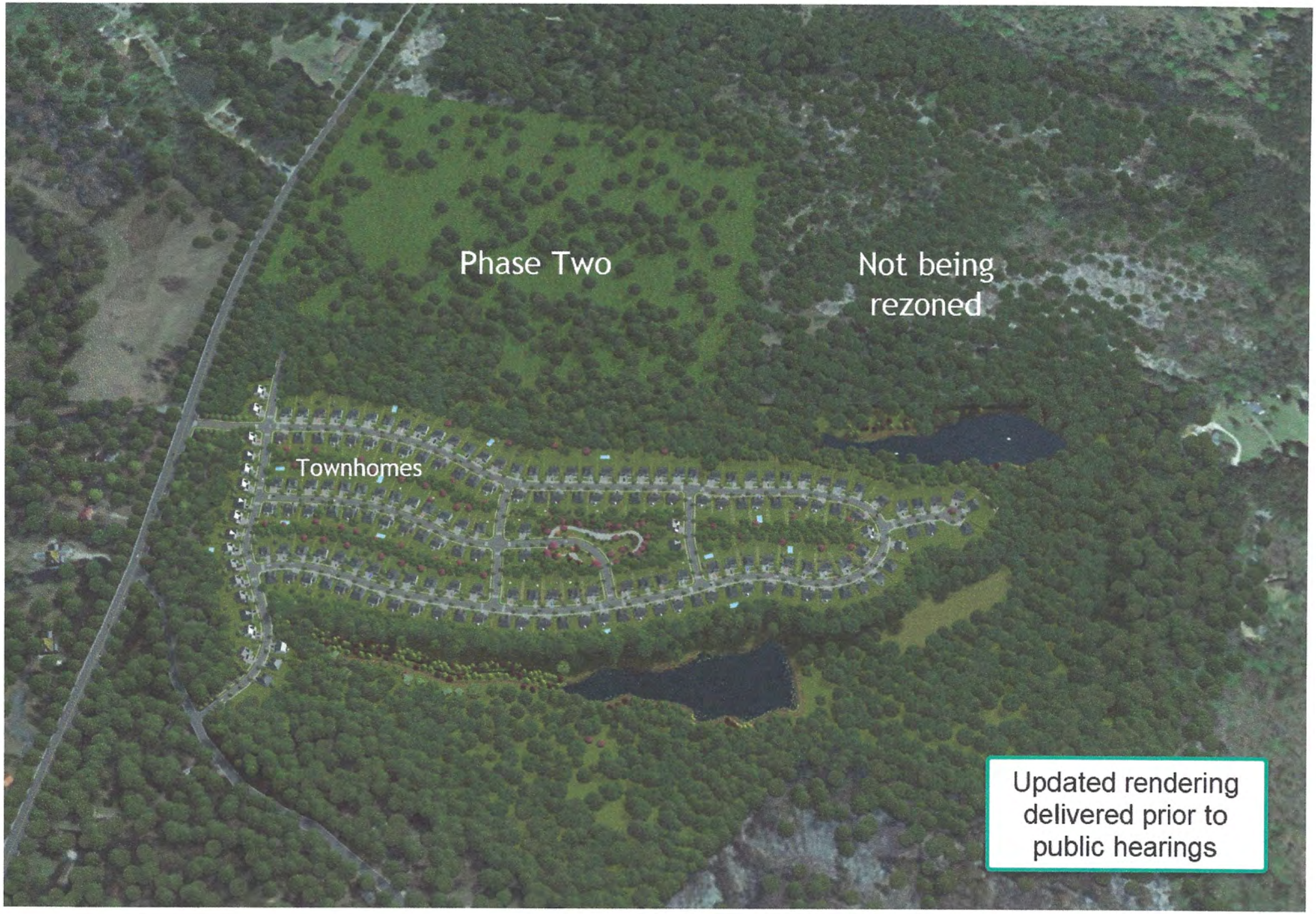
SHEET: 1 OF: 1

VICINITY MAP
Costley Mill Park
Our Loving Mothers Children
Mother of God Ukrainian Catholic Church
SUBJECT
Keswick Millage Apartments &...
Cherokee Run Golf Club
Hawthorn Extended Stay by Wyndham Conyers
Bojangles
Georgia International Horse Park
White Rd NE
Hwy 138
Dial Mill Rd NE
Costley Mill Rd NE
Old Costley Mill Rd
Yellow River
Bald Rock Rd
Sigman Rd NE


Rockdale County Zoning
2 of 2
Rockdale County Zoning
Zoom to
Rockdale County parcel 0870010001 is located at:
3031 HIGHWAY 138 .
Primary Zoning: AR - Agricultural Residential District
Secondary Zoning: WP- Watershed Protection District
For more information on Rockdale County's Zoning Ordinances please visit: Municode
Tax Parcel Information
Grove Park
Walnut Grove Rd
Walnut Grove Rd
Walnut Grove Rd
Dearmon Rd NE
Centennial Olympic Pkwy NE
Mt Zion Rd
Hickory Hill Dr
Highlands Forest Ln
Holsen
NEWTON
ROCKDALE
1,000 ft
Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | Rockdale County GIS
Powered by Esri


Rockdale County Future Land Use
Rockdale County Future Land Use
Zoom to
Rockdale County Parcel: 0870010001 is located at: 3031 HIGHWAY 138 30013
Future Land Use: Medium Density Residential
Secondary Land Use: Watershed Protection
For more information on this parcel please visit the Tax Accessor's website.
Grove Park
North Conyers Farms
Mount Zion Rd
Highlands Forest Ln
Upland Ln
Highlands Way
Water Brook Dr
1,000 ft
Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Powered by Esri

White Road
HIGHWAY 138
FUTURE PHASE
Not being rezoned
Common Area Greenspace
Gleaton Road
Centennial Olympic Parkway
Costley Mill Road
COSTLEY MILL PARK
Close to Parks
CHEROKEE RUN


Phase Two
Not being rezoned
Townhomes
Updated rendering delivered prior to public hearings

Phase Two
Not being rezoned
Townhomes
Updated rendering delivered prior to public hearings

FISCHER HOMES

CUMBERLAND

Maple Street Collection

welcome home.

Approximately 2439 sq ft

COASTAL CLASSIC
(WITH OPTIONAL BRICK & EXTENDED PORCH)

designed by:

COASTAL CLASSIC

designed by:

URBAN MODERN

designed by:

AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by:

Images & Options Available at fischerhomes.com

Our Plans Include You

FISCHER HOMES

FAIRFAX

Maple Street Collection

welcome home.

Approximately 2330 sq ft

AMERICAN CLASSIC
(WITH OPTIONAL BRICK)

designed by:

COASTAL CLASSIC

designed by:

URBAN MODERN

designed by:

MODERN FARMHOUSE

designed by:

Images & Options Available at fischerhomes.com

Our Plans Include You

FISCHER HOMES

JENSEN

Maple Street Collection

welcome home.

Approximately 2794 sq ft

MODERN FARMHOUSE

designed by:

AMERICAN CLASSIC
(WITH OPTIONAL BRICK & PORCH)

designed by:

COASTAL CLASSIC

designed by:

MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:

Images & Options Available at fischerhomes.com

Our Plans Include You

FISCHER HOMES

SOMERSET

Maple Street Collection

welcome home.

Approximately 1958 sq ft

PACIFIC CRAFTSMAN

AMERICAN CLASSIC

COASTAL COTTAGE

Images & Options Available at fischerhomes.com

Our Plans Include You

FISCHER HOMES

YOSEMITE

Maple Street Collection

welcome home.

Approximately 2258 sq ft

MODERN FARMHOUSE

designed by:

AMERICAN CLASSIC

designed by:

MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by:

WESTERN CRAFTSMAN
(WITH OPTIONAL BRICK)

designed by:

Images & Options Available at fischerhomes.com

Our Plans Include You

ASHEVILLE

28-038
TOWNHOME COLLECTION

6-HOME BUILDING

FISCHER HOMES

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ASHEVILLE

28-038
TOWNHOME COLLECTION

INCLUDED SECOND FLOOR

ALTERNATE SECOND FLOOR

FISCHER HOMES

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BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN
Sherri L. Washington, Esq., Commissioner Post I
Dr. Doreen Williams, Commissioner Post II

ROCKDALE WATER RESOURCES

KIMBRY L. PEEK, SR., DIRECTOR
DAVID CERVONE, PE PRINCIPAL ENGINEER
TELEPHONE 770-278-7450
FACSIMILE: 770-918-6529

Rockdale Water Resources

ENGINEERING DIVISION

July 15, 2024

Andy Shipp
Grove Park Farm, LLC
Allied Capital, LLC
PO Box 1375
Conyers, GA 30012

Dear Andy Shipp

As of the date of this letter, Rockdale County does have wastewater availability and treatment capacity to accommodate your request for wastewater treatment for your site at 3031 Highway 138 Conyers, GA 30013 property - tax parcel # 0870010001

This availability does not constitute a sewer reservation nor promise of a sewer reservation. Such reservations can only be facilitated by way of an approved wastewater service permit. The wastewater service permit includes submittal of the sewer reservation application (i.e. permit), payment made for such reservation, and approval by Rockdale County per Rockdale County Rate-Resolution-R-2019-06-approved-5-14-2019. Wastewater conveyance and treatment capacity availability is subject to change and sewer reservations are made on a first come, first serve basis. The wastewater conveyance capacity is the responsibility of the developer to ensure that existing sewer line can handle the existing flow plus a peak flow from the proposed development.

If you should have any questions, please contact us at 770-278-7450.

Sincerely,
Rockdale Water Resources
Engineering Division

"Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER"

BOARD OF COMMISSIONERS

OSBORN NESBITT, SR., CHAIRMAN
Sherri L. Washington, Esq., Commissioner Post I
Dr. Doreen Williams, Commissioner Post II

ROCKDALE WATER RESOURCES

KIMBRY L. PEEK, SR., DIRECTOR
DAVID CERVONE, PE PRINCIPAL ENGINEER
TELEPHONE 770-278-7432
FACSIMILE: 770-918-6529

Rockdale Water Resources

ENGINEERING DIVISION

July 15, 2024

Andy Shipp
Grove Park Farm, LLC
Allied Capital, LLC
PO Box 1375
Conyers, GA 30012

Dear Andy Shipp

As of the date of this letter, this letter confirms Rockdale County has public water service available for your site at 3031 Highway 138 Conyers, GA 30013- tax parcel #0870010001.

If you should have any questions, please contact us at 770-278-7450.

Sincerely,
Rockdale Water Resources
Engineering Division

"Rockdale Water Resources is perfectly positioned to provide the ultimate resource – WATER"

3031 Highway 138 12000 Scale Aerial Topo Map

5/31/2022, 10:38:25 AM

- Stormwater Structures
- Stormwater Outfalls
- Stormwater BMPs
- Stormwater Pipes

Sewer Structures
- Private
- Public

Sewer Pipes
- Private
- Public
- Public
- Sewer Pump Stations
- Sanitary Sewer Easements
- Sewer WWTP

Fire Hydrants
- PRIVATE
- PUBLIC

- Water Hydrant Leads
- Water ARV
- Water Line
- Water Districts
- Parcels
- 2 Foot Contour Lines

1:12,000

0 500 1,000 2,000 ft

0 185 370 740 m

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ArcGIS Web AppBuilder

Atlanta Gas Light

Bill Barnes
New Business Coordinator

10 Peachtree Pl
Atlanta, GA 30309
404 584 3690 tel
bbarnes@southernco.com

7/17/24

Andy Shipp
Planners and Engineers Collaborative
P O Box 1375 Conyers, GA 30012

RE: Grove Park Farm, LLC - 3031 GA-138 Conyers, GA 30013

Dear Andy,

This is to advise you that natural gas is presently available to serve the above residential location.

This is to further advise you that natural gas service will be made available to the above referenced project, in accordance with the Rules and Regulations governing our operations on file with the Georgia Public Service Commission at the time said service is requested **(the "Rules")**, **which may require that customer contribute to any excess installation costs (as calculated pursuant to the Rules)**.

Please contact Aiyana Abron, 678-243-8656 regarding gas installation.

Sincerely,

Bill Barnes

Bill Barnes

Rockdale County Public Schools
RCPS

Dr. Terry O. Oatts
Superintendent

Santana T. Flanigan
General Counsel

Board of Education
Pamela J. Brown – Chair
Heather Duncan – Vice Chair
Sandra Jackson-Lett
Janie Jones
Justin T. Kenney
Mandy M. North
Akita Parmer

Andy Shipp
Grove Park Farm, LLC
Allied Capital, LLC

Here's the latest school student data that I have. I've not seen the projections for this coming school year but the data locations I used for your report is the information I will use until the first twenty-day count in SY25.

I hope this helps. Please let me know if there is any other information you need.

FYI – there are several mobile class units at HTE. They are not in use and not included in the capacity number I shared. Several years ago, I stopped moving trailers until we have a need at another location to save the costs of moving units twice.

There are four units at CMS – brought in during COVID to provide the opportunity to reduce classroom student numbers. These four trailers are not included in the CMS capacity numbers I shared above. To my knowledge, they are not using them for classes currently, although they are not in my available mobile classroom inventory at this point.

School	Current Enrollment	SY24 Projected Enrollment	Current Capacity
RCHS	1,349	1,489	1,500
CMS	868	974	1,242
HTE	558	522	760

Phil Budensiek,

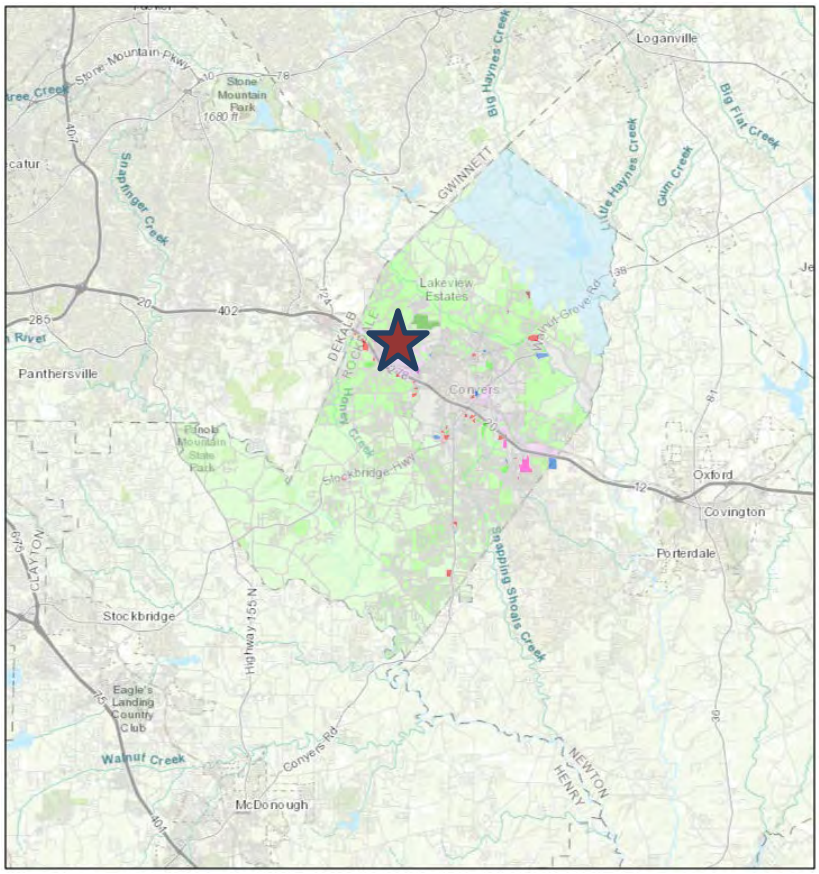
Phil Budensiek, COO
Rockdale County Public Schools
770-860-4277

BOARD OF COMMISSIONERS
OSBORN NESBITT, SR., CHAIRMAN
SHERRI L. WASHINGTON, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II

DEPARTMENT OF PLANNING & DEVELOPMENT
CHRISTOPHER WHEELER, INTERIM DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

PLANNING COMMISSION AND BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Number:	REZ2024-23
Address:	1529 Farmer Rd NW
Tax Parcel ID:	0220010015
Site Area:	1.03 acres
Current Zoning:	R-1 (Single-Family Residential)
Existing Conditions:	Single-Family Residence/Undeveloped
Request:	To rezone a 1.03-acre property from R-1 (Single-Family Residential) to M-2 (General Industrial) for an Auto Body Shop.
Applicant:	Marshanda R Ferrell for Oral C Clarke
Owner:	Oral C Clarke
Staff Recommendation:	**Approval with Conditions**
PC Hearing Date:	November 7, 2024
BOC Hearing Date:	November 14, 2024



ZONING HISTORY

The subject site is zoned R-1 (Single-Family Residential). No prior zoning changes are on record for the site.

EXISTING SITE CONDITIONS

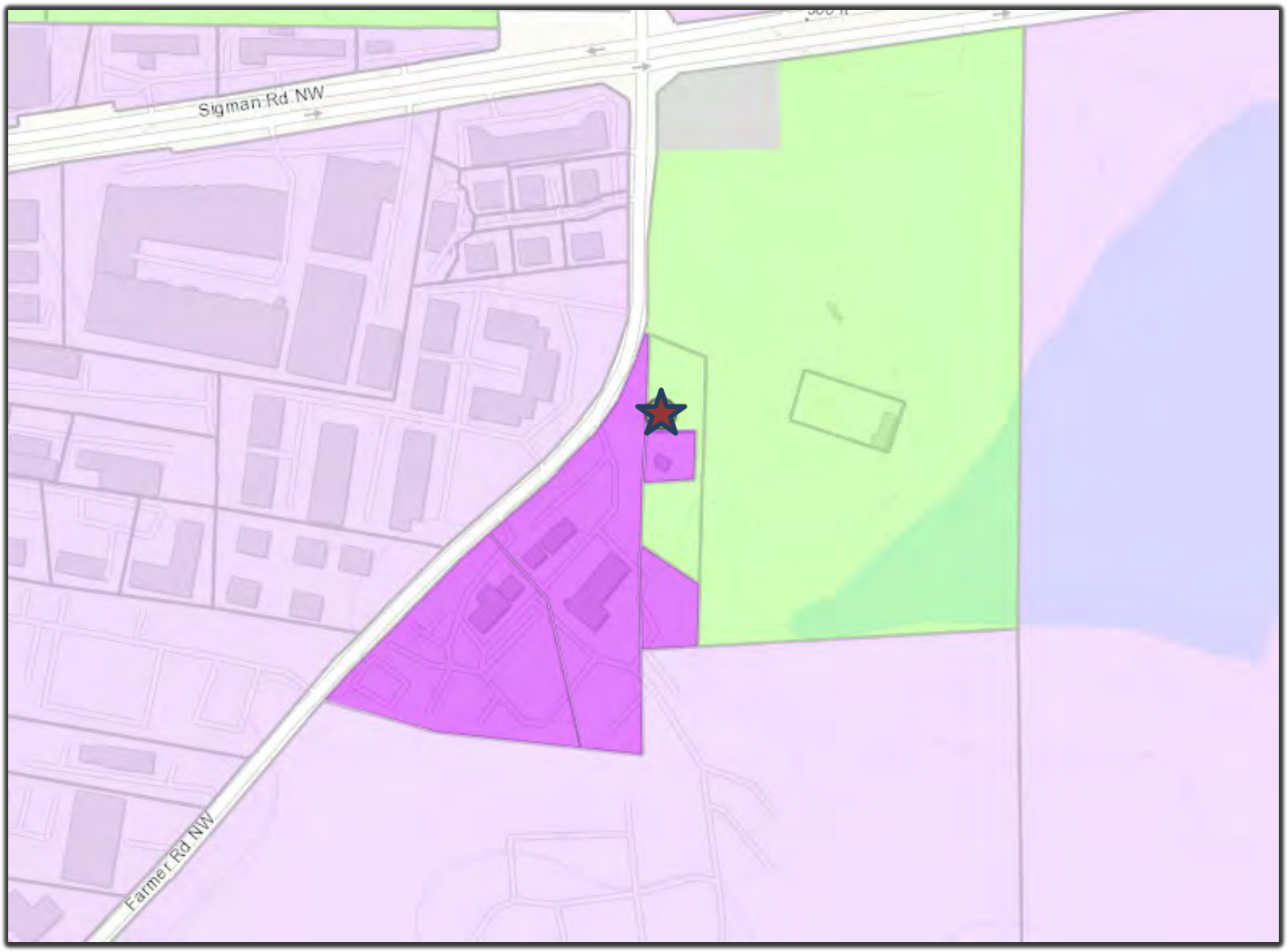
The subject site is a 1.03-acre property developed with a single-family residence. According to property records, the 666 square-foot residence was constructed in 1953 and is in poor condition. The subject site can be accessed from Farmer Road NW. The Rockdale County Stormwater Map indicates that there is stream buffer and floodplain present on the property; however, they do not take up a significant portion of the property.

SURROUNDING USE AND ZONING

The subject site is directly adjacent to residential and industrial zoned properties. The following is a summary of surrounding uses and zoning:

ADJACENT ZONING AND CURRENT LAND USE			
Direction	**Address**	**Zoning District**	**Current Land Use**
North	1565 NW FARMER RD	R-1/M-1	Vacant
East	1565 NW FARMER RD	R-1/M-1	Vacant
South	1525 NW FARMER RD	M-2	Outdoor Storage of Machinery and Equipment
West	1487 NW FARMER RD	M-2	Office Buildings

ZONING MAP

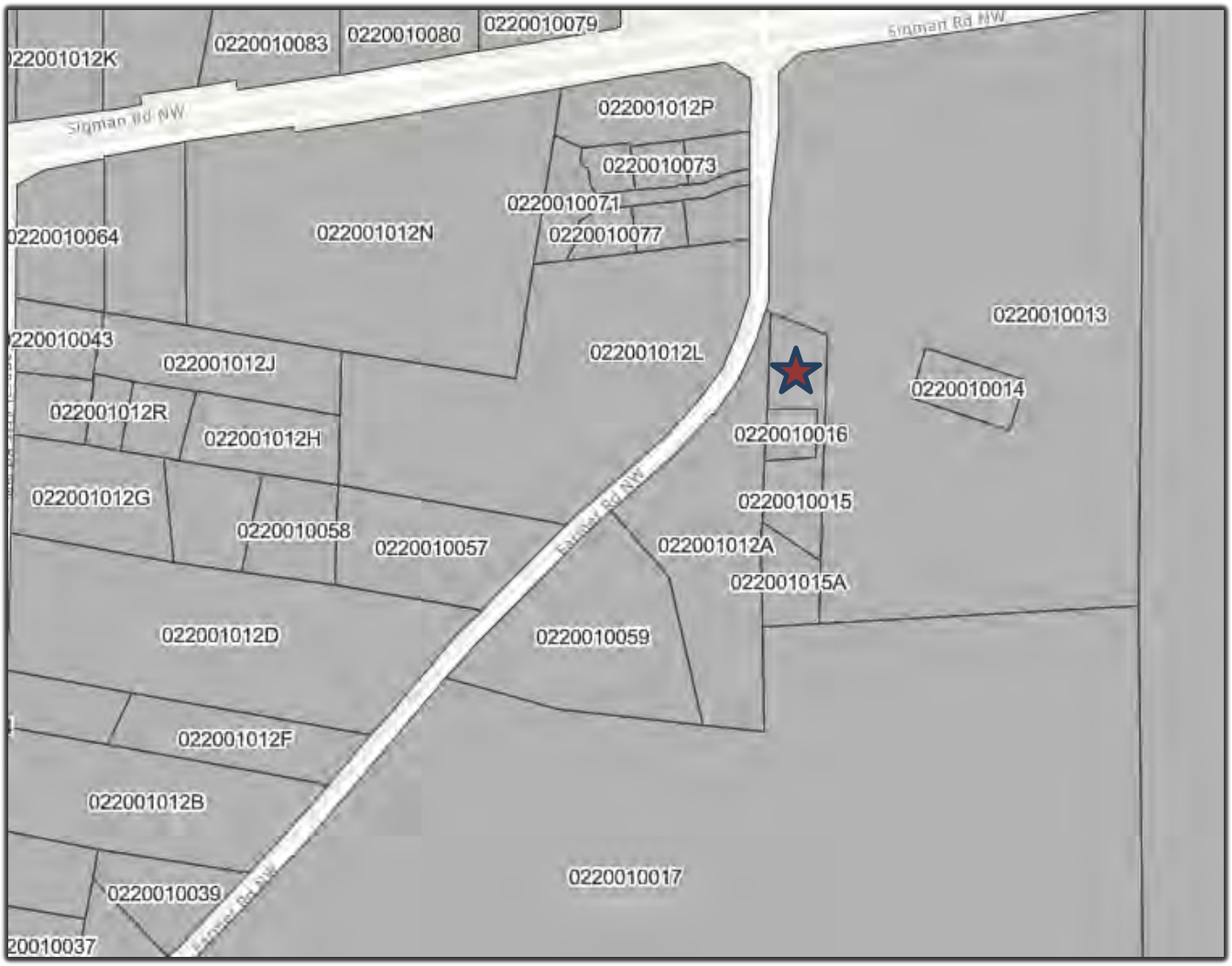


M1 - Limited Industrial District

M2 - General Industrial District

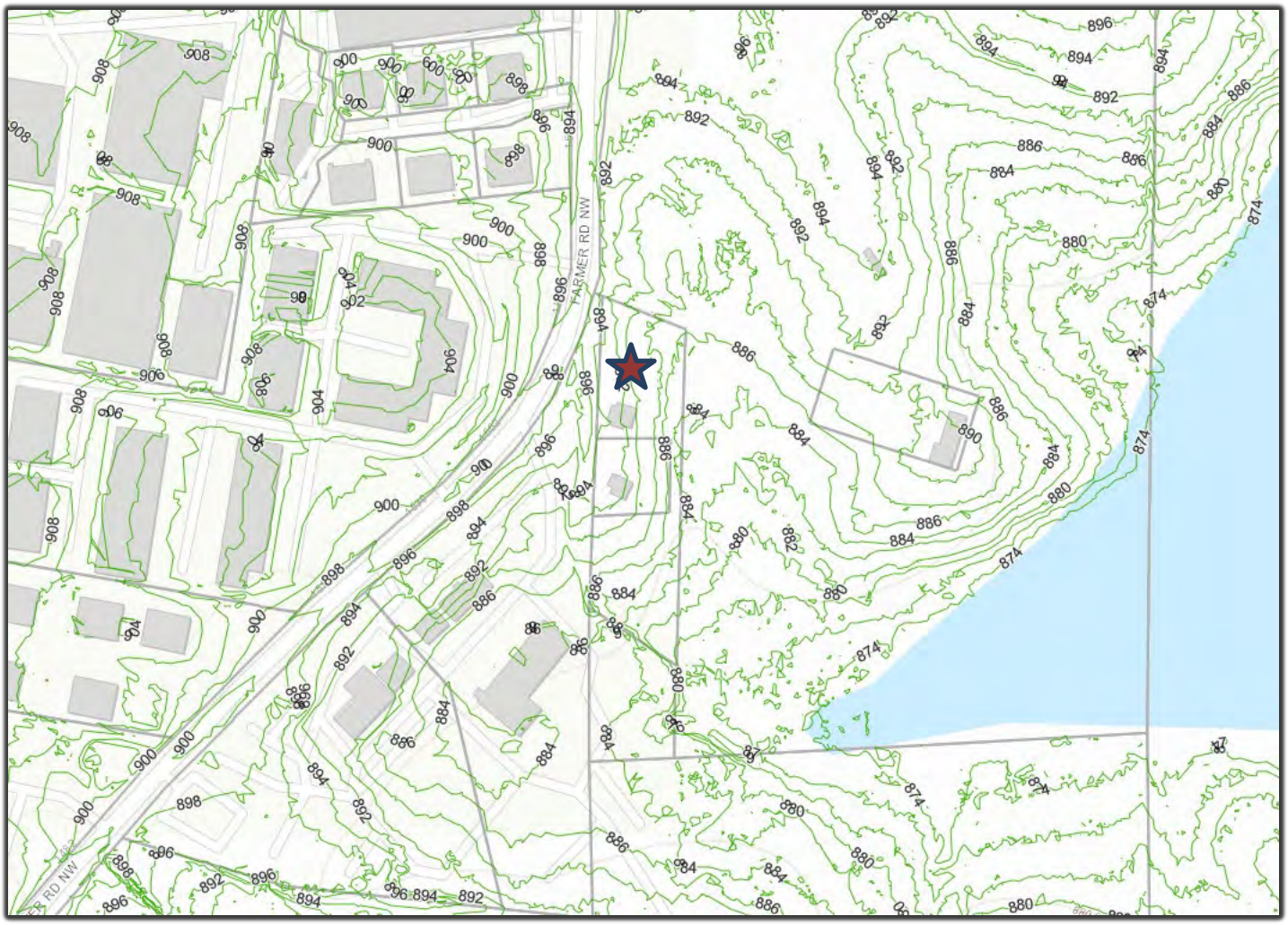
R1 - Single-Family Residential District

FUTURE LAND USE MAP



Light Industrial

TOPOGRAPHY MAP



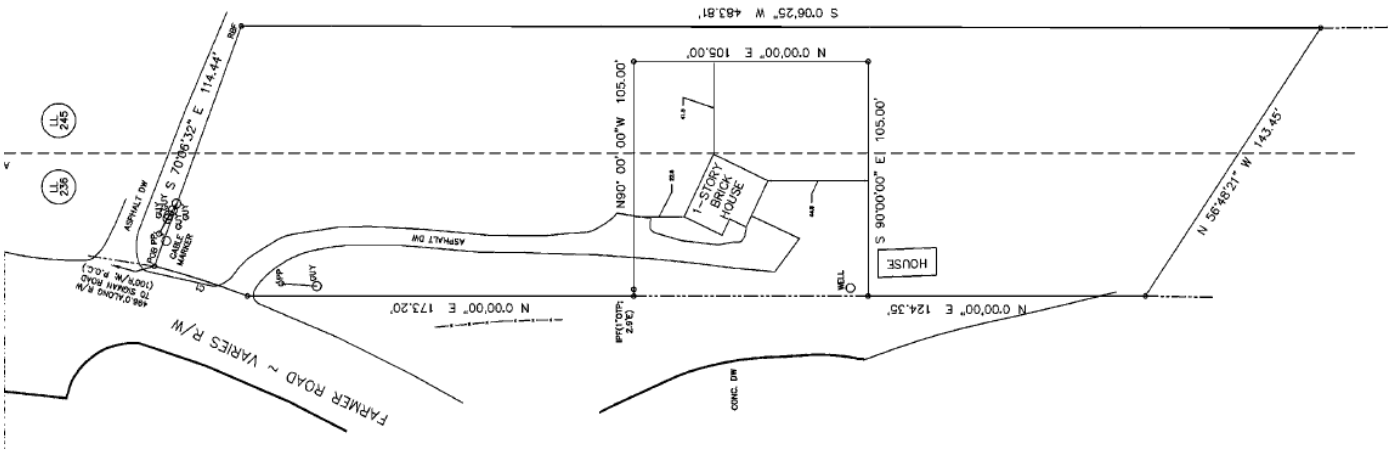
AERIAL

PROJECT SUMMARY

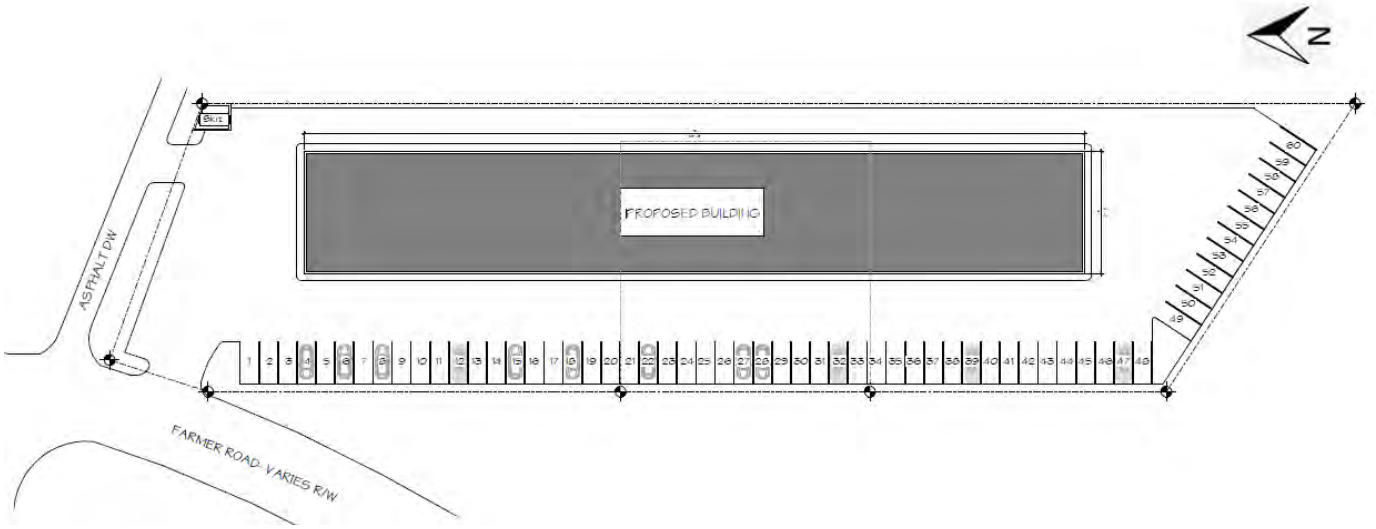
The applicant is requesting a rezoning for a 1.03-acre parcel. The project includes the following:

- A request to rezone from R-1 (Single-Family Residential) to M-2 (General Industrial) to allow the property to be developed with an auto body shop.
- The applicant intends to demolish the existing residential structure and construct a three-bay industrial building that will house up to three mechanic/auto body shops.

EXISTING SITE



PROPOSED SITE PLAN



INTERNAL AND EXTERNAL AGENCY REVIEW

The applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Fire

FIRE HYDRANTS SHALL BE SPACED A MAXIMUM 500 FEET APART FOR NON-SPRINKLED STRUCTURES; MAXIMUM OF 600 FT APART FOR SPRINKLED STRUCTURES.

Rockdale Board of Education

No impact to RCPS.

Stormwater Department

Based on the submitted rezoning documents, there are existing Rockdale County Future flood plain requirements that must be adhered to by Federal, State and County ordinances.
Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting.

CHAPTER 328 – Buffers, landscaping, and Tree Protection

Sec. 328-15. - Authority, findings, purpose and intent.

(a) *Authority.* This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including by not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) *Findings, purpose, and intent.* It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows:

(1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.

(2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.

(3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.

(4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.

(5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff.

(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.

(7) To reduce noise and glare on adjacent properties from properties that has been extensively developed.

(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.

(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.

(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.

(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.

(a) Each new development not covered by section 328-24 shall prepare a landscape and tree protection and replacement plan showing compliance with this section.

(b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining for the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces, or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.

(c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.

(d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or storm water detention facilities except when complying with requirements below. Driveway crossings may traverse such strip as near to a perpendicular alignment as practical. Signs may be located in the required landscape strip.

CHAPTER 320 – FLOOD DAMAGE PREVENTION

Sec. 320-1. - Introduction.

(a) It is hereby determined that:

(1) The flood hazard areas of Rockdale County, GA are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public

expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

(3) Effective floodplain management and flood hazard protection activities can:

a. Protect human life and health,

b. Minimize damage to private property,

c. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains, and

d. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

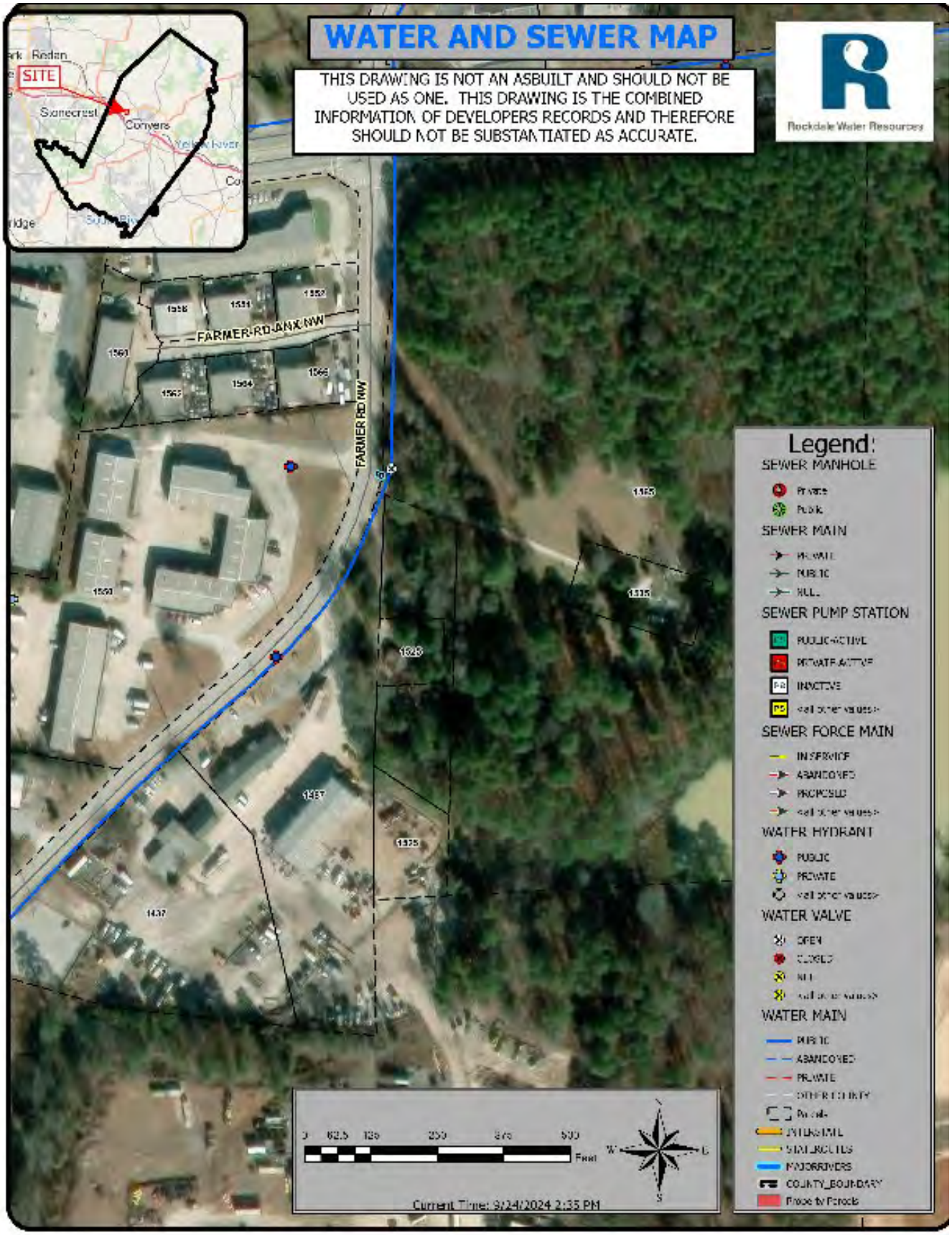
(b) Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Rockdale County, GA, does ordain this chapter and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

Transportation Department

Please provide site plans for Transportation to review.

Water/Sewer

Existing 8” DIP Water main along Farmer Rd NW. Public Wastewater is not available. See Map Attached


WATER AND SEWER MAP
THIS DRAWING IS NOT AN ASBUILT AND SHOULD NOT BE USED AS ONE. THIS DRAWING IS THE COMBINED INFORMATION OF DEVELOPERS RECORDS AND THEREFORE SHOULD NOT BE SUBSTANTIATED AS ACCURATE.
Rockdale Water Resources
SITE
Conyers
FARMER RD NW
FARMER RD JANX NW
Legend:
SEWER MANHOLE
SEWER MAIN
SEWER PUMP STATION
SEWER FORCE MAIN
WATER HYDRANT
WATER VALVE
WATER MAIN
Current Time: 9/24/2024 2:35 PM

EVALUATION OF THE REZONING REQUEST

When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following standards as described in Section 238-4(G1) of the UDO:

A. Is the zoning proposal permitted as a use that is suitable in view of the use and development of adjacent and nearby property?

The subject site is adjacent to industrially zoned properties that are developed with industrial uses including a construction company's offices, storage buildings, and outdoor storage areas. The buildings that house these uses were constructed in the 1970's and 80's. Due to the pre-existing industrial character of the area, staff believe that the proposed rezoning would be consistent with other developments in the area.

B. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

The existing uses of adjacent or nearby properties would not be adversely impacted by the requested zoning change. Allowing the rezoning from R-1 (Single-Family Residential) to M-2 (General Industrial) would be consistent with adjacent uses along Farmer Road NW.

C. Will the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

Development of the property as R-1 (Single-Family Residential) would not be compatible with the adjacent industrial uses, and therefore, the property's economic use is depreciated as currently zoned. The site would have a greater economic use if rezoned to M-2 (General Industrial).

D. Will the zoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

If land development is permitted in accordance with code requirements, the proposed rezoning would not likely increase adverse impacts on public facilities. Public water is available at the site. Impacts to transportation infrastructure are not anticipated. Development of the site for industrial use will have no impact on the Rockdale County School System.

E. Is the zoning proposal in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan?

The request to rezone the subject property to M-2 (General Industrial) will be in conformance with the Future Land Use category of Light Industrial.

F. Are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval, or disapproval of the zoning proposal?

Staff believe that a rezoning of the property from R-1 (Single-Family Residential) to M-2 (General Industrial) would allow the property to be utilized in a manner consistent with surrounding properties.

PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS

Based on staff's evaluation of the request, and the standards governing exercise of zoning power, the Department of Planning and Development recommends ***Approval with Conditions*** of the request to rezone from R-1 (Single-Family Residential) to M-2 (General Industrial) with the following conditions:

1. The proposed development must comply with all Rockdale County Land Disturbance requirements.
2. The proposed development must comply with all Rockdale County Standard Design and Construction Details.
3. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the M-2 (General Industrial) Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
4. General industrial uses shall be permitted with the exception of the following uses:
    a. Cement manufacturing.
    b. Chemical laboratories and manufacturing facilities.
    c. Fabricated metal product manufacturing.
    d. Nonmetallic mineral product manufacturing.
    e. Open yard storage business.
    f. Paint manufacturing.
    g. Processing plant and manufacturing facility for hazardous materials.
    h. Recycling centers and recovered materials processing facilities.
    i. Solid waste handling facilities.
    j. Transportation equipment manufacturing.
    k. Waste management and remediation services.
5. Should the rezoning request be approved, the applicant shall submit a combination plat prior to requesting a land disturbance permit.
6. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
7. Outdoor storage shall be set back at least 15 feet from any side or rear property lines.
8. Outdoor storage shall be screened by a solid fence or wall at least eight feet high or as required to screen view from adjacent property and public streets.
9. All utilities shall be placed underground.
10. Natural vegetation shall remain on the property until the issuance of a development permit.

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

REZONING APPLICATION

UNIFIED DEVELOPMENT ORDINANCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

1117 West Avenue NW
Conyers, Georgia 30012

Phone: 770-278-7100
Fax: 770-278-8940
www.rockdalecounty.org

ROCKDALE COUNTY REZONING APPLICATION CHECKLIST

FILING DEADLINE:

Deadline is the First Friday of Each Month, Before 4:00pm.
Fees may be paid by check or card. We do not accept American Express or cash.
The filing fee is based upon the number of properties, the acreage of each property, and the requested zoning district.

REQUIRED ITEMS FOR REZONING:

Revisions made to the applications after the submittal deadline and prior to the Planning Commission and Board of Commissioners Public Hearings may be continued to the following month's hearing.

☐ **Pre-Application Conference**: Date attended and with which staff member

☐ **Completed Applicaton:** Provide one PDF copy to planning@rockdalecountyga.gov and one hard copy of the entire submittal packet.

☐ **Letter of Intent:** In your own words, type the reason you believe the zoning of the subject property should be amended.

☐ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☐ **Plat:** Plat recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

OR

☐ **Survey:** Survey should be signed and sealed by an architect, engineer, landscape architect or land surveyor.

☐ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☐ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements.
The Conceptual Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- A written description of the details of the proposed use and development details;
- A vicinity map showing the use and zoning of all surrounding properties;
- Proposed setbacks and transitional buffers;
- Proposed open or recreational spaces, if any;
- Proposed lot sizes, buildings, fences and walls, dumpsters, and other improvements;
- Proposed stormwater management facilities, subject to the approval of the Rockdale County Stormwater Department;
- Proposed location and capacities of public and private utilities, subject to the approval of the Rockdale County Environmental Health Department or Rockdale County Water Resources;
- Lakes, streams, floodplains, wetlands, and associated buffers;
- Proposed public improvements including sidewalks, street trees, and right-of-way dedications;
- Existing and proposed easements;
- Impact on school enrollment and transportation facilities;
- Impact on existing water, sewer, and stormwater facilities;
- Any additional information as may be requested by the Department.

- Traffic Study (if required)
- Development of Regional Impact Review Form (DRI) per UDO Sec. 238-5 (if required)

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in Staff's review of the application. The Planning Commission and Board of Commissioners reserve the right to require additional information if they believe that the submission of such information is necessary to understand the nature of the intended activity.

Current and Proposed FLU Category and Zoning District for Each Property

Address	Tax Parcel No.	Acreage	Current FLU	Proposed FLU	Current Zoning	Proposed Zoning
1529 Farmer Rd Conyers, GA 30012	0220010015				R1	M2

FILING FEE SCHEDULE

☐ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☑ 0-4.99 acres	$250	0220010015		$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$300			$
☐ 5-9.99 acres	$400			$
☐ 10-19.99 acres	$550			$
☐ 20 acres and more	$700			$

☐ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	$250			$
☐ 5-9.99 acres	$300			$
☐ 10-19.99 acres	$400			$
☐ 20 acres and more	$500			$

TOTAL: $

PROPERTY INFORMATION

Property Address(es): 1529 Farmer Rd Conyers, GA
Tax Parcel Number(s): 02200010015

Number of Properties:
Land Lot/District(s):
Subdivision:
Total Acreage:

Current Zoning: R1
Proposed Zoning: M2
Current FLU:
Proposed FLU:

Current Use:
Proposed Use:

DEVELOPMENT INFORMATION

Type of Development: (check one)

- ☐ Residential
- ☑ Industrial
- ☐ Commercial
- ☐ Mixed Residential Uses
- ☐ Mixed Use
- ☐ Multi-Family Residential

If Use Contains a Residential Component:	Number of Units:	Acreage:	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed:		Number of Parking Spaces:

Does the development qualify for a Development Regional Impact (DRI)? ☐ Yes ☐ No

APPLICANT'S INFORMATION

Applicant: Oral Clarke	Authorized Agent / Attorney: Marshanda Ferrell
Business / Person Name: Oral Clarke	Business / Person Name: Marshanda Ferrell
Address: 11698 Lancaster Creek Circle SW	Address: 1294 Millcrest Walk NW
City: Conyers State: GA Zip: 30094	City: Conyers State: GA Zip: 30012
Office #: Mobile #: 404-960-3435	Office #: Mobile #: 470-371-8970
Email: Oralclarke@yahoo.com	Email: marshanda.ferrell@gmail.com

PROPERTY OWNER'S INFORMATION

Owner 1:	Owner 2:
Business / Person Name: Oral Clarke	Business / Person Name:
Owner of Tax Parcel #(s):	Owner of Tax Parcel #(s):
Address: 11698 Lancaster Creek Circle SW	Address:
City: Conyers State: GA Zip: 30094	City: State: Zip:
Office #: Mobile #: 404-960-3435	Office #: Mobile #:
Email: Oralclarke@yahoo.com	Email:
Owner 3:	Owner 4:
Business / Person Name:	Business / Person Name:
Owner of Tax Parcel #(s):	Owner of Tax Parcel #(s):
Address:	Address:
City: State: Zip:	City: State: Zip:
Office #: Mobile #:	Office #: Mobile #:
Email:	Email:

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

Surrounding Properties are listed as industrial.

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

Impact should be minimal as the other surrounding Properties are zoned as Industrial.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

Should Not be Drastically impacted as we do not Plan to do anything Hazardous.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

Developement that is being proposed Should ~~be~~ Coincide with other properties that are in the immediate area.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Department, the Planning Commission, and the Board of Commissioners will use these standards to evaluate the request:

1. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.

Yes.

2. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.

Property Has been vacant for 2 years.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

Should Not be drastically impacted as we do not Plan to do Anything Hazardous.

4. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The Proposed Rezoning Should Not Cause Any Burdens.

5. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

Yes it is.

6. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

No.

7. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

NO.

8. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

Water systems will be treated within the Rockdale County Standards.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

To be completed by the Agent or Attorney of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

I, Oral Clarke,

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

0220010015, 0220010016

Agent/Attorney Name: Marshanda Ferrell	Address: 1294 Millcrest walk nw	City: Conyers	State: GA	Zip: 30012
Firm:	Phone #'s: 470-374-8970	Email: marshandaferrell@gmail.com		

SIGNATURE

Wait to be in front of notary to sign:	(Agent/Attorney Signature)	Marshanda Ferrell (Agent/Attorney Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Driver's License (Type of document)

Executed in Conyers (City), Rockdale (County) GA (State), this 2nd (Day) day of August (Month), 20 24 (Year)

Notary Public signature

June 01, 2027

GA Registration No. and expiration date

ANNA MARIE ROME NOTARY PUBLIC ROCKDALE COUNTY GEORGIA MY COMMISSION EXPIRES JUNE 01, 2027

OWNER AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER AUTHORIZATION STATEMENT

I, Oral Clarke,

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

0220010015, 0220010016

Owner's Name: Oral Clarke	Address:	City:	State:	Zip:
Business:	Phone #'s: 404-960-3435	Email: Oralclarke@yahoo.com		

SIGNATURE

Wait to be in front of notary to sign:	(Owner's Signature)	Oral Clarke (Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: Driver's License (Type of document)

Executed in Conyers (City), Rockdale (County) GA (State), this 1 (Day) day of August (Month), 20 24 (Year)

Notary Public signature

7/15/2025

GA Registration No. and expiration date

STATE OF GEORGIA NOTARY PUBLIC MARSHANDA FERRELL Notary Public, Georgia Rockdale County My Commission Expires July 15, 2025

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: O. C. Clarke (Owner's Signature) | Oral Clarke (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: 059277674 | Driver's License (Type of document)

Executed in Conyers (City), Rockdale (County) GA (State), this 1 (Day) day of August (Month), 2024 (Year)

Notary Public signature

7/15/2025
GA Registration No. and expiration date

STATE OF GEORGIA
MARSHANDA FERRELL
Notary Public, Georgia
Rockdale County
My Commission Expires
July 15, 2025

Owner's Campaign Contribution Disclosure Statement: If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Name	Position	Amount	Description	Date
Osborn Nesbitt, Sr.	Chairman			
Sherri L. Washington	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

Wait to be in front of notary to sign: _____ (Agent's/Attorney's Signature) Marbarcia Ferrell (Agent's/Attorney's Name - Printed)

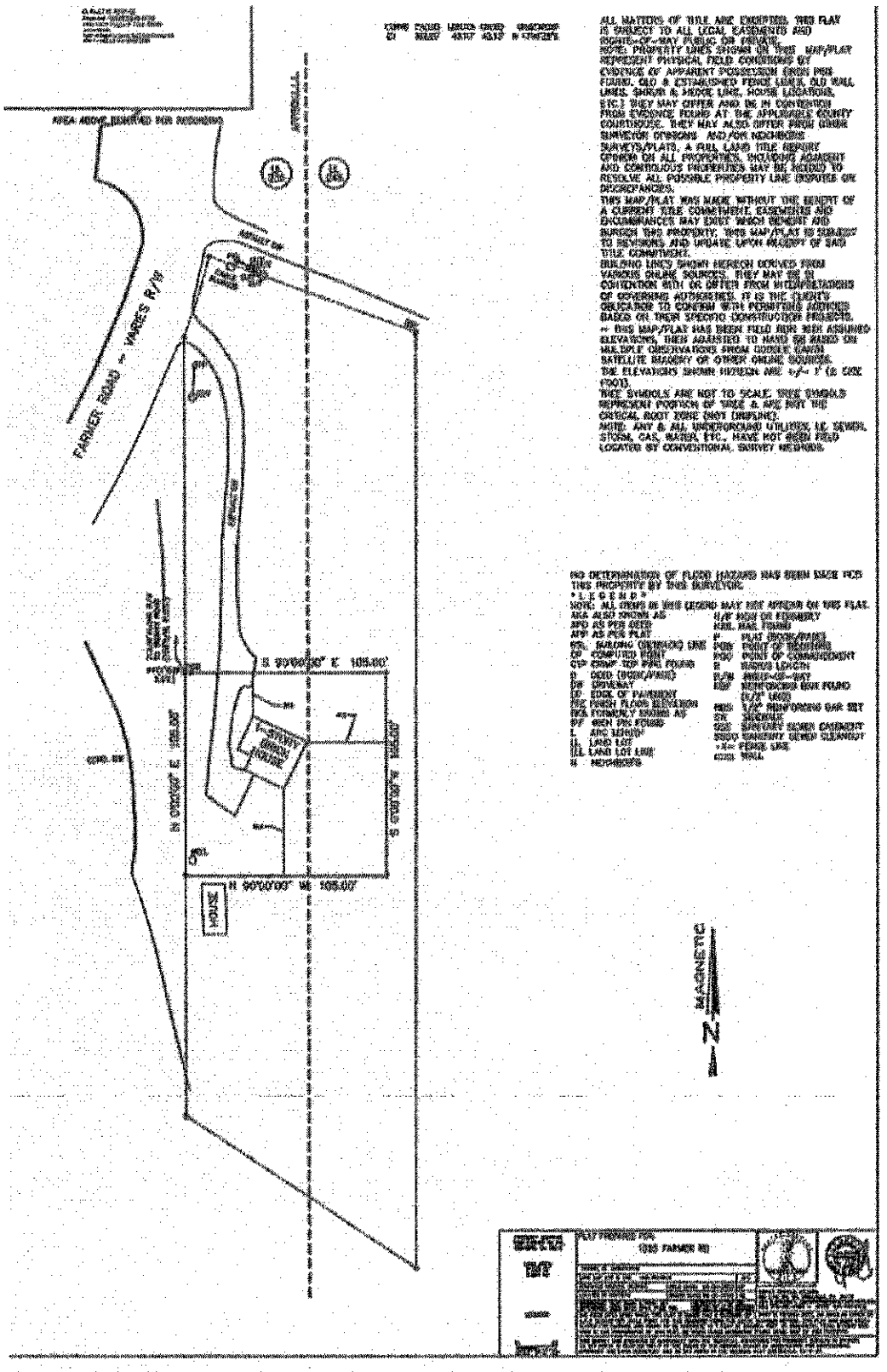
NOTARY

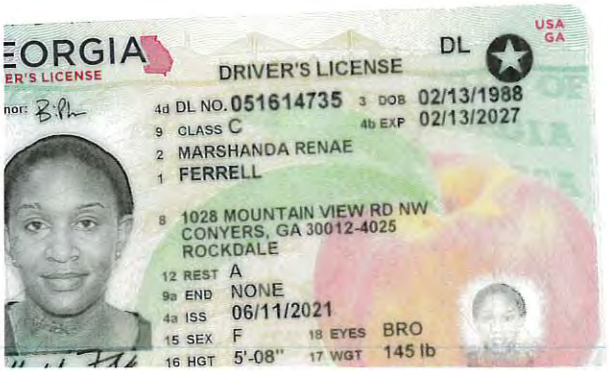
The secure and verifiable documents provided with this affidavit can best be classified as: _____ (Type of document)

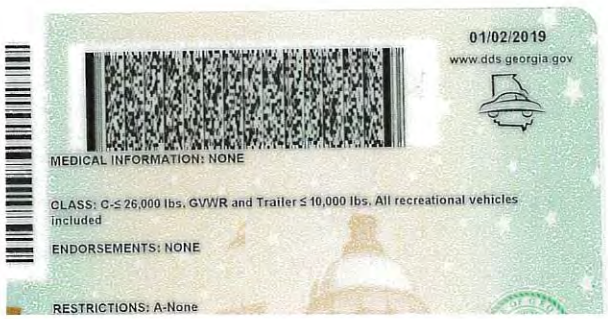
Executed in _____ (City), _____ (County), _____ (State), this _____ (Day) day of _____ (Month), 20_____ (Year)

Notary Public signature	SEAL
GA Registration No. and expiration date	

Agent/Attorney Campaign Disclosure Statement: If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.


FARMER ROAD - VARIES R/W
S 90°00'00" E 105.00'
N 90°00'00" W 105.00'
7
ASPHALT DR
ASPHALT
MAGNETIC
N


EORGIA
ER'S LICENSE
DRIVER'S LICENSE
DL
USA
GA
4d DL NO. 051614735
3 DOB 02/13/1988
4b EXP 02/13/2027
9 CLASS C
2 MARSHANDA RENAE
1 FERRELL
8 1028 MOUNTAIN VIEW RD NW
CONYERS, GA 30012-4025
ROCKDALE
12 REST A
9a END NONE
4a ISS 06/11/2021
15 SEX F
18 EYES BRO
16 HGT 5'-08"
17 WGT 145 lb


01/02/2019
www.dds.georgia.gov
MEDICAL INFORMATION: NONE
CLASS: C-≤ 26,000 lbs. GVWR and Trailer ≤ 10,000 lbs. All recreational vehicles included
ENDORSEMENTS: NONE
RESTRICTIONS: A-None

8/1/2024

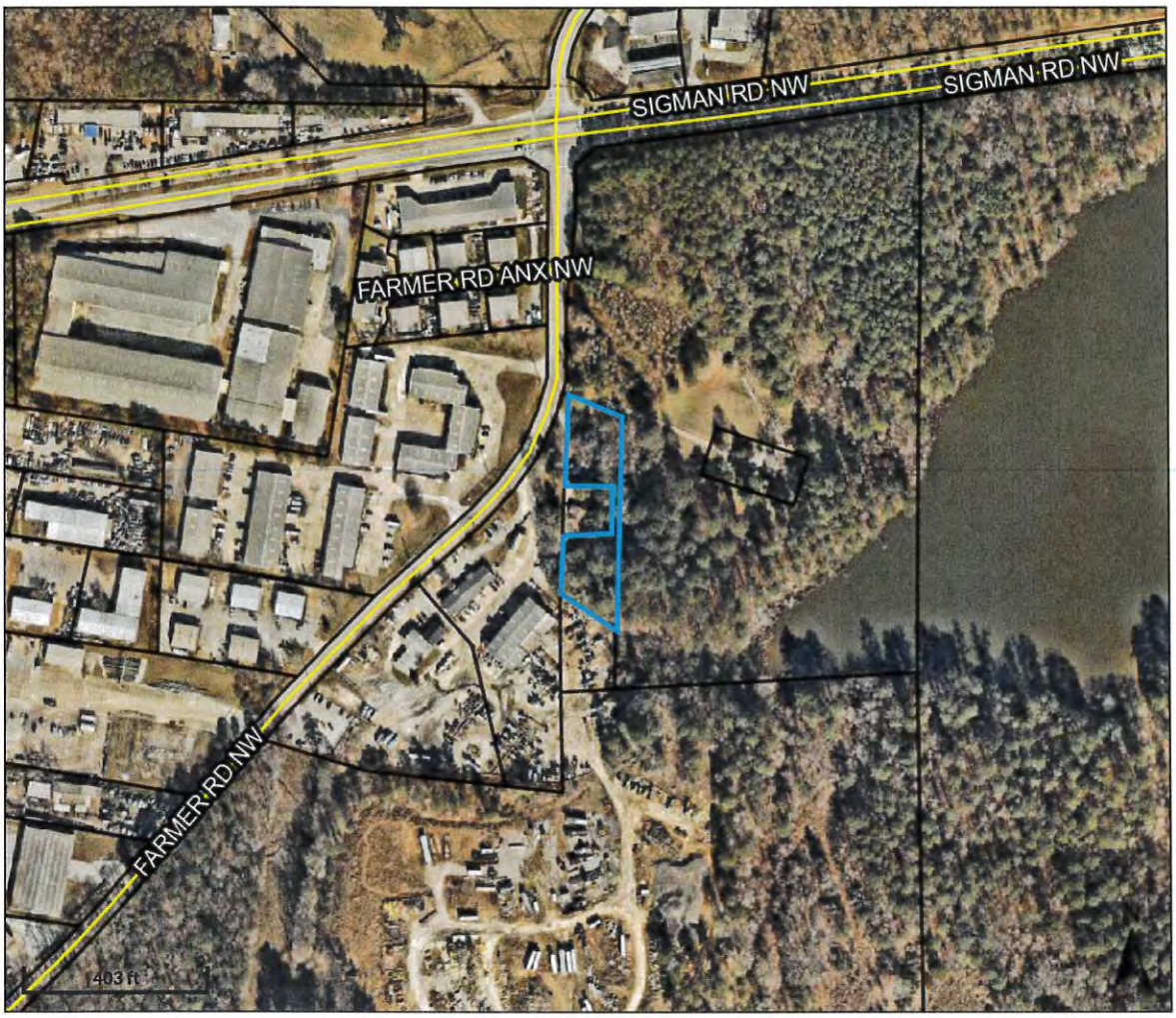
To whom it may Concern:

1529 Farmer Rd Conyers, GA 30012. should be rezoned as industrial, due to the Property being vacant for over two years. Also, the surrounding properties are listed as industrial.

O. C. Clarke 8/1/2024

Oral Clarke
404-960-3135
Oral Clarke@Yahoo.com

qPublic.net™ Rockdale County, GA



Overview

Legend

Parcels

Roads

Parcel ID	0220010015	**Owner**	CLARKE ORAL C	**Last 2 Sales**			
Class Code	Residential		1698 LONCOSTER CREEK CIR SW	**Date**	**Price**	**Reason**	**Qual**
Taxing District	COUNTY		CONYERS, GA 30094	10/5/2022	$40000	01	Q
Acres	1.03	**Physical Address**	1529 NW FARMER RD	6/29/2004	0	03	U
		Assessed Value	Value $45600				

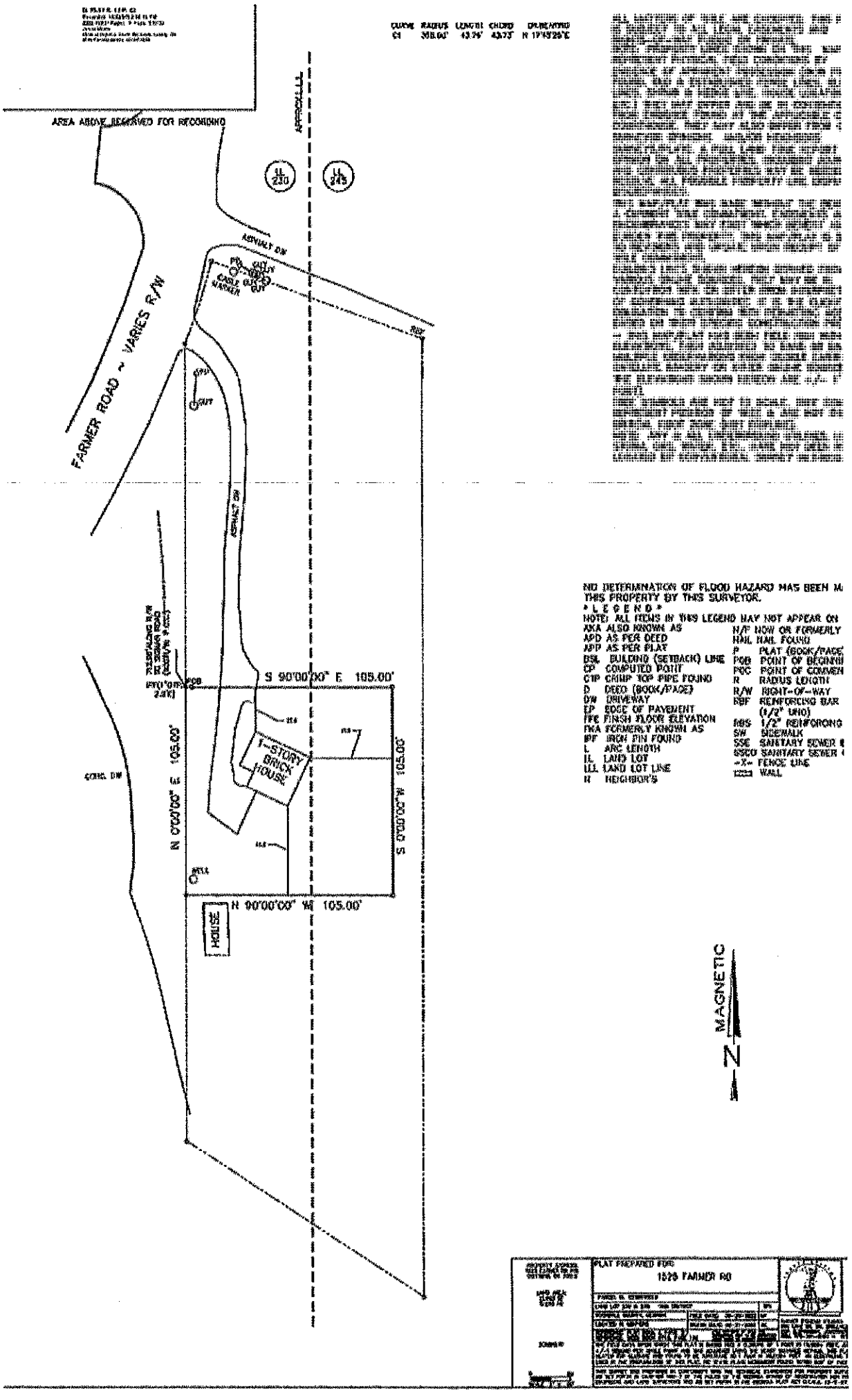
(Note: Not to be used on legal documents)

Date created: 7/30/2024
Last Data Uploaded: 7/29/2024 8:42:25 PM

Developed by Schneider GEOSPATIAL

Marshanda Ferrell

marshandaferrell@gmail.com



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	358.60'	43.74'	43.73'	N 17°43'25"E

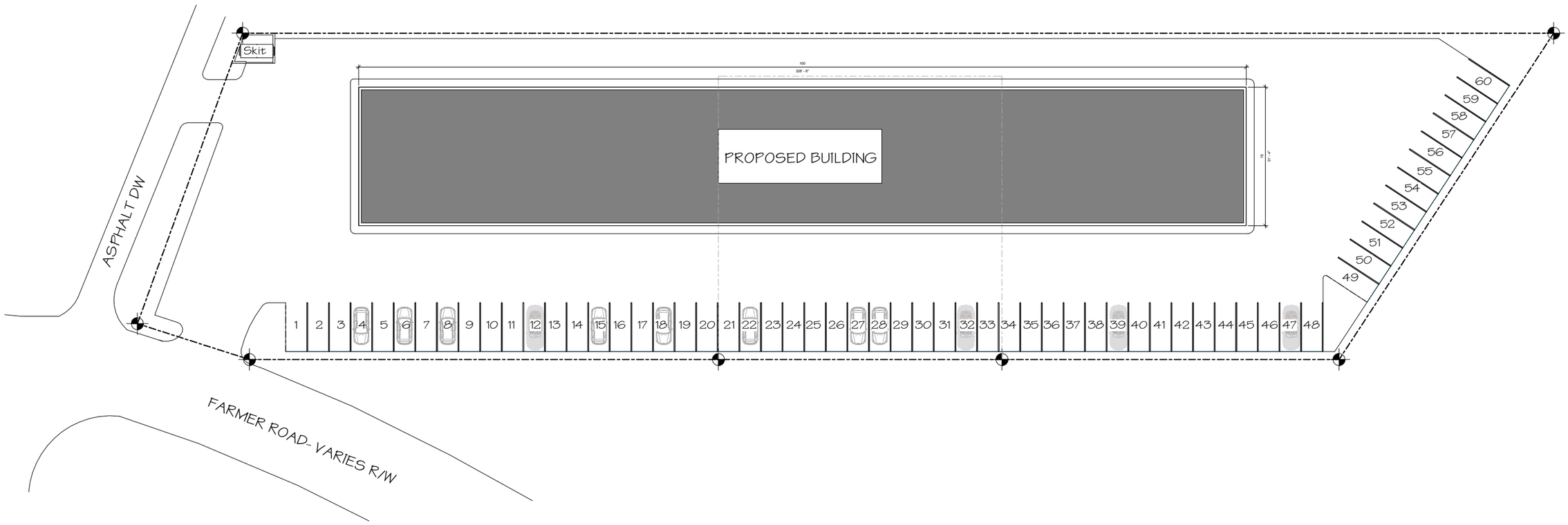
NO DETERMINATION OF FLOOD HAZARD HAS BEEN M
THIS PROPERTY BY THIS SURVEYOR.

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON

AKA	ALSO KNOWN AS	H/F	NOW OR FORMERLY
APD	AS PER DEED	HAIL	NAIL FOUND
APP	AS PER PLAT	P	PLAT (BOOK/PAGE
BSL	BUILDING (SETBACK) LINE	POB	POINT OF BEGINNI
CP	COMPUTED POINT	POC	POINT OF COMMEN
CIP	CRIMP TOP PIPE FOUND	R	RADIUS LENGTH
D	DEED (BOOK/PAGE)	R/W	RIGHT-OF-WAY
DW	DRIVEWAY	REBF	REINFORCING BAR (1/2" UNO)
EP	EDGE OF PAVEMENT	RBS	1/2" REINFORCING
FFE	FINISH FLOOR ELEVATION	SW	SIDEWALK
FKA	FORMERLY KNOWN AS	SSE	SANITARY SEWER E
IRF	IRON PIN FOUND	SSEO	SANITARY SEWER
L	ARC LENGTH	-x-	FENCE LINE
LL	LAND LOT		WALL
LLL	LAND LOT LINE		
N	NEIGHBOR'S		

PLAT PREPARED FOR:
1525 FARMER RD


N
Skit
100
328' - 8"
PROPOSED BUILDING
98'
321' - 4"
ASPHALT DW
FARMER ROAD- VARIES R/W
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48
49 50 51 52 53 54 55 56 57 58 59 60

Rockdale County, GA

Apply for Homestead Exemption

Summary

Parcel Number	0220010015
Location Address	1529 NW FARMER RD
Legal Description	S/E SIDE FARMER RD (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	R1
Tax District	COUNTY (District 01)
Millage Rate	18.69
Acres	1.03
Homestead Exemption	No (S0)
Landlot/District	245 / 16
Water	Well
Sewer	Septic Tank
Electric	Electricity
Gas	No Gas
Topography	Rolling
Drainage	Good
Road Class	County
Parcel Road Access	Paved

View Map

Owner

CLARKE ORAL C
1698 LONCOSTER CREEK CIR SW
CONYERS, GA 30094

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	RURAL UNDER 10 AC	Acres	44,867	0	0	1.03	1

Residential Improvement Information

Style	One Family
Heated Square Feet	666
Interior Walls	Sheetrock
Exterior Walls	Comp Bd/Asbestos
Foundation	Piers
Attic Square Feet	0
Basement Square Feet	0
Year Built	1953
Roof Type	Metal
Flooring Type	Carpet
Heating Type	No Heat
Number Of Rooms	4
Number Of Bedrooms	2
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	$17,500
Condition	Poor
House Address	1529 NW FARMER RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
STORMWATER FEE	2020	0x0 / 1	11400	$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/5/2022	7462 312	42 49	$40,000	01-Bona Fide Sale	PRESSLEY MARY WORTHEN &	CLARKE ORAL C
6/29/2004	3156 38	J 317	$0	03-GIFT-property is transferred for $10&other cons	WORTHEN WILLIE	PRESSLEY MARY WORTHEN &
1/1/1951	0031 0006		$0	01-Bona Fide Sale		WORTHEN WILLIE

Assessment Notices

2024 Assessment Notice (PDF)

2023 Assessment Notice (PDF)

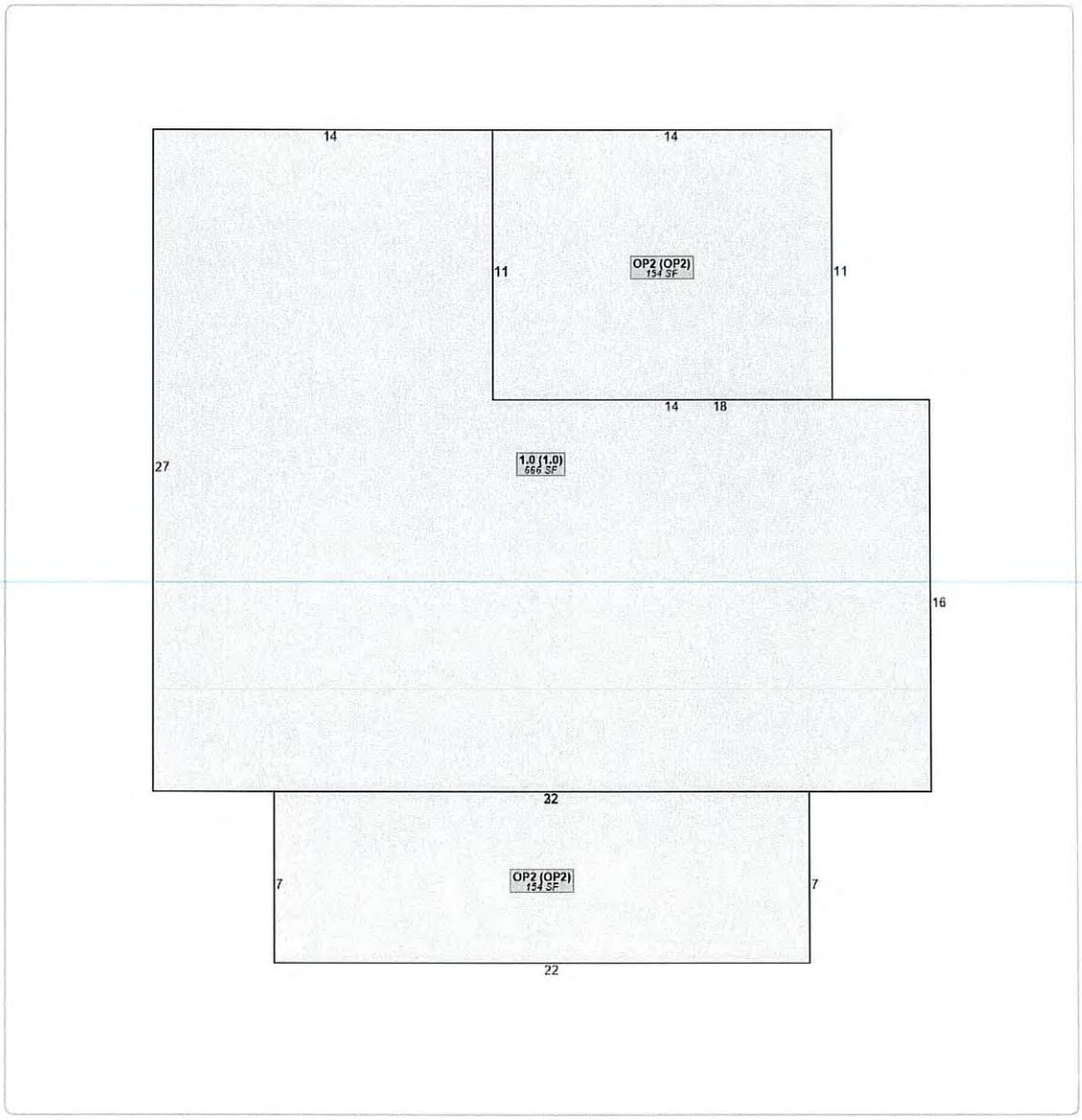
2022 Assessment Notice (PDF)

Valuation

		2024	2023	2022	2021	2020
	Previous Value	$37,900	$32,300	$32,300	$32,300	$32,300
	Land Value	$28,100	$24,600	$26,500	$26,500	$26,500
+	Improvement Value	$17,500	$13,300	$5,800	$5,800	$5,800
+	Accessory Value	$0	$0	$0	$0	$0
=	**Current Value**	**$45,600**	**$37,900**	**$32,300**	**$32,300**	**$32,300**

Photos

Sketches



No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Rockdale County Board of Assessors Office makes every effort to produce the most accurate information possible. Due to the time lapse between sales and deeds being recorded, no warranties, expressed or implied, are provided for the data herein, its use, or interpretation. The assessment values are from the Certified 2023 tax digest. All data is subject to change at any time.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 7/29/2024, 8:42:25 PM

Contact Us

Developed by
Schneider GEOSPATIAL

Record and Return to:
Lueder, Larkin & Hunter, LLC
861 Commerce Drive SW, Suite 200
Conyers, GA 30094
File No.: GA-CN-22-0497-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF ROCKDALE
APN/Parcel ID: 0220010015

THIS INDENTURE, made this 7th day of September, 2022, between

Mitchell Jermon Alexander and Jacqueline Robinson

as party or parties of the first part, hereinafter called Grantor, and

Oral C Clarke

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT OF ORIGINALLY HENRY, NOW ROCKDALE COUNTY, GEORGIA, SAID LAND BEING PART OF THE ORIGINAL LAND LOT NO. 245, AND MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK CORNER, SAID ROCK BEING LOCATED 660 FEET SOUTH FROM A POINT IN THE CENTER OF THE ROAD LEADING FROM CONYERS TO THE OLD PAUPER FARM, SAID ROCK BEING A CORNER MARK OF THE PROPERTY OF ZACK MARTIN AND MR. ANDERSON AND MR. PLUNKETT; THENCE EAST 120 FEET, MORE OR LESS, TO A ROCK; THENCE NORTH 660 FEET, MORE OR LESS, TO A ROCK; THENCE WEST 120 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF THE ROAD, LEADING FROM CONYERS, GEORGIA, TO THE OLD PAUPER FARM; THENCE SOUTH 660 FEET, MORE OR LESS, TO SAID BEGINNING POINT. SAID TRACT CONTAINING TWO (2) ACRES MORE OR LESS. THE SAID PROPERTY IS BOUNDED AS FOLLOWS; ON THE NORTH BY LANDS OF MARTIN, AND ROAD LEADING FROM CONYERS TO PAUPER FARM; ON THE WEST BY LANDS OF MR. IVER PLUNKETT; ON THE SOUTH BY LANDS OF MR. ANDERSON; AND ON THE EAST BY LANDS OF ZACK MARTIN. SAID PROPERTY BEING A PART OF THE PROPERTY CONVEYED TO ZACK MARTIN BY WARRANTY DEED BY MR., J.W. DAVIS ON OCTOBER 29TH, 1921, AND RECORDED IN DEED BOOK "J", PAGE 317, ROCKDALE COUNTY, GEORGIA RECORDS, AND BEING THE SAME PROPERTY CONVEYED TO WILLIE WORTHEN BY WARRANTY DEED BY MR. ZACK MARTIN ON NOVEMBER 1, 1951 AND RECORDED IN DEED BOOK 31, PAGE 6, ROCKDALE COUNTY, GEORGIA RECORDS. LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 245 OF THE 16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA, AS CONVEYED TO WILLIE F. PRESSLEY, JR. AND MARY L. PRESSLEY BY WARRANTY DEED FROM WILLIE LOVE WORTHEN, DATED SEPTEMBER 13, 1958, AND RECORDED AT DEED BOOK 35, PAGE 247, ROCKDALE COUNTY, GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ROCK CORNER ON THE LINE OF MRS. ZELLA PLUNKETT AND WILLIE WORTHEN; THENCE SOUTH 105 FEET ALONG LANDS OF WILLIE WORTHEN; THENCE EAST 105 FEET ALONG PROPERTY OF WILLIE WORTHEN TO ROCK; THENCE NORTH ALONG LANDS OF MR5. ZELLA PLUNKETT 105 FEET, THENCE WEST ALONG PROPERTY OF WILLIE WORTHEN 105 FEET TO POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING BOUNDED ON THE WEST BY MRS. ZELLA PLUNKETT; ON THE SOUTH BY WILLIE WORTHEN; ON THE EAST BY WILLIE WORTHEN; AND ON THE NORTH BY WILLIE WORTHEN.

AND

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT OF ROCKDALE COUNTY, GEORGIA, IN LAND LOT NO. 245 OF SAID DISTRICT, AND BEING MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ROCK CORNER ON THE LINE OF MRS. ZELLA PLUNKET AND WILLIE WORTHEN; THENCE EAST 105 FEET ALONG PROPERTY OF WILLIE WORTHEN TO ROCK; THENCE NORTH ALONG LANDS OF MRS. ZELLA PLUNKETT 105 FEET; THENCE WEST ALONG

PROPERTY OF WILLIE WORTHEN 105 FEET TO POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING BOUNDED ON THE WEST BY MRS. ZELLA PLUNKETT; ON THE SOUTH BY WILLIE WORTHEN; ON THE EAST BY WILLIE WORTHEN; AND ON THE NORTH BY WILLIE WORTHEN. THE ABOVE DESCRIBED PROPERTY BEING PART OF THE LAND DESCRIBED IN A DEED FROM ZACK MARTIN TO WILLIE WORTHEN DATED NOVEMBER 1, 1951, OF RECORD IN DEED BOOK 31, PAGE 6, RECORDS OF CLERK OF SUPERIOR COURT, ROCKDALE COUNTY, GEORGIA.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 05/25/2024
[Notary Seal]

GRANTOR:

By: _____ (SEAL)

Mitchell Jermon Alexander by Bernard Pettiford as Attoney- in-Fact

_____ (SEAL)
Jacqueline Robinson,

RHONDA LISA CARROLL
NOTARY PUBLIC
DOUGHERTY COUNTY, GEORGIA
My Commission Expires
05-25-2024

BOARD OF COMMISSIONERS
OSBORN NESBITT, SR., CHAIRMAN
SHERRI L. WASHINGTON, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II

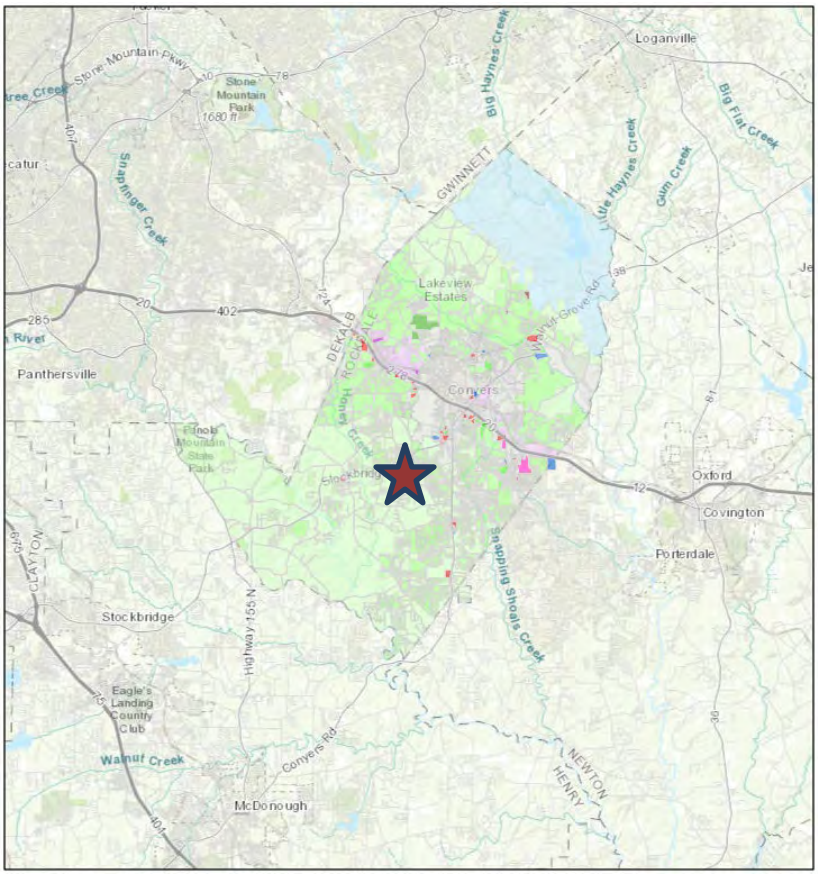
DEPARTMENT OF PLANNING & DEVELOPMENT
CHRISTOPHER WHEELER, DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

PLANNING COMMISSION AND BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Number: SUP2024-04
Address: 2156 Tucker Mill Road
Tax Parcel IDs: 029002013E
Site Area: 14.27 acres
Current Zoning: A-R (Agricultural Residential)
Future Land Use: Medium Density Residential
Existing Conditions: Single-Family Residence with Barn
Request: A special use permit to allow for the operation of Veterinarian Services
Applicant: Mr. Glyne Greenidge
Owner: Mr. Glyne Greenidge

Staff Recommendation: **Approval with Conditions**

PC Hearing Date: November 7, 2024
BOC Hearing Date: November 14, 2024



Zoning History

The subject property is zoned A-R (Agricultural Residential). No prior zoning requests are on record for this property.

Existing Site Conditions

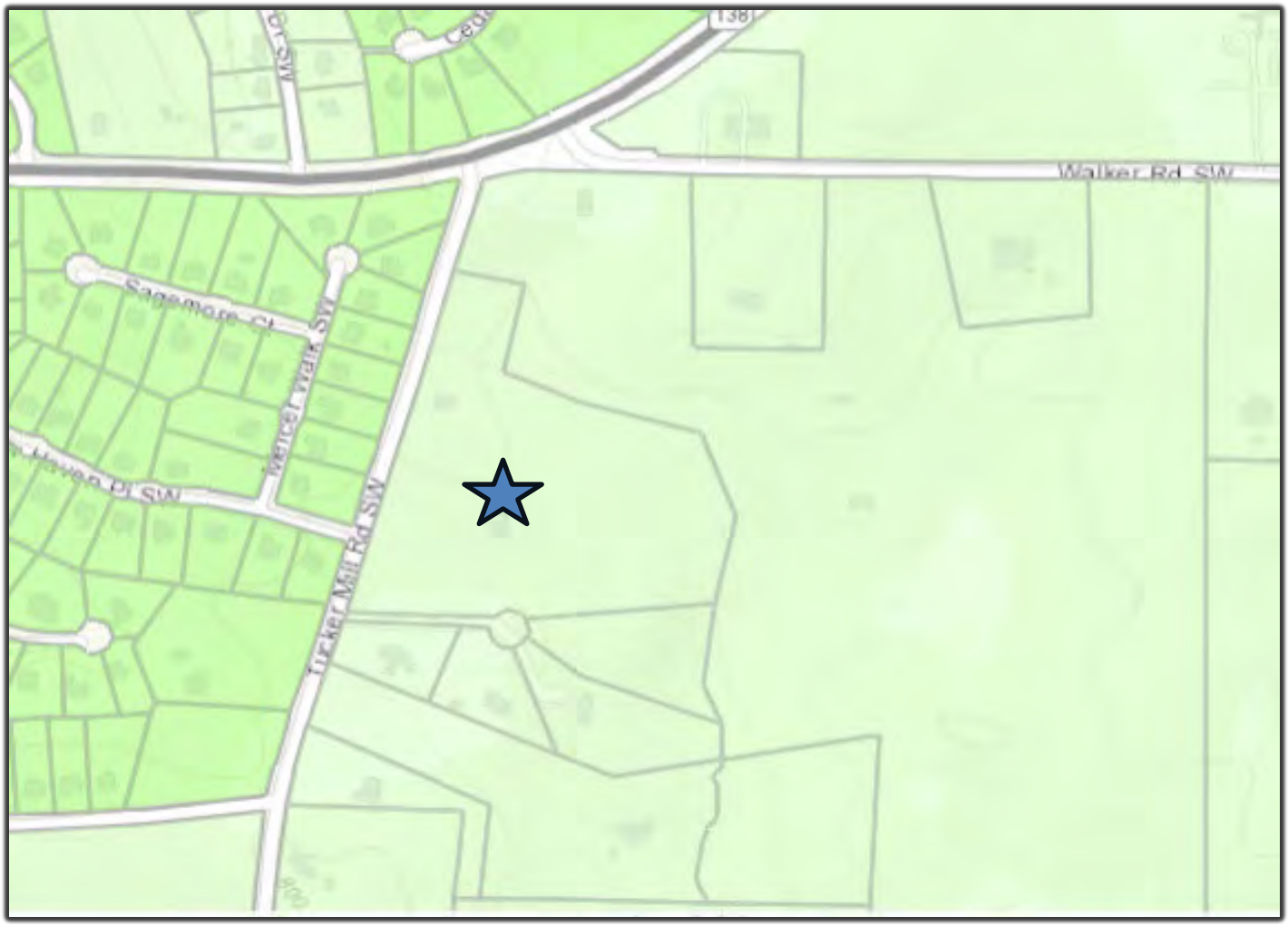
The subject site is a 14.27-acre property located along Tucker Mill Road. The property is accessed by a residential driveway from Tucker Mill Road with a separate entrance to existing barn building. The site is developed with a 2,135 square-foot, single-family residence that was constructed in 1989 according to tax records. The property is open and pastural with a wooded area on the back of the parcel. There are no streams or waterways located on the property.

Surrounding Use and Zoning

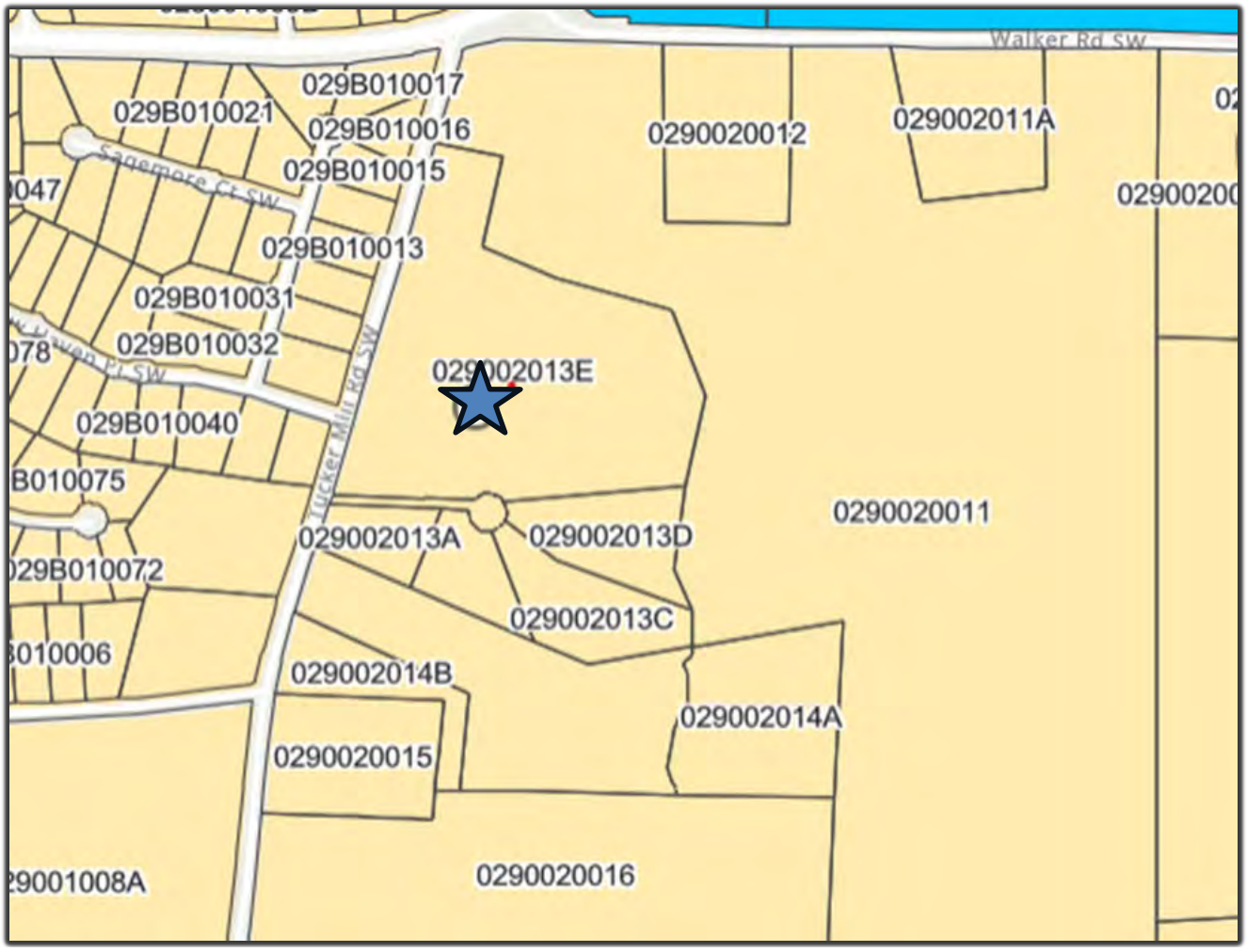
The subject site is surrounded by residentially zoned properties. The following is a summary of surrounding uses and zoning:

Adjacent Zoning and Current Land Use			
Direction	**Address**	**Zoning District**	**Current Land Use**
North	2076 SW Walker Rd	A-R	86 acre Farmland
	SW Tucker Mill Rd	A-R	1.2 acre undeveloped land
East	2076 SW Walker Rd	A-R	86 acre Farmland
West	New Haven Subdivision with Tucker Mill SW Road separating from property	A-R	Single-Family Residential
South	2208 Happy Hollow Ct 2204 Happy Hollow Ct 2198 Happy Hollow Ct	A-R	Single-Family Residential

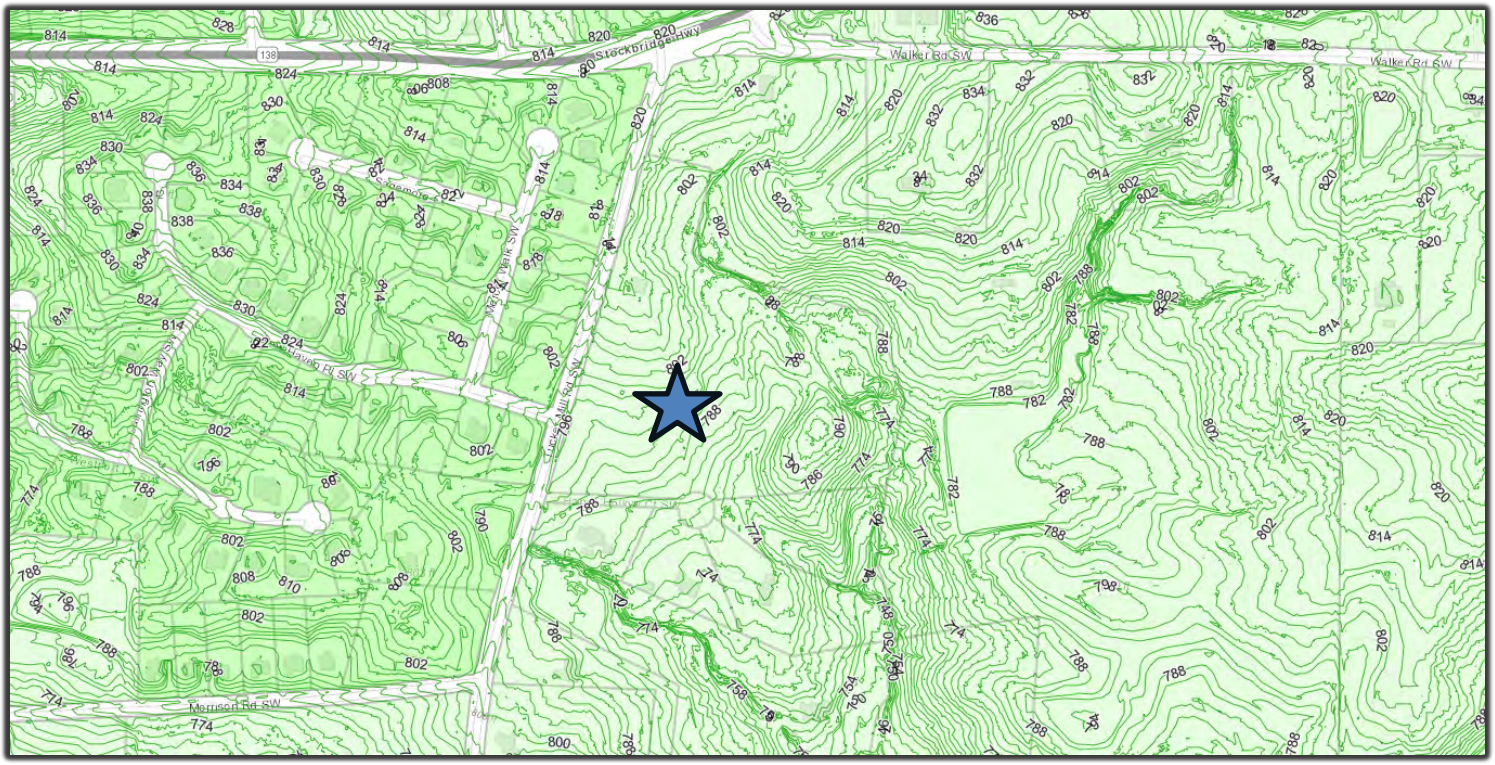
ZONING MAP



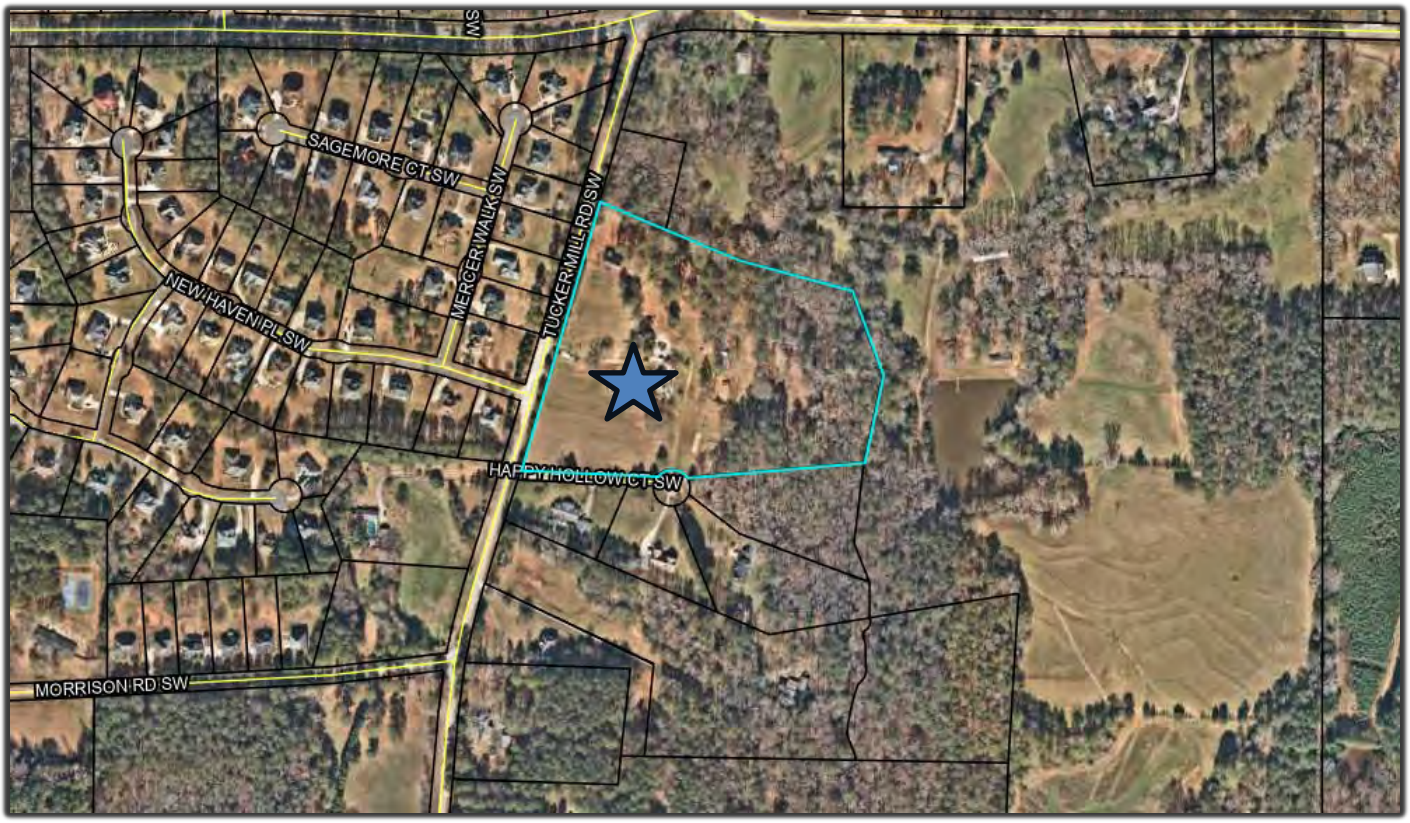
FUTURE LAND USE MAP



CONTOUR MAP



AERIAL MAP

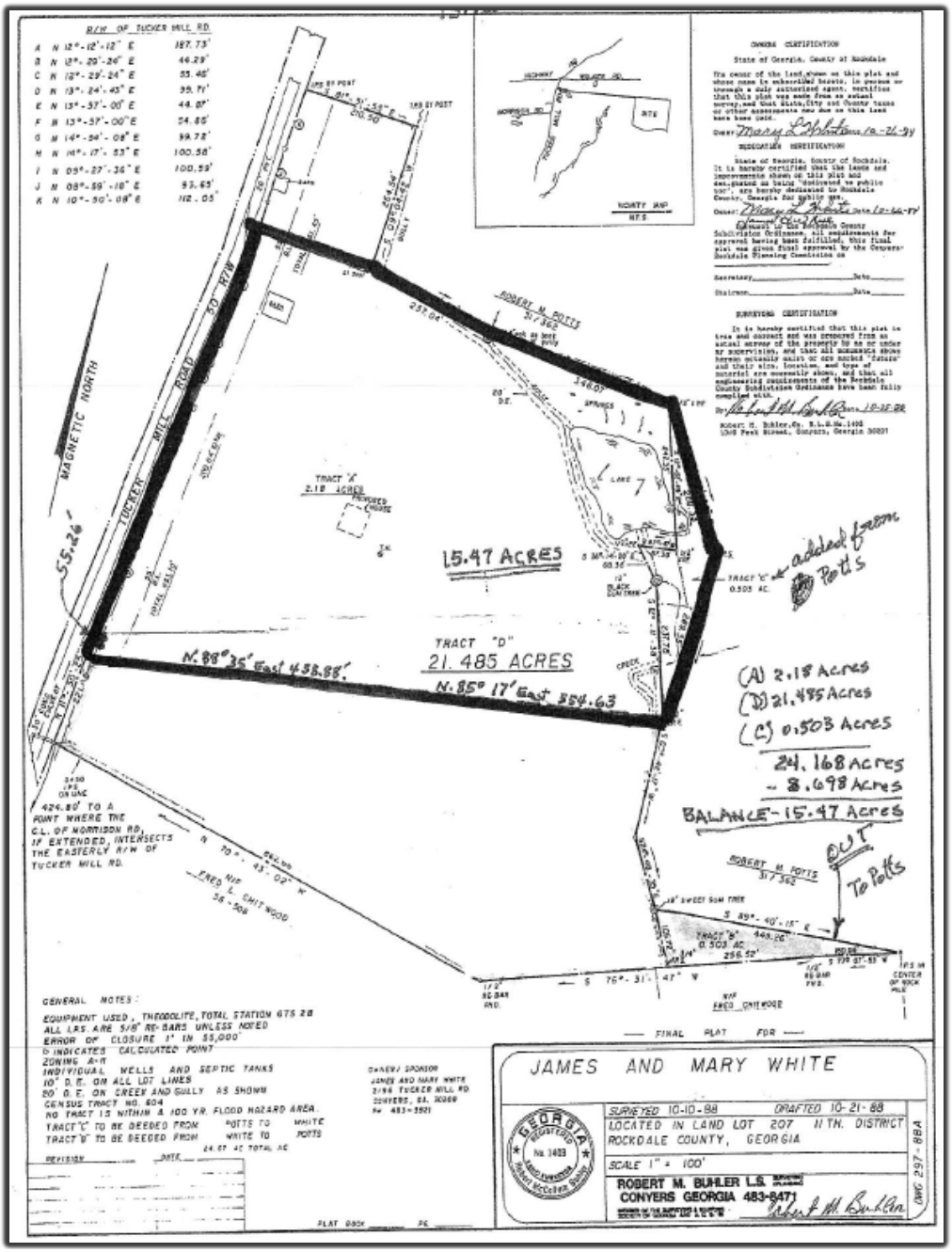

SAGEMORE CT SW
MERGER WALK SW
TUCKER MILL RD SW
NEW HAVEN PL SW
HAPPY HOLLOW CT SW
MORRISON RD SW

Project Summary

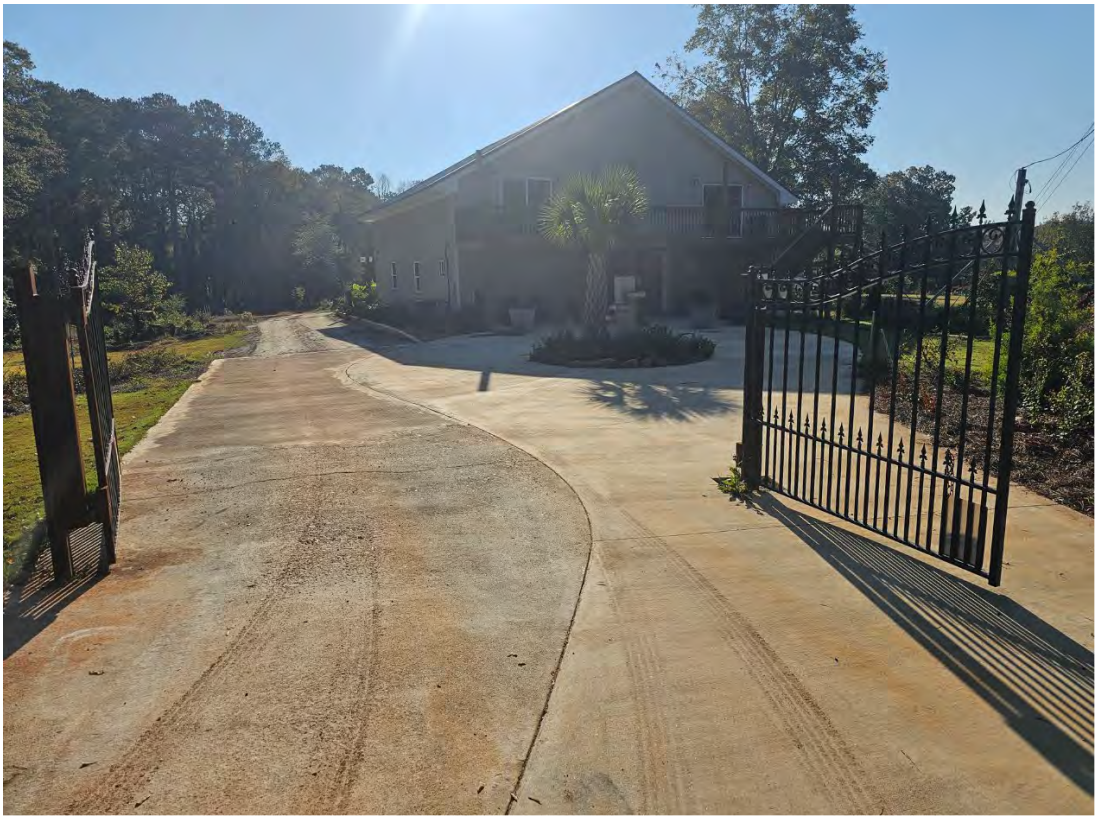
The applicant is requesting a special use permit for to provide veterinarian services to the community.

- The existing barn on the property will be utilized for the veterinarian services
- A driveway with parking to accommodate patrons.
- The property is connected to public water and served by a septic system.

Survey



Photos of the Existing Building to be used for Veterinary Services



INTERNAL AND EXTERNAL AGENCY REVIEW

In addition to the above-referenced development standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Fire

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

EMERGENCY VEHICLE ACCESS ROAD SHALL BE CAPABLE OF SUPPORTING A MINIMUM 75,00 LBS SHALL BE MADE OF AN ALL WEATHER SURFACE; SHALL EXTEND TO WITHIN 150 FEET OF THE STRUCTURE.

Rockdale Board of Education

No impact to RCPS

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Wetlands, and Rockdale County requirements that must be adhered to by Federal, State and County ordinances.
Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting.

ARTICLE IV – STREAM BUFFER PROTECTION Sec. 310 – 103 Land development stream buffer requirements.
(a) All land development activity, including subdivisions of land and platting activities governed by chapter 302 of the UDO, shall meet the following buffer and setback requirements unless otherwise exempted in this article:
(1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
(2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
(3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.
(b) Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to section 310-105.

CHAPTER 324 – ENVIRONMENTAL PLANNING CRITERIA
Sec. 324-2. - Protection of wetlands.
(a) *Purpose and intent.* Pursuant to O.C.G.A. 12-2-8 and the DNR, environmental protection division's Rules for Environmental Planning Criteria chapter 391-3-16, this section establishes regulations to promote the wise use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality, floodplain and erosion control, groundwater recharge, aesthetic natural areas and wildlife habitat areas.

(b) *Wetlands development permit requirements.* No activity or use, except those identified in subsection (c), shall be allowed in the wetlands without issuance of a local development permit. Local permits will be issued only if the proposed use is in compliance with the requirements of the underlying zoning district and this section. Furthermore, if the area of proposed development is located within 100 feet of the wetlands boundaries, as established by Figure IV-2 of the Rockdale County Comprehensive Land Use Plan, a U.S. Army Corps of Engineers delineation is required under Section 404 of the Clean Water Act. If wetlands are altered or degraded, mitigation to offset losses may be required as a condition of a Section 404 permit. Local development permits will not be issued until after any necessary Section 404 permits have been secured.

CHAPTER 328 – Buffers, landscaping, and Tree Protection

Sec. 328-15. - Authority, findings, purpose and intent.

(a) *Authority.* This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including by not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article.

(b) *Findings, purpose, and intent.* It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows:

(1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county.
(2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality.
(3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county.
(4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.
(5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff.
(6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration.
(7) To reduce noise and glare on adjacent properties from properties that has been extensively developed.
(8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees.
(9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover.
(10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development.
(11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.

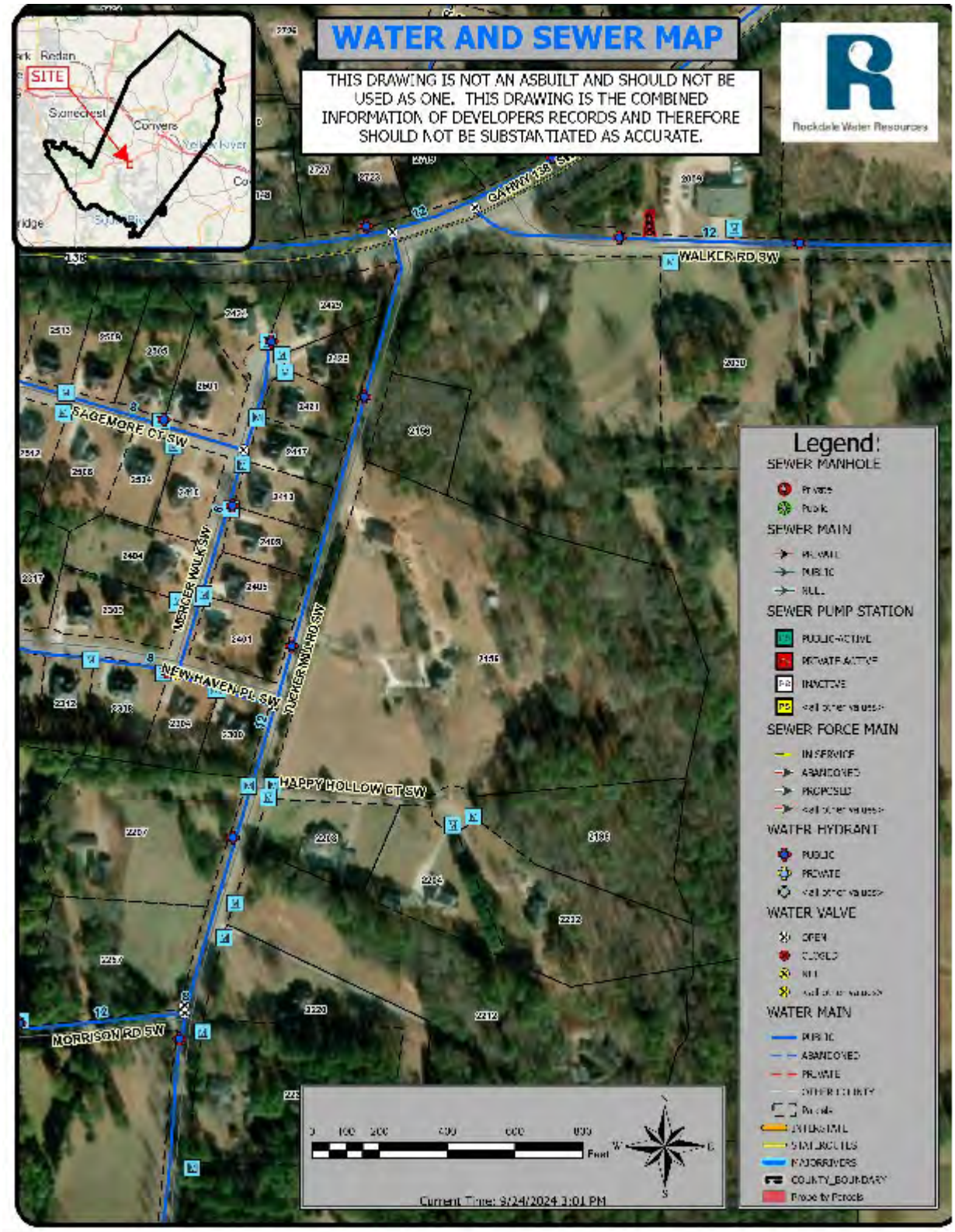
(a) Each new development not covered by section 328-24 shall prepare a landscape and tree protection and replacement plan showing compliance with this section.
(b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining for the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces, or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.
(c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.
(d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or storm water detention facilities except when complying with requirements below. Driveway crossings may traverse such strip as near to a perpendicular alignment as practical. Signs may be located in the required landscape strip.

Transportation Department

Please Provide site plans for Transportation to review.

Water/Sewer

Existing 12” DIP Water main along Tucker Mill Rd SW. Public Wastewater is not available. See Map Attached


WATER AND SEWER MAP
THIS DRAWING IS NOT AN ASBUILT AND SHOULD NOT BE USED AS ONE. THIS DRAWING IS THE COMBINED INFORMATION OF DEVELOPERS RECORDS AND THEREFORE SHOULD NOT BE SUBSTANTIATED AS ACCURATE.
Rockdale Water Resources
SITE
Redan
Stonecrest
Conyers
GAFFNEY RD SW
WALKER RD SW
SAGEMORE CT SW
NEWHAVEN PL SW
TUCKER MURPHY RD SW
HAPPY HOLLOW CT SW
MORRISON RD SW
Legend:
SEWER MANHOLE
Private
Public
SEWER MAIN
PUBLIC
SEWER PUMP STATION
SEWER FORCE MAIN
IN SERVICE
ABANDONED
PROPOSED
WATER HYDRANT
PUBLIC
PRIVATE
WATER VALVE
OPEN
CLOSED
WATER MAIN
PUBLIC
ABANDONED
PRIVATE
COUNTY_BOUNDARY
Current Time: 9/24/2024 3:01 PM

EVALUATION OF THE SPECIAL USE PERMIT REQUEST

1. When considering an application to amend the current zoning designation of a property, the Board of Commissioners, the Planning Commission, and the Planning & Development Department shall consider the following standards as described in Section 238-4(G1) of the UDO:

A. Whether or not the proposed plan is consistent with all of the requirements of the zoning district in which the use is proposed to be located, including required parking, loading, setbacks and transitional buffers.

The proposal is consistent with the requirements of the A-R zoning district and has sufficient space for parking. The property is 14.27 acres in size and has sufficient space between the building that will house the Veterinary Services and surrounding residential properties.

B. Compatibility of the proposed use with land uses on adjacent properties and other properties within the same zoning district, including the compatibility of the size, scale and massing of proposed buildings in relation to the size, scale and massing of adjacent and nearby lots and buildings.

Staff believes that the proposed special use permit request for Veterinarian Services would be suitable in view of the adjacent residential uses. The subject property is surrounded by A-R (Agricultural Residential) properties ranging in size from one to 86 acres. Farmland spans most of the subject property's north and east property line. Veterinarian Services may be permitted within the A-R zoning district in accordance with Section 218-13 (zzz) upon approval of a special use permit by the Board of Commissioners. A special use permit may be appropriate where supplemental activities and applicable conditions are imposed to protect surrounding properties from noise and traffic.

C. Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.

Traffic flow to and from the property will be minimal. The Fire Department will require emergency vehicle access road to be capable of supporting a minimum 75,00 lbs and shall be made of an all weather surface; shall extend to within 150 feet of the structure.

D. Consistency with the county's wastewater treatment system, including the feasibility and impacts of serving the property with public wastewater treatment service and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method will have a detrimental impact on the environment.

The Rockdale County Water Resources Department stated that public water is available but wastewater is not; therefore, there will be no impact to the wastewater treatment system. The applicant will be required to work with the Environmental Health Department to ensure that the septic system meets all requirements.

E. Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities, to serve the proposed use.

Impacts to public facilities are not impacted. The applicant will be required to obtain any necessary permits and bring the existing property up to commercial code for the intended occupancy and use. Schools, parks, and sidewalks will not be impacted by the proposed use.

F. Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.

The proposed use will not create any smoke, odor, dust, or vibration. Minimal noise and traffic will be generated; the applicant has stated that his operation will be small-scale.

G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.

The proposed use should not create any adverse impacts to adjacent properties, as the proposed use is on a 14.27-acre property with adequate space between the proposed use and adjacent properties. Furthermore, the Future Land Use of the subject property is Medium Density Residential and the request for a Veterinarian Service Facility on an A-R zoned property is in conformity with the Future Land Use Map and the policy intent of the Comprehensive Land Use Plan. Therefore, the proposed Veterinarian Service Facility would be acceptable in the A-R Zoning District per Sec. 206-2(b) upon approval of the special use permit application by the Board of Commissioners.

H. Whether or not the proposed use will create adverse impacts upon any environmentally sensitive areas or natural resources.

No impacts to environmentally sensitive areas or natural resources are anticipated.

PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS

Based on the staff's evaluation of the request, and the standards governing the exercise of zoning power, the Department of Planning and Development recommends ***Approval with Conditions*** of the request for a special use permit to allow a Veterinarian Services Facility.

1. The proposed development shall comply with all Rockdale County Land Disturbance requirements.
2. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the A-R Zoning District unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
3. Hours of operation to be 8:00am to 5:00pm.
4. Any structure used as an animal hospital or veterinary clinic shall be located and its activities conducted at least 50 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
5. Medical treatment or care shall be practiced only within an enclosed building or structure. All utilities shall be placed underground.
6. Kennel or boarding operations incidental to the principal use shall be permitted only within an enclosed building or structure located at least 100 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
7. The building or structure shall be designed to prevent the adverse impact of noise and/or odor from the animals on adjoining properties.

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #'s: _____

SPECIAL USE PERMIT AND ALTERATIONS TO CONDITIONS OF APPROVAL APPLICATION CHECKLIST

This application is required for a Special Use Permit and for Alterations to or Repeal of Conditions of Approval. The Instructions provide further details.

FILING INFORMATION (OFFICE USE ONLY)

Filing Date:	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY

Property Address(es): (With City and Zip Code)	Tax Parcel Numbers:
2156 Tucker Mill Rd SW CONYERS, GA 30094	0290020 13E
Total Acreage: 14.27 Acres	Number of Properties:

Per 2019 House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board of Commissioners', Planning Commission's, or Staff's review of the application and/or denial of the request. The Board of Commissioners and Planning Commission reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

Revisions made to the applications after the submittal deadline and prior to the Board of Commissioners' or Planning Commission's hearing may be continued to the following month's hearing.

The Unified Development Ordinance (UDO) Sec. 218.1 provides the list of permitted uses in each Zoning District. If the Zoning District does not permit the proposed zoning use classification, a separate application is required.

UDO Sec. 202.6 provides the zoning districts that are permitted within each FLU Category. If the FLU Category does not permit the proposed zoning district, a separate application is required.

- [x] **REQUIRED Pre-Application Conference** (UDO Sec. 238-4(d)(1)):
  Date attended and with which staff member: Carolina + Tracie
- [x] **Completed Application:** Provide one (1) digital copy and three (3) hard copies of the entire submittal packet.
- [x] **Property Information (Page 4)**
- [x] **Contact Information (Page 4):** Property Owner(s), Applicant, Authorized Agent, Attorney.
- [x] **Site and Development Information (Page 5):** General information on the property, services and utilities.
- [x] **Justification of the Request (Page 6):** In your own words, type the reason you believe the zoning of the subject property should be amended.
- [x] **Special Use Permit Review Standards (Page 7):** Provide justification for each of the following review standards (UDO Sec. 238-4(g)(2)). The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- [x] **Supplemental Use Standards (Page 8):** UDO Sec. 238-13. Answer each of the review standards listed in UDO Sec. 238-6. The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- [x] **Conditions of Approval (Page 9):** UDO Sec. 238-15. Provide justification for each of the review standards listed in UDO Sec. 238-6. The Board of Commissioners, the Planning Commission, and the Department will use these standards to evaluate the request.
- [x] **Applicant Certification (Page 10)**
- [x] **Ownership Statement and Campaign Contribution Disclosure Statement (Page 11):** If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.
- [N/A] **Agent Authorization Form and Campaign Disclosure Statement (Page 12):** If the owner of the property wishes to have someone represent his/her interest in all matters relating to a rezoning application, the notarized signatures of the owner(s) and agent are required. Agents are required to disclose political campaign contributions. Disclosures must be notarized.

N/A

Attorney Authorization Form and Campaign Disclosure Statement (Page 13): If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

☑ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.

☑ **Original Plat or Survey:** Plat or survey recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded.

☑ **Survey plat:** Signed and sealed by an engineer, landscape architect, or land surveyor. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

☑ **Legal description of the property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.

☑ Bldg plans. **Site plan:** Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia showing the following. The Site Plan may include any additional graphics which will explain the features of the development, but shall include the following:

- ☐ A written description of the details of the proposed use and development details.
- ☐ A vicinity map showing the use and zoning of all properties within one (1) mile of the property subject to the rezoning request.
- ☐ All proposed setbacks, buffer yards, structure heights, and lot coverage calculations.
- ☐ All proposed buildings, structures, fences, or walls, areas of outdoor storage, permanent dumpsters, and other improvements to be located upon the site and adjacent sites within 400 feet of the subject property.
- ☐ All proposed open spaces and recreational amenities.
- ☐ All proposed stormwater management facilities and connections (all stormwater connections shall be subject to the approval of the Rockdale County Stormwater Department.
- ☐ All proposed location and capacities of public and private utilities (all septic systems shall be subject to the approval of the Rockdale County Environmental Health Department, all public sewer and water connections shall be subject to the approval of the Rockdale County Water Resources or public service provider).
- ☐ Lakes, streams, other water bodies, and wetlands on or adjacent to the site and associated buffers.
- ☐ All proposed public improvements including sidewalks, street trees, and right-of-way dedications.
- ☐ All proposed locations for temporary uses, such as seasonal sales areas.
- ☐ Such other and additional information as may be requested by the Zoning Administrator.

☐ **Current and Proposed FLU Category and Zoning District for the property:**

Address	Tax Parcel No.	Acreage	Current FLU Category	Proposed FLU Category	Current Zoning District	Proposed Zoning District
2156 Tucker Mill Rd SW	029002013E	4.27				

☐ **Filing Fee:** The non-refundable filing fee is payable at the time of application. Payment may be made by cash (exact amount), credit card (VISA or Mastercard), check, or money order payable to Rockdale County.

☑ Special Use Permit; and Alterations to Special Use Conditions

Acres	Fee per Property	Fee Amount
☐ 0-4.99 acres	$400	$
☐ 5-9.99 acres	$500	$
☑ 10-19.99 acres	$700	$
☐ 20 acres and more	$900	$

☐ Development of Regional Impact (DRI) required by UDO Sec. 238-5. See Pages 10 and 11 of the Instructions for the ARC DRI Thresholds.

☐ Fee: $1,200

Filing Fee (Fee Amount + DRI Fee) $

AFFIDAVIT CERTIFYING COMPLETENESS OF APPLICATION

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

_____, the undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	[signature] (Signature)	GLYNE GREENIDGE (Applicant's Name)	August · 1 · 2024 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Drivers license (type of document)

Executed in Conyers (city), Rockdale (county), Ga (state), this 1st (day) day of August (month), 20 24 (year)

[signature]
Notary Public signature

5-1-27
GA Registration No. and expiration date

CAROLYN BLACKSHEAR
NOTARY PUBLIC
ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 01, 2027

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

CASE #'s: _____

SPECIAL USE PERMIT AND ALTERATIONS TO ZONING CONDITIONS APPLICATION

FILING INFORMATION (OFFICE USE ONLY)

Filing Date: 8/1/24	BOC 1R WS:	BOC 1R VS:	PC Hearing:	BOC Hearing:	BOC 2R WS:	BOC 2R VS:

PROPERTY INFORMATION

Property Address(es): (With City and Zip Code) 2156 Tucker Mill Rd SW CONYERS, GA 30094	Tax Parcel Numbers: 0290002013E
Total Acreage: 14.27	Number of Properties:
Subdivision:	Land Lot(s): / District(s):
Current Zoning: AR	Proposed Zoning:
Current FLU Category:	Proposed FLU Category:
Current Use:	Proposed Use:
Zoning History (Rezonings, Special Use Permits, Variances, etc.):	
Are there existing conditions of zoning for the property? If so, please list:	
Purpose of requested amendment:	

APPLICANT INFORMATION

Applicant / Authorized Agent:			Authorized Agent / Attorney:		
Business / Person Name: GLYNE GREENIDGE			Business / Person Name:		
Address: 2156 Tucker Mill Rd SW			Address:		
City: CONYERS	State: GA	Zip: 30094	City:	State:	Zip:
Office #: 706 254 1823	Mobile #: 706 254 1823		Office #:	Mobile #:	
Email: GLYNESTER@gmail	Fax #:		Email:	Fax #:	
Applicant Status (check one): ☐ Owner ☐ Authorized Agent					

PROPERTY OWNER INFORMATION

Owner: GLYNE GREENIDGE					
Business / Person Name:					
Owner of Tax Parcel No(s).:					
Address: 2156 Tucker Mill Rd SW					
City: CONYERS	State: GA	Zip: 30094			
Office #: 706 254 1823	Mobile #: 706 254 1823				
Email: GLYNESTER@gmail	Fax #:				

7

SITE INFORMATION

Any Applicable Zoning Overlay Districts:				
Schools:	(If this request is for a commercial, industrial or office institutional zoning, school enrollment figures are not required, but the location of the nearest schools must still be completed.)			
Type	Name	Current Enrollment	Capacity	Difference
Elementary School:				
Middle School:				
High School:				

Transportation:	North	South	East	West
Adjacent Roads:				
Existing ROW:				
Future ROW:				
Type:				

Types: County Rd; State Hwy; Private Dr; Paved; Dirt; Other HWY 138

Are there state or county road improvements planned that would impact the rezoning site (by either Rockdale County or GDOT)?

If so, please identify:

Utilities:	Gas Service: ~~Coweta Fayet~~	Electric Service: Sharpsburg Shoal EMC	
Potable Water (check one):	☑ Public System	☑ ~~Well~~	
Location of Nearest Line:	Diameter of Line:	Distance to Closest Fire Hydrant:	
Wastewater (check one):	☐ Public System	☑ Septic Tank	
	Nearest Treatment Plant:	Evaluation by Soil Scientist:	
	Max Operating Capacity:	Environmental Health Approval:	
	Level of Operation:		
Are there any utility easements recorded on the land to be considered for rezoning?	If, so please describe:		

Stormwater:	FIRM Panel No. and Date:		Basin:		Sub-Basin:	
☐ Are there streams, rivers, lakes or other water bodies located on or adjoining this site?	If so, please identify:					
☐ Property Within Floodplain?	Zone:	If so, has it been identified on your property plat?	☐ Yes	☑ ~~No~~	How many acres are impacted by floodplain?	
☐ Wetlands	Type:					

DEVELOPMENT INFORMATION

Type of Development: (check one)	☐ Residential	☐ Nonresidential	☐ Mixed Use
Type of Residential: (check one)	☐ Single-Family Residential	☐ Two-Family Residential	☐ Multi-Family Residential
Type of Nonresidential:			

If Use Contains a Residential Component:	Number of Units:	Acreage:	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed:		Number of Parking Spaces:

Does the development qualify for a Development Regional Impact (DRI)? See pages 10 and 11 of the Application Instructions for more information.	☐ Yes	☐ No

SPECIAL USE PERMIT CRITERIA TO BE APPLIED

In your own words, type the reason you believe a special use permit should be granted by providing justification for each of the following review standards (UDO Sec. 238-4(m)). The following criteria shall be applied by the department, the planning commission, and the board of commissioners in evaluating and deciding any application for a special use permit. No application for a special use permit shall be granted by the board of commissioners unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application. Please address the following:

(1) Whether or not the proposed plan is consistent with all of the requirements of the zoning district in which the use is proposed to be located, including required parking, loading, setbacks and transitional buffers. (i.e. Does the proposed project meet all the zoning requirements, including parking, loading, setbacks and buffers?)

The proposed plan is consistent with the Planning & and Zoning department requirements for an animal hospital

(2) Compatibility of the proposed use with land uses on adjacent properties and other properties within the same zoning district, including the compatibility of the size, scale and massing of proposed buildings in relation to the size, scale and massing of adjacent and nearby lots and buildings. (i.e. Is the proposed project compatible with the land uses of neighboring properties, including size, scale and massing of proposed building?)

All is ~~compatibility~~ compatible Rockdale County's regulations

(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site. (i.e. Is the access to the property, including all buildings, structures and uses, adequate? Will the project impact traffic, or the capacity and safety on nearby public streets?)

The ingress and egress are as required by Rockdale regulations.

(4) Consistency with the county's wastewater treatment system, including the feasibility and impacts of serving the property with public wastewater treatment service and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method will have a detrimental impact on the environment. (i.e. Is the project consistent with the county's wastewater system capacity? If an alternative wastewater treatment method is proposed, would this method have a detrimental impact on the environment?)

The project is consist with County's wastewater regulations

(5) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities, to serve the proposed use. (i.e. Are other public facilities and services, such as stormwater management, schools, parks, sidewalks, and utilities, sufficient to serve the proposed project?)

Yes, adk resource in the area are sufficient to support the project.

(6) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use. (i.e. Would the proposed project have adverse impacts on nearby properties, including noise, smoke, odor, dust or vibration?)

The project will have minimal to no effect on the neighborhood

(7) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of oporation of the proposed use. (i.e. Would the project create adverse impact on nearby properties by its operations, including business hours?)

There will be minimal impact.

(8) Whether or not the proposed use will create adverse impacts upon any environmentally sensitive areas or natural resources. (i.e. Would the project create adverse impacts on the natural environment?)

The environment natural resource will not be adversely affect. In fact additional plants have been added to enhance the wellbeing of environment.

SUPPLEMENTAL USE STANDARDS (STANDARDS OF USE AND DEVELOPMENT

This page is only required for zoning use classifications that have supplemental use standards in UDO Sec. 218-13.

a. List the supplemental use standards:

(1) Any structure used as an animal hospital or vet clinic shall be ~~used~~ located and its activities conducted at least 50 feet from res. property.
(2) Medical treatment/care shall be practiced only within an enclosed building
(3) Kennel/boarding shall be incidental to principal use and permitted within an enclosed bldg and located 100 feet from residential property.
(4) The building shall be designed to prevent impacts ~~from~~ of noise and odor.

b. List the supplemental use standards that the property complies with:

The property complies with all the supplemental standards.

c. List the supplemental use standards that the property does not comply with:

N/A

ROCKDALE COUNTY
PLANNING & DEVELOPMENT

P.O. Box 289/958 Milstead Ave NE, Conyers, GA, 30012
Phone: 770-278-7100
Email: planning@rockdalecountyga.gov

OWNERSHIP STATEMENT & OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNERSHIP STATEMENT

As the current owner(s) of Tax Parcel #(s) 0290020136,
I (we) respectfully request that the subject property be issued a Special Use Permit or that Alterations to Conditions of Zoning be made.

Name: GLYNE GREENIDGE	Phone #'s:	Email: GLYNESTER@GMAIL.COM	
Address: 2156 Tucker Mill Rd SW	City: CONYERS	State: GA	Zip: 30094

If the owner is a business, list the Registered Agent or Authorized Signatory:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☑ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of $250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
Oz Nesbitt, Sr.	Chairman			
Sherri L. Washington, Esq.	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Steve Weinstein, PhD	PC Chairman, County			
Tom Harrison	Vice-chair, County			
Tawanna Smith-Fenty	City			
Ernestine Stovall-Goolsby	County			
Muddessar Ahmad	City			
Karen Benton	City			
Ronnie Burrell	County			

SIGNATURE

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign: Glyne Greenidge (Signature) | GLYNE GREENIDGE (Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Drivers License (type of document)

Executed in Conyers (city), Rockdale (county), Ga (state), this 1st (day) day of August (month) 20 24 (year)

Carolyn Blackshear
Notary Public signature

5-1-27
GA Registration No. and expiration date

CAROLYN BLACKSHEAR NOTARY PUBLIC ROCKDALE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 01, 2027

APPLICANT CERTIFICATION

Please read and initial the following statements:

✓ 1. I hereby request the County consider the information contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission (PC) and/or Board of Commissioners (BOC) Agenda for a public hearing.

✓ 2. I understand that my request will be rejected if all the necessary information and/or requirements are not presented.

✓ 3. I understand that I have an obligation to present all necessary information required by the Rockdale County Department of Planning & Development (P&D) to enable the PC and/or BOC to make an informed determination on my request. I will seek advice of P&D Staff or an attorney if I am not familiar with the zoning and land use requirements.

✓ 4. I understand that my request will be acted upon at the PC and BOC Public Hearings and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Rockdale County.

✓ 5. The Rockdale County Unified Development Ordinance requires a public participation sign on the subject property. In order to ensure that the correct information is included on the public participation sign, P&D will prepare the sign and post the sign.

✓ 6. I hereby acknowledge that I understand the requirements listed on the checklist for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

✓ 7. I have read and understood the applicable sections of the Rockdale County Unified Development Ordinance, as provided in the Instructions.

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:	[signature] (Signature)	GLYNE GREENIDGE (Applicant's Name)	August 1. 2024 (Date)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as: Drivers License (type of document)

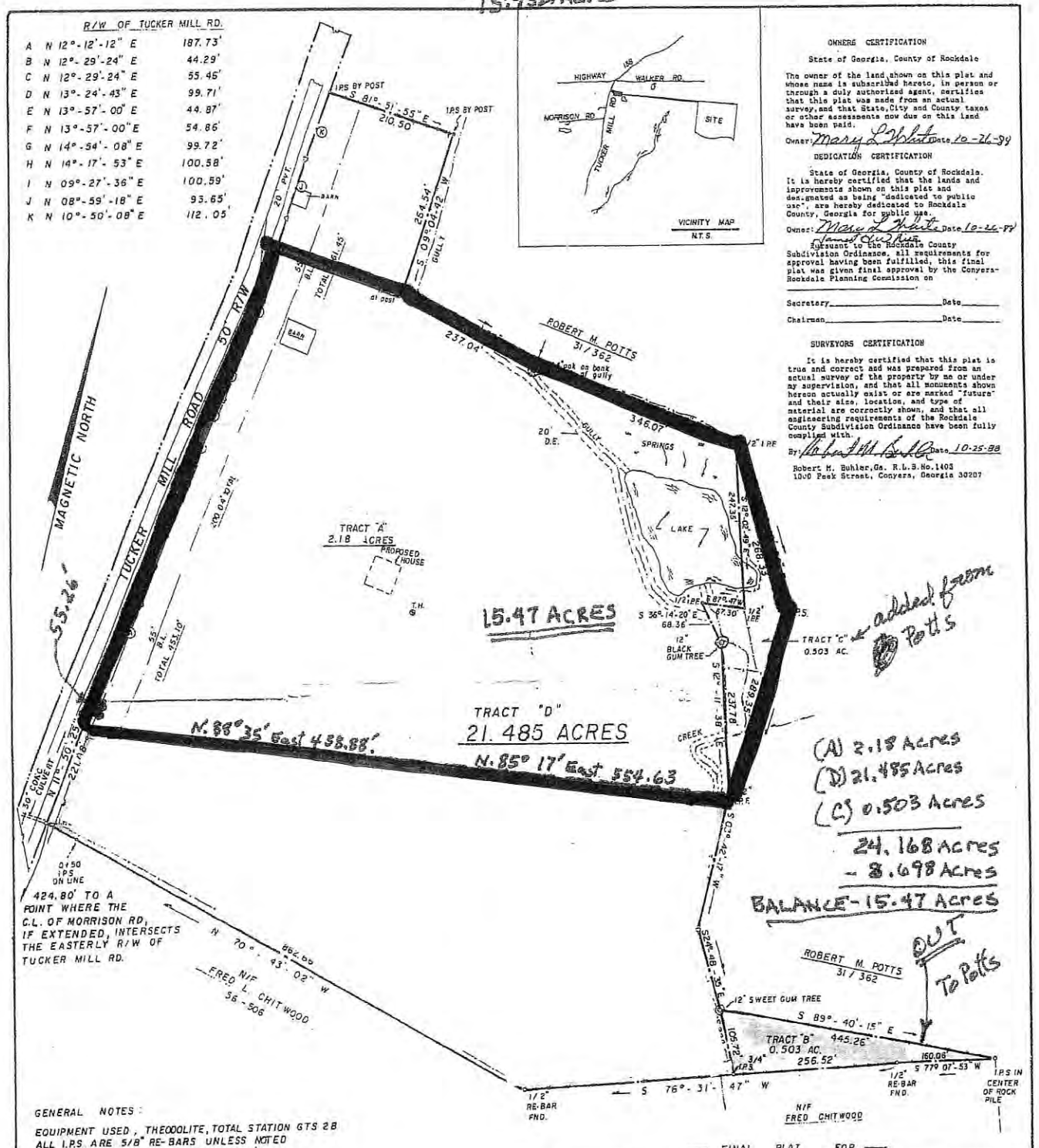
Executed in Conyers (city), Rockdale (county), Ga (state), this 1st (day) day of August (month), 20 24 (year)

[signature]
Notary Public signature

5/1/27
GA Registration No. and expiration date

CAROLYN BLACKSHEAR NOTARY PUBLIC ROCKDALE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 01, 2027

15.47 Acres
+ 0.482 Acres ← JOINT OWNERSHIP
15.952 Acres



(A) 2.18 Acres
(D) 21.485 Acres
(C) 0.503 Acres
24.168 Acres
- 8.698 Acres
BALANCE - 15.47 Acres

OWNERS CERTIFICATION

State of Georgia, County of Rockdale

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that State, City and County taxes or other assessments now due on this land have been paid.

Owner: Mary L White Date 10-26-88

DEDICATION CERTIFICATION

State of Georgia, County of Rockdale.
It is hereby certified that the lands and improvements shown on this plat and designated as being "dedicated to public use", are hereby dedicated to Rockdale County, Georgia for public use.

Owner: Mary L White Date 10-26-88
James C White

Pursuant to the Rockdale County Subdivision Ordinance, all requirements for approval having been fulfilled, this final plat was given final approval by the Conyers-Rockdale Planning Commission on _____

Secretary _____ Date _____

Chairman _____ Date _____

SURVEYORS CERTIFICATION

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, and that all monuments shown hereon actually exist or are marked "future" and their size, location, and type of material are correctly shown, and that all engineering requirements of the Rockdale County Subdivision Ordinance have been fully complied with.

By: Robert M. Buhler Date 10-25-88

Robert M. Buhler, Ga. R.L.S. No. 1403
1000 Peek Street, Conyers, Georgia 30207

GENERAL NOTES:

EQUIPMENT USED, THEODOLITE, TOTAL STATION GTS 2B
ALL I.P.S. ARE 5/8" RE-BARS UNLESS NOTED
ERROR OF CLOSURE 1' IN 55,000'
○ INDICATES CALCULATED POINT
ZONING A-R
INDIVIDUAL WELLS AND SEPTIC TANKS
10' D. E. ON ALL LOT LINES
20' D. E. ON CREEK AND GULLY AS SHOWN
CENSUS TRACT NO. 604
NO TRACT IS WITHIN A 100 YR. FLOOD HAZARD AREA
TRACT "C" TO BE DEEDED FROM POTTS TO WHITE
TRACT "B" TO BE DEEDED FROM WHITE TO POTTS
24.67 AC TOTAL AC

OWNER / SPONSOR
JAMES AND MARY WHITE
2196 TUCKER MILL RD.
CONYERS, GA. 30208
PH 483-3921

REVISION DATE

PLAT BOOK ____ PG. ____

— FINAL PLAT FOR —

JAMES AND MARY WHITE

GEORGIA REGISTERED No. 1403 LAND SURVEYOR Robert McCollum Buhler

SURVEYED 10-10-88 DRAFTED 10-21-88
LOCATED IN LAND LOT 207 11TH. DISTRICT
ROCKDALE COUNTY, GEORGIA
SCALE 1" = 100'

ROBERT M. BUHLER L.S. SURVEYING & PLANNING
CONYERS GEORGIA 483-8471
MEMBER OF THE SURVEYORS & MAPPERS SOCIETY OF GEORGIA AND A.C.S.M.
Robert M. Buhler

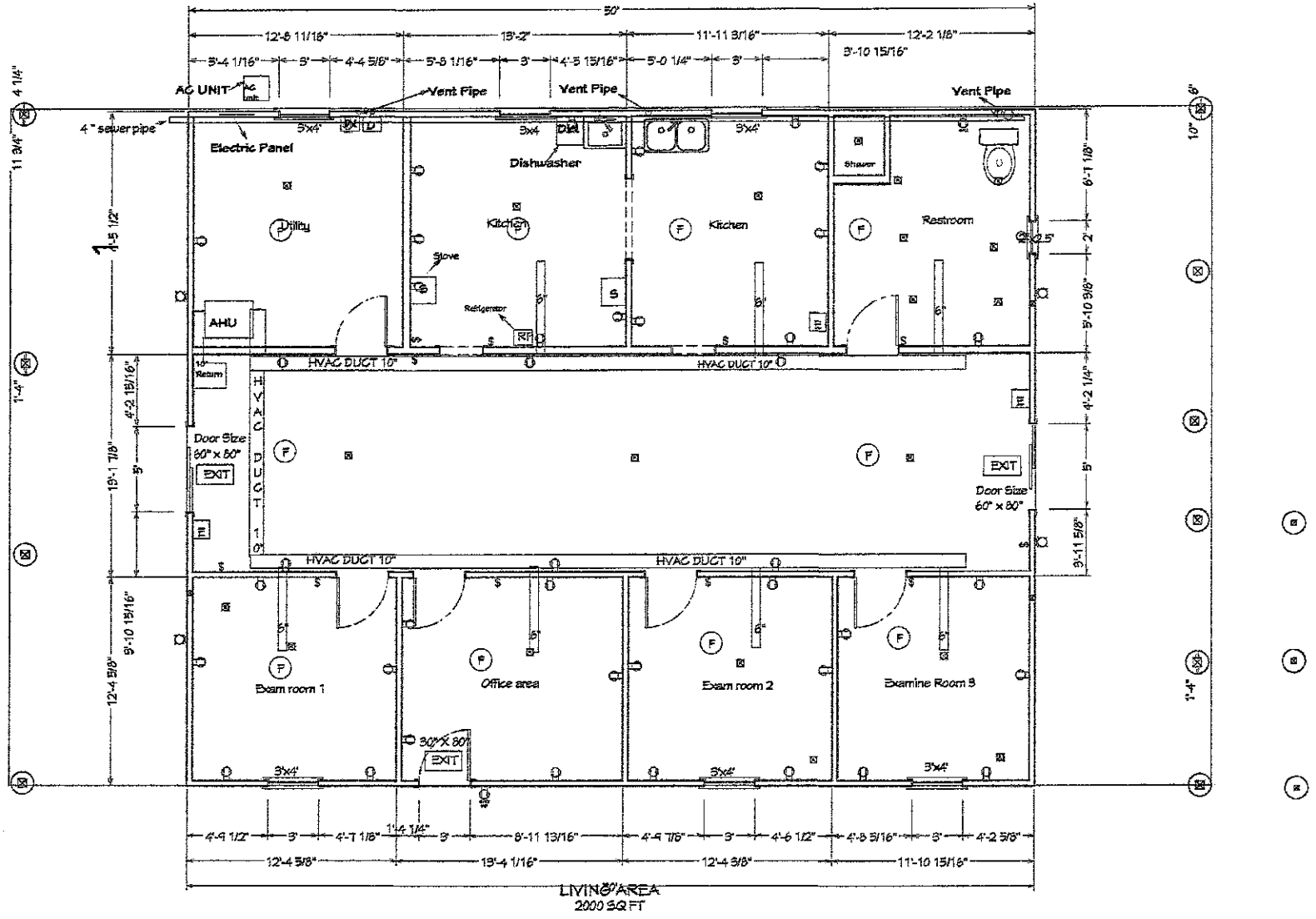
DWG 297-88A

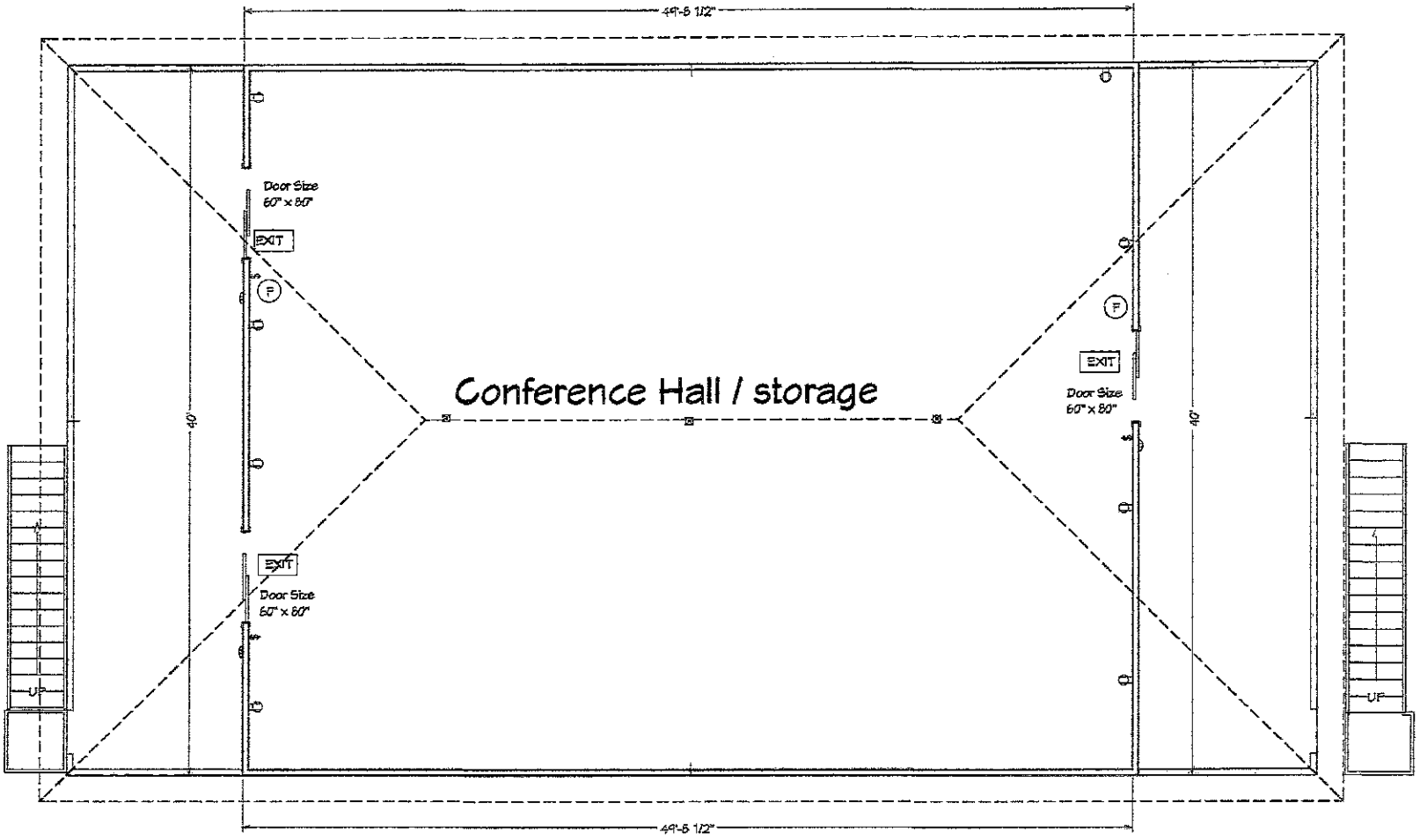
Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 207 of the 11th Land District of Rockdale County, Georgia, consisting of 14.27 acres and is more particularly described as follows:

To find the TRUE POINT OF BEGINNING, start at a point where the center line of Morrison Road, if extended, intersects with the easterly right-of-way of Tucker Mill Road and run along the southeast side of Tucker Mill Road, in a northeasterly direction a distance of 424.80 feet, continuing thence along Tucker Mill Road North 11 degrees 50 minutes 25 seconds East a distance of 165.82 feet to an iron pin found on the northern side of Happy Hollow Court (private drive) and the southeast side of Tucker Mill Road, and the TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING, run thence along the right-of-way of Tucker Mill Road North 11 degrees 50 minutes 25 seconds a distance of 55.26 feet to a point, thence North 12 degrees 12 minutes 12 seconds East a distance of 187.73 feet to a point, thence North 12 degrees 29 minutes 24 seconds East a distance of 99.75 feet to a point, thence North 13 degrees 24 minutes 43 seconds East a distance of 99.71 feet to a point, thence North 13 degrees 57 minutes 00 seconds East a distance of 99.73 feet to a point, thence North 14 degrees 54 minutes 08 seconds East a distance of 99.72 feet to a point, thence North 14 degrees 17 minutes 53 seconds East a distance of 100.58 feet to a point, thence North 9 degrees 27 minutes 36 seconds East a distance of 80.81 feet to an iron pin set, thence leaving said right-of-way South 71 degrees 27 minutes 37 seconds East a distance of 216.84 feet, continuing South 71 degrees 27 minutes 37 seconds East a distance of 237.04 feet to a 24 inch oak on the bank of a gully, thence South 78 degrees 54 minutes 42 seconds East a distance of 346.07 feet, thence South 24 degrees 10 minutes 20 seconds East a distance of 268.33 feet, thence South 6 degrees 55 minutes 20 seconds West a distance of 289.35 feet, thence South 85 degrees 17 minutes 01 seconds West a distance of 524.63 feet to a point on the north side of Happy Hollow Court (private drive), running thence along the arc of a curve westerly along said Happy Hollow Court (private drive) 64.33 feet, said curve having a radius of 50 feet and being subtended by a chord having a chord bearing of South 85 degrees 17 minutes 01 seconds West and a chord distance of 59.98 feet, thence South 85 degrees 17 minutes 01 seconds West 6.99 feet to a point, thence South 88 degrees 35 minutes 37 seconds West a distance of 438.88 feet to the TRUE POINT OF BEGINNING.

Said tract contains 14.27 acres and is part of Tax Parcel 029002013E.


50'
12'-8 11/16"
13'-2"
11'-11 3/16"
12'-2 1/8"
3'-4 1/16"
3'
4'-4 5/8"
5'-8 1/16"
3'
4'-5 15/16"
5'-0 1/4"
3'
3'-10 15/16"
AC UNIT
Vent Pipe
Vent Pipe
Vent Pipe
4" sewer pipe
Electric Panel
Dishwasher
Utility
Kitchen
Kitchen
Restroom
Shower
Stove
Refrigerator
AHU
Return
HVAC DUCT 10"
HVAC DUCT 10"
HVAC DUCT 10"
HVAC DUCT 10"
HVAC DUCT 10"
Door Size
60" x 80"
EXIT
Door Size
60" x 80"
EXIT
Exam room 1
Office area
Exam room 2
Examine Room 3
30" X 80"
EXIT
3'x4'
4'-4 1/2"
3'
4'-7 1/8"
1'-4 1/4"
3'
8'-11 13/16"
4'-4 7/8"
3'
4'-6 1/2"
4'-5 5/16"
3'
4'-2 5/8"
12'-4 5/8"
13'-4 1/16"
12'-4 5/8"
11'-10 15/16"
LIVING AREA
2000 SQ FT



LIVING AREA
2197 SQ FT

EXIT LED Emergency Exit Sign With Battery Backup

(F) Smoke / Fire detector

E Fire Extinguisher

AN ORDINANCE TO AMEND SUBPART B, PLANNING AND DEVELOPMENT, TITLE 2, LAND USE AND ZONING, CHAPTER 222 OFF-STREET PARKING STANDARDS, OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, SO AS TO REPEAL AND REPLACE SECTION 222-11 PARKING VEHICLES IN RESIDENTIAL DISTRICTS: TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS, Rockdale County comprehensively regulates land uses pursuant to its general police powers, planning powers, zoning powers and other authority derived from applicable local laws, the Constitution of the State of Georgia, state and federal statutory authority and other sources; and

WHEREAS, Commercial vehicles, provided that such vehicle is owned by the Rockdale County Board of Education, or any private school licensed by the State of Georgia.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Rockdale County, Georgia, and it is hereby ordained by the authority of same as follows:

Section I

That Section 106-1 of Title 2 (Land Use and Zoning) of Subpart B (Planning and Development) of the Code of Ordinances of Rockdale County entitled "Off-Street Parking Standards" is hereby repealed in its entirety and replaced as follows:

Sec. 222-11. - Parking vehicles in residential districts.

(a) In any residential zoning district except as otherwise provided in this Ordinance, it shall be unlawful for any person to park or stand any commercial vehicle as defined in section 106-1 unless such vehicle is engaged in loading or unloading. Trailers, mobile homes, motorized homes, boats, boat trailers and utility trailers are exempt from this paragraph. For purposes of this section, trailers are defined as vehicles with or without motive power, designed for carrying persons or property and for being drawn by motor vehicles and so constructed that no part of its weight rests upon the towing vehicle.

(b) In any residential district, the parking of any vehicle shall be within a garage, driveway, or carport or within a side or rear yard, except for moving vans that are loading and unloading. The parking of any commercial vehicle as defined in section 106-1, shall be prohibited unless otherwise authorized by this Ordinance.

(c) Disposition of commercial vehicles in residential districts. The county is authorized to remove and dispose of any commercial vehicle in a residential district, notwithstanding the fact that such vehicle may be located on private property. No such vehicle shall be disposed of in less than 30 days from the time the commercial vehicle is removed. Prior to the disposal of such vehicle and if such vehicle is affixed with a current license tag, the current owners and lienholders of the motor vehicles shall be identified by a records search in the state department of revenue; and upon the identification of the owners and lienholders, they

shall be notified of the pending disposal by registered or certified mail, return receipt requested.

(d) Enforcement.

(1) Enforcement of this article shall be the responsibility of the code enforcement officers of the department of planning and development or any Rockdale County Sheriff's deputy.

(2) When a motor vehicle is deemed to be a commercial vehicle in violation of this Code by an authorized enforcement officer, such officer may issue a written warning notice to the parties owning or in apparent possession of the commercial vehicle, or the owner of the property upon which the motor vehicle is located, to remove the vehicle within five days. If the owner or person in apparent possession of the vehicle is not ascertainable, written notice may be given by attaching such notice to the vehicle. Written notice to the property owner shall be by certified mail to the address listed in Rockdale County property tax records. If the commercial vehicle is not removed within five days, the owner of the motor vehicle or the owner of the land on which it is located shall be issued a citation. If a commercial vehicle is found in violation on the property of an owner who has been cited within the past 12 months for the same offense, then the authorized enforcement officer may immediately issue a citation to the parties owning or in apparent possession of the motor vehicle, or the owner of the property upon which the motor vehicle is located.

(3) Each and every day that any such violation exists shall be deemed a separate offense.

(4) The county may tow the vehicles, at the owner's expense, if not removed within five days of the notice.

Section II

That all ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed.

Section III

That this Ordinance shall become effective upon adoption.

This _____ day of _____, 2024.

DRAFT

ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS

_____
Oz Nesbitt, Sr., Chairman

_____
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: _____

Second Reading: _____

DRAFT

Ordinance #_____
Text Amendment TXT 2024-03

AN ORDINANCE TO AMEND THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, SO AS TO ADOPT TWO NEW DEFINITIONS IN SECTION 106-1, REGARDING TRADE SCHOOLS AND AMEND SECTION 218-1 TABLE OF PERMITED USES (SUBPART B PLANNING AND DEVELOPMENT); TO PROVIDE FOR REPEAL OF CONFLICTING PROVISIONS; TO PROVIDE FOR AN ADOPTION DATE; AND FOR OTHER PURPOSES.

WHEREAS, Rockdale County comprehensively regulates land uses pursuant to its general police powers, planning powers, zoning powers, and other authority derived from applicable local laws, the Constitution of the State of Georgia, state and federal statutory authority, and other sources; and

WHEREAS Rockdale County comprehensively regulates land uses so as to substantially advance the public health, safety, morals, and general welfare; and

WHEREAS the Board of Commissioners desires to proactively address a more diversified and qualified workforce by supporting avenues to create further opportunity and promote the quality of life within the community; and

WHEREAS, specifically addressing trade schools supports and enhances additional education and certification programs for career development for the benefit of the residents of Rockdale County.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Rockdale County, Georgia, and it is hereby ordained by the authority of same as follows:

Section 1

That Section 106-1 Definitions (Subpart B Planning and Development) of the Code of Rockdale County, Georgia, as amended, is hereby further amended so as to add two new definitions entitled "Trade School, Cosmetology and Barber" and "Trade School, Apprenticeship Training and Other Technical and Trade Schools", which new definitions shall read as follows:

Trade School, Cosmetology and Barber: Establishments primarily engaged in offering training in barbering, hair styling, or the cosmetic arts, such as makeup or skin care. These schools provide job-specific certification. The use is primarily done in classroom settings inside a building.

Trade School, Apprenticeship Training and Other Technical and Trade Schools: Establishments primarily engaged in offering job or career vocational or technical courses which may include but not limited to: electricians', plumbers', mechanics', sheet metal workers', bus driver, dental hygienist, security guard **Trade School, Apprenticeship Training and Other Technical and Trade Schools:** Establishments primarily engaged in offering job or career vocational or technical courses which may include but not limited to: electricians', plumbers', mechanics', sheet metal workers', bus driver, dental hygienist,

security guard training and heavy equipment operators. The curriculums offered by these schools are highly structured and specialized and lead to job-specific certification.

Section II

That Section 218-1 Table of Permitted Uses (Subpart B Planning and Development) of the Code of Rockdale County, Georgia, as amended, is hereby further amended so as to add "Trade School, Cosmetology and Barber" and "Trade School, Apprenticeship Training and Other Technical and Trade Schools", to the referenced table as depicted and shown on the attached Exhibit 'A' which is attached hereto and made a part hereof by reference.

NAICS Code	Uses	Suppl. Reg?	A-R	R-1	R-2	CRS	CSD	MRU	RM	CID	O-I	NC	MxD	C-1	C-2	OBP	M-1	M-2	CSO
	EDUCATIONAL SERVICES																		
611511	Technical and Trade Schools including Cosmetology and Barber Schools										p		p		p	p			
611513 and 611519	Apprentice Training and Other Technical and Trade Schools														P	P	P		

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section III

That this Ordinance shall become effective upon adoption.

This _____ day of _____, 2024.

DRAFT

ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS

_____
Oz Nesbitt, Sr., Chairman

_____
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: _____

Second Reading: _____

DRAFT