

ROCKDALE PLANNING COMMISSION MEETING

August 14, 2025, at 6:00 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. **Unfinished Business: NONE**
7. **New Business:**

ITEM R-1:	REZ2025-04
PURPOSE:	To Rezone 4.3 acres from R-1 (Single-Family Residential) to O-I (Office Institutional) for Local Commercial Development.
LOCATION:	1955 SE Flat Shoals Road
PARCEL:	076002001E
SIZE:	4.3 acres
APPLICANT:	David Alan Letson
OWNERS:	David Alan Letson

ITEM R-2:	CUP2025-01
PURPOSE:	A request by Che Tuma for a Conditional Use Permit for 3601 GA HWY 212 SW, Tax Parcel 013001031A, total acreage 20, A-R (Agricultural Residential) for a Recreational and Vacation Campsite
LOCATION:	3601 GA HWY 212 SW
PARCEL:	013001031A
SIZE:	20 acres
APPLICANT:	Che Tuma
OWNERS:	Timothy Glenn

ITEM R-3:	TEXT2025-08
PURPOSE:	Initiation of UDO Text Amendment TEXT2025-08 to Article II of Chapter 328 in Title 3 of Subpart B of the Code of Rockdale County, Georgia providing updates to the Rockdale County Landscaping and Tree Protection and Replacement Ordinance.
APPLICANT:	County Staff

ITEM R-3:	TEXT2025-09
PURPOSE:	An ordinance to amend the code of Rockdale County, Georgia, Subpart B, Unified Development Ordinance, to establish Architectural Standards for residential uses; to repeal conflicting ordinances; to set an effective date; and for other purposes.
APPLICANT:	County Staff

ITEM R-4:	PP25-0171
PURPOSE:	Preliminary Plat for Sterling Manor - Hwy 138 – 56 Lots Subdivision
LOCATION:	4850 GA HWY 138 SW
PARCEL:	0050030006
SIZE:	68.12 acres
APPLICANT:	John Brewer (LJA Engineering)
OWNERS:	Smith Gang Properties LLC

ITEM R-5:	PP25-0177
PURPOSE:	Preliminary Plat for Enclave at Parker Townhomes – 66 Townhome Units
LOCATION:	1816 SE Parker Road
PARCEL:	0750010025C
SIZE:	7.77 acres
APPLICANT:	Mark Walton for Patrick and Associates
OWNERS:	Green River Builders Inc

8. Reports:

The Next Regularly Scheduled Rockdale County Planning Commission Meeting will be on

Date	Day	Time	Location	Address
September 11, 2025	THU	6:00 PM	Assembly Hall	901Main St NW, Conyers, GA, 30012

9. Adjournment.



CONYERS/ROCKDALE PLANNING COMMISSION

June 12, 2025, at 6:00 PM

Rockdale County Assembly Hall

901 N Main St NW, Conyers, GA, 30012

MINUTES

[The video is on Facebook](#)

MEMBERS' PRESENT:

John Lee Peterson, Chair
Marlessia Yancey, Vice Chair
Danny Forrester
Angelique McClendon

STAFF PRESENT:

LaShawn Gardiner, Director
Denise Tugman, Planning Manager
Aischa Paul, Admin. Operations Coordinator
Kierston McDaniel, Development Plan Review
Specialist Lara Parker, Deputy Director

MEMBERS ABSENT:

Ernestine Stovall-Goolsby
(arrived after roll call)

1. **Call to Order:** John Lee Peterson, Chair; called the meeting to order at 6:00 p.m. for the items on the agenda. The agenda is attached hereto and is now made a part of these minutes.

- A. Invocation: Chairman Peterson
- B. Pledge of Allegiance
- C. Determination of a Quorum
 - a. Roll Call

2. **Approval of the Agenda:** Planning Manager Tugman informed the Chairman that the applicant for Case REZ2025 requested to defer the case until next month. As a result, an amendment to the agenda was requested. Commissioner Yancey moved to approve the amended agenda. The motion was not second yet passed unanimously.

Approval of the Minutes: Vice Chair Yancey moved to approve the minutes of April 19, 2025, as written. The motion was not second yet passed unanimously.

Correction Noted:

During the meeting, Vice Chair Yancey stated that the agenda contained an error, listing "Danny Lester" instead of "Danny Forrester" as present. However, it is noted for the record that the agenda does not include a roll call; the error occurred in the *minutes*, not the agenda. Per Vice Chair Yancey's request, the correction is hereby made in the minutes to reflect that "Danny Forrester" was present, not "Danny Lester."

3. **Rules of Procedure for Public Hearings:** A pre-recording of the rules and procedures for

public hearings was played aloud for members and the public.

4. Old Business: None

5. New Business:

ITEM R-1:	FLU2025-02 and REZ2025-01
PURPOSE:	To Amend the Future Land Use Map Category of parcels 0910010032, 0910010007A, and 0910010007 from Technology Park to Medium Density Residential to allow for an 85-lot, single-family residential subdivision. To Rezone 49.08 acres from A-R (Agricultural-Residential District) to CRS (Collaborative Residential Subdivision District) to allow the property to be developed with an 85-lot, single-family residential subdivision.
LOCATION:	2567 NE Gees Mill Road, 2567 NE Gees Mill Road, NE Gees Mill Road, and NE McCart Road
PARCEL:	0910010007A, 0910010007, 0910010032, 0910010008
SIZE:	49.08 acres
APPLICANT:	Tyler Lasser / Blue River Development c/o LJA Engineering

STAFF REPORT: Planning Manager Tugman presented the case files and provided an overview of the staff report. Staff have recommended approval of the future land use amendment and the rezoning request, subject to eight recommendations.

THE APPLICANT: Tyler Lasser / Blue River Development c/o LJA Engineering

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: **Commissioner** Angelique McClendon questioned staff regarding which school in the request was at capacity.

Commissioner Stovall-Goolsby questioned the applicant and inquired whether they had any other developments within the county.

Vice Chair, Yancey questioned the applicant about whether a traffic study had been conducted and asked if any consideration had been given to the entry point of the subdivision, specifically regarding the installation of a traffic light or stop sign.

Chairman Peterson questioned the applicant about the proposed home values and how the development would ensure homeowner value while considering the potential impact on surrounding residents

Commissioner Stovall-Goolsby questioned staff, noting that the staff recommendations for approval appeared similar across multiple cases on the agenda. She expressed concern that the

City modifies standards for builders to meet and inquired whether, instead of applying conditions upon approval, the County could establish stipulation requirements that builders must meet to build within the County.

BOARD VOTE/ RECOMMENDATION:

Vice Chair Yancey made a motion to approve the request for FLU2025-02 and REZ2025-01. The motion was seconded by Commissioner Angelique McClendon and passed, with Commissioner Stovall-Goolsby voting in opposition.

ITEM R-2:	REZ2025-04
PURPOSE:	To Rezone 4.3 acres from R-1 (Single-Family Residential) to C-1 (Local Commercial) for local commercial development.
LOCATION:	1955 SE Flat Shoals Road
PARCEL:	076002001E
SIZE:	4.3 acres
APPLICANT:	David Alan Letson

STAFF REPORT: **Deferred**

THE APPLICANT: David Alan Letson

PUBLIC COMMENTS:

PLANNING COMMISSION QUESTIONS AND COMMENTS:

BOARD VOTE/ RECOMMENDATION:

No official vote was taken, as this was not a voting session.

ITEM R-3:	REZ2025-05
PURPOSE:	To Rezone 1.327 acres from C-2 (General Commercial) to C-1 (Local Commercial) for the development of an Assisted Living Facility.
LOCATION:	SE Parker Road
PARCEL:	075001031A
SIZE:	1.327 acres of a 2.72-acre parcel
APPLICANT:	Danny K. Herrmann c/o Herrmann Properties, LLC

STAFF REPORT: Planning Manager Tugman presented the case files and provided an overview of the staff report. Staff recommended approval of the rezoning request, subject to eleven recommendations.

THE APPLICANT: Danny K. Herrmann c/o Herrmann Properties, LLC

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner Stovall-Goolsby questioned the applicant, seeking confirmation on the square footage of the proposed facility and inquired about the number of planned parking spaces. She further asked whether the applicant owned any similar properties, noting his familiarity with the subject matter, and questioned why the remaining acreage was not being developed.

Commissioner McClendon requested additional information regarding the proposed security measures for the facility.

Commissioner Stovall-Goolsby questioned staff and asked whether, in addition to the recommendation, there is a requirement or mandate for security.

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby made a motion to approve Rez2025-05 and in addition to making the approval recommendation she also requested to approve recommendation number twelve as the security requirement. The motion was seconded by Vice Chair, Yancey, and passed unanimously.

ITEM R-4:	REZ2025-06
PURPOSE:	To Rezone 53.32 acres from R-1 (Single-Family Residential) to CRS (Collaborative Residential Subdivision) for a 94-lot, single-family residential subdivision.
LOCATION:	1405 SW Smyrna Road, 1375 SW Smyrna Road, 1901 SW Flat Shoals Road, SW Stillmeadow Road, 1301 SW Stillmeadow Road, 1320 SW Stillmeadow Road
PARCEL:	026001016A, 0260010017, 0260010010, 0260010072, 026001072B, 0260010004
SIZE:	53.32 acres
APPLICANT:	Rebecca Haynes

STAFF REPORT: Planning Manager Tugman presented the case files and provided an overview of the staff report. Staff recommended approval of the rezoning request, subject to eleven recommendations.

THE APPLICANT: Rebecca Haynes

PUBLIC COMMENTS:

Billy Moss – In Favor

Sandra Wentherly – In Opposition

Jeff Coleman - In Opposition

Linsay Stirling – In Opposition

Alan P. Long – In Opposition

David Irwin – In Opposition

Brenda Leavelle – In Opposition

Bob Nesbit – In Opposition

PLANNING COMMISSION QUESTIONS AND COMMENTS: Angelique McClendon reviewed with staff one of the conditions related to rental restrictions. The condition stated that the Homeowners Association covenants shall include a rental restriction limiting rentals to five percent of all single-family residential dwelling units. She noted that staff are generally consistent in including this condition and pointed out due to recent news articles indicating that many homes are no longer being offered for purchase. She questioned whether this is a standard recommendation typically made by staff.

Commissioner Stovall-Goolsby stated that the vision is not clear for the county.

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby made a motion to deny the request, which was seconded by Commissioner McClendon and passed unanimously.

ITEM R-5:	REZ2025-07
PURPOSE:	To Rezone 8.79 acres from C-2 (General Commercial) to RM (Residential Multifamily) for a 70-unit townhome community.
LOCATION:	SW Iris Drive
PARCEL:	010D010089
SIZE:	8.79 acres
APPLICANT:	Olmstead Properties, LLC & Battle Law, P.C

STAFF REPORT: Planning Manager Tugman presented the case files and provided an overview of the staff report. Staff recommended approval of the rezoning request, subject to eleven recommendations.

THE APPLICANT: Olmstead Properties, LLC & Battle Law, P.C

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner Forrester asked staff whether the number of parking spaces would increase automatically. He also questioned the applicant, asking if he was aware of the location of the wetlands or the freshwater pond on the property.

Commissioner Stovall-Goolsby questioned the applicant about whether the surrounding properties currently use the proposed site, or if the site serves as drainage or wetlands. She further inquired if the property functions as a runoff area for neighboring properties.

She expressed concern about the location of the property, noting that it sits on the entryway into the county, and questioned whether a subdivision is the most appropriate use for a site that serves as the first impression of Rockdale County.

She also asked whether the developer has any other development sites within the county.

Commissioner Stovall-Goolsby questioned staff about the purpose of the hearing for the applicant. She also inquired about the number of units the applicant is proposing.

Commissioner Stovall-Goolsby stated that she would deny the request due to the area being overpopulated.

Commissioner Forrester stated that he would approve the request, noting the presence of similar developments in the area and indicating that he did not see any issues after reviewing the facts presented in the staff report.

Commissioner McClendon stated that she wanted to deny the request due to concerns about density and expressed a preference for the property to remain zoned for commercial use.

BOARD VOTE / RECOMMENDATION: Commissioner McClendon made a motion to deny the request for REZ2025-07. The motion was seconded by Commissioner Stovall-Goolsby and passed with one opposing vote.

ITEM R-6:	PP24-0166
PURPOSE:	Preliminary Plat for Belgrave Park Subdivision - Hwy 138
LOCATION:	3031 NE Highway138, Conyers, GA
PARCEL:	0870010001
SIZE:	353.04 acres
APPLICANT:	Clay Kirkpatrick (Patrick & Associates, Inc)

STAFF REPORT: Planning Manager Tugman presented the case files and stated that this item is a formality, as it has already been reviewed and signed off.

THE APPLICANT: Clay Kirkpatrick (Patrick & Associates, Inc)

PUBLIC COMMENTS:

Charlette Gellert – In opposition

PLANNING COMMISSION QUESTIONS AND COMMENTS: Commissioner Stovall-Goolsby questioned the applicant about the lot size per density, referencing the applicant's comparison to the density allowed in AR (Agricultural-Residential) zoning. She stated, *"I thought AR meant an acre per home."*

Vice Chair Yancey questioned the applicant of the lot sizes and distance between the homes

Chair Peterson questioned the applicant of minimum house size.

BOARD VOTE/ RECOMMENDATION: Vice chair Yancey made a motion to pass the request for PP24-0166, which was seconded by Commissioner Stovall-Goolsby and passed unanimously.

ITEM R-7:	PP24-0162
PURPOSE:	Preliminary Plat for South Ridge Subdivision – Unit 6 – 50 Lots (150-200)
LOCATION:	2149 GA HWY 212, Conyers, GA
PARCEL:	0310010006
SIZE:	353.04 acres
APPLICANT:	Chastity Price (Patrick & Associates, Inc)

STAFF REPORT: Planning Manager Tugman presented the case files and stated that this item is a formality, as it has already been reviewed and signed off.

THE APPLICANT:

Chastity Price (Patrick & Associates, Inc)

PUBLIC COMMENTS: N/A

PLANNING COMMISSION QUESTIONS AND COMMENTS: Vice Chair, Yancey questioned the applicant about how the elevations will differ between the existing homes and the new construction, given that this is the final phase of the development. She asked whether there would be a visual blend between the two phases. She also asked the applicant if he was one of the builders.

Commissioner Stovall-Goolsby questioned the applicant about the location of the project.

Commissioner Stovall-Goolsby questioned the applicant for the location of the project.

BOARD VOTE/ RECOMMENDATION: Commissioner Stovall-Goolsby made a motion to approve the request for PP24-0162, which was seconded by Vice chair Yancey and passed unanimously.

6. Reports:

- A. Rockdale County:
- B. The Board of Commissioners will hold the Zoning Public Hearing for county items in person at 6:00 PM on Thursday, June 26, 2025, at 901 Main St NW, Conyers, GA 30012, in the auditorium.
- C. The Next Regularly Scheduled Planning Commission Meeting will be in person on.

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

7. Adjourn:

Chairman Patterson made a motion to adjourn the meeting. Vice chair Yancey seconded the motion, and it passed unanimously. The meeting was adjourned for 08:19p.m.



ROCKDALE County PLANNING COMMISSION

July 10, 2025, at 6:00 PM

Rockdale County Assembly Hall

901 N Main St NW, Conyers, GA, 30012

MINUTES

[The video is on Facebook](#)

MEMBERS' PRESENT:

Marlessia Yancey
Danny Forrester

MEMBERS ABSENT:

Angelique McClendon
John Lee Peterson
Ernestine Stovall-Goolsby

STAFF PRESENT:

LaShawn Gardiner, Director
Denise Tugman, Planning Manager
Aischa Paul, Admin. Operations Coordinator
Kristen McDaniel, Development Plan Review Specialist
Laura Parker, Deputy Director

1. **Call to Order:** Vice Chair Yancey called the meeting to order at 6:00pm and announced that, due to the absence of a quorum, the meeting would need to be rescheduled. Director Gardiner provided clarification on the importance of a quorum, explaining that without the minimum number of members present, the board is unable to conduct official business.
 - A. Invocation:
 - B. Pledge of Allegiance
 - C. Determination of a Quorum
 - a. Roll Call
2. **Old Business:** None
 - A. New Business:
 - B. City of Conyers:
3. **Reports:**
 - A. Rockdale County: None
 - B. The Board of Commissioners will hold the Zoning Public Hearing for the County items in person at 6:00 PM on TBA at 901 Main St NW, Conyers, GA, 30012 in the Auditorium.
 - C. The Next Regularly Scheduled Planning Commission Meeting will be in person on.

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

4. Adjourn:

Director Gardiner made a motion to adjourn the meeting. Commissioner Ford seconded the motion, and it passed unanimously. The meeting was adjourned at 07:22p.m.

BOARD OF COMMISSIONERS

JANICE VAN NESS, CHAIR & CEO

TUWANYA C. SMITH, COMMISSIONER POST I

DR. DOREEN WILLIAMS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

LASHAWN GARDINER, DIRECTOR

PHONE: (770) 278-7100

planningandzoning@rockdalecountyga.gov

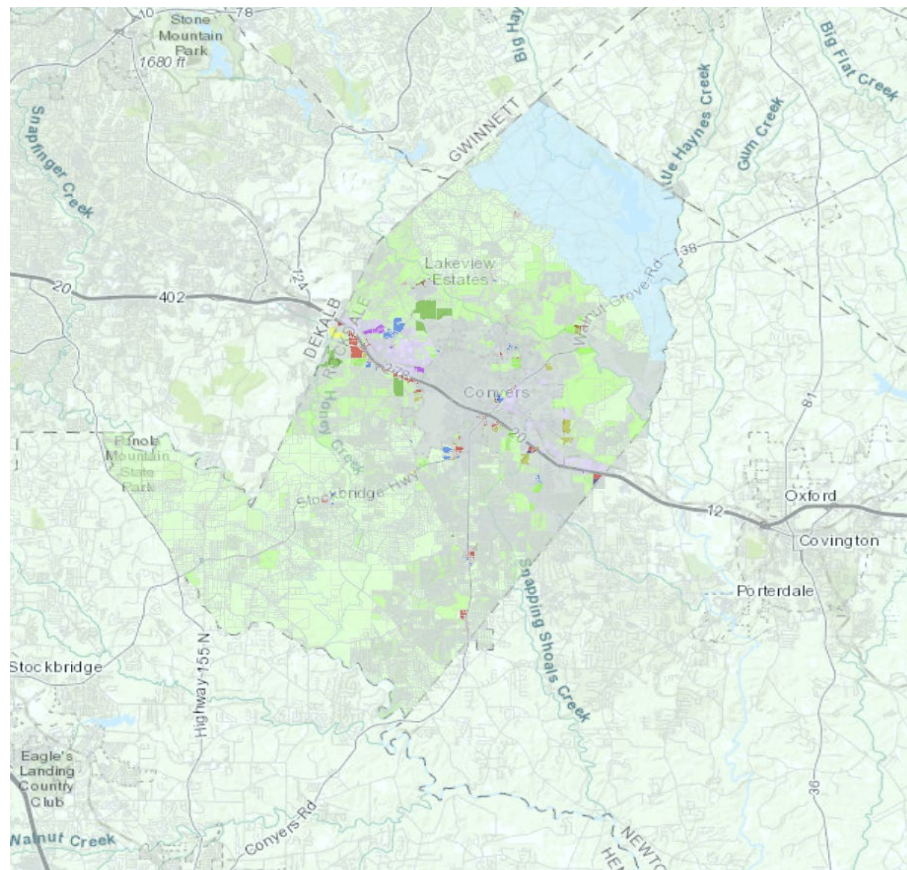
PLANNING COMMISSION
ROCKDALE COUNTY PLANNING STAFF REPORT

Case Number: CUP2025-01
Address: 3601 SW Highway 212
Tax Parcel ID: 013001031A
Site Area: 20 acres
Current Zoning: A-R (Agricultural-Residential)
Future Land Use: Medium Density Residential
Existing Conditions: Single-family residence/woods and a pond
Request: To allow for a Recreational and Vacation Campsite.
Applicant: Che Tuma
Owner: Timothy Glenn

Staff Recommendation: Denial

PC Hearing Date: August 14, 2025

BOC Hearing Date: August 28, 2025



Property History

The applicant submitted the Conditional Use Permit through the moratorium's appeals process requesting exemption from moratorium based on the following:

Non-residential use – project is exclusively for a recreational and vacation campsite, not for residential development.

Severe financial hardship on a disabled veteran – Applicant is a disabled veteran and owner of a small business his family's livelihood is placed in severe financial hardship due to the moratorium's unintended impact. The inability to move forward with the project has placed significant strain on household income and business operations.

Projected revenue and public benefit – Financial analyst have projected the proposed project could exceed \$500,000 in revenue its first year. This would not only benefit the applicant, but would also generate employment opportunities, stimulate tourism and contribute positively to the county's tax base.

Unintended application of moratorium – The moratorium inadvertently penalizes non-residential projects, which otherwise align with Rockdale County's vision for community and economic development.

Compatibility with surrounding land uses – The proposed glamping site is compatible with surrounding land uses, has minimal infrastructure demands, and poses no undue burden on county services.

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

Existing Site Conditions

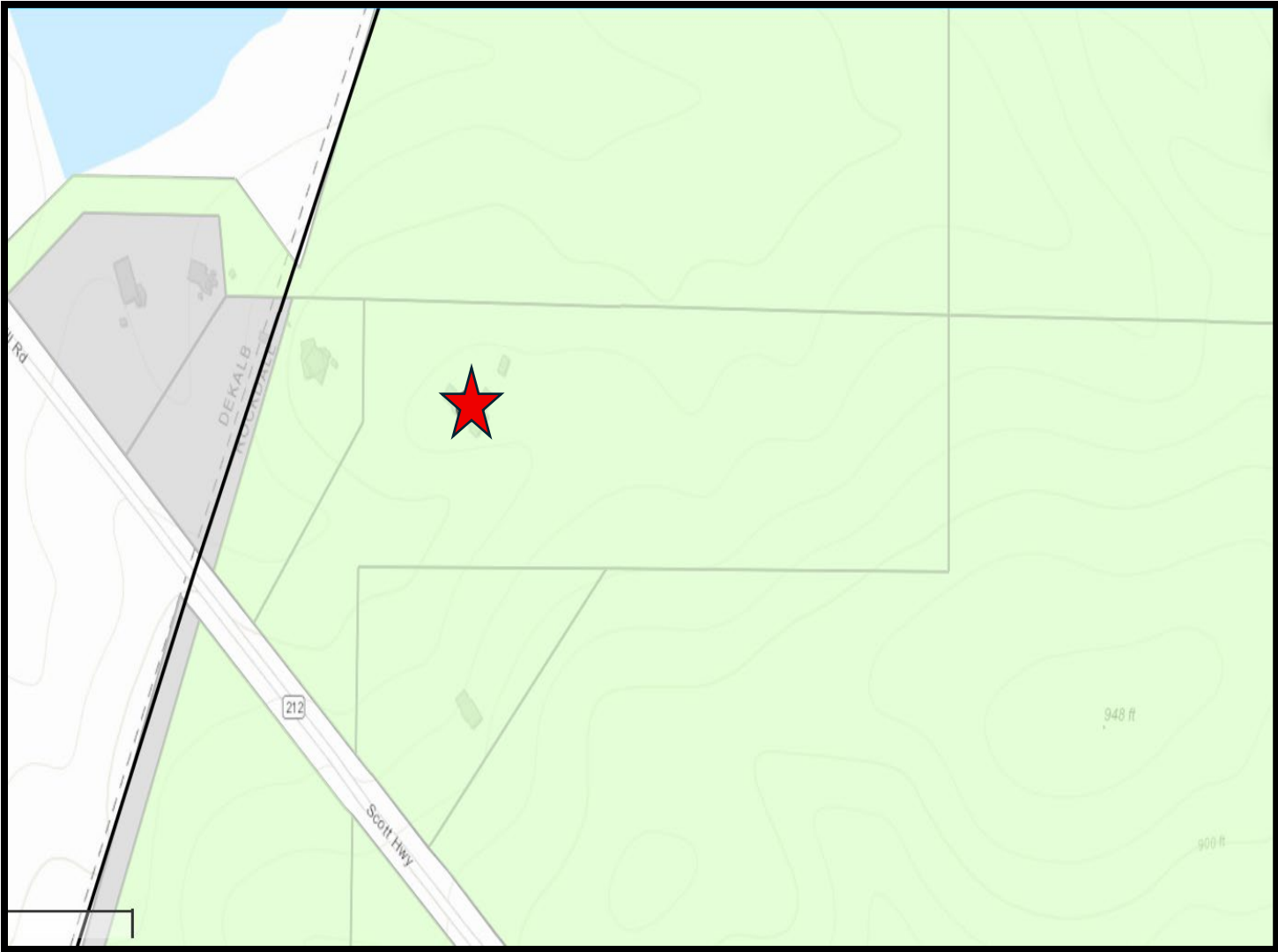
The subject site of 20.01 acres is largely wooded. The property is accessed by a residential driveway from SW Highway 212. The site is developed with a 5,901 square-foot single-family residence that was constructed in 1984 and two utility buildings, a pool and a pool house according to tax records. There is a pond located on the property.

Surrounding Use and Zoning

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

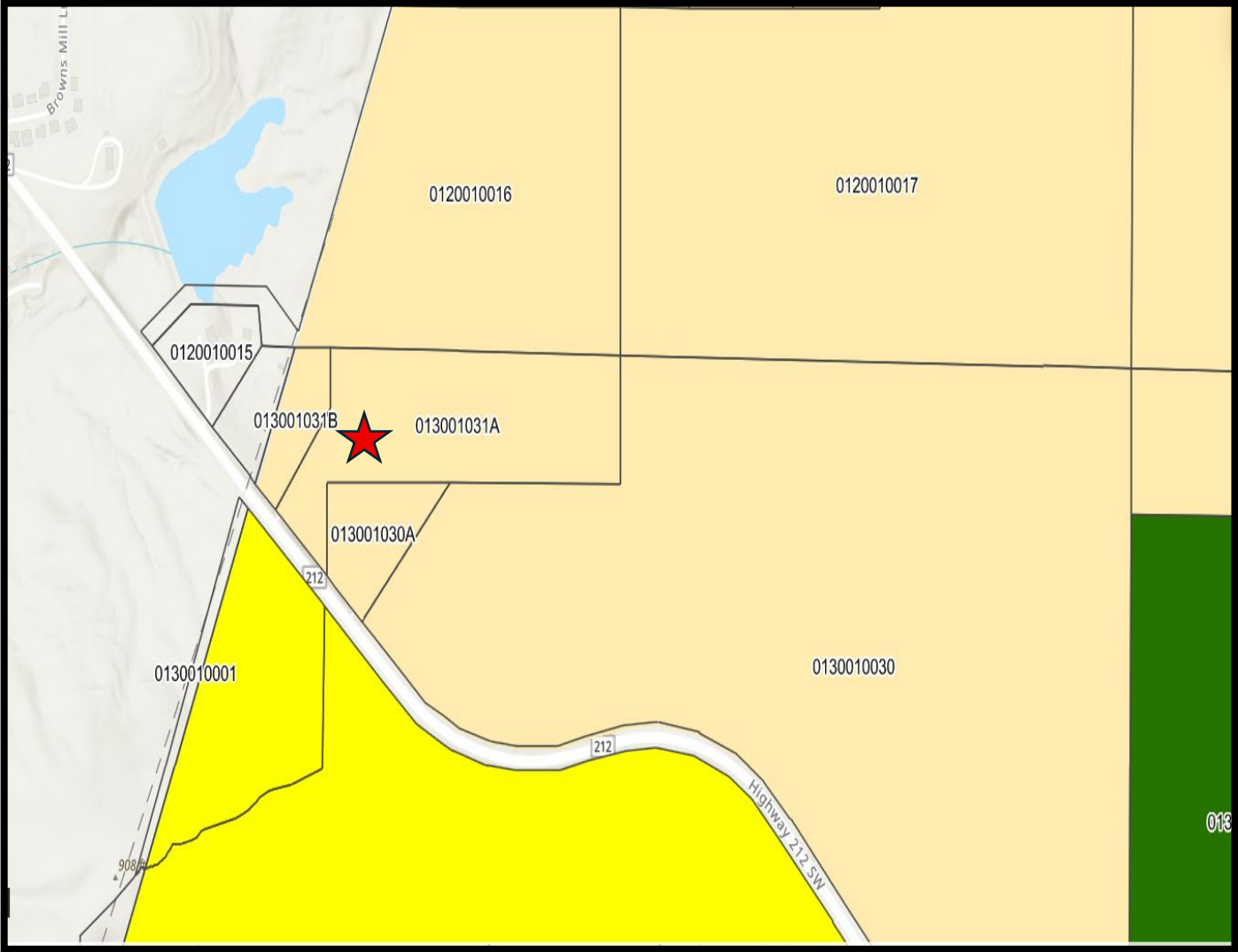
Adjacent Zoning and Current Land Use			
Direction	Address	Zoning District	Current Land Use
North	SW Hwy 212	A-R	50.3 acres of Vacant Land/Conservation Use part being in Dekalb County
South	3700 SW Daniles Bridge	A-R	245.65 acres Vacant Land part being in Dekalb County
	3211 SW Hwy 212	A-R	348.67 acres with Single Family Residences extends across Hwy 212
West	3621 SW Hwy 212	A-R	3.95 acres with Single Family Residence
East	3651 SW Hwy 212	A-R	5.49 acres with Single Family Residence

ZONING MAP



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

FUTURE LAND USE MAP



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

AERIAL MAP



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

The all-weather driving surface that services the property allows for emergency responders to respond in a timely and safe manner. The on-site pond can also act as a back up water supply for firefighting if needed. On site fire extinguishers would be highly recommended.

Rockdale Board of Education

This development will not impact the schools.

Transportation Department

Highway 212 is classified and maintained by the Georgia Department of Transportation (GDOT). All access and related improvements must comply with GDOT procedures and permitting requirements. The proposed use, limited to a maximum of 12 guests and three vehicles on site at any given time, is considered low-intensity and is expected to generate minimal traffic impacts.

Stormwater Department

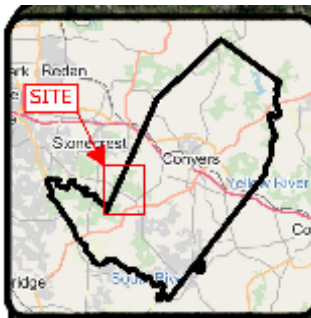
Based on the submitted rezoning documents, there are existing State waters, Wetlands, and Rockdale County Future floodplain requirements that must be adhered to by Federal, State, and County ordinances. Tree protection must be adhered to as it relates to the Stormwater Management Department for Land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

Environmental

No review needed at this time. Will review septic plan upon submission of application.

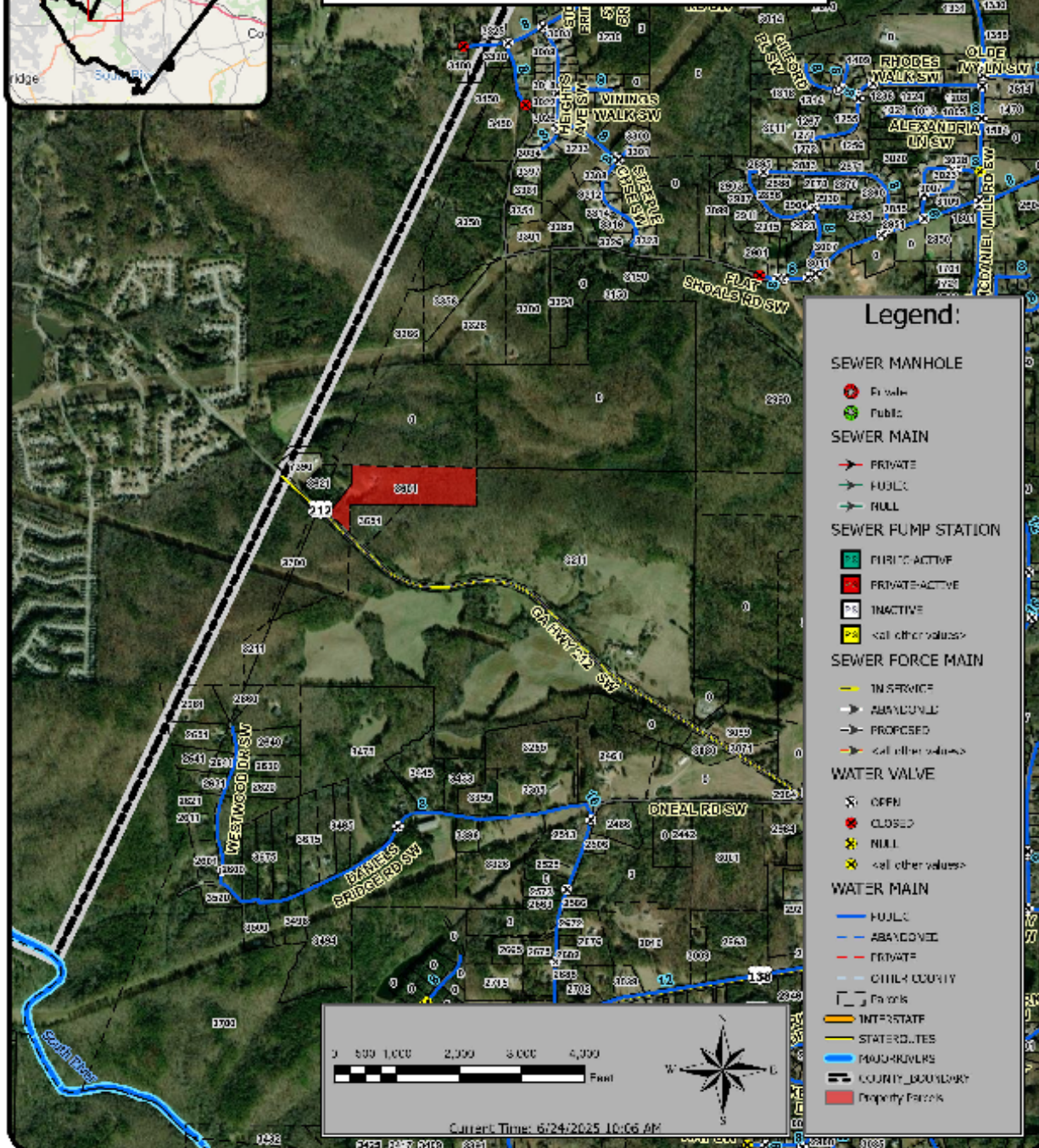
Water/Sewer

Water and sewer are not available at the project site along Hwy 212 SW. The site will be served by an on-site well for water and private septic system for 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.



Legend:

SEWER MANHOLE

- Private
- Public

SEWER MAIN

- PRIVATE
- PUBLIC
- NULL

SEWER PUMP STATION

- Private ACTIVE
- Private ACTIVE
- INACTIVE
- Call other values

SEWER FORCE MAIN

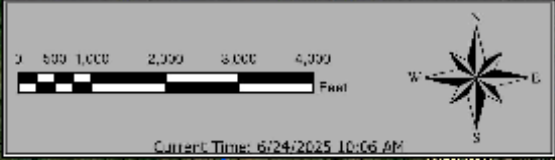
- IN SERVICE
- ABANDONED
- PROPOSED
- Call other values

WATER VALVE

- OPEN
- CLOSED
- NULL
- Call other values

WATER MAIN

- PUBLIC
- ABANDONED
- PRIVATE
- CITY/COUNTY
- Partials
- INTERSTATE
- STATE ROUTES
- POUCH RIVERS
- COUNTY BOUNDARY
- Property Parcels



Current Time: 6/24/2025 10:06 AM

EVALUATION OF THE CONDITIONAL USE PERMIT REQUEST

- A. Whether or not the proposed plan is consistent with all 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 20 acres in size and has sufficient space between the buildings and existing residential homes 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 believe that the proposed conditional use permit request for 3 camping sites for this location are compatible with size and scale. The subject property is surrounded by A-R (Agricultural Residential) properties ranging in size from one to 3.95 acres up to 348 acres. Wooded and Conservation land is part of the subject properties 20.01 acres as well as some of the undeveloped surrounding properties.

- 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 applicant will increase the width of the existing driveway to 20' allowing access for emergency vehicles.

- D. Consistence 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 review states public water and sewer is not available; 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 on public facilities are not impacted. The applicant will be required to obtain any necessary permits and for the building of the glamping sites and boardwalk/walkways. 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 this 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 20-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.

H. Whether or not the proposed use will create adverse impacts upon any environmentally sensitive areas or natural resources.

No impacts on environmentally sensitive areas or natural resources are anticipated.

I. 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 Conditional Use proposal?

The proposed Recreational and Vacation Campground would be acceptable in the A-R Zoning District per Sec. 206-2(d), upon approval of the Conditional Use Permit application by the Board of Commissioners. Proposed development must comply with Rockdale County Article II Section 218-7 for Accessory Structures. Currently there are three (3) permissible existing accessory structures on the property as per Section 218-7. Properties located in A-R zoning with 10 acres or more cannot exceed more than three (3) accessory structures, and the total square footage of accessory structures cannot exceed more than 3,200 total square feet, currently the applicant has a total of 1209 square feet of accessory structures. Therefore, staff recommends **Denial**.

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 **Denial** for a Conditional Use Permit for a Recreational and Vacation Campsite, with the following conditions.

1. The proposed development must comply with all Rockdale County Land Disturbance requirements. Tree protection and replacement required by Rockdale County Tree Ordinance.
2. If approved the proposed development must comply with all Rockdale County Accessory Structure requirements such as per Rockdale County Article II Section 218.7
3. The site and related activities must adhere to the standards of use and development per Sec. 218-13 (hhh).
4. Campsites shall be rented for a period of no more than fourteen (14) consecutive days, and no longer than a total of thirty (30) days per calendar year.
5. Upon approval of the Conditional Use Permit by the Board of Commissioners, the applicant shall apply to renew the Conditional Use Permit two (2) years after initial approval, and every year after for the lifespan of the Glamping/Camp facilities.
6. All outdoor activities shall take place at least 100 feet from any property line.
7. Outdoor recreation activities shall cease before 10:00 p.m.
8. No outdoor storage shall be allowed.
9. No outdoor public address system shall be allowed.
10. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

BOARD OF COMMISSIONERS

JANICE VAN NESS, CHAIR & CEO
TUWANYA C. SMITH, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

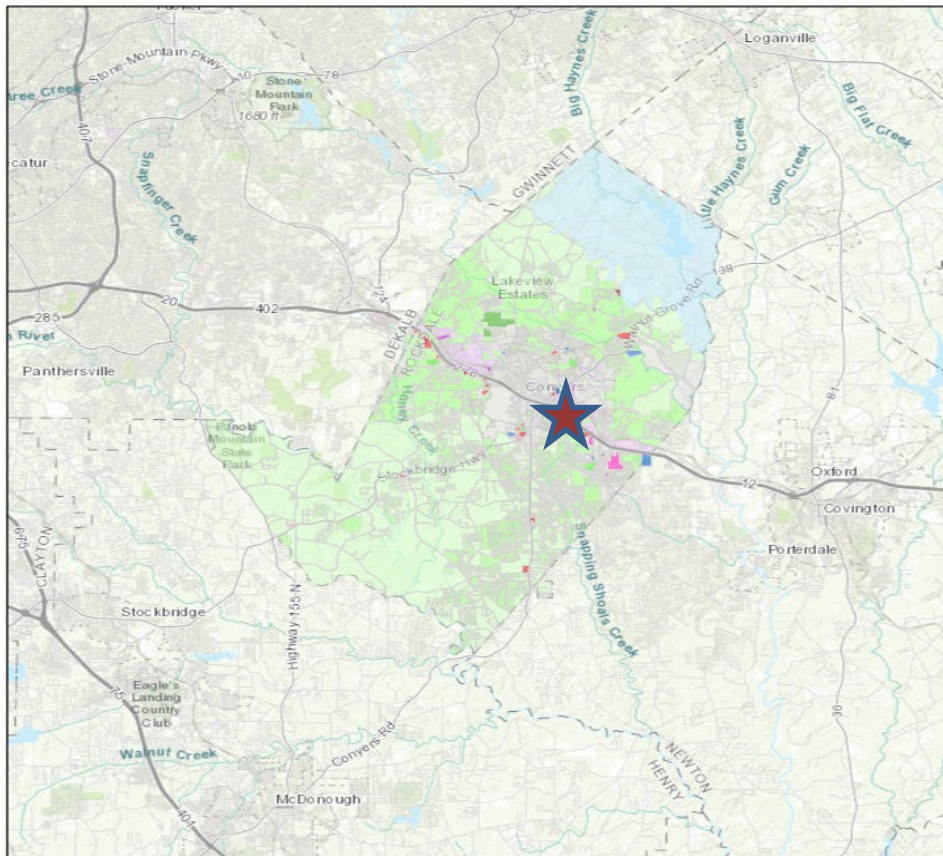
LASHAWN GARDINER, DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountygga.gov

**PLANNING COMMISSION AND BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT**

Case Number: REZ2025-04
Address: 1955 SE Flat Shoals Road
Tax Parcel ID: 076002001E
Site Area: 4.3 acres
Current Zoning: R-1 (Single-Family Residential District)
Existing Conditions: Single-Family Residence/Wooded
Request: To rezone 4.2 acres from R-1 to O-1 (Office Institutional) for local commercial development.
Applicant: David Alan Letson
Owner: David Alan Letson

Staff Recommendation: **Approval with Conditions**

PC Hearing Date: August 14, 2025
BOC Hearing Date: August 28, 2025



ZONING HISTORY

The subject site is located at 1955 SE Flat Shoals Road and is zoned R-1 (Single-Family Residential District). A previous rezoning request was made in 2024 and the Planning Commission voted to approve with conditions, but the Board of Commissioners on July 23, 2024, made the decision to deny the rezoning request for this property.

EXISTING SITE CONDITIONS

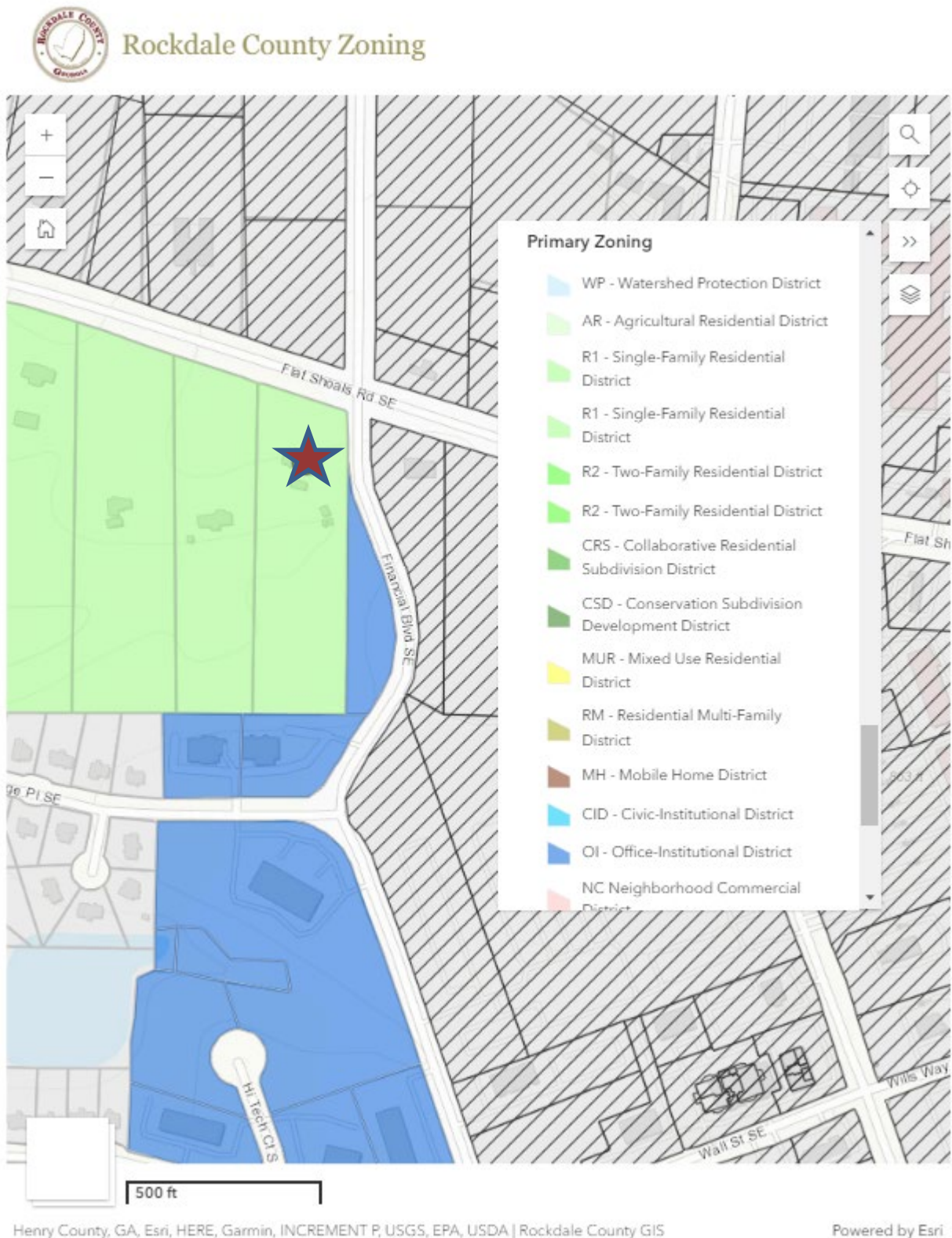
The subject site is a 4.30-acre property developed with a single-family residence. According to property records, the 2,780-square-foot residence was constructed in 1977 and is in excellent condition. A wrap-around driveway with gated entrances along Flat Shoals Road and Avalon Boulevard provides access to the residence. A wrought-iron fence was installed along the front and side property lines. Sidewalks are not present along the property's road frontages, except for a small strip at the northeast corner of the parcel where Flat Shoals Road and Avalon Boulevard intersect. The topography of the site slopes generally down from north to south. A pond and tributary of Snapping Shoals Creek are located on the southern portion of the property, which is largely wooded.

SURROUNDING USE AND ZONING

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

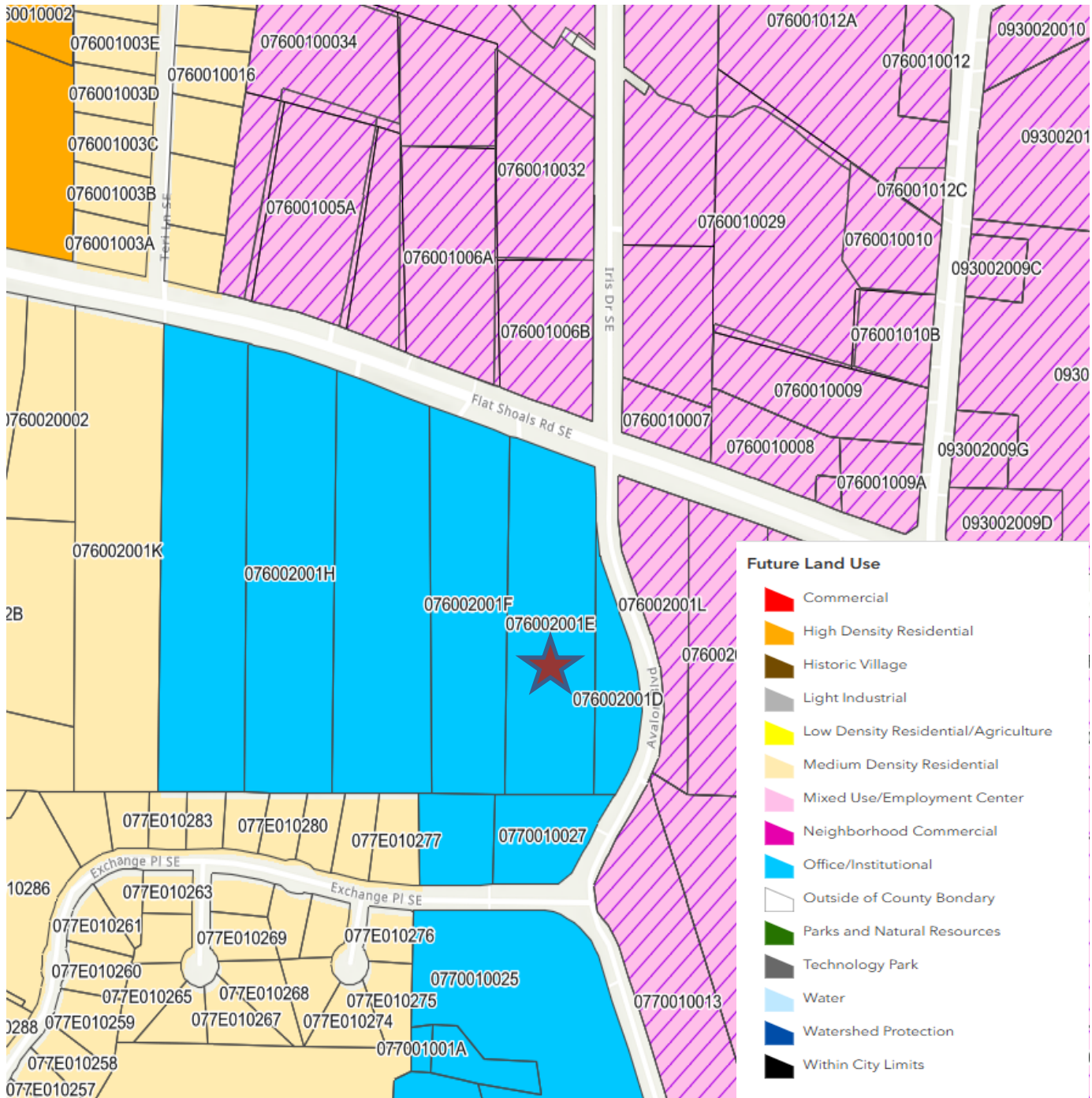
ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Zoning District	Current Land Use
North	1954 SE Flat Shoals Road	SRC-MxD	Undeveloped
East	1969 SE Flat Shoals Road	SRC-O-I	Veterinary Hospital
South	2213 SE Exchange Place	O-I	Medical Office
West	1935 SE Flat Shoals Road	R-1	Single-Family Residence

ZONING MAP



* Salem Road Corridor is indicated by the hatched gray area.

FUTURE LAND USE MAP



PROJECT SUMMARY

The applicant is requesting a rezoning for a 4.3-acre site. The project includes the following:

- A request to rezone the site from R-1 (Single-Family Residential) to O-1 (Office Institutional) for local commercial development.
- No specific commercial use is proposed; the owner of the property intends to sell the property to a commercial buyer.

The site currently is developed with:

- A single-family residence.
- Located at the intersection of Iris Drive and Avalon Boulevard.
- Two access points (from Flat Shoals Road and Avalon Boulevard).
- Adjacent to commercially and residentially zoned properties.

AERIAL



ZONING AND DEVELOPMENT STANDARDS

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

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

ZONING AND DEVELOPMENT STANDARDS			
Standard	Required	Proposed	Meets Standard?
Minimum Lot Size	10,000 SF	4.30 acres	YES
Minimum Lot Width	75 Feet	>75 Feet	YES
Setbacks*			
Front	15 Feet	>15 Feet	YES
Rear	35 Feet	>35 Feet	YES
Side	15 Feet	>15 Feet	YES
Transitional Buffer** (Adjacent to R-1)	50 Feet	N/A	N/A

INTERNAL AND EXTERNAL AGENCY REVIEW

In addition to the above-mentioned 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

No fire and life safety comments for the 1955 Flat Shoals property.

Rockdale Board of Education

No impact.

Stormwater Department

Based on the submitted rezoning documents, there are existing State waters, Wetlands and Tree Protection that must be protected with no adverse impact 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 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.

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 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 during the land development process in the county.

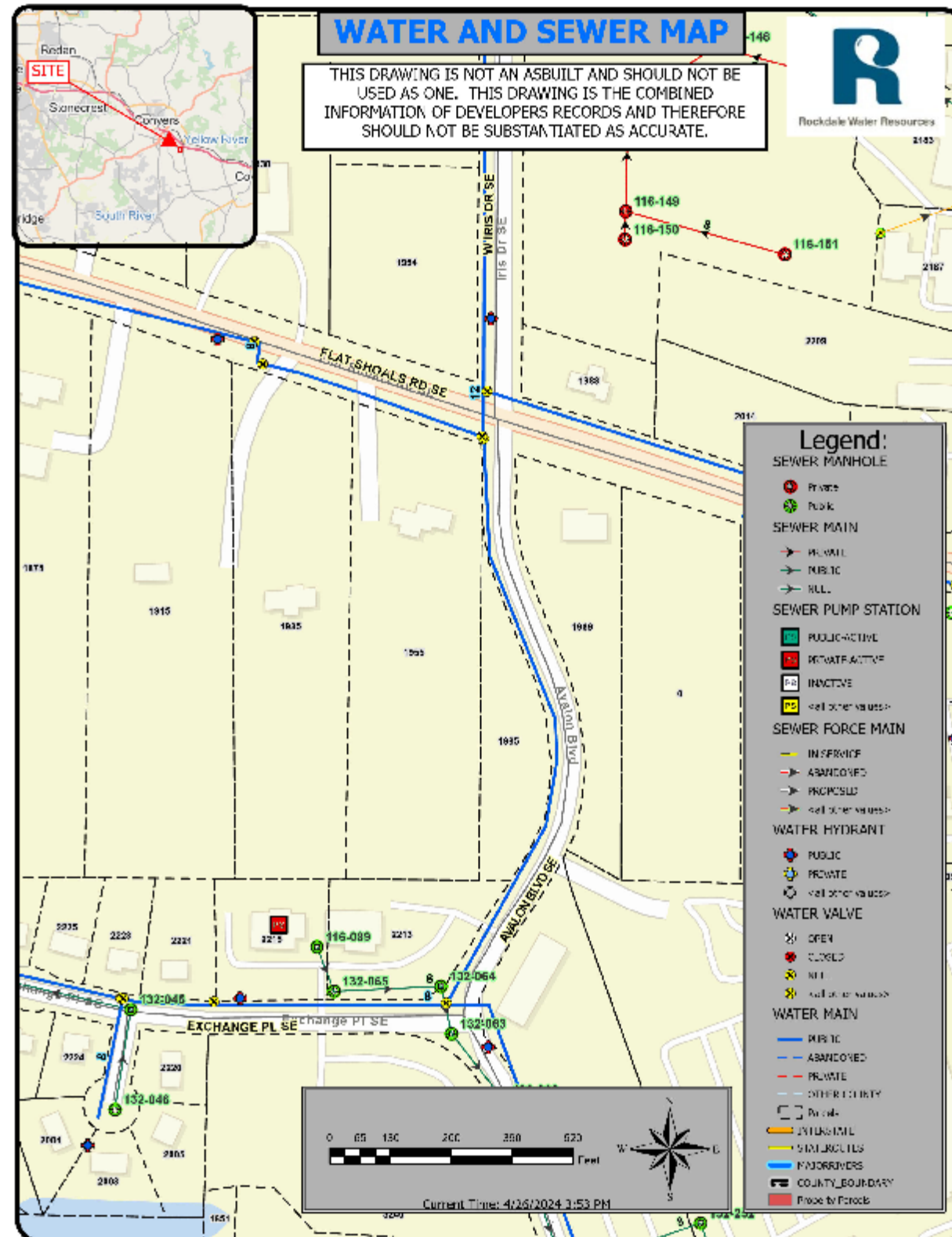
- (4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment.
- (5) To reduce flooding of county rivers and streams by planting trees and other vegetation to aid in slowing the rate of stormwater runoff.
- (6) To reduce soil erosion in the county by planting trees and other vegetation 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 in the required landscape strip.

Water/Sewer

Existing 8" DIP Water main along Flat Shoals Rd and a 12" DIP along Avalon Blvd SE at site. Public 8" Wastewater is serviced from Exchange Pl SE. See Map Attached



Transportation Department

No comments provided.

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 both residential, commercial, and office uses. The residence abutting the subject property to the west was constructed in 1969, according to property records. The commercial uses adjacent to the subject property include a veterinary hospital and a medical office constructed in 1990 and 2003, respectively. Due to the proximity of adjacent office uses, staff believe that a rezoning to Office-Institutional would be the most appropriate zoning district and would help further develop the node at the intersection of Flat Shoals Road and Avalon Boulevard. Furthermore, the required 50-foot-wide transitional buffer provides a viable separation of the property to be rezoned and adjacent residential property.

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 requested zoning change. Allowing the rezoning for office-institutional development of the property would be consistent with existing office and commercial uses along Flat Shoals Road and Avalon Boulevard. Furthermore, required landscaping and transitional buffers will screen the adjacent residential property.

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 greater economic use if rezoned to O-I (Office-Institutional).

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 all land development regulations are permitted in accordance with the code requirements, the proposed rezoning would likely not increase adverse impacts on public facilities. Future commercial development on the property will be served by public water. Impacts to transportation infrastructure are not anticipated. Water and Sewer are available. Commercial 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 with the intent of the Comprehensive Land Use Plan?

The request to rezone the subject property to O-I (Office-Institutional) is in conformance with the Future Land Use category of Office-Institutional; will be more aligned with the Future Land Use category.

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 **O-I (Office-Institutional)** would allow the property to be better utilized by the surrounding community.

PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS

Based on staff's evaluation of the request, the Department of Planning and Development recommends **Approval with Conditions** of a rezoning from R-1 (Single-Family Residential) to **O-I (Office-Institutional)** with the following conditions:

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 O-I Zoning District**, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
3. The developer shall provide a lighting plan for the site. 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.
4. The development shall provide a 50-foot-wide transitional buffer adjacent to residential zone 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. The applicant shall provide a 20-foot-wide landscape strip adjacent to the Flat Shoals Road and Avalon Boulevard rights-of-way.
6. In accordance with Sec. 332-9 of the Unified Development Ordinance. A five-foot-wide concrete sidewalk shall be constructed adjacent to the Flat Shoals Road and Avalon Boulevard rights-of-way. A strip of grass or other approved landscape material at least four feet in width shall separate all sidewalks from adjacent curbs on public streets.
7. All utilities shall be placed underground.
8. Natural vegetation shall remain on the property until the issuance of a development permit.

SITE PHOTOS



Google Imagery



Google Imagery

**AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 328 IN TITLE 3 OF
SUBPART B OF THE CODE OF ROCKDALE COUNTY, GEORGIA PROVIDING
UPDATES TO THE ROCKDALE COUNTY LANDSCAPING AND TREE
PROTECTION AND REPLACEMENT ORDINANCE**

WHEREAS, Chapter 328 of the Code of Rockdale County, Georgia regulates landscaping and tree protection and replacement within Rockdale County; and

WHEREAS, the Rockdale County Planning and Development Department analyzed the provisions of Article II and found a need for an amendment to the provisions; and

WHEREAS, following a review of those regulations, the Board of Commissioners finds that the following amendment is appropriate in order to advance public health, safety and welfare.

NOW THEREFORE, BE IT ORDAINED that it is the intention of the Rockdale County Board of Commissioners and it hereby is ordained by the authority of same that the provisions of this Ordinance shall become and be made a part of the Code of Rockdale County, Georgia, and the sections of the code and this ordinance may be renumbered to accomplish that intention, and that Article II of Chapter 238 in Title 3 of Subpart B of the Code of Ordinances of Rockdale County, Georgia, hereby is amended as follows:

Section 328-16. Administration

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee”

Sec. 328-18. Permit procedures; application and plan review.

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee” in subsections (a) and (b).

Sec. 328-22. Tree protection standards.

- A. Remove “exceptional” and replace with “Specimen” in
 - 1. two (2) places in subsection (a)(1); and
 - 2. three (3) places in subsection (a)(2).
- B. Remove “county forester” and replace with “Director of Stormwater Management or designee” in
 - 1. subsection (a)(5); and
 - 2. subsection (a)(7).
- C. Create a subsection (a)(9) entitled “Specimen trees” with the following language:
 - a. Specimen trees shall be identified by the Director of Stormwater Management or designee and shall be located on the tree protection plan.

- b. Standards for the identification, preservation, and protection of specimen trees shall be as follows: Any tree in fair or better condition which equals or exceeds the following diameter sizes:
 - 1. Large hardwoods, i.e. oaks, hickories, yellow poplars, and similar species: Thirty (30) inches DBH.
 - 2. Large softwoods, e.g. pines, evergreens, and similar species: Thirty (30) inches DBH.
 - 3. Small trees, e.g. dogwoods, redbuds, sourwoods, and similar species: Ten (10) inches DBH.
- c. A tree in fair or better condition should meet the following minimum standards:
 - 1. A life expectancy of greater than fifteen (15) years.
 - 2. A relatively sound and solid trunk with no extensive decay or hollow, and less than twenty (20) percent radial trunk dieback.
 - 3. No major insect or pathological problem.
- d. A lesser-sized tree can be considered a specimen if:
 - 1. It is a rare or unusual species, or of historical significance.
 - 2. It is specifically used by a builder, developer, or design professional as a focal point in a project or landscape.
 - 3. It is a tree with Specimen aesthetic quality
- e. The Director of Stormwater Management or designee may identify and require the preservation of a tree stand if it contains one (1) or more specimen trees and the specimen trees are interlocked with other members of the stand in such a way as to imperil the specimen tree if other members of the stand were to be removed.
- f. It shall be prohibited to cut specimen trees existing on a tract of land that is the subject of a land disturbance permit, development permit or building permit without a special exception granted by the zoning board of appeals if removal of the specimen tree has not been approved by the county arborist.
- g. Any specimen tree removed from a parcel shall be replaced by one and five-tenths (1.5) times the equivalent inches (DBH) of replacement trees or existing trees in excess of the requirements of subsection (g), tree preservation and replacement requirements, using species with potentials for comparable size and quality at maturity.

Sec. 328-24. Requirements of single and two-family residential subdivision developments.

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee” in
 - 1. subsection (b)(2); and
 - 2. subsection (b)(3); and

3. two (2) places in subsection (g).

Sec. 328-25. Requirements for other developments.

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee” in two (2) places in subsection (g).

Sec. 328-26. Exceptional trees.

- A. Replace the title with “Specimen trees.”
- B. Replace the word “exceptional” with “Specimen” in two (2) places in subsection (a).
- C. Replace subsection (b) in its entirety and replace it with the following language:
 - (b) A Specimen Tree Survey Plan is required to be submitted to Director of Stormwater Management or designee for all development that does not meet exemptions listed in the ordinance prior to the submission of Specimen Tree Concept Plan and shall be prepared by a certified arborist, authorized registered professional or registered forester. In cases where there is phasing of a development, a Specimen Tree Survey Plan and Specimen Tree Concept Plan are required for the entire property boundaries prior to the Final Plat for the first phase. Any tree that meets the identification criteria for tree size and condition as described in this article shall be shown on the Specimen Tree Concept Plan. In general, the Specimen Tree Survey Plan shows where the existing specimen trees that meet the identification criteria for size are located, and the Specimen Tree Concept Plan shows where the existing specimen trees that meet the identification criteria for size and condition are located in relation to the preliminary plan design. For plan preparation guidelines for the Specimen Tree Survey and the Specimen Tree Concept Plan refer to the Administrative Guidelines.
- D. Modify subsection (c) by
 1. Remove “county forester” and replace with “Director of Stormwater Management or designee” in three (3) places; and
 2. Remove “county forester” and replace with “Director of Stormwater Management or designee” in subsections (1) and (2); and
 3. Remove “exceptional” and replace with “Specimen” in nine (9) places; and
 4. Change subsection to (e).
- E. Change subsection (d) to subsection (f).
- F. Create a new subsection (c) with the following language:
 - (a) Specimen Tree Identification Criteria.
 - (1) Tree Size: Tree must meet size criteria in number 1 and number 2 below tree must meet conditions i through vii.
 - i. Large Hardwood: 30-inch diameter or larger
 - ii. Large Softwood: 30-inch diameter or larger

- iii. Small Native Flowering: 10-inch diameter or larger (e.g. – Dogwood, Redbud, Sourwood)

(2) Condition.

- i. A life expectancy of greater than 15 years.
- ii. A sound and solid trunk with no extensive decay or hollow and less than 20 percent radial trunk dieback.
- iii. No more than one major and three minor dead limbs (hardwoods only).
- iv. No major insect problem.
- v. No major pathological problem (fungus, virus, etc.)
- vi. Exceptional quality.
- vii. Of historical significance.

G. Create a new subsection (d) with the following language:

Specimen Tree Preservation. In order to encourage protection of specimen trees and the incorporation of these trees into the design of projects, additional density credits shall be given for specimen trees that are successfully protected from damage up to and including the date a certificate of occupancy is first issued, or a final plat is first approved for the property. To obtain credit as a specimen tree, the tree must be protected in its natural state, free from damage within the critical root zone.

Sec. 328-27. Maintenance period for all developments.

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee” in eleven (11) places throughout Sec. 328-27; and

Sec. 328-29. Alternative compliance.

- A. Replace title with “Tree Replacement Fund for Alternative compliance”; and
- B. Remove “county forester” and replace with “Director of Stormwater Management or designee” in three (3) places throughout Sec. 328-29.

Sec. 328-30. Inspections.

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee” in four (4) places throughout Sec. 328-30.

Sec. 328-31. Remedial care of trees and trees save areas.

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee”.

Sec. 328-35. Appeals of decisions of administrative officials.

- A. Remove “county forester” and replace with “Director of Stormwater Management or designee”.

Sec. 328-36. Administrative standards.

- A. Replace title with “Administrative Guidelines.”; and
- B. Replace “standard” with “guidelines”; and
- C. Remove “county forester” and replace with “Director of Stormwater Management or designee”.

Sec. 328-37. Timber harvesting.

- A. Remove “exceptional” and replace with “Specimen” in
 - 1. subsection (e)(3); and
 - 2. four (4) places in subsection (e)(4); and
 - 3. Remove “county forester” and replace with “Director of Stormwater Management or designee” in
 - a. subsection (e)(4); and
 - b. subsection (f); and
 - c. subsection (g).

This Ordinance shall become effective upon adoption.

ADOPTED AND APPROVED THIS ____ DAY OF _____, 2025.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

By: _____
JaNice Van Ness, Chair & CEO

Attest

By: _____
Tuwanya Smith, Commissioner Post 1

By: _____
Jennifer Rutledge, County Clerk

Approved as to form:

By: _____
Dr. Doreen Williams, Commissioner Post 2

By: _____
M. Qader A. Baig, County Attorney

First Reading

Second Reading:

AN ORDINANCE TO AMEND SECTION 214-7 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, AND INCORPORATE SECTION 214-14, TO BECOME AND BE MADE A PART OF THE CODE OF ROCKDALE COUNTY, GEORGIA, SO AS TO ESTABLISH MINIMUM ARCHITECTURAL DESIGN STANDARDS FOR RESIDENTIAL USES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners of Rockdale County is charged with the protection of the public health, safety, and welfare of the citizens of Rockdale County; and

WHEREAS, pursuant to the authority granted by general law and the Rockdale County Code of Ordinances, the County is charged with exercising the powers of zoning; and

WHEREAS, the Board of Commissioners desires to establish minimum architectural standards for residential uses to promote high-quality design, protect property values, enhance community character, and ensure new development contributes positively to the overall appearance and livability of the 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:

Sec. 214-7. Exterior building materials

(c) Attached and Detached Single-Family and Manufactured Home Building Exterior Finish Materials

- (1) Exterior building materials shall be primarily brick, stone, other masonry, glass, wood, or cementitious fiberboard. Other materials such as vinyl may be used only as soffit material.
- (2) All exposed foundation walls and a water table a minimum of 36 inches in height from finished grade on all sides of the building shall be faced with brick, stone, or other masonry. In cases where homes fall off in grade toward a basement condition, the brick or stone water table must be extended along the sides and rear to achieve the same height as exists on the front of the home.
- (3) All brick, stone, or other masonry shall be full- or half-depth. Simulated veneer panels are prohibited. Simulated masonry that are individually stacked or applied are acceptable.
- (4) Metal shall be permitted only as metal split seam roofing or as an architectural accent comprising a maximum of ten percent (10%) of any one facade. Acceptable metal materials are limited to architectural metal panels, architectural metal cladding, metal mesh, and perforated metal. Examples of metal materials not permitted include but are not limited to stock PEMB metal skins commonly referred to as 'R-panel' and sheet metal systems with exposed fasteners, except as required for perforated metal.
- (5) Concrete masonry units are prohibited.
- (6) Industrial metal siding is prohibited.
- (7) Exposed plywood/OSB/pressed wood sheathing is prohibited.

CONYERS, GEORGIA

- (8) Exposed neon, LED or other types of exposed bulb accent lighting is prohibited.
- (9) Equipment screens for ground mounted units shall have a finish that is consistent with the finish materials of the building façade or provide vegetative landscape screening immediately around the units. Screening shall not resemble mechanical louvers.
- (10) Equipment screens for wall mounted units shall have finishes that is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units. Screening shall not resemble mechanical louvers.
- (11) Equipment screens for roof mounted units and appliances shall be a material consistent with the finish materials of the building facades. Screening shall not resemble mechanical louvers.
- (12) Exterior Color Requirements.
 - i. Painted façades shall include a maximum of three (3) exterior colors: one primary color, one trim color, and one accent color. The accent color shall not exceed 20 percent (20%) of the total wall area on any single elevation.
 - ii. No more than three (3) different exterior finish materials or applied wall colors may be used on any single building elevation. Additional colors or materials may be used for architectural elements such as balconies, foundations, decks, doors, patios, porches, and windows, and shall not count toward the maximum.
 - iii. Bright or fluorescent colors are prohibited.
- (13) As related to Manufactured Homes, these standards shall apply to all Class A, Class B, and Class C manufactured homes, as defined by this UDO.

(d) Multifamily Residential Building Exterior Finish Materials

- (1) Exterior building materials shall be primarily brick, stone, other masonry, glass, wood, or cementitious fiberboard. Other materials such as vinyl may be used only as trim or accent materials.
- (2) Building walls shall incorporate brick, cast stone, and/or stone for at least 30% of the non-fenestration façade area in the first and second story. Exposed basement walls shall be considered as part of the first story.
- (3) All exposed foundation walls and a water table a minimum of 36 inches in height from finished grade on all sides of the building shall be faced with brick, stone, or other masonry. In cases where buildings fall off in grade toward a basement condition, the brick or stone water table must be extended along the sides and rear to achieve the same height as exists on the front of the building.
- (4) All brick, stone, or other masonry shall be full- or half-depth. Simulated veneer panels are prohibited. Simulated masonry that are individually stacked or applied are acceptable.
- (5) Metal shall be permitted only as metal split seam roofing or as an architectural accent comprising a maximum of 20 percent (20%) of any one facade. Acceptable metal materials are limited to architectural metal panels, architectural metal cladding, metal mesh, and perforated metal. Examples of metal materials not permitted include but are not limited to stock PEMB metal skins commonly referred to as 'R-panel' and sheet metal systems with exposed fasteners, except as required for perforated metal.
- (6) Concrete masonry units are prohibited.
- (7) Exposed plywood/OSB/pressed wood sheathing is prohibited.
- (8) Exposed neon, LED, or other types of exposed bulb accent lighting shall be prohibited, unless otherwise authorized by this UDO.

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- (9) Equipment screens for ground mounted units shall have a finish that is consistent with the finish materials of the building façade or provide vegetative landscape screening immediately around the units. Screening shall not resemble mechanical louvers.
- (10) Equipment screens for wall mounted units shall have finish that is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units. Screening shall not resemble mechanical louvers.
- (11) Equipment screens for roof mounted units and appliances shall be a material consistent with the finish materials of the building facades. Screening shall not resemble mechanical louvers.
- (12) Exterior Color Requirements
 - a. Painted façades shall include a maximum of three (3) exterior colors: one primary color, one trim color, and one accent color. The accent color shall not exceed 20 percent (20%) of the total wall area on any single elevation.
 - b. No more than three (3) different exterior finish materials or applied wall colors may be used on any single building elevation. Additional colors or materials may be used for architectural elements such as balconies, foundations, decks, doors, patios, porches, and windows, and shall not count toward the maximum.
 - c. Bright or fluorescent colors are prohibited.
 - d. All painted exterior finish materials shall utilize colors exclusively from a Sherwin-Williams Neutral Color Palette (i.e., Warm Neutrals or Cool Neutrals) or a comparable neutral color palette provided by another manufacturer.
- (e) Where any requirement of this section conflicts with a standard or requirement expressly stated within a specific zoning or overlay district, the standard or requirement of the district shall govern. These provisions are intended to supplement, and not supersede, the applicable standards of the underlying zoning district unless otherwise expressly stated.

Sec. 214-13 Mailbox support structures

Sec. 214-14 Architectural Design Standards

- (a) **Applicability**
 - (1) The architectural standards established by this ordinance shall apply to all zoning districts where residential uses are permitted.
 - (2) As related to Manufactured Homes, these standards shall apply to all Class A, Class B, and Class C manufactured homes, as defined by this UDO.
 - (3) Where any provision of this ordinance conflicts with a standard or requirement expressly stated within a zoning or overlay district, the standard or requirement of the district shall control. The provisions of this ordinance are intended to be supplementary to, and not in lieu of, applicable zoning district standards unless otherwise expressly stated.
- (b) **Architectural Design Standards for Multifamily Residential Buildings**
 - (1) **Design Composition**
 - a. Building designs shall incorporate a composition of features. Features include, but are not limited to, columns, windows, doors, balconies, pilasters, changing rooflines, plan offsets,

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- cornice, porch entrances, tower elements, architectural patterns and texture, cupolas, and dormers. The maximum wall length without façade features shall not exceed thirty (30) feet.
- b. Façades shall be broken up, both vertically and horizontally, through building materials and offsets. Building design shall incorporate a minimum two (2) foot plan offset and/or a color change every one hundred (100) feet.
 - c. Building designs shall incorporate a composition of colors and materials. Building designs shall integrate at least one material change and color variation averaged over each façade.
 - d. The appearance and materials of the rear and side walls shall be similar to and compatible with the front of the building. Generally, the primary exterior material(s) incorporated on the front of the building shall be incorporated on all sides.
 - e. Roof line shall be varied.
 - f. Building entrances shall be well-marked and identifiable from the building form.
 - g. Common walls and common floors ceiling between units shall be constructed to meet a sound transmission coefficient (STC) rating of 50 or higher.
 - h. Recessed Window Systems. Window systems shall be recessed from the façade of the building a minimum of three-quarters (0.75) inches. This reveal may be achieved through the design of the window casing reveals and frames, the use of a brick sill, or recessing the front face of the upper sash from the exterior wall plane. Alternative detailing that achieves a similar degree of depth and visual articulation may be approved by the Director of Planning and Development.
 - i. Building designs with greater than four stories shall incorporate at least one significant color change, material change, or architectural feature on either the lower story or upper story.
 - j. Building façade elevation colors shall utilize colors exclusively from a Sherwin-Williams Neutral Color Palette (i.e., Warm Neutrals or Cool Neutrals) or a comparable neutral color palette provided by another manufacturer.
 - k. Exterior burglar bars and steel roll-down curtains are prohibited.
 - l. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Screening shall not resemble mechanical louvers.
 - m. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Screening shall not resemble mechanical louvers.
 - n. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building. Roof screening height shall be equal to the height of the equipment. Screening shall not resemble mechanical louvers.

(2) Additional Requirements Applicable to Multi-Family Residential Buildings

- a. Utility equipment and service meters are to be located away from high visibility and usage areas and effectively screened from view. The use of enclosed structures or interior access to utility equipment and meters is encouraged. The use of utility closets on exterior walls is prohibited.
- b. All roof vents, pipes, antennas, satellite dishes, and other roof equipment (except chimneys) shall be located on the rear elevations and except for satellite dishes be painted to match the color of the roof or, if technical considerations prevent installing satellite dishes on the rear elevation, then such equipment shall be installed where it will have minimal visual impact as seen from the street.

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- c. Trash enclosures in amenity areas and lots are to be constructed with walk-in entrance, solid metal gates, and a decorative cover. Enclosure shall have sufficient size to house both the recycling and refuse bins. Additional requirements are as follows:
 - i. Enclosures shall be screened from view on at least three (3) sides by a solid wall or fence of at least six (6) feet in height, and on the fourth side by an opaque solid metal gate(s) no less than five (5) feet in height.
 - ii. For developments of 15 or fewer dwelling units, a minimum of 120 square feet of combined waste area shall be required. Where any such development intends to use a large waste container for collection, the enclosure shall be constructed to fit an eight (8) cubic yard dumpster-type large waste container, at minimum.
 - iii. For developments of more than 15 dwelling units, large waste containers are required. At a minimum, enclosures shall be constructed to fit one (1) eight (8) cubic yard dumpster-type large waste container for every 30 dwelling units or an eight (8) cubic-yard compactor-type large waste container for every 60 dwelling units. Nothing in this section shall preclude such developments from utilizing a compactor-type large waste container larger than eight (8) cubic yards by volume, where feasible.
- d. Retaining walls shall be faced with stone or brick when visible from the right-of-way.

(c) **Architectural Design Standards for Attached and Detached Residential Buildings**

(1) Design Composition

- a. Building designs shall incorporate a composition of features. Features include, but are not limited to, columns, architectural windows, balconies, pilasters, changing rooflines, cornice, ornamental roof brackets, porch entrances, tower elements, material patterns, cupolas, and dormers.
- b. Building designs shall incorporate a composition of colors and materials. Building designs shall integrate at least one material change and color variation averaged over each façade.
- c. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment.
- d. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment.
- e. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building. Roof screening height shall be equal to the height of the equipment.
- f. Garages on Detached Residential Buildings:
 - i. Garages shall be located to the rear or side of the principal structure.
 - ii. Front-facing garages are permitted on no more than 50 percent (50%) of units within a development.
 - i. When permitted, front-facing garage doors shall not take up more than 40 percent (40%) of the linear width of any street-facing façade.
 - ii. When permitted, front-facing garage doors shall be offset from the front façade by a minimum of five (5) feet. This offset may be achieved through conditioned interior space or a porch. In either case, the offset portion of the façade shall measure at least eight (8) feet in width along the front façade. If a porch is used to satisfy this requirement, it shall be covered with a roof, awning, or similar structure measuring a minimum depth of six (6) feet.

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- g. Garage doors on any residential building shall incorporate fenestration, decorative hardware, or other architectural detailing. Alternative treatments may be approved by the Director of Planning and Development if they provide equivalent visual interest.
- h. The front façades shall have architectural modulation and detail that includes features such as varied materials and wall planes, varied roof forms and roof lines, balconies, porches, bay windows, varied window sizes and shapes, shutters, entrance doors, sidelights, pilasters, varied garage door designs, and other features to provide visual interest.
- i. Residential structures along existing public right-of-way shall require any side or rear façade that is visible from the public right-of-way to include the same exterior finish materials and similar landscaping as the front of the structure. In addition, it shall include windows and architectural features similar to the front façade, including but not limited to, awnings, cornice work, edge detailing, or other decorative finish materials.
- j. Identical façade designs shall not be used for more than two dwellings or buildings on the same block face, or for buildings that face each other across a street. For townhouses, identical façade designs must not be used for more than six dwellings on the same block face, or for buildings that face each other across a street. Differentiation between adjacent façades may be accomplished by a change in materials, building height, color, or roof form.
- k. Windows:
 - i. The total area of all windows on any residential building shall not be less than 10% of the total façade area. Total façade area includes the area of garages and doors for the purposes of this calculation.
 - ii. Recessed Window Systems. Window systems shall be recessed from the façade of the building a minimum of three-quarters (0.75) inches. This reveal may be achieved through the design of the window casing reveals and frames, the use of a brick sill, or recessing the front face of the upper sash from the exterior wall plane. Alternative detailing that achieves a similar degree of depth and visual articulation may be approved by the Director of Planning and Development.
- l. Sloped Roofs. These provisions are not intended to prohibit the use of parapet roofs when appropriately integrated into the architectural style of the building. Rather, they establish standards for sloped roofs where such elements are proposed as part of the overall design.
 - i. Materials for sloped roofs are limited to the following:
 - 1. Architectural grade asphalt shingles.
 - 2. Metal standing seam.
 - 3. Exposed fastener corrugated metal.
 - 4. Tile, natural slate, terra cotta, or stone.
 - 5. Wood shake.
 - 6. Textured composite shingles with a slate, tile, wood shake, or metal appearance.
 - ii. Where sloped roofs are provided, they shall have a slope between 3:12 and 16:12. Porches, stoops, and dormers are exempt from this requirement.
 - iii. Eaves on sloped roofs shall extend at least 12 inches beyond the façade.
- m. Stoops and porches, where facing streets or open spaces, shall be a minimum of four feet deep.

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- n. All chimneys and fireplace enclosures on the exterior of the façade shall extend to the ground and a minimum of 3 feet above the roof line.
- (2) Site Requirements.
 - a. Required Driveway Depths:
 - i. Driveways shall be constructed to provide sufficient space for a standard passenger vehicle to park without overhanging or obstructing any adjacent sidewalk or the public right-of-way.
 - b. All internal sidewalks shall be least five (5) feet in width and located on both sides of any public or private street or drive.
 - c. Utility Requirements.
 - i. Individual systems for water, fuel/gas, and HVAC shall be required for each unit.
 - ii. Individual metering shall be provided for water, electric, and fuel/gas utilities.
 - iii. Easements for utility lines shall be provided in the common ownership area where lateral service connections shall take place.
 - d. All roof vents, pipes, antennas, satellite dishes, and other roof equipment (except chimneys) shall be located on the rear elevations and except for satellite dishes be painted to match the color of the roof or, if technical considerations prevent installing satellite dishes on the rear elevation, then such equipment shall be installed where it will have minimal visual impact as seen from the street.
 - e. Trash enclosures in amenity areas are to be constructed with walk-in entrance, solid metal gates, and a decorative cover. Enclosure shall have sufficient size to house both the recycling and refuse bins.
 - f. Retaining walls shall be faced with stone and brick when visible from the right-of-way.
- (3) Additional Requirements Applicable to Single-Family Attached Residential Uses.
 - a. All single-family attached buildings shall include a continuous street/sidewalk no less than four (4) feet in width connecting front entrances of all dwellings.
 - b. Every single-family attached residential dwelling unit shall provide at minimum one feature from each of the following categories:
 - i. Private outdoor space:
 - 1. Front porch (minimum 30 square feet in area).
 - 2. Front-facing balcony (minimum 50 square feet in area).
 - 3. Rear terrace (minimum 100 square feet in area).
 - 4. Rooftop terrace (minimum 150 square feet in area).
 - 5. Private yard space with at least one tree (minimum 150 square feet in area).
 - ii. Architectural projection:
 - 1. Projection window (bay or bow).
 - 2. Turret.
 - 3. Covered balcony or porch.
 - 4. Alternative approved by the Director of Planning and Development.
 - iii. Roof element:
 - 1. Dormers.
 - 2. Front gable or pediment.
 - 3. Rooftop terrace.

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4. Varied gable system.
5. Cornice detailing.
6. Alternative approved by the Director of Planning and Development.
- iv. Unit or façade variation. To avoid monotony and promote architectural diversity, each dwelling unit or façade shall incorporate a variation from the adjacent unit or façade. Acceptable forms of variation include:
 1. Change in brick/stone color or a change in masonry material.
 2. Change in window composition.
 3. Projection or recess of an architectural feature that is a minimum of 5 feet deep or 15 feet tall (used to distinguish and separate facades vertically because of the significance of the projection).
 4. Alternative approved by the Director of Planning and Development.

(d) **Manufactured Homes Standards**

- (1) A dwelling unit manufactured in accordance with the Georgia Industrialized Building Act (O.C.G.A. § 8-2-1 et seq.), and the Rules of the Commissioner of the Georgia Department of Community Affairs issued pursuant thereto, and meeting the following development standards:
- (2) A minimum width in excess of 28 feet.
- (3) A minimum roof pitch of 5:12, which means having a pitch equal to at least five inches of vertical height for every 12 inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this ordinance may be extended, enlarged, or repaired as otherwise provided by this ordinance with the same roof pitch as that allowed by the previous building permit.
- (4) A minimum roof overhang of 12 inches is required. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials.
- (5) A curtain wall, un-pierced except for required ventilation and access, shall be installed so that it encloses the area located under the home to the ground level. Such a wall shall have a minimum thickness of four inches and shall be constructed of masonry or similar material as approved by the zoning administrator.
- (6) The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirement of the Standard Building Code. In addition, the dwelling shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Director of Planning and Development. Installation shall be in accordance with the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
- (7) Utility meters shall be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus shall be removed before occupancy.
- (8) A landing shall be installed at each doorway. The minimum size of the landing shall be four feet by six feet (excluding steps) at each doorway. The structure shall include steps which lead to ground level, and both landing and steps shall meet the requirements of the Standard Building Code.

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- (9) The dwelling shall be installed in accordance with O.C.G.A. § 8-2-110 et seq., and the rules promulgated thereunder.
- (10) Any replacement of a pre-existing manufactured home or mobile home with a new manufactured or mobile home shall be permitted in accordance with O.C.G.A § 36-66-7 et seq. Furthermore, an existing, nonconforming industrialized home that was lawfully permitted prior to the effective date of this unified development ordinance may be replaced with a new manufactured home, notwithstanding the architectural bulk standards herein, provided the replacement is done so within 12 months of the date of removal of the existing mobile home and all conditions and requirements of O.C.G.A § 36-66-7 et seq are met.

Chapter 218 – USE REGULATIONS

All ordinances or resolutions or parts thereof in direct conflict with this ordinance are hereby repealed.

ROCKDALE COUNTY

CONYERS, GEORGIA

Ordinance #: O-2025-
Case No. TEXT2025-09

This ordinance shall be in force and take effect upon adoption.

This the _____ day of _____, 2025.

**ROCKDALE COUNTY, CONYERS, GEORGIA
BOARD OF COMMISSIONERS**

BY: _____
JaNice Van Ness, Chair and CEO

BY: _____
Tuwanya C. Smith, Commissioner Post 1

BY: _____
Dr. Doreen Williams, Commissioner Post II

Attest:

BY: _____
Jennifer Rutledge, Clerk

Approved as to form:

BY: _____
M. Qader A. Baig, County Attorney

First Reading: _____

Second Reading: _____