

AN ORDINANCE, PURSUANT TO THE PROVISIONS OF SECTION 238-4 OF THE CODE OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, TO REZONE PROPERTY LOCATED AT 562 SMYRNA ROAD SW, CONYERS, GEORGIA FROM THE R-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT TO THE M-1 (LIMITED 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:

CASE # 2019-08	REZONING OF 1.25 ACRES FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO M-1 (Limited Industrial)
APPLICANT:	Estate of Lamar Middlebrooks 720 Kirkland Road, Covington, GA 30016
LOCATION:	Property is located at 562 Smyrna Road, Conyers, Georgia, Tax ID Parcel # 0230020003
LAND LOT(S):	244
DISTRICT:	16 th

; 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 R-1 (Single Family Residential) to 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 "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 14th day of may, 2019.

**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Oz Nesbitt, Sr., Chairman



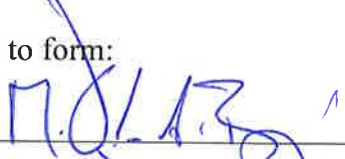
Sherri L. Washington, Esq., Commissioner Post I



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: _____

Second reading: 5/14/2019

EXHIBIT "A"

Legal Description

All That Tract or parcel of land lying and being in land lot 237 of the 10th district Rockdale County, Georgia and being more particularly described as follows:

Commencing at the intersection of the east right-of-way of Smyrna Road and the south right-of-way of McDaniel Mill Road, thence in a south direction 555.0 feet along the east right-of-way of Smyrna Road to an IPF 2" pipe at the true point of beginning.

Thence North 75 degrees 56 minutes 00 seconds East for a distance of 272.89 feet to an IPF ½" RB;
Thence South 19 Degrees 41 minutes 54 seconds East for a distance of 160.74 feet to an IPF 1/2" RB;
Thence South 55 degrees 19 minutes 38 seconds West for a distance of 275.46 feet to a NF@IPFBASE;
Thence North 20 degrees 54 minutes 32 seconds West for a distance of 258.75 feet to IPF 2" pipe at the true point of beginning.

Said property contains 1.30 acres.

EXHIBIT "B"

Zoning Conditions

No zoning conditions added.