

**AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 702 BLACKLAWN ROAD SW, CONYERS, GEORGIA FROM THE M-1 (LIMITED INDUSTRIAL) ZONING DISTRICT TO THE M-2 (GENERAL INDUSTRIAL) ZONING DISTRICT FOLLOWING APPLICATION FOR SAME; TO AUTHORIZE AN AMENDMENT TO THE OFFICIAL ZONING MAP OF ROCKDALE COUNTY, GEORGIA, REFLECTING SAID REZONING; TO IMPOSE CONDITIONS UPON THE AMENDMENT; 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:

<b>CASE # 2019-04</b>	<b>REZONING OF 1.24 ACRES FROM M-1 (LIMITED INDUSTRIAL TO M-2 (GENERAL INDUSTRIAL)</b>
<b>APPLICANT:</b>	DiversiTech Corp, Christopher M. & Nikkia L. Lovejoy
<b>LOCATION:</b>	Property is located at 702 Blacklawn Road SW, Conyers, Georgia, Tax ID Parcel #043001002D
<b>LAND LOT(S):</b>	266
<b>DISTRICT:</b>	16 <sup>th</sup>

; and

**WHEREAS**, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of the Code of Rockdale County;

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

**Section I**

Pursuant to the provisions of Section 238-4 of the Code of Rockdale County, Georgia, as amended, the Official Zoning Map for Rockdale County, as amended, is hereby amended so as to rezone property, more particularly described in the overall legal description attached hereto as Exhibit "A", from M-1 (Limited Industrial) to M-2 (General 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 "B", which exhibit is hereby incorporated by this reference. 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, nor grant any variances from said regulations.

**Section III**

The Official Zoning Maps of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, are hereby amended to reflect the change in zoning of said properties authorized in Section I.

**Section IV**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

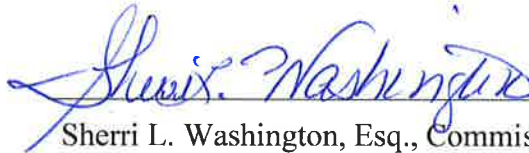
That this Ordinance shall become effective upon adoption.

This 24 day of March, 2019.

**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: 1/28/2019

Second reading: 3/24/2019

**EXHIBIT "A"**

Legal Description

All that tract or parcel of land lying and being in Land Lot 266 of the 16th District, Rockdale County, Georgia and being more particularly described as follow:

Beginning at the intersection of the southerly right of way of Old Covington Highway and the easterly right of way of Blacklawn Road, THENCE South 00 degrees 44 minutes 41 seconds East for a distance of 416.50 feet to a point along the easterly right of way (60' R/W) of Blacklawn Road; THENCE South 00 degrees 00 minutes 41 seconds East for a distance of 150.05 feet to a point along the easterly right of way of Blacklawn Road and being THE TRUE POINT OF BEGINNING.

THENCE South 88 degrees 13 minutes 00 seconds East for a distance of 301.92 feet to a point;

THENCE South 88 degrees 13 minutes 00 seconds East for a distance of 48.08 feet to a corner;

THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 304.80 feet to a corner;

THENCE North 86 degrees 10 minutes 00 seconds West for a distance of 99.00 feet to a corner;

THENCE North 00 degrees 19 minutes 00 seconds West for a distance of 200.00 feet to a corner;

THENCE North 86 degrees 10 minutes 00 seconds West for a distance of 250.00 feet to a point along the easterly right of way of Blacklawn Road;

THENCE North 00 degrees 18 minutes 50 seconds West for a distance of 92.36 feet to THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.25 acres more or less.

**EXHIBIT "B"**

Conditions

1. Submit and receive approvals for a recombination plat to combine DiversiTech property located at 1582 Old Covington Hwy SW and 1516 Old Covington Hwy, 1470 Old Covington Hwy & 1434 Old Covington Hwy with the current requested property.
2. Any use listed below must go through a review by the Planning Commission and Board of Commissioners for approval:
  - a. Recycling Center
  - b. Processing Plant & Manufacturing Facility for Hazardous materials
  - c. Dwelling, caretaker/employee
  - d. Mining, Oil and gas extraction, quarry
  - e. Mineral extraction- River and stream sand or rock for production and processing of crushed stone
  - a. Airport transportation: Airport, private
  - b. Support Activities for Airport Transportation (incl. airports)
  - c. Landfill, sanitary (Municipal) and/or landfill, insert waste
  - d. Recovered materials processing Facility (recycling Center) and or Solid Waste Handling Facility
  - e. Solid waste transfer station/materials recovery facilities