Ordinance No. O-2024-29
REZ Case No. 2024-16

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 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); TO IMPOSE CONDITIONS UPON THE PROPERTY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

HOWEVER, THE APPLICANT AMENDED THE REQUEST TO REZONE 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 R-1 (SINGLE-FAMILY RESIDENTIAL), WHICH THE BOARD OF COMMISSIONERS GRANTED.

WHEREAS an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

REZONING CASE NO. 2024-16	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 a single-family residential subdivision. **The applicant amended the request to rezone 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 R-1 (Single-Family Residential).**		
APPLICANT:	Stephen A. Goodsell		
PROPERTY OWNER:	Benjamin Willis Seay III		
LOCATION:	1920 SW Highway 212, 1900 SW Highway 212, SW Oglesby Bridge Road, and a portion of 1929 Oglesby Bridge Road		
LAND LOT(S):	82, 112, 111	**DISTRICT:**	11th
TAX PARCEL NO.:	032002004G, 032002033A, 032002004F, 032002004C		

WHEREAS, said rezoning proposal was reviewed by staff and public hearings held following public notice and all other requirements of Section 238-4 of the Unified Development Ordinance of Rockdale County, Georgia, as amended.

WHEREAS, the Future Land Use Map of Rockdale County's Comprehensive Plan designated property as Low Density Residential.

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

Section I

The Official Zoning District Map for Rockdale County, as amended, is hereby amended to rezone 131.68 acres of the property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from A-R (Agricultural-Residential) to R-1 (Single-Family Residential).

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning attached hereto as Exhibit "C", and applies to 131.68 acres of the subject property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all the other applicable provisions of the Code of Rockdale County. The change in zoning hereby approved does not authorize the violation of any zoning district regulations.

Section III

The Official Zoning District Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section I, along with the conditions authorized in Section II.

Section IV

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

That this Ordinance shall become effective upon adoption.

This 10th day of December, 2024.

ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS

Osborn 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

Ordinance No. O-2024-29
REZ Case No. 2024-16

First Reading: 10/8/2024

Second Reading: 10/10/2024

EXHIBIT "A"

LEGAL DESCRIPTION

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.**

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.**

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.**

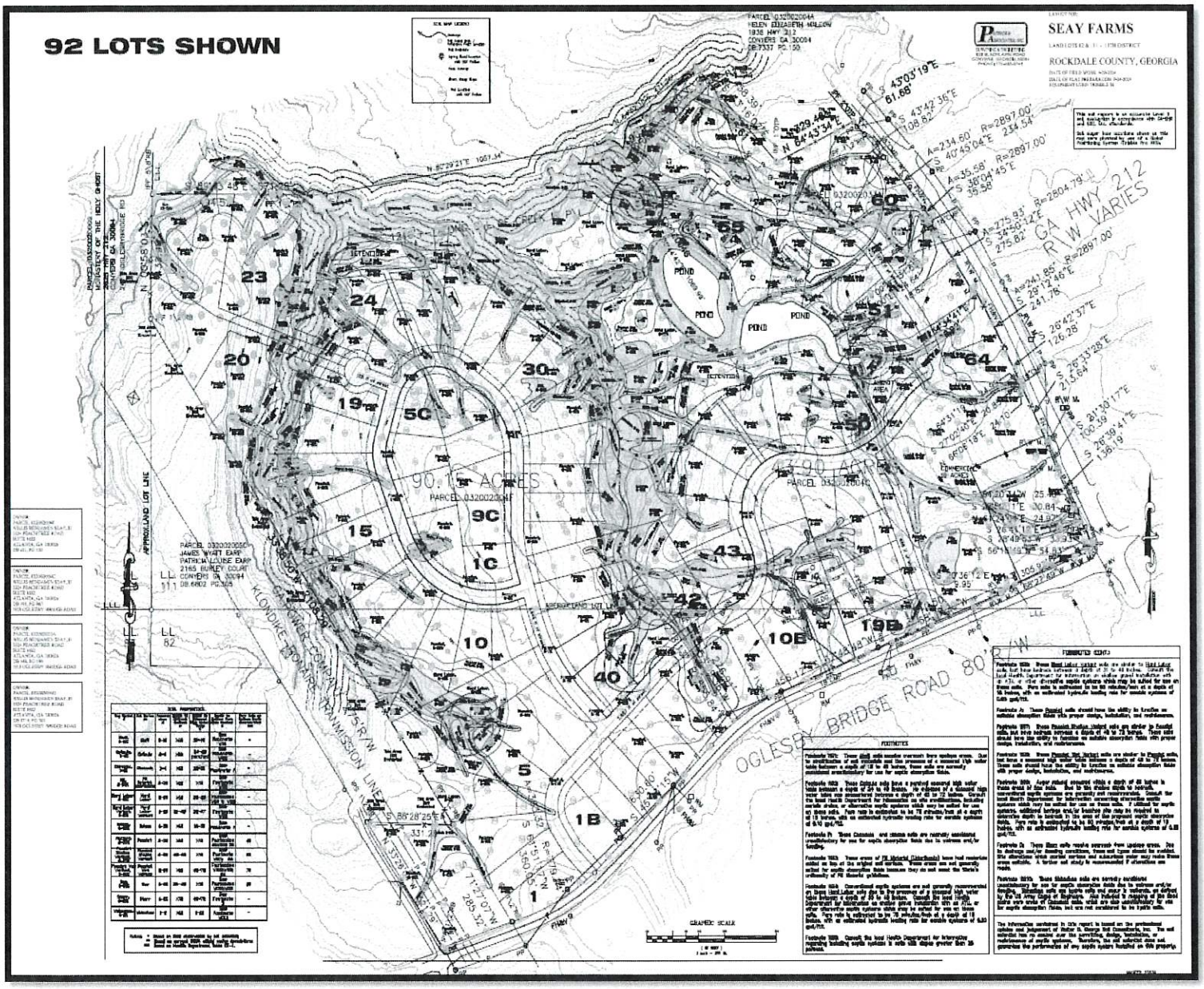
TRACT 4

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.**

Ordinance No. O-2024-29
REZ Case No. 2024-16

EXHIBIT "B"
SURVEY PLAT



Ordinance No. O-2024-29
REZ Case No. 2024-16

EXHIBIT "C"
CONDITIONS OF ZONING

1. The site shall be developed in general conformance with the submitted site plan and comply with the Single-Family Residential (R-1) 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. Applicant must provide proof of sewer capacity before proceeding to preliminary plat phase.
4. The site shall be restricted not to exceed 92 lots.
5. The adjusted tract area site density shall be adjusted to conform with the requirements of the R-1 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 R-1-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 frontages of the development along 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 grass 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.
18. At the time of development, a fence of a minimum of 3 feet in height made of welded (hog) wire shall be constructed along the common property line between the subject property and parcel 032B010134, the 27.2-acre parcel immediately to the north.