

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-6 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO AUTHORIZE A SPECIAL USE PERMIT FOR A K-5 PRIVATE SCHOOL UNDER SECTION 218-1 TABLE OF PERMITTED USES, K-12 PRIVATE SCHOOLS AT 3001 OLD SALEM ROAD SE, CONYERS, GEORGIA; TO IMPOSE CONDITIONS UPON SAID SPECIAL USE PERMIT; TO REPEAL CONFLICTING ORDINANCES; TO SET AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, an application for a special use permit authorizing a recreational/ educational vacation camp was filed with Rockdale County, Georgia, which proposal involved the following information:

CASE# 2019-01	Special Use Permit for k-5 Private School
ZONING	R-1 (Single Family Residential)
CLUP DESIGNATION	Medium Density Residential
OWNER/APPLICANT:	Cumberland Association of Seventh- Day Adventists, Inc., P.O. box 12000, Calhoun, GA 30703
AGENT:	John Andrew Nix
LOCATION:	3001 Old Salem Road SE, Conyers, GA 30013
PARCEL #	079002023L
LAND LOT(S):	181
DISTRICT:	10th

WHEREAS, said special use permit was reviewed by staff and public hearings held following public notice, and all other requirements and standards of the Code of Rockdale County, as amended, have been reviewed and applied to said permit application;

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:

Section I

Pursuant to the provisions of the UDO Section 238-6, a special use permit for a K-5 private school as an accessory use under Section 218-1 Tables of Permitted Uses K-12 is hereby granted for property located at 3001 Old Salem Road SE, Conyers, GA, Land Lot 181 of the 10th District, Rockdale County, Georgia, more particularly described in the legal description and/or survey attached hereto as Exhibit A, which exhibit is hereby incorporated by this reference.

Section II

This special use permit is approved subject to all conditions set forth in Exhibit B, which Exhibit B is attached hereto and incorporated by this reference. All permits issued pursuant to this special use permit shall be in strict compliance with these conditions, as well as all other applicable provisions of the Code of Rockdale County of Rockdale County, Georgia. The special use permit hereby approved does not authorize the violation of any zoning district regulations, not grant any variances from said regulations.

Section III

That all ordinances or part of ordinances in conflict with this ordinance are hereby repealed.

Section IV

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

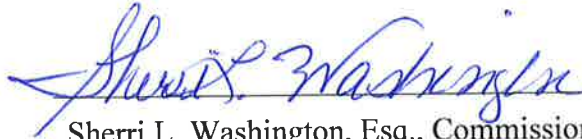
That this Ordinance shall become effective upon adoption.

This 26 day of March, 2019.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



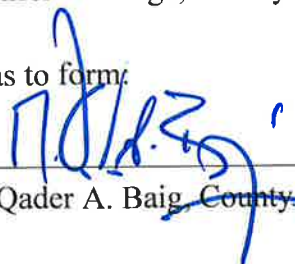
Sherri L. Washington, Esq., Commissioner Post I



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: 1/22/2019

Second reading: 3/26/2019

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 218 of the 11th District of Rockdale County, Georgia and being shown as 8.89 acres of plat of survey prepared by David Patrick, GA RLS, dated January 31, 1994, for Glenwood Hills Baptist Church, and being more particularly described as follows: Beginning at a Point on the Southwestern right of way of Old Salem Road (80) foot right of way), Said point being located 202.80 feet from the intersection of the southern right of way of Evergreen Drive with the southwestern right of way of Old Salem Road as measured in a southeasterly direction along the southwestern right of way of Old Salem road; thence running along the southwestern right of way of Old Salem Road south 14 degrees 35 minutes 07 seconds east a chord distance of 183.49 feet with an arc distance of 183.53 feet; thence continuing along said right of way south 16 degrees 27 minutes 54 seconds east 278.83 feet to a point at corner on said right of way; thence leaving said right of way running north 75 degrees 43 minutes 37 seconds west 1238.88 feet to a point at corner; thence running north 49 degrees 44 minutes 34 seconds east 597.39 feet to a point at corner; thence running south 37 degrees 35 minutes 56 seconds east 50.00 feet to a point; thence running south 46 degrees 24 minutes 37 seconds east 212.23 feet to a point; thence running south 82 degrees 01 minutes 58 seconds east 439.43 feet to the Point of Beginning.

Said property being the same property conveyed to Glenwood Hills Baptist church, Inc. of Lithonia, Georgia from Singleton Development Corp. in a Warranty Deed dated February 9, 1994 and filed February 16, 1994 in Deed book 970, page 80.

Plus:

Said access rights granted to Glenwood Hills Baptist Church, Inc. of Lithonia, Georgia by the Georgia Department of Transportation in that certain Quitclaim Deed of Access Rights dated May 12, 1994, filed July 15, 1994 in Deed Book 1014, Page 214 of the records of Rockdale County, Georgia.

And:

The Sanitary Sewer Easement dated February 9, 1994 from Singleton Development Corp. to Glenwood Hills Baptist Church, Inc. of Lithonia, Georgia filed February 16, 1994 in Deed book 970, page 81 of the records of Rockdale County, Georgia.