

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



Type of Request: REZ Case #2023-01		County Clerk Use Only Ordinance #: 2022-01	
<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 Blum & Campbell, LLC to rezone one parcel for a total 3.31-acre parcel on 0 SE Salem Road, Tax Parcel #093D010143, from SRC-NC (Salem Road Corridor-Neighborhood Commercial District), to SRC-MxD (Salem Road Corridor- Mixed Use Development District), for a mixed-use development	
<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.

2023-32

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING 0 SE SALEM ROAD, TAX PARCEL #093D010143, FROM SRC-NC (SALEM ROAD CORRIDOR-NEIGHBORHOOD COMMERCIAL DISTRICT) to SRC-MxD (SALEM ROAD CORRIDOR- MIXED-USE DEVELOPMENT DISTRICT); 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 one parcel for a total 3.31-acre parcel from SRC-NC (Salem Road Corridor-Neighborhood Commercial District) to SRC-MxD (Salem Road Corridor- Mixed Use Development District), for a mixed-use development.		
APPLICANT:	Blum & Campbell, LLC		
PROPERTY OWNER:	SALEM FAMILY TRUST		
LOCATION:	0 Salem Road		
LAND LOT(S):	202	DISTRICT:	10 th
TAX PARCEL NO.:	093D010143		

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 49.86-acre property, 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 AR (Agricultural Residential) Zoning District to the RM (Residential Multifamily).

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 3.31-acre property. 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: _____

