

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2567 NE GEES MILL 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.

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

REZONING CASE NO. REZ2025-01	To Rezone 49.08 acres from A-R (Agricultural-Residential) to CRS (Collaborative Residential Subdivision) located at 2567 NE Gees Mill Road, to develop an 81-lot, single-family residential subdivision.		
APPLICANT:	Tyler Lasser		
PROPERTY OWNER:	Lakeshore Trust Inc; Freeman, Mrs. Ned E. (Estate) C/O Jack & Kit Rowe; XEBO LLC, Petra McCandless		
LOCATION:	2567 NE Gees Mill Road		
LAND LOT:	346, 347, 367	DISTRICT:	16 th
TAX PARCEL NO.:	091001007A, 0910010032, 0910010007, and 0910010008	TOTAL ACREAGE:	49.08

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 designates said property as Technology Park and Medium Density Residential.

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, 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 the 49.08-acre 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 CRS (Collaborative Residential Subdivision).

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 the 49.08-acre 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.

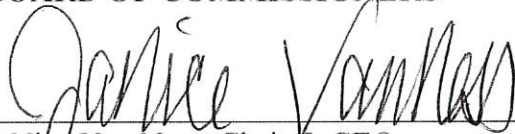
Section IV

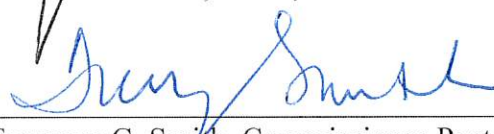
All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

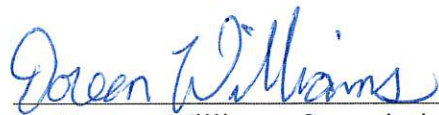
That this Ordinance shall become effective upon adoption.

This 8 day of July, 2025.

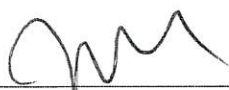
ROCKDALE COUNTY, GEORGIA BOARD OF COMMISSIONERS


JaNiece Van Ness, Chair & CEO

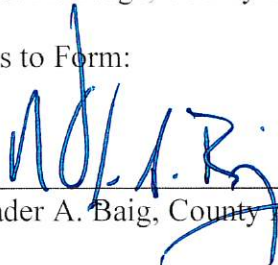

Tuwanya C. Smith, Commissioner Post I


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: 2/25/2025

Second Reading: 7/8/2025**EXHIBIT "A"**

A parcel of land lying in Land Lots 346, 347, 367, of the 16th District, Rockdale County, Georgia, and being more particularly described as follows:

Begin at a point being the Southeasterly right-of-way intersection of Gees Mill Road (80' R/W) and the Northerly right-of-way of McCart Road (Variable R/W); said point lying on a curve to the left, said curve having a radius of 603.85 feet, a central angle of 45 degrees 14 minutes 11 seconds, chord bearing of North 42 degrees 22 minutes 25 seconds East, and a chord length of 464.47 feet, thence leaving said intersection run along the arc of said curve and said Southeasterly right-of-way of Gees Mill Road for a distance of 476.76 feet to a point lying on the Land Lot Line common to Land Lots 347, and 366; Thence leaving said right-of-way run South 07 degrees 49 minutes 26 seconds East along said Land Lot Line for a distance of 388.72 feet to a point, said point being the common corner of Land Lots 346, 347, 366, and 367; Thence leaving said common corner run South 89 degrees 57 minutes 24 seconds East along the line common to Land Lots 366, and 367 for a distance of 2,195.87 feet to a point; Thence leaving said Land Lot Line run South 00 degrees 12 minutes 32 seconds West for a distance of 178.28 feet to a point; thence run North 90 degrees 00 minutes 00 seconds East for a distance of 64.87 feet to a point; thence run South 81 degrees 15 minutes 51 seconds East for a distance of 32.00 feet to a point; thence run South 64 degrees 43 minutes 14 seconds East for a distance of 32.29 feet to a point; thence run South 55 degrees 44 minutes 14 seconds East for a distance of 67.71 feet to a point; thence run South 46 degrees 03 minutes 35 seconds East for a distance of 61.94 feet to a point; thence run South 33 degrees 41 minutes 25 seconds East for a distance of 26.32 feet to a point; thence run South 28 degrees 44 minutes 45 seconds East for a distance of 28.67 feet to a point; thence run South 16 degrees 23 minutes 24 seconds East for a distance of 86.22 feet to a point; thence run South 29 degrees 32 minutes 06 seconds East for a distance of 55.93 feet to a point; thence run South 41 degrees 38 minutes 14 seconds East for a distance of 39.06 feet to a point; thence run South 34 degrees 06 minutes 49 seconds East for a distance of 30.37 feet to a point; thence run South 41 degrees 33 minutes 50 seconds East for a distance of 57.46 feet to a point; thence run South 34 degrees 46 minutes 36 seconds East for a distance of 35.54 feet to a point; thence run South 28 degrees 36 minutes 59 seconds East for a distance of 30.48 feet to a point; thence run South 24 degrees 17 minutes 52 seconds East for a distance of 27.58 feet to a point; thence run South 43 degrees 04 minutes 20 seconds East for a distance of 51.08 feet to a point; thence run South 46 degrees 50 minutes 42 seconds East for a distance of 35.57 feet to a point lying on the centerline of a creek, thence run along said centerline of said creek the following courses and distances:

thence run South 13 degrees 22 minutes 41 seconds East for a distance of 17.50 feet to a point; thence run South 17 degrees 19 minutes 45 seconds West for a distance of 13.60 feet to a point; thence run South 39 degrees 17 minutes 46 seconds West for a distance of 11.53 feet to a point; thence run South 12 degrees 59 minutes 00 seconds West for a distance of 10.82 feet to a point; thence run South 23 degrees 09 minutes 50 seconds East for a distance of 6.18 feet to a point; thence run South 50 degrees 44 minutes 30 seconds East for a distance of 11.52 feet to a point; thence run South 39 degrees 17 minutes 46 seconds East for a distance of 11.53 feet to a point; thence run South 11 degrees 14 minutes 47 seconds East for a distance of 12.41 feet to a point; thence run South 08 degrees 04 minutes 23 seconds West for a distance of 11.46 feet to a point; thence run South 26 degrees 33 minutes 52 seconds East for a distance of 14.51 feet to a point; thence run South 59 degrees 31 minutes 20 seconds East for a distance of 15.99 feet to a point; thence run North 88 degrees 16 minutes 00 seconds East for a distance of 26.78 feet to a point; thence run South 66 degrees 22 minutes 10 seconds East for a distance of 14.15 feet to a point; thence run South 50 degrees 13 minutes 02 seconds East for a distance of 12.67 feet to a point;

thence run South 28 degrees 36 minutes 22 seconds East for a distance of 10.17 feet to a point;
thence run South 13 degrees 13 minutes 55 seconds East for a distance of 14.16 feet to a point;
thence run South 03 degrees 41 minutes 14 seconds West for a distance of 25.19 feet to a point;
thence run South 08 degrees 43 minutes 49 seconds East for a distance of 10.67 feet to a point;
thence run South 45 degrees 02 minutes 19 seconds East for a distance of 10.32 feet to a point;
thence run South 81 degrees 00 minutes 06 seconds East for a distance of 15.60 feet to a point;
thence run South 63 degrees 27 minutes 32 seconds East for a distance of 10.88 feet to a point;
thence run South 30 degrees 15 minutes 00 seconds East for a distance of 11.28 feet to a point;
thence run South 17 degrees 05 minutes 11 seconds East for a distance of 11.03 feet to a point;
thence run South 66 degrees 03 minutes 17 seconds East for a distance of 23.97 feet to a point;
thence run South 52 degrees 07 minutes 11 seconds East for a distance of 18.49 feet to a point;
thence run South 36 degrees 51 minutes 28 seconds East for a distance of 20.27 feet to a point;
thence run South 08 degrees 06 minutes 53 seconds West for a distance of 11.47 feet to a point;
thence run South 28 degrees 05 minutes 24 seconds West for a distance of 13.78 feet to a point;
thence run South 08 degrees 57 minutes 42 seconds West for a distance of 15.60 feet to a point;
thence run South 09 degrees 27 minutes 11 seconds East for a distance of 9.86 feet to a point;
thence run South 36 degrees 02 minutes 23 seconds East for a distance of 11.03 feet to a point;
thence run South 08 degrees 43 minutes 42 seconds East for a distance of 10.67 feet to a point;
thence run South 14 degrees 02 minutes 03 seconds West for a distance of 6.68 feet to a point;
thence run South 36 degrees 02 minutes 23 seconds West for a distance of 11.03 feet to a point;
thence run South 64 degrees 58 minutes 18 seconds West for a distance of 26.85 feet to a point;
thence run South 69 degrees 42 minutes 27 seconds West for a distance of 63.12 feet to a point;
thence run South 52 degrees 17 minutes 47 seconds West for a distance of 22.55 feet to a point;
thence run South 63 degrees 26 minutes 05 seconds West for a distance of 38.08 feet to a point;
thence run South 48 degrees 22 minutes 22 seconds West for a distance of 39.06 feet to a point;
thence run South 38 degrees 08 minutes 19 seconds West for a distance of 14.44 feet to a point;
thence run South 45 degrees 00 minutes 00 seconds West for a distance of 20.65 feet to a point;
thence run South 54 degrees 27 minutes 12 seconds West for a distance of 13.95 feet to a point;
thence run South 68 degrees 12 minutes 20 seconds West for a distance of 61.14 feet to a point;
thence run South 75 degrees 21 minutes 55 seconds West for a distance of 19.28 feet to a point;
thence run South 58 degrees 52 minutes 40 seconds West for a distance of 50.21 feet to a point;
thence run South 85 degrees 14 minutes 36 seconds West for a distance of 19.54 feet to a point;
thence run North 87 degrees 08 minutes 27 seconds West for a distance of 32.48 feet to a point;
thence run North 77 degrees 55 minutes 00 seconds West for a distance of 11.61 feet to a point;
thence run North 54 degrees 29 minutes 10 seconds West for a distance of 13.94 feet to a point;
thence run North 32 degrees 42 minutes 05 seconds West for a distance of 13.51 feet to a point;
thence run North 19 degrees 06 minutes 05 seconds West for a distance of 22.31 feet to a point;
thence run North 06 degrees 07 minutes 56 seconds West for a distance of 22.84 feet to a point;
thence run North 10 degrees 39 minutes 15 seconds East for a distance of 13.20 feet to a point;
thence run North 21 degrees 31 minutes 55 seconds East for a distance of 33.13 feet to a point;
thence run North 15 degrees 04 minutes 25 seconds East for a distance of 21.84 feet to a point;
thence run North 03 degrees 34 minutes 26 seconds West for a distance of 13.00 feet to a point;
thence run North 76 degrees 57 minutes 51 seconds West for a distance of 10.82 feet to a point;
thence run South 78 degrees 29 minutes 19 seconds West for a distance of 44.70 feet to a point;
thence run South 63 degrees 25 minutes 46 seconds West for a distance of 45.34 feet to a point;
thence run South 53 degrees 36 minutes 35 seconds West for a distance of 19.13 feet to a point;
thence run South 33 degrees 41 minutes 40 seconds West for a distance of 73.11 feet to a point;
thence run South 50 degrees 44 minutes 18 seconds West for a distance of 23.05 feet to a point;

thence run South 64 degrees 31 minutes 21 seconds West for a distance of 18.85 feet to a point;
thence run South 79 degrees 29 minutes 33 seconds West for a distance of 22.26 feet to a point;
thence run North 88 degrees 01 minutes 39 seconds West for a distance of 23.53 feet to a point;
thence run North 79 degrees 59 minutes 09 seconds West for a distance of 28.01 feet to a point;
thence run North 87 degrees 04 minutes 01 seconds West for a distance of 31.66 feet to a point;
thence run South 84 degrees 16 minutes 56 seconds West for a distance of 40.75 feet to a point;
thence run South 74 degrees 16 minutes 56 seconds West for a distance of 86.79 feet to a point;
thence run South 56 degrees 16 minutes 23 seconds West for a distance of 17.54 feet to a point;
thence run South 45 degrees 01 minutes 16 seconds West for a distance of 19.49 feet to a point;
thence run South 37 degrees 18 minutes 49 seconds West for a distance of 21.41 feet to a point;
thence run South 22 degrees 48 minutes 26 seconds West for a distance of 16.72 feet to a point;
thence run South 08 degrees 26 minutes 28 seconds West for a distance of 22.14 feet to a point;
thence run South 00 degrees 00 minutes 00 seconds West for a distance of 19.46 feet to a point;
thence run South 12 degrees 07 minutes 38 seconds East for a distance of 23.23 feet to a point;
thence run South 24 degrees 42 minutes 35 seconds East for a distance of 11.60 feet to a point;
thence run South 11 degrees 58 minutes 44 seconds East for a distance of 27.37 feet to a point;
thence run South 04 degrees 04 minutes 56 seconds West for a distance of 11.38 feet to a point;
thence run South 32 degrees 44 minutes 50 seconds West for a distance of 13.49 feet to a point;
thence run South 21 degrees 46 minutes 07 seconds West for a distance of 13.10 feet to a point;
thence run South 07 degrees 08 minutes 48 seconds West for a distance of 19.61 feet to a point;
thence run South 11 degrees 47 minutes 01 seconds East for a distance of 19.88 feet to a point;
thence run South 22 degrees 48 minutes 30 seconds East for a distance of 16.72 feet to a point;
thence run South 14 degrees 02 minutes 20 seconds East for a distance of 53.51 feet to a point;
thence run South 02 degrees 29 minutes 13 seconds East for a distance of 18.67 feet to a point;
thence run South 11 degrees 32 minutes 05 seconds West for a distance of 40.56 feet to a point;
thence run South 34 degrees 31 minutes 03 seconds West for a distance of 15.74 feet to a point;
thence run South 51 degrees 50 minutes 11 seconds West for a distance of 14.44 feet to a point;
thence run South 33 degrees 40 minutes 51 seconds West for a distance of 17.55 feet to a point;
thence run South 27 degrees 24 minutes 59 seconds West for a distance of 24.67 feet to a point;
thence run South 38 degrees 40 minutes 01 seconds West for a distance of 25.96 feet to a point;
thence run South 49 degrees 17 minutes 31 seconds West for a distance of 53.48 feet to a point;
thence run South 69 degrees 48 minutes 41 seconds West for a distance of 16.43 feet to a point;
thence run North 86 degrees 11 minutes 20 seconds West for a distance of 12.19 feet to a point;
thence run North 62 degrees 36 minutes 16 seconds West for a distance of 24.67 feet to a point;
thence run North 69 degrees 25 minutes 11 seconds West for a distance of 13.85 feet to a point;
thence run North 00 degrees 00 minutes 00 seconds West for a distance of 13.79 feet to a point;
thence run South 67 degrees 15 minutes 15 seconds West for a distance of 27.26 feet to a point;
thence run South 51 degrees 19 minutes 45 seconds West for a distance of 15.59 feet to a point;

thence leaving said centerline of said creek run South 77 degrees 03 minutes 43 seconds West for a distance of 14.43 feet to a point lying on the Easterly right-of-way of the aforementioned McCart Road;

Thence run along said right-of-way the following courses and distances:

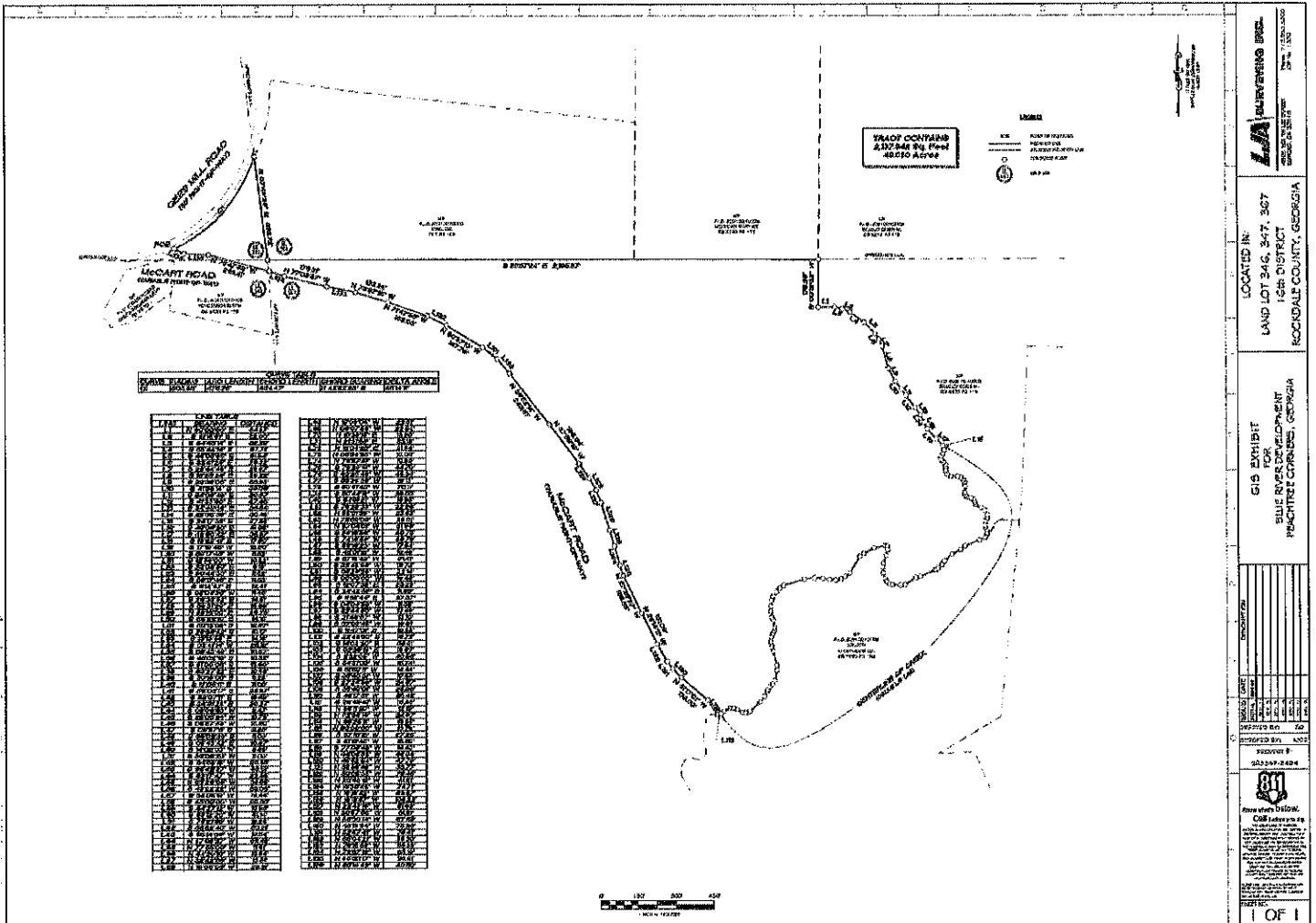
thence run North 36 degrees 08 minutes 38 seconds West for a distance of 68.34 feet to a point;
thence run North 51 degrees 17 minutes 01 seconds West for a distance of 133.09 feet to a point;
thence run North 45 degrees 52 minutes 54 seconds West for a distance of 47.79 feet to a point;
thence run North 38 degrees 55 minutes 49 seconds West for a distance of 33.77 feet to a point;

thence run North 30 degrees 08 minutes 35 seconds West for a distance of 75.45 feet to a point;
thence run North 28 degrees 14 minutes 11 seconds West for a distance of 131.09 feet to a point;
thence run North 27 degrees 25 minutes 27 seconds West for a distance of 159.56 feet to a point;
thence run North 20 degrees 43 minutes 19 seconds West for a distance of 41.21 feet to a point;
thence run North 16 degrees 36 minutes 48 seconds West for a distance of 74.71 feet to a point;
thence run North 18 degrees 19 minutes 42 seconds West for a distance of 62.87 feet to a point;
thence run North 18 degrees 18 minutes 57 seconds West for a distance of 108.22 feet to a point;
thence run North 22 degrees 43 minutes 15 seconds West for a distance of 51.63 feet to a point;
thence run North 30 degrees 57 minutes 56 seconds West for a distance of 51.81 feet to a point;
thence run North 36 degrees 30 minutes 14 seconds West for a distance of 67.68 feet to a point;
thence run North 37 degrees 59 minutes 19 seconds West for a distance of 186.64 feet to a point;
thence run North 39 degrees 52 minutes 14 seconds West for a distance of 246.61 feet to a point;
thence run North 43 degrees 13 minutes 24 seconds West for a distance of 75.26 feet to a point;
thence run North 52 degrees 57 minutes 41 seconds West for a distance of 73.41 feet to a point;
thence run North 60 degrees 37 minutes 13 seconds West for a distance of 167.76 feet to a point;
thence run North 65 degrees 04 minutes 21 seconds West for a distance of 85.30 feet to a point;
thence run North 71 degrees 47 minutes 55 seconds West for a distance of 166.03 feet to a point;
thence run North 73 degrees 57 minutes 15 seconds West for a distance of 133.28 feet to a point;
thence run North 79 degrees 18 minutes 58 seconds West for a distance of 115.38 feet to a point;
thence run North 77 degrees 03 minutes 37 seconds West for a distance of 176.31 feet to a point;
thence run North 72 degrees 57 minutes 12 seconds West for a distance of 63.19 feet to a point;
thence run North 75 degrees 47 minutes 32 seconds West for a distance of 249.41 feet to a point;
thence run North 86 degrees 50 minutes 17 seconds West for a distance of 93.91 feet to a point;
thence run North 63 degrees 14 minutes 43 seconds West for a distance of 40.50 feet the POINT OF BEGINNING.

Said parcel contains 2,137,942 square feet, or 49.080 acres.

EXHIBIT "B"

Survey and Site Plan



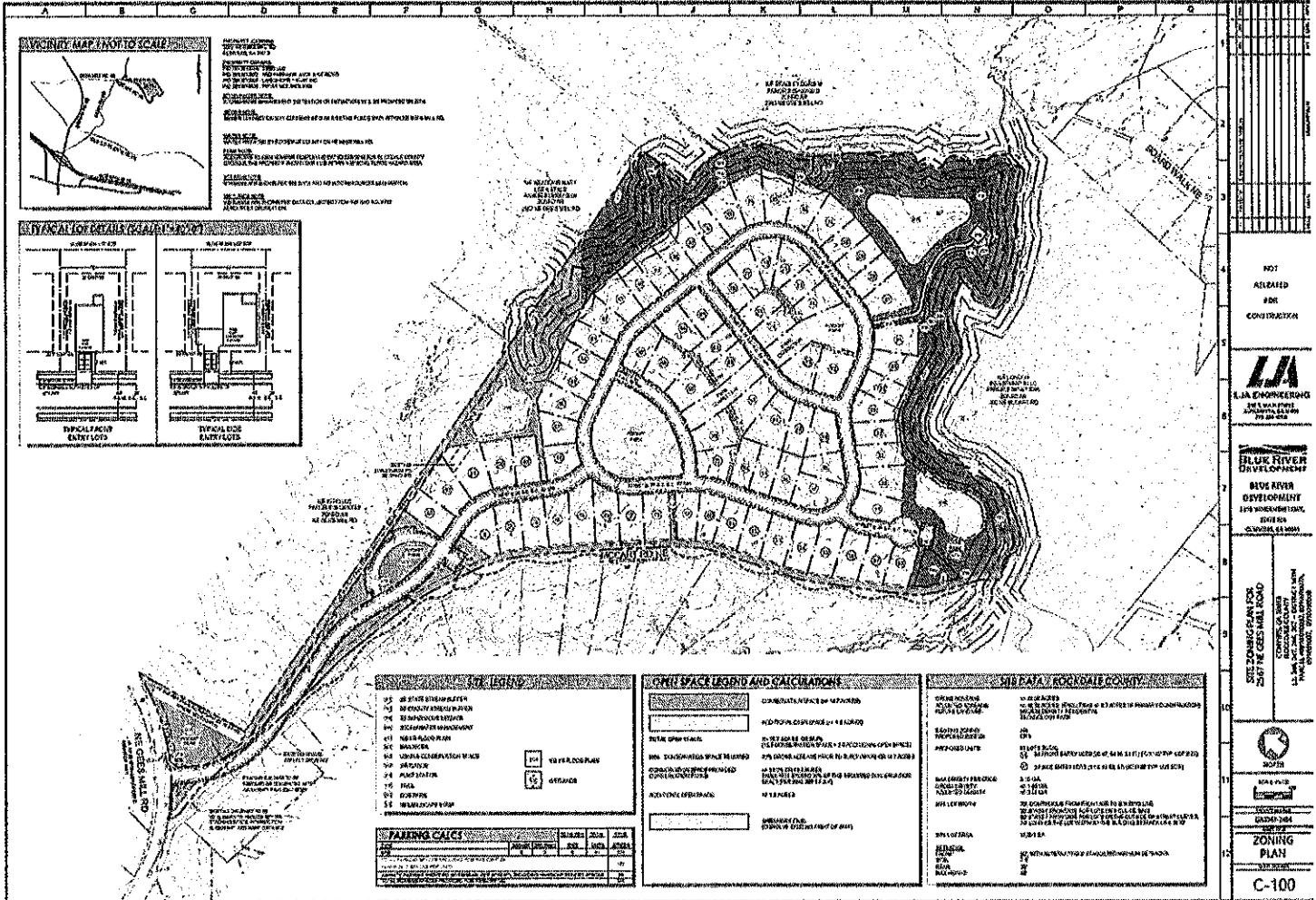


EXHIBIT "C"
Conditions of Zoning

1. The applicant shall abide by all applicable standards of the Unified Development Ordinance for the CRS Zoning District, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
2. 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 block are prohibited. Soffits may be constructed of vinyl.
3. Should the Future Land Use and Rezoning applications be approved, the applicant shall submit a combination plat to the Department of Planning and Development to combine the parcels.
4. The development shall provide a 20-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.
5. A five-foot-wide sidewalk shall be constructed on one side of the streets.
6. All utilities shall be placed underground.
7. All grassed areas on dwelling lots shall be sodded.
8. Natural vegetation shall remain on the property until the issuance of a development permit.