

**Board of Commissioners
Agenda Item Transmittal Form
Ordinance Transmittal Form**



Type of Request: REZ Case #2023-02	County Clerk Use Only Ordinance #: 2022-02
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<input checked="" type="checkbox"/> Submission Information	<input checked="" type="checkbox"/> Information
Contact Name: Christopher Wheeler Department: Planning & Development	Summary of Request: First Reading. A request by Faith Deliveries, Corp. to rezone three parcels for a total 8.67-acre parcel on 2304, 2322 and 2332 Old Covington Hwy, Tax Parcel #0100010006, 0100010005 and 0100010009 from R-1 (Single Family Residential District) to M-1 (Limited Industrial), for the development of truck parking.

<input checked="" type="checkbox"/> Department Director/Elected Official Signature	<input type="checkbox"/> Chief of Staff Signature
I have reviewed the attached, and it is approved as to substance.	I have reviewed the attached, and it is approved for processing.
Signature: _____ Date: _____	Signature: _____ Date: _____
<input type="checkbox"/> County Attorney Signature	<input type="checkbox"/> Director of Legislative Affairs/County Clerk Signature
I have reviewed the attached, and it is approved as to form.	I have reviewed the attached, and it is approved for processing.
Signature: _____ Date: _____	Signature: _____ Date: _____

Notes and Comments:

Jan 24: First Reading Work Session;
 Jan 24: First Reading Voting Session;
 February 9: Planning Commission;
 February 23: Zoning Public Hearing;
 March 7: Second Reading Work Session;
 March 14: Second Reading Voting Session.

2023-31

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 2304, 2322, AND 2332 OLD COVINGTON HWY FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO M-1 (LIMITED INDUSTRIAL) 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. 2022-15	Rezone three parcels for a total of 8.67 acres from R-1 (Residential Single-Family District) to M-1 (Limited Industrial), for commercial truck parking.		
APPLICANT:	Faith Deliveries, Corp c/o More Bass Consulting		
PROPERTY OWNER:	Faith Deliveries, Corp		
LOCATION:	2304, 2322, and 2332 Old Covington Hwy		
LAND LOT(S):	213 and 214	DISTRICT:	16 th
TAX PARCEL NO.:	#0100010006, 0100010005 and 0100010009		

WHEREAS, said rezoning proposal was reviewed by staff and public hearings were 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 was amended to designate said property as Mixed-Use/Employment Center, which pursuant to Section 202-6 permits the SRC-MxD (Salem Road Corridor- Mixed Use Development District) Zoning District;

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

Section I

The Official Zoning District Map for Rockdale County, as amended, is hereby further amended so as to rezone the 8.67-acre properties, more particularly described in the legal description attached hereto as Exhibit “A” and depicted as on the Recorded Plat attached hereto as Exhibit “B”, from the R-1 (Single Family Residential) Zoning District to the M-1 (Limited Industrial).

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”, which exhibit is hereby incorporated by this reference and applies to the 8.67-acre properties. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all 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 _____ day of _____, 2023.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

Oz Nesbitt, Sr., Chairman

Sherri L. Washington, Esq., Commissioner Post I

Dr. Doreen Williams, Commissioner Post II

Attest:

By: _____
Jennifer Rutledge, County Clerk

Approved as to Form:

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

First Reading: _____

Second Reading: _____

Exhibit "A"
Legal Description

LEGAL DESCRIPTION
2304 Old Covington Highway
Plat Book 41, Page 181

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 & 214 OF THE 16TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a 1/2" rebar found at the intersection of the West right of way line of Old Covington Highway (50'R/W) and the South line of Land Lot 214, THENCE, along the South line of Land Lot 214 and leaving the West right of way line of Old Covington Highway, South 89 degrees 36 minutes 33 seconds West for a distance of 261.76 feet to an Angle Iron found;

THENCE, leaving the South line of Land Lot 214, South 73 degrees 42 minutes 33 degrees West for a distance of 517.39 feet to an Angle Iron found at the base of a 22" Sweet Gum Tree on the Easterly right of way line of Interstate #20;

THENCE, along the Easterly right of way line of Interstate #20, North 31 degrees 59 minutes 18 seconds West for a distance of 211.12 feet to a 1-1/2" Open Top Pipe found;

THENCE, North 29 degrees 09 minutes 41 seconds West for a distance of 105.46 feet to a 1/2" Open Top Pipe found;

THENCE, North 31 degrees 45 minutes 24 seconds West for a distance of 99.76 feet to a 1/2" Open Top Pipe found;

THENCE, leaving the Easterly right of way line of Interstate #20, North 53 degrees 49 minutes 25 seconds East for a distance of 429.36 feet to a 1/2" rebar found;

THENCE, North 10 degrees 47 minutes 47 seconds East for a distance of 39.25 feet to a 1/2" rebar found;

THENCE, North 45 degrees 47 minutes 47 seconds East for a distance of 250.00 feet to a 1/2" rebar found on the West right of way line of Old Covington Highway;

THENCE, along the West right of way line of Old Covington Highway, South 38 degrees 05 minutes 45 seconds East for a distance of 27.87 feet to a 1/2" rebar found;

THENCE, South 38 degrees 01 minutes 11 seconds East for a distance of 22.13 feet to a 1/2" rebar found;

THENCE, leaving the West right of way line of Old Covington Highway, South 45 degrees 08 minutes 20 seconds West for a distance of 217.57 feet to a 3/4" Open Top Pipe found;

THENCE, South 36 degrees 47 minutes 25 seconds East for a distance of 79.49 feet to a 1/2" rebar found;

THENCE, South 36 degrees 47 minutes 25 seconds East for a distance of 120.44 feet to a 3/4" Crimped Top Pipe found;

THENCE, South 36 degrees 55 minutes 41 seconds East for a distance of 199.61 feet to a 1" Open Top Pipe found;

THENCE, North 46 degrees 56 minutes 20 seconds East for a distance of 220.50 feet to a 1/2" rebar found on the West right of way line of Old Covington Highway;

THENCE, along the West right of way line of Old Covington Highway, along the arc of a curve to the right 60.00 feet to a point; said arc having a radius of 1663.16 feet and being subtended by a chord with a bearing of South 32 degrees 38 minutes 03 seconds East for a distance of 60.00 feet;

LEGAL DESCRIPTION
2322 Old Covington Highway

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 16TH DISTRICT,
ROCKDALE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at a 1/2" rebar found at the intersection of the West right of way line of Old Covington Highway (50'R/W) and the South line of Land Lot 214, THENCE, along the West right of way line of Old Covington Highway, along the arc of a curve to the left 294.18 feet to a point, said curve having a radius of 1663.16 feet and being subtended by a chord with a bearing of North 26 degrees 31 minutes 43 seconds West for a distance of 293.80; THENCE, along the arc of a curve to the left 60.00 feet to a 1/2" rebar found, THE TRUE POINT OF BEGINNING, said arc having a radius of 1663.16 feet and being subtended by a chord with a bearing of North 32 degrees 38 minutes 03 seconds West for a distance of 60.00 feet;

THENCE, from the point of beginning and leaving the West right of way line of Old Covington Highway, South 46 degrees 56 minutes 20 seconds West for a distance of 220.50 feet to a 1" open top pipe found;

THENCE, North 36 degrees 55 minutes 41 seconds West for a distance of 199.61 feet to a 3/4" crimped top pipe found;

THENCE, North 45 degrees 07 minutes 34 seconds East for a distance of 221.49 feet to a 1/2" rebar found on the West right of way line of Old Covington Highway;

THENCE, along the West right of way of Old Covington Highway, South 36 degrees 53 minutes 35 seconds East for a distance of 206.67 feet to a 1/2" rebar found, the point of beginning;

SAID TRACT OR PARCEL OF LAND CONTAINS 1.023 ACRES.

Exhibit "B"
Legal Survey

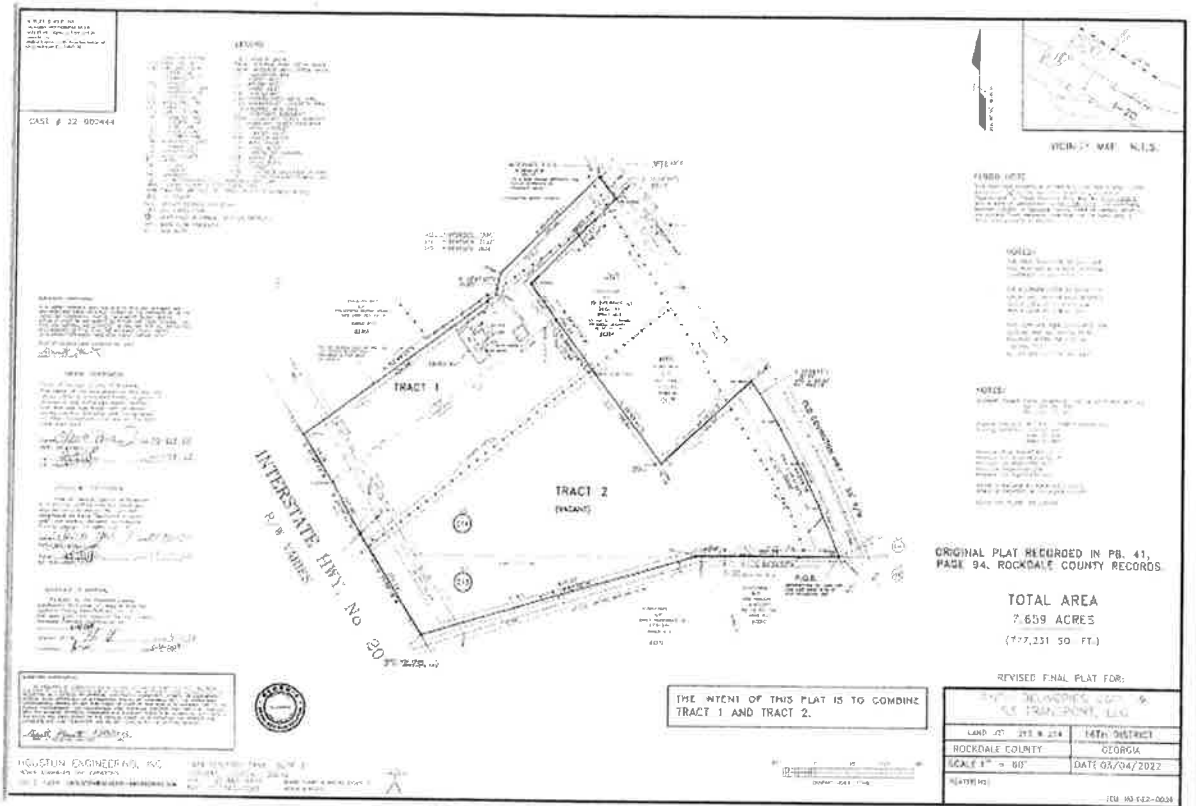


Exhibit "C" Concept Plan

