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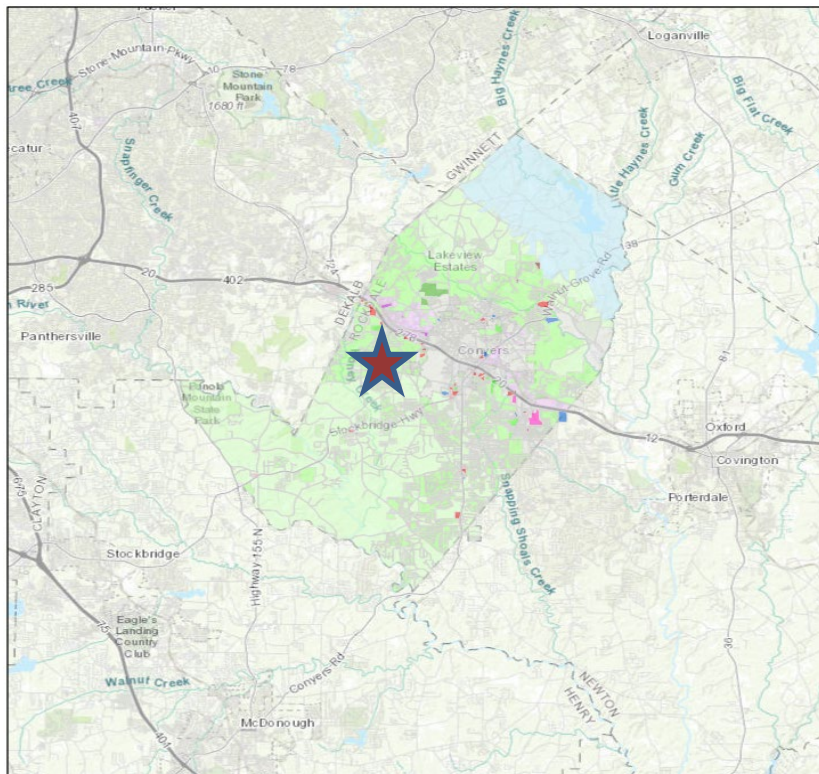
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PLANNING COMMISSION & BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Numbers: REZ2025-06
Address: 1405 SW Smyrna Road, 1375 SW Smyrna Road, 1901 SW Flat Shoals Road, SW Stillmeadow Road, 1301 SW Stillmeadow Road, 1320 SW Stillmeadow Road
Tax Parcel: 026001016A, 0260010017, 0260010010, 0260010072, 026001072B, 0260010004
Site Area: 53.32 acres
Current Zoning: R-1 (Single-Family Residential)
Existing Conditions: Single-Family Residences; Woods
Request: To rezone 53.32 acres from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision) for a 94-lot, single-family residential subdivision.
Applicant: Rebecca Haynes
Owner: Katherine C. Mackie, Marvin R. Brown, David R. Brown, Maranda Kate Hardeman, 1901 Flat Shoals Road LLC/Eileen Smith, and Rockdale Baptist Church of Conyers, Inc./Michael Goodard

Staff Recommendation: **Approval with Conditions**

PC Hearing Date: June 12, 2025
BOC Hearing Date: June 26, 2025



Zoning History

The subject property is zoned R-1 (Single-Family Residential). No prior zoning requests are on record for this property.

Existing Site Conditions

The subject site is a 53.32-acre property located northwest of the intersection of Flat Shoals Road SW and Smyrna Road SW. The property is comprised of six parcels: 026001016A (1405 SW Smyrna Road), 0260010017 (1375 SW Smyrna Road), 0260010010 (1901 SW Flat Shoals Road), 0260010072 (SW Stillmeadow Road), 026001072B (1301 SW Stillmeadow Road), 0260010004 (1320 SW Stillmeadow Road). The properties located at 1405 SW Smyrna Road, 1375 SW Smyrna Road, and 1901 SW Flat Shoals Road are developed with single-family residences that were constructed in 1986, 1978, and 1961, respectively. Apart from the residences, the site is largely wooded. The subject property has road frontage along both Flat Shoals Road SW and Smyrna Road SW; sidewalks are not present along the frontages. Tributaries of Soggy Bottom Creek are present on the property.

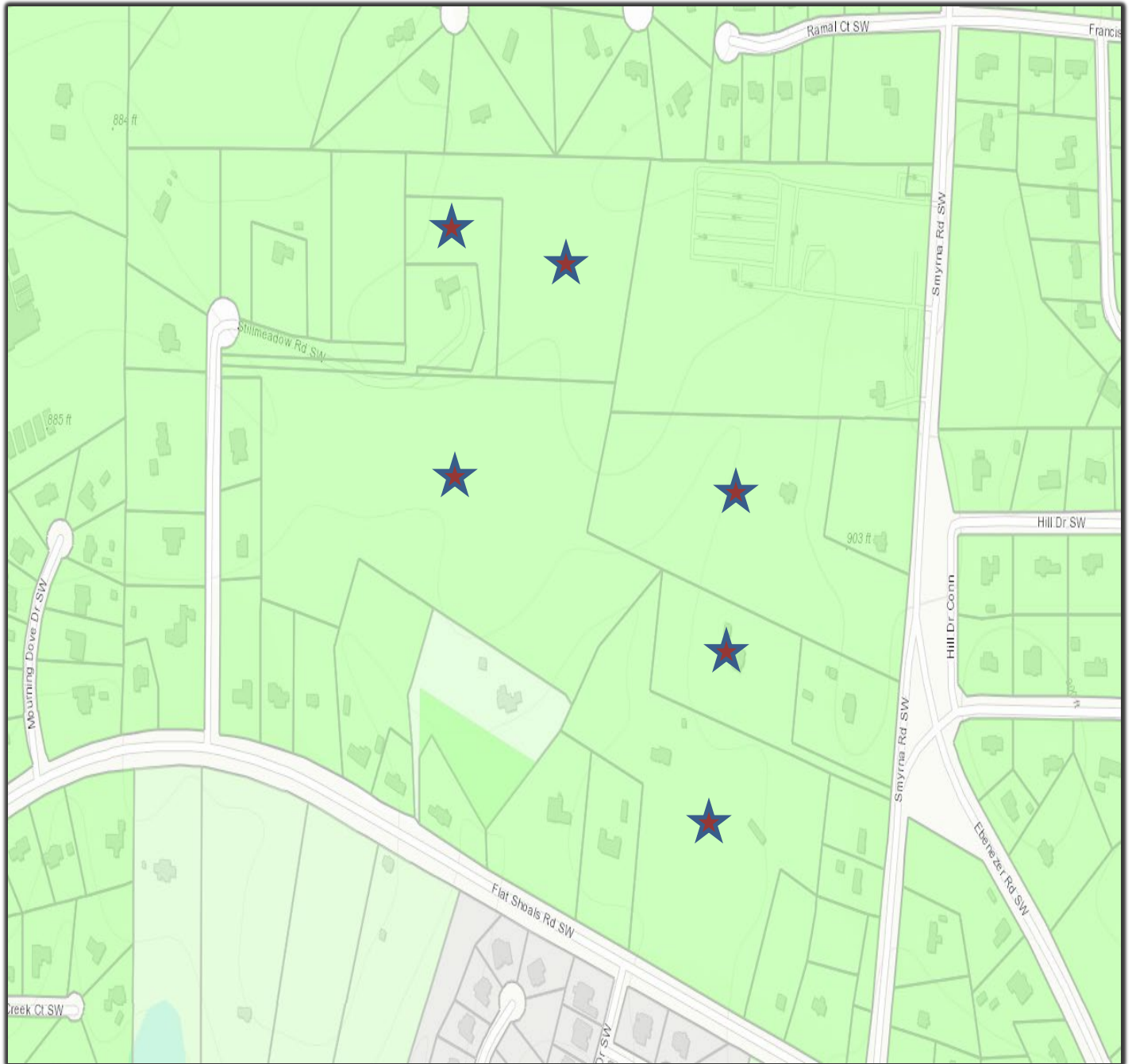
Surrounding Use and Zoning

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	1300 SW Stillmeadow Rd	R-1	Single-Family Residence
	1340 SW Stillmeadow Rd	R-1	Single-Family Residence
	1360 SW Stillmeadow Rd	R-1	Single-Family Residence
	2139 SW Flat Shoals Rd	R-1	Single-Family Residence
North	2090 SW Meadowbrook Dr	R-1	Single-Family Residence
	2088 SW Meadowbrook Dr	R-1	Single-Family Residence
	2014 SW Meadowbrook Cir	R-1	Single-Family Residence
East	1333 SW Hill Dr	R-1	Single-Family Residence
	1379 SW Hill Dr	R-1	Single-Family Residence
	1420 SW Smyrna Rd	R-1	Vacant
South	1301 SW Biarritz Ct	R-1B/COND	Single-Family Residence
	1305 SW Biarritz Ct	R-1B/COND	Single-Family Residence
	1309 SW Biarritz Ct	R-1B/COND	Single-Family Residence
	2029 SW Flat Shoals Rd	R-1	Single-Family Residence
	2057 SW Flat Shoals Rd	R-1	Single-Family Residence
	2095 SW Flat Shoals Rd	R-1/AR	Single-Family Residence
	2117 SW Flat Shoals Rd	R-1	Single-Family Residence
	2127 SW Flat Shoals Rd	R-1	Single-Family Residence
	2137 SW Flat Shoals Rd	R-1	Single-Family Residence

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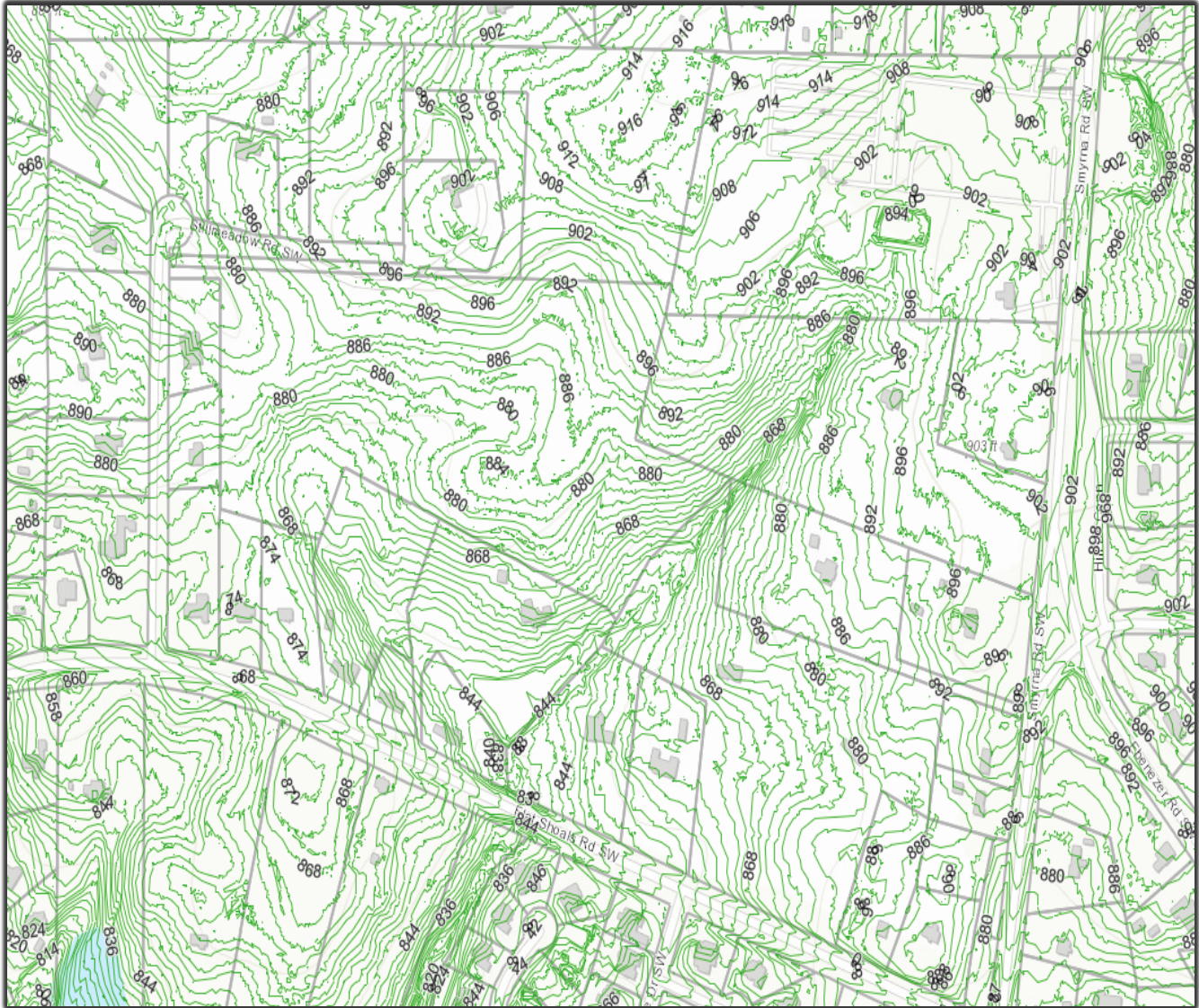
ZONING MAP



- AR - Agricultural Residential District
- R1 - Single-Family Residential District

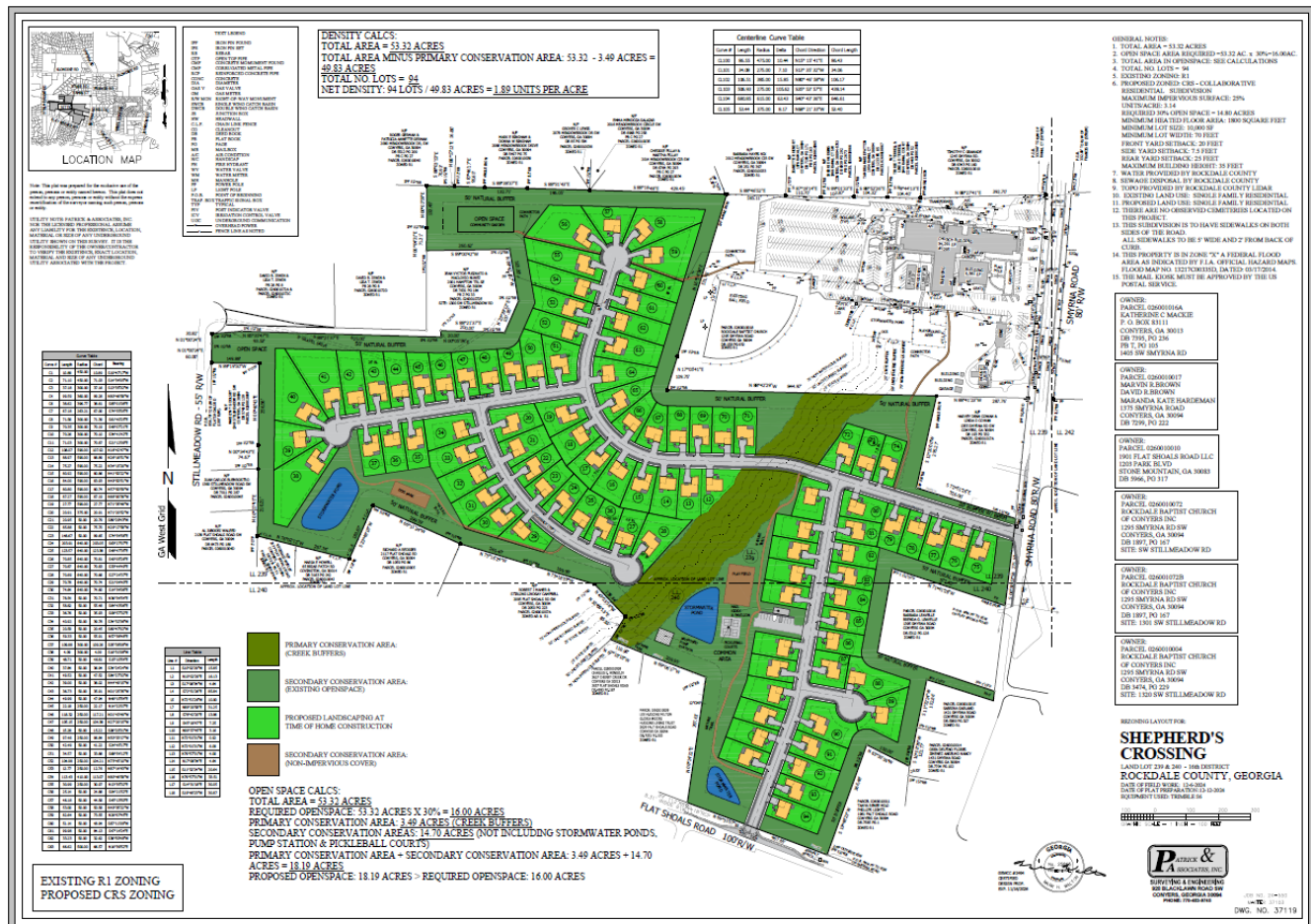


CONTOUR MAP



AERIAL MAP





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	34% of gross parcel area	YES
Minimum Development Size	Sec. 206-5(d)(2)	10 contiguous acres (exclusive of conservation)	53.32 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
Front Setback Rear Setback Side Setback	Sec. 206-5(d)(5) Sec. 206-5(d)(6) Sec. 206-5(d)(7)	20 Feet (5ft staggered) 25 Feet 7.5 Feet	20 Feet 25 Feet 7.5 Feet	YES YES YES
Guest Parking Handicap Parking	Sec. 206-5(d)(16)(b) Sec. 222-5	8.83 spaces (minimum) 1 space	9 spaces 1 space	YES YES
Adjusted Density	Sec. 206-5(d)(17)	3.1 units per acre (maximum)	1.89 units per acre	YES
Transitional Buffer	Sec. 206-5(d)(19)(b)	50-foot natural or enhanced vegetated opaque buffer	50-foot natural buffer	YES

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 opposition to this project as presented. Additional access is a benefit in the event once access is congested or blocked. The site also has several turnarounds for fire apparatus if needed.

Rockdale Board of Education

School	Capacity	Current Projection SY25	Current Enrollment
Shoal Creek ES	760	612	628
Edwards MS	1242	913	879
Heritage HS	1650	1319	1264

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

Current status of the secondary schools – under SY 25 projected enrollment.
Shoal Creek ES is currently over SY25 projections but under the maximum capacity.
School District concerns: in combination with the other approved residential development, enrollment numbers will cause larger classes sizes and possibly the introduction of mobile classrooms.

Transportation Department

Upon inspection, I see LP (for light pole) in the text legend; however, it appears that no streetlights are currently shown within the proposed subdivision. In accordance with Section 332-42 of the Rockdale County Code of Ordinances, streetlights are required for all new subdivisions that include new streets or roads to be dedicated to the county, existing county roads, or any combination of the two. The developer must submit a streetlight layout for approval by the appropriate department prior to obtaining any building permits. Additionally, the developer is responsible for all costs associated with the installation and maintenance of the street lighting system, in coordination with the service utility provider.

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 activities, 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 wetland's 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 but 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 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 for the overall density factor, existing density factor, or replacement density factor. All new developments 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 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.

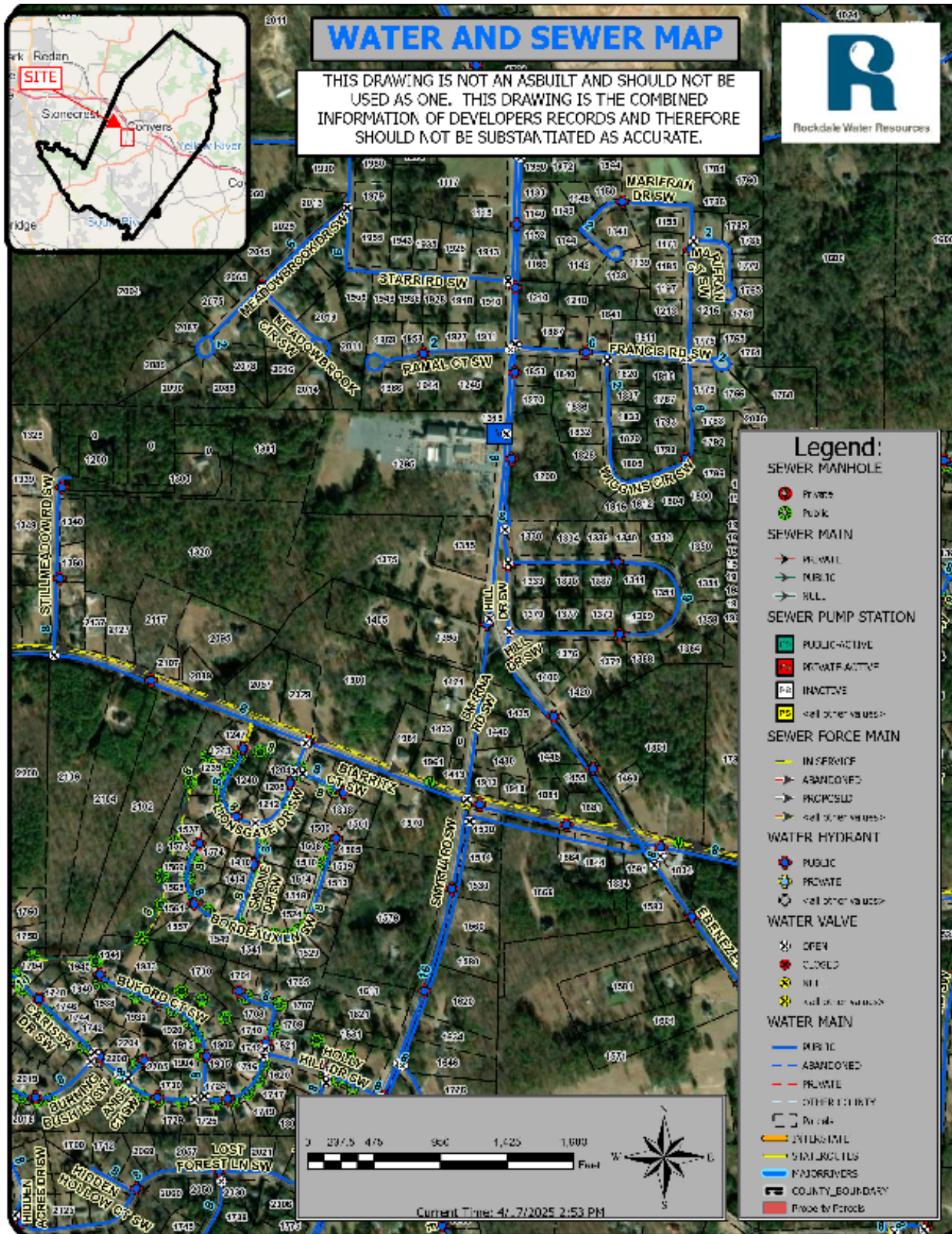
(3) Effective floodplain management and flood hazard protection activities can:

- 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, electricity, 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

There is water and sewer available at the project site. The developer or representative will need to perform a downstream analysis to determine the capacity of the existing sewer system to accept the proposed flow. The developer will be responsible for sewer system improvements identified in the analysis. (see attached map of adjacent sewer system)



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 R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision) for a 94-lot, single-family residential subdivision is proposed on a wooded property of 53.32 acres. Adjacent subdivisions include Starr, Golden Acres, and Lionsgate. Starr and Golden Acres are zoned R-1 (Single-Family Residential) and have average lot sizes of approximately 1.0 acre and 0.90 acre, respectively. Lionsgate is zoned R-1B/COND and has an average lot size of approximately 0.45 acre. The proposed development's 10,000-square-foot lot sizes are smaller than that of surrounding properties but may be adequately shielded from view of the use of the surrounding lots by the 50-foot-wide transitional buffer.

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

The proposed 94-lot, single-family residential development will likely have minimal impact on surrounding properties in the form of increased traffic. A Traffic Impact Study was conducted for the site for 84 lots. Both "no build" and "build" analyses indicate that "the proposed development will have minimal impact on traffic operations in the study network." However, the following recommendations were made for the site's driveways: one entering lane and one exiting lane, a stop-sign controlled on the site driveway approach, a right turn lane for entering traffic, and to provide/confirm adequate sight distance per (AASHTO) American Association of State Highways and Transportation Officials standards.

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 has greater economic value if rezoned to CRS (Collaborative Residential Subdivision). Furthermore, the proposed site plan rectifies the issue of landlocked or flagpole parcels (parcels 0260010072, 026001072B, 0260010004, and 026001016A) which enables those parcels to be developed and not remain vacant or underutilized.

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 Traffic Impact Study (TIS) found that the 94-lot development would have a minimal impact on existing streets. The study recommended improvements for the site's driveways to mitigate any impacts. Rockdale Water Resources (RWR) has indicated that water and sewer are available. Schools in the area are under maximum capacity.

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

The Future Land Use Category of this site is Medium Density Residential, which is in alignment with the requested CRS zoning district. As defined by the Comprehensive Land Use Plan, properties with a future land use designation of Medium Density Residential are appropriate for single-family detached residential dwellings with a density of 2-4 unit per acre. The proposed development will have an adjusted tract area site density of 1.89 units per acre, which is in conformance with the Comprehensive Land Use Plan and 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 proposed development is in conformity with the CRS Zoning District, Medium Density Residential Future Land Use Category, and Comprehensive Land Use Plan. Furthermore, the development will not

pose a significant burden to existing streets or other utilities.

PLANNING & DEVELOPMENT STAFF RECOMMENDATIONS

Staff recommends **Approval with Conditions** of the request to rezone from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision). Should the rezoning requests be approved, staff recommends the following conditions.

Proposed conditions:

1. The site shall be developed in compliance with the Collaborative Residential Subdivision (CRS) Zoning District if adopted.
2. The site shall be restricted not to exceed 94 lots.
3. Should the Rezoning applications be approved, the applicant shall submit a Combination plat to the Department of Planning and Development to combine the parcels.
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. Any recommendations made in the Traffic Impact Study shall be reflected in the submittal for Land Disturbance Permit (LDP).
7. All single-family residential dwelling units shall have a two-car garage.
8. 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.
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 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.
13. 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.
14. 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.
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. Amenity areas shall be accessible by five-foot-wide concrete sidewalks.